Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 16, 2021 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 JANUARY 12, 2021, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

5. **CONSENT AGENDA (ITEMS 16, 20, 21, 29, 30, 31, 33, 34 & 35)**

6. **420 & 422 WEST TENNESSEE STREET**
The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 420 and 422 West Tennessee Street, being 0.288 acres in the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the east 20 foot of Lot 9 and the west 10 foot of Lot 5, Block B, Ed Moore's Fair Ground Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots (Lots 5R and Lot 7R of the proposed Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10' ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition) in lieu of the required 60' lot widths for residential dwellings in an R-1 (One-Family Residential) District:
Planning and Zoning Commission
Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10' ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition

7. **1802 EAST HOUSTON STREET**

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.

8. **1103 & 1105 NORTH BROUGHTON STREET**

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots in lieu of the required 60' lot widths for residential development in the proposed Mora's Addition in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Mora's Addition, a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition.

9. **1103 & 1105 NORTH BROUGHTON STREET**

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District.

10. **213 EAST HILL STREET**

The request of Roberto Meraz (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 213 East Hill Street, being 0.172 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

11. **1331 WEST MOORE STREET**

The request of Peter Obara & Paul Odwesso (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1331 West Moore Street, being 1.01 acres in the Elizabeth Jones Survey, Abstract No. 652, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for residential dwellings in the proposed Obara and Odwesso Addition in an R-1 (One-Family Residential) District:

Lot 1 – 59.39'

Lot 2 – 59.39'
Lot 3 – 59.40'
Planning and Zoning Commission
Final Plat approval of Obara and Odwesso Addition.

12. **3100 NORTH U.S. HIGHWAY 75**

The request of Victron Stores LP (Owners), Kofi Addo, Bowman Consulting (Representative) and Merriman Anderson (Architect) concerning the property located at 3100 North U.S. Highway 75, being Lot 1, K Seven Corner, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

13. **323, 325, 329, 331 & 333 WEST JONES STREET**

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 323, 325, 329, 331 and 333 West Jones Street, being all of Lots 14 & 16 and the West 2' of Lot 12 of A R Loving's Addition, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow 50' lot widths on Lots 12R and 14R in lieu of the required 60' lot widths for Two-Family Dwellings (Duplexes) and Section 6.5, Subsection (1) to allow a 44' lot width on Lot 16R in the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District:
Planning and Zoning Commission
Replat approval of Lots 14, 16 & the W/2 of 12, A. R. Loving's Addition

14. **323, 325, 329 & 331 WEST JONES STREET**

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 323, 325, 329 and 331 West Jones Street, being all of Lots 14 & 16 and the West 2' of Lot 12 of A R Loving's Addition, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District.

15. **2905 CANYON CREEK DRIVE**

The request of J. Brian & Donna Smith (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2905 Canyon Creek Drive, being Lot 2, Block C, O'Hanlon Ranch Addition, Phase 1, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District.

16. * **2200 NORTH HICKORY STREET**

The request of Don & Carol Kelley (Owners), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition, as follows:

Planning and Zoning Commission

Replat approval of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12.

17. **2200 NORTH HICKORY STREET**

The request of Don & Carol Kelley (Owners), Devon Lewis (Prospective Buyer), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 13' front setback and 16' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R & 11R in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District.

18. **1111 GALLAGHER DRIVE**

The request of Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex (Aspire at Sherman Apartments) in a C-1 (Retail Business) District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' welded tubular steel (wrought iron) perimeter fence in lieu of the required masonry perimeter wall surrounding a Multi-Family Residential Complex in a C-1 (Retail Business) District.

19. **133 EAST WALL STREET**

The request of Thomas L. Shields (Owner), Shannan Rowley (Applicant), The Wig & Gavel (Tenant) and Northstar Signs & Graphics (Sign Contractor) concerning the property at 133 East Wall Street, being part of Lot 7, Block D, T.J. Shannon Supplement, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow a wall sign to project 32" from the building over the sidewalk in lieu of the allowed 18" in a C-2 (General Commercial) District/Central Business District.

20. * **3401 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of First United Bank and Trust (Owner) and Austin Hahn, Calichi Design Group (Representative) concerning the property located at 3401 North FM 1417 (Heritage Parkway), being Lot 1 of the Replat of Lots 1 & 2 of the Replat of Lot 2 of the Replat of Lot 1-B, Post Oak Crossing Addition, as follows;

Planning and Zoning Commission

Site plan approval for a Remote Automated Teller Machine (ATM) for First United Bank and Trust.

21. * **209 WEST WASHINGTON STREET**

The request of First United Bank and Trust (Owner), Austin Hahn, Calichi Design Group (Representative) and Gensler (Architect) concerning the property located at 209 West Washington Street, being Lot 1, Block 1, American Bank Annex, as follows;

Planning and Zoning Commission

Site plan approval for an IT/Server Room Addition to First United Bank and Trust.

22. **1360 EAST LEWIS STREET**

The request of the Boys and Girls Club of Sherman Inc, (Owner), Todd Young, Young Enterprises (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1360 East Lewis Street, being Lots 1-3, Block 4, Luckett Park Addition and Lots 4-6, Block 4, Mildred Heights Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 6.2, Subsection (4) and Section 7, Subsection (10) to allow off premise parking in lieu of the required parking (28) spaces on the same lot as an Outdoor Commercial Amusement in an R-1 (One-Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Athletic field (Outdoor Commercial Amusements) in an R-1 (One-Family Residential) District/College Park Overlay District.

23. **4016 BELMONT BOULEVARD**

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property at 4016 Belmont Boulevard, being Lot 1, Block 4, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

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

24. **2100 BLOCK WEST MOORE STREET**

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being 56.650 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Amending a previously approved Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed The Grove Addition in an R-1 (One-Family Residential) District:

Lot 10, Block B – 36.61'
Lot 11, Block B – 28.72'
Lot 22, Block B - 35.55'
Lot 23, Block B – 35.29'
Lot 41, Block B – 52.86'
Lot 4, Block H – 35.64'
Lot 5, Block H – 37.50'
Lot 6, Block H - 37.50'
Lot 7, Block H – 36.09
Lot 13, Block H – 55.31'
Lot 14, Block H – 45.33'

Planning and Zoning Commission

Final Plat approval of The Grove Addition

25. **2100 BLOCK WEST MOORE STREET**

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being Lots 1-19, Block A, Lots 1-9, Block B, Lots 1-22, Block F and Lots 1-22, Block G of the proposed The Grove Addition, as follows:

Planning and Zoning Commission

Amending a Specific Use Permit and site plan approval (Ord. 6358) under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 72 patio homes in an R-1 (One-Family Residential) District.

26. **3201 NORTH U.S. HIGHWAY 75, SUITE 101**

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) for the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow a black vinyl-coated chain link fence to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

27. **4209, 4213, 4217 & 4221 COX STREET**

The request of Tobar Properties LLC (Owner), NBS Drafting and Design (Draftsman) and Helvey –Wagner Surveying, Inc. (Surveyor) concerning the property at 4209, 4213, 4217 and 4221 Cox Street, being Lot 6B of the Replat of Lot 6, Block 31, Hilltop Estates, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.
- Site plan approval for two duplexes

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' cedar privacy fence in the side and rear yards in lieu of the required 6' masonry perimeter wall surrounding the development in an R-2 (Multi-Family Residential) District.

28. **207 & 209 SOUTH DEWEY AVENUE**

The request of Miguel A. Avalos (Owner), Miguel Avalos (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of Lot 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Renew Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District.

29. * **729 EAST TAYLOR STREET**

The request of Altona, Inc, (Owner), GFM Architecture (Architect), Arris Consulting (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 729 East Taylor Street, being 3.381 acres in the J. B. McAnair Survey, Abstract No. 763 and being all of Lot B of the Taylor Plaza Addition, as follows;

Planning and Zoning Commission

- Replat approval of Altona's Replat of Lot B, Taylor Plaza Addition.
- Site plan approval for HteaO

30. * **2300-2600 BLOCKS GRAYSTONE ROAD & 3200–3500 BLOCKS NORTH FRISCO ROAD**

The request of Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 2300-2600 blocks of Graystone Road and the 3200-3500 blocks of North Frisco Road, being 19.950 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows;

Planning and Zoning Commission

Final Plat approval of Lloyd Plyler Addition.

31. * **4000-4300 BLOCKS OF HUMMINGBIRD DRIVE & 700 BLOCK SWAN RIDGE DRIVE**

The request of Westar Home Builders (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive, being 16.393 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Preserve, Phase III.

32. **4000-4300 BLOCKS OF HUMMINGBIRD DRIVE, 700 BLOCK SWAN RIDGE DRIVE**

The request of Westar Home Builders (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 4000-4300 blocks of Hummingbird Drive, and the 700 block of Swan Ridge Drive, being Lots 14-38, Block 11, Lots 1-14, Block 12, Lots 1-10 and 16-23, Block 13 of the proposed The Preserve Addition, Phase III, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval (Ord. 6358) under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One-Family Residential) District.

33. * **3509 SOUTH U.S. HIGHWAY 75**

The request of Christy's Properties LLC (Owner), Drake Hitchcock (Representative), Barry Boothe, Bluestone Partners, LLC (General Contractor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3509 South U.S. Highway 75, being 3.807 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Commercial Retail Center.

34. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners), David Newman, Mesa Design Group (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval of Bel Air Village, Phases I and II.

35. * **608 SOUTH THROCKMORTON STREET**

The request of Texoma Rent House LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 608 South Throckmorton Street, being Lots 13, 14, 15, 16, 17, 18 & 19, Block 5, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of Texoma Rentals Addition, being a Replat of Lots 13, 14, 15, 16, 17, 18 and 19, Block 5, W. Elliott's Addition.

36. **4601 NORTH TRAVIS STREET**

The request of BMT Global LLC (Owner), Howard Akin, Jr. (Prospective Buyer), Humphreys & Partners Architects LP (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4601 North Travis Street, being 21.799 acres in the John Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

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

37. **801 SOUTH CORMORANT DRIVE**

The request of Shawn and Shannon Rennwanz (Owners) and Proline Surveying, LTD. (Surveyor) concerning the property at 801 South Cormorant Drive, being Lot 5, Block 9, The Preserve, Phase I, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' rear setback in lieu of the required 25' for an attached patio cover in an R-1 (One-Family Residential) District.

38. **ADJOURNMENT**

39. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, 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 concems the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustments may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustments under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

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 11, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of March, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Developmental Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments **2.**

Meeting Date: 03/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

APPROVE MINUTES OF THE REGULAR JANUARY 12, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

January 12, 2021 Draft Minutes

STATE OF TEXAS §

January 12. 2021

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 January 12, 2021.

MEMBERS PRESENT:	**CHAIRMAN MAHONE AND VICE-CHAIRMAN DOWNTAIN COMMISSION MEMBERS: SIMS, DAVIS, MANLEY, WHITAKER AND BLAGG**
ALTERNATE:	**NONE**
MEMBERS ABSENT:	**NONE**
STAFF PRESENT:	**ROB RAE, DIRECTOR OF DEVELOPMENTAL SERVICES, PATSY REEVES, DEVELOPMENTAL SERVICES COORDINATOR AND WAYNE LEE, DIRECTOR OF ENGINEERING**
CITY ATTORNEY:	**RYAN PITTMAN**

CALL TO ORDER

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:03 p.m.

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the December 15, 2020 regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

WELCOME BRYAN BLAGG

Chairman Mahone welcomed Bryan Blagg to the Planning and Zoning Commission.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, SIMS, AND MANLEY.

CONSENT AGENDA (ITEMS 6, 10, 11, 12 & 19)

CONSENT AGENDA

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items as presented subject to the Staff Review Letters. Second by Commission Member Whitaker. All present voted AYE. All present voted AYE.

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

REPLAT – LOTS 118 & 119, BELMONT ADDITION 515 N. COLBERT AVE. (JOSE CASTILLO TORRES & CRISALIDA SERRANO GONZALES)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOSE CASTILLO TORRES AND CRISALIDA SERRANO GONZALES (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) FOR THE PROPERTY LOCATED AT 515 NORTH COLBERT AVENUE, BEING 0.276 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING ALL OF LOTS 118 AND 119, BELMONT ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 118 AND 119, BELMONT ADDITION

The property is located at 515 North Colbert Avenue between Pacific and Mulberry Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – LOT 5, BLOCK 3, SHERMAN TOWN CENTER

SITE PLAN – RAISING CANE'S 3700 NORTH U.S. HIGHWAY 75 (JMCR SHERMAN LLC)

REPLAT & SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF JMCR SHERMAN LLC (OWNER), RAISING CANE'S RESTAURANTS, LLC (DEVELOPER), BENCHMARK DESIGN GROUP, LLC (CIVIL ENGINEER) AND FREEMAN SURVEYING & MAPPING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3700 NORTH U.S. HIGHWAY 75, BEING LOT 5, BLOCK 3, SHERMAN TOWN CENTER, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- **REPLAT APPROVAL LOT 5, BLOCK 3, SHERMAN TOWN CENTER**
- **SITE PLAN APPROVAL FOR RAISING CANE'S RESTAURANT**

The property is located at 3700 North U.S. Highway 75 between U.S. Highway 82 and Northcreek Drive; formerly Logan's Roadhouse Restaurant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owners would like to Replat the property into two lots for commercial development.

Raising Cane's would like to construct a 2,913 square foot drive-thru restaurant. The building's architectural features include a standing seam metal awning, masonry facade with the combination of brick with stucco accents. The drive-thru will accommodate more than 20 cars. Thirty-eight parking spaces will be provided. They plan to employ 55 full and part-time employees. 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 – THREE PARKING CANOPIES 6104 TEXOMA PARKWAY (SYSTEMS INC. TAPS)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF SYSTEMS INC. (TAPS) (OWNERS), JOSH WALKER (REPRESENTATIVE), VILBIG & ASSOCIATES, INC. (CIVIL ENGINEER/SURVEYOR) AND BRAD NASS (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 6104 TEXOMA PARKWAY, BEING 4.29 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR THREE PARKING CANOPIES FOR SYSTEMS INC. (TAPS)

The property is located at 6104 Texoma Parkway between FM 691 and Woodlake Road; Systems Inc., (TAPS) is the tenant. The property is zoned a C-2 (General Commercial) District. TAPS would like to construct three metal parking canopies on the south side of the building. The proposed canopies are 2,700 square foot with 6 stalls; 3,360 square foot with 8 stalls; and 8,100 square foot with 18 stalls. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – ESTATES AT BAKER PARK 200 BLK. SOUTH FM 1417 (HERITAGE PARKWAY) (STONEHOLLOW HOMES)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND SPIARS ENGINEERING INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 46.925 ACRES IN THE E. JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF ESTATES AT BAKER PARK.

The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston and Center Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into (167) one-hundred-sixty-seven lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – LUMBER CANOPY 2801 NORTH U.S. HIGHWAY 75

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF TEACHERS RETIREMENT SYSTEM OF KENTUCKY (OWNERS), LOWE'S (TENANT) AND KYLE HYMEL, DUPLANTIS DESIGN GROUP (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2801 NORTH U.S.

HIGHWAY 75, BEING LOTS 3 & 4, TEXOMA CROSSING, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A LUMBER CANOPY FOR LOWE'S

(TEACHERS RETIREMENT SYSTEM OF KENTUCKY, OWNER; LOWE'S, TENANT)

The property is located at 2801 North U.S. Highway 75, the southeast corner of U.S. Highway 75 and 82; Lowe's is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

The project consists of demolishing the existing canopy on the south end of the building and installing a drive-thru canopy; approximately 2,900 square feet. The exterior will be masonry columns with a metal roof. Work also includes adding parking spaces under the new canopy. The parking lot and drive aisle will be affected and will adjust slightly. 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.

SUP – DUPLEX
515 N. COLBERT AVE.
(JOSE CASTILLO TORRES & CRISALIDA SERRANO GONZALES)

SPECIFIC USE PERMIT
THE REQUEST OF JOSE CASTILLO TORRES AND CRISALIDA SERRANO GONZALES (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) FOR THE PROPERTY LOCATED AT 515 NORTH COLBERT AVENUE, BEING 0.276 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING ALL OF LOTS 118 AND 119, BELMONT ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Veronica Garcia, 1505 E. Lamar, Sherman, TX
Mrs. Garcia appeared to represent the request and answer any questions. The property is located at 515 North Colbert Avenue between Pacific and Mulberry Streets. The property is zoned an R-1 (One Family Residential) District.

Mrs. Garcia explained, "the owner would like to construct a three-bedroom, two-bath per side duplex at this location. The exterior will include smart siding with cedar post and brick accents. Six parking spaces will be provided. She provided pictures of duplexes within a three to four block radius. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Blagg asked if they were combining two lots into one and if there was going to be one duplex or more.

Mrs. Garcia responded, they are Replatting two lots into one lot to build one duplex.

Commission Member Davis asked the square footage of each side of the duplex.

Mrs. Garcia responded, "1,041 square foot on each side."

Commission Member Manley asked if all the parking would be on the front of the building.

Mrs. Garcia responded, "yes. I have spoken to the Engineering Department regarding the drive approach and Wayne Lee, Director of Engineering approved it."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 515 North Colbert Avenue. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – SCREEN
2213 S. CROCKETT ST.
(MICHAEL STERRY)

EXCEPTION
THE REQUEST OF MICHAEL STERRY (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2213 SOUTH CROCKETT STREET, BEING 0.329 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, ALSO BEING THE PROPOSED LOT 1, BLOCK 1, MEADOW VIEW ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(A) TO ALLOW A LIVING SCREEN (24" - 36" RED TIP PHOTENIAS - EAST AND CREPE MYRTLES - NORTH) IN LIEU OF THE REQUIRED 6' SCREENING DEVICE ABUTTING RESIDENTIAL IN A C-1 (RETAIL BUSINESS) DISTRICT.

Michael Sterry, 241 Country Club Dr., Health, TX
Mr. Sterry appeared to represent the request and answer any questions. The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was rezoned to a C-1 (Retail Business) District December 7, 2020 by Ordinance 6337.

Mr. Sterry explained, "I have a 600 square foot building that is zoned commercial and the requirement is to screen between residentially zoned property on the north and east side of the property. I am requesting an exception to allow a living screen (24" - 36" Red Tip Photinias and Crepe Myrtles) abutting residentially zoned properties. I would like to plant 24"-36" tall Red Tip Photinas, 3' apart."

"Looking north toward the cemetery against South Crockett Street I would like to leave this section as is with crepe myrtles only. Looking north toward the cemetery, I would like to add 24"- 36" tall Photinia bushes on 3' centers. The Photinias would run between the crepe myrtle trees, which are on my side of the fence. This allows me to keep the yard area as big as possible."

Chairman Mahone asked, "how tall do the Red Tip Photinas usually get?

Mr. Sterry responded, "they could get up to 12-15 feet tall, but I would stop them at six feet."

Chairman Mahone asked, "how long does it take to double their size if they start out at 24-36 inches."

Mr. Sterry responded, "it would probably take five years, they are fast growing."

Commission Member Davis explained, "Red Tip Photinias are very susceptible to disease and usually die, so you would have a dead fence in six years."

Chairman Mahone explained to Mr. Sterry, "if this is approved you would be required to replace any that died and to maintain the screening materials."

Mr. Sterry agreed.

"Looking at the east property line, I would like to add Red Tip Photinas, 24" - 36" tall, planted 3' apart, starting 12' behind the back of the building, even with the south edge of building and run north to the cemetery. I just thought it would look better than a wood fence. The guy on the east that lives in the RV park keeps everything mowed and I thought a wood fence would really divide it out; I thought the natural way would be a good way to go." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if he owns both properties and "are you local?"

Mr. Sterry responded, "I have had the RV Park for twenty-five years, I live in Heath, Texas but I have managers that help maintain the RV Park and the building."

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the exception to allow a living screen (24" - 36" Red Tip Photenias - east and Crepe Myrtles - north) in lieu of the required 6' screening device abutting residential in a C-1 (Retail Business) District subject to the Staff Review Letter at 2213 South Crockett Street. Second by Vice-Chairman Downtain.

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

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

TUP – CONCRETE BATCH PLANT FOR U.S. HIGHWAY 75 PROJECT
1300 SOUTH SAM RAYBURN FREEWAY (SSCGC HOLDINGS, LLC)

TEMPORARY USE PERMIT
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER) AND HOPE CONCRETE, DONNIE SNIDER (APPLICANT/REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1300 SOUTH SAM RAYBURN FREEWAY, BEING 78.4610 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS;
BOARD OF ADJUSTMENTS
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT FOR THE TXDOT U.S. HIGHWAY 75 RECONSTRUCTION PROJECT (PROJECT CONTROL # 0047-02-150) FOR A PERIOD NOT TO EXCEED THREE YEARS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Tim Foley, Hope Concrete, 5815 N. Travis, Sherman, TX
Mr. Foley appeared to represent the request and answer any questions. The property is located at 1300 South Sam Rayburn Freeway between Center Street and Stonecreek Drive. The property is zoned a C-1 (Retail Business) District and R-1 (One Family Residential) District.

Improvements to U.S. Highway 75 that will see the highway brought up to current standards making the highway eligible for Interstate highway standards is under construction and the Texas Department of Transportation estimate that it could take three years to complete the improvements. A Temporary Use Permit to allow a Concrete Batch Plant was approved for the project at 5901 South Highway 75 at the May 9, 2020, Planning and Zoning Commission Meeting. They have decided to locate the Concrete Batch Plant at this location instead.

Mr. Foley explained, "the site would contain the concrete batch plant operation, which will be utilized to produce

concrete for the job site. The yard will have a Pug-mill Mixer, which is designed to mix gravel, limestone, and other aggregate material together to make stabilized road base. The southeast side of the yard site will have the crusher for crushing the concrete salvaged from the project for reuse. The yard site will be temporary only during the TXDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the site." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked, "would a project this size require a twenty-four hour batch plant or is it a twelve hour day, seven day a week operation."

Mr. Foley explained, "it is generally a one-shift plant. In the summer, you have to pour concrete at night because it is too hot. Normally it is just one shift. There may be a time or two when they pour a lot."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Temporary Use Permit to allow a concrete batch plant for the TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District subject to the Staff Review Letter at 1300 South Sam Rayburn Freeway. Second by Commission Member Davis.

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

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

EXCEPTION – FENCE

5112 AMBERGATE LN. (STONEHOLLOW HOMES LLC)

EXCEPTION
THE REQUEST OF STONEHOLLOW HOMES LLC (OWNERS) AND RICH BAGGS (REPRESENTATIVE) CONCERNING THE PROPERTY AT 5112 AMBERGATE LANE, BEING LOT 7, BLOCK H, AUSTIN LANDING, PHASE 3, AS FOLLOWS;
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H) TO ALLOW 6' TALL PRIVACY FENCE ON THE PROPERTY LINE IN LIEU OF THE ALLOWED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

Rich Baggs, 60 Aletha Ln., Sherman, TX
Mr. Baggs appeared to represent the request and answer any questions. The property is located at 5112 Ambergate Lane, the southwest corner of Ambergate Lane and Woodbine Drive. The property is zoned an SF-1 (Single Family Residential) District.

Mr. Baggs explained, "there currently is a four-foot tall fence at this location and they would like to replace it with a six-foot tall fence. The fence will not interfere with traffic views." He had seen the Staff Review Letter and would abide by the Recommendations.

Jimmy & Kathy Medford, 402 Woodbine, Sherman, TX
Mrs. Medford explained, "we live right behind this property and it is not very pretty right now. It will not block our driveway."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' tall privacy fence on the property line in lieu of the allowed 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District at 5112 Ambergate Lane subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.
VOTING NAY: NONE
ABSTAIN: NONE
MOTION CARRIED

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

VARIANCE – SIDE & REAR SETBACKS 1406 DEL MAR DR. (WYLDEWOOD HOMES LLC)

VARIANCE
THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1406 DEL MAR DRIVE, BEING LOT 12, BLOCK 4, HERITAGE FARMS ESTATES, REPLAT LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 24' REAR SETBACK IN LIEU OF THE REQUIRED 25' AND A 6' SIDE SETBACKS IN LIEU OF THE REQUIRED 6.8' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe Rd., Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 1406 Del Mar Drive, the northwest corner of Del Mar Drive and Crown Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, "these are the last four lots in the subdivision. We would like to construct a single-family residence, 24' from the rear property line and 6' from the side property lines. The lot is a triangular shaped lot with a narrow rear yard." They had seen the Staff Review Letter and would abide by the Recommendations.

Dawn Wasley, 1407 Del Mar Dr., Sherman, TX
Mrs. Wasley wanted to know how it would affect the other homes.

Chairman Mahone explained, "he has a corner lot and the house would be located closer to the property lines than what is permitted if approved."

Mr. Pike explained, "it would just be the back yard. The home will be comparable to the other homes in the subdivision."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 24' rear setback in lieu of the required 25' and a 6' side setbacks in lieu of the required 6.8' for a residential dwelling in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 1406 Del Mar Drive. Second by Commission Member Sims.

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

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

VARIANCE – SIDE & REAR SETBACKS 4001 CROWN ST. (WYLDEWOOD HOMES LLC)

VARIANCE
THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4001 CROWN STREET, BEING LOT 13, BLOCK 4, HERITAGE FARMS ESTATES, REPLAT LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 5' SIDE SETBACK IN LIEU OF THE REQUIRED 6.9'

AND A 23' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe Rd., Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 4001 Crown Street, the northwest corner of Del Mar Drive and Crown Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, "Wyldewood Homes would like to construct a single-family residence 23' from the rear property line and 5' from the side property lines. The lot is a triangular shaped lot with a narrow rear yard." 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 variance.

ACTION TAKEN.
Motion by Commission Member Davis to approve the variance to allow a 5' side setbacks in lieu of the required 6.9' and a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 4001 Crown Street. Second by Commission Member Sims.

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

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

VARIANCE – REAR SETBACKS 4005 CROWN ST. (WYLDEWOOD HOMES LLC)

VARIANCE
THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4005 CROWN STREET, BEING LOT 14, BLOCK 4, HERITAGE FARMS ESTATES, REPLAT LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 22' REAR SETBACK IN LIEU OF THE REQUIRED 25' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe Rd., Gunter, TX
Mr. Pike appeared to represent the request and answer any questions. The property is located at 4005 Crown Street, the northeast corner of Crown Street and Saratoga Drive. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, "Wyldewood Homes would like to construct a single-family residence 22' from the rear property line." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 22' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 4001 Crown Street. Second by Commission Member Sims.

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

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

VARIANCE – SIDE & REAR SETBACKS 1301 ASCOT AVENUE (WYLDEWOOD HOMES LLC)

VARIANCE

THE REQUEST OF WYLDEWOOD HOMES LLC (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1301 ASCOT AVENUE, BEING LOT 25, BLOCK 3, HERITAGE FARMS ESTATES, REPLAT LOT 2, BLOCK A, COUNTRY RIDGE ESTATES #10, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 24' REAR SETBACK IN LIEU OF THE REQUIRED 25' AND A 5' SIDE SETBACKS IN LIEU OF THE REQUIRED 6' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Tim Pike, 518 Bledsoe Rd., Gunter, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 1301 Ascot Avenue between Belmont Boulevard and Crown Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, "Wyldewood Homes would like to construct a single-family residence, 24' from the rear property line and 5' from the side property lines. The lot is an irregular shaped lot." 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 variance.

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow a 24' rear setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 1301 Ascot Avenue. Second by Commission Member Manley.

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

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

EXCEPTION – SCREENING (TABLED)

SUP – OUTDOOR DISPLAYS (APPROVED)

SITE PLAN – GREENHOUSE/ CANOPY, CUSTOMER PICK-UP AREA (APPROVED)

3201 NORTH U.S. HIGHWAY 75 (75/82 SHERMAN CROSSING LTD)

<u>EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN</u>
THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNERS), TRACTOR SUPPLY (TENANT), ONYX CREATIVE (ARCHITECT) AND AARON BLUE, (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (7)(D)(3) TO ALLOW AN OPEN MESH FENCE (CHAIN LINK) TO SCREEN AN OUTDOOR STORAGE AREA IN LIEU OF THE REQUIRED SOLID SCREENING FROM ALL PUBLIC THOROUGHFARES AND ABUTTING USES IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW OUTDOOR DISPLAYS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT
- SITE PLAN APPROVAL FOR A GREENHOUSE/CANOPY, ENCLOSED FEED STORAGE AREA AND CUSTOMER PICKUP DRIVE-THRU AREA FOR TRACTOR SUPPLY.

<u>Chris Groggin, 3201 N. Highway 75, Sherman, TX</u>
Mr. Groggin appeared to represent the request and answer any questions. The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of U.S. Highway 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Groggin explained, "the project consists of an exterior alteration to the existing Tractor Supply Store's side garden center called "The Side Lot Project". The primary function is to provide a new customer experience within the existing

perimeter fencing of the outdoor garden center. Key features will include a greenhouse/canopy feature to provide overhead coverage along with an enclosed bulk feed storage area and drive-through path with gates on both ends. The new drive-thru is to be used as a customer pick-up area in lieu of having a curbside pick-up zone in the parking lot. The garden center will be completely contained with the existing fenced area. The Specific Use Permit is to allow the outdoor displays in the parking lot and the exception is to allow an open mesh chain link fence to screen the outdoor displays." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, "the current enclosed fenced in area that is connected to the building would no longer be outside storage."

Mr. Groggin explained, "they would still have some of the merchandise in there but whatever is in the footprint of the greenhouse and feed storage area would be displaced out there. There is already a building there and that would become the feed storage area. We are adding the greenhouse and the merchandise in the footprint will get displayed."

Chairman Mahone stated, "the outdoor storage area would no longer be connected to the building."

Mr. Groggin responded, "correct."

Commission Member Manley asked if it would be standard galvanized chain link fence.

Mr. Groggin responded, "yes."

Commission Member Davis stated, "it looks like you are putting a feed storage area and greenhouse that is already covered."

Mr. Groggin explained, "the feed storage area will be in an existing building; the canopy will be demolished and replaced with a greenhouse."

Chairman Mahone asked if the greenhouse would be glass walls.

Mr. Groggin explained, "it would be poly carbon walls. The extent of the greenhouse will not exceed the extent of the existing building."

Commission Member Davis asked, "what kind of chain link fence."

Mr. Groggin responded, "eight foot tall, chain link fence; no barbwire or razor wire."

Commission Member Blagg asked about the solid screening, "what is the intent of the current zoning."

Rob Rae, Director of Development Services explained, "the ordinance is in our O-1 (75 & 82) Overlay District, if there is any outdoor storage, it needs to be screened."

Commission Member Davis asked if the greenhouse would meet what is required for the Overlay District.

Mr. Rae responded, "I will have to check on that, typically it has some different architectural requirements for the Overlay District; the Staff Review Letter states they would have to follow those ordinances."

Commission Member Davis explained, "what you need may not be allowed in that area."

Mr. Groggin explained, "if the greenhouse is denied we would not do the project."

Commission Member Davis explained, "the Overlay District usually requires masonry finishes."

Mr. Rae explained, "a lot of the similar uses in this area would have a similar type building face; Walmart, Lowe's and Home Depot."

Commission Member Blagg stated, "I do not like the galvanized color; I looked at Home Depot, Lowe's and Walmart outdoor storage. Walmart is using ornamental iron painted black. Highway 75 & 82 is Sherman's corner; I would ask if they would consider doing black chain link."

Chairman Mahone explained, "I remember most of the stores have one fenced in area connected to the building; is there some reason you feel you need two areas that are fenced in, one not even being connected to the building."

Mr. Groggin explained, "the amount of merchandise that will be displaced would be outside the enclosed area and the property that Tractor Supply occupies; there is nowhere to put it or expand except to the parking lot."

Chairman Mahone asked if they have equipment that is stored in the parking lot now that is not fenced in.

Mr. Groggin responded, "occasionally, most Tractor Supply's have trailers, rental trailers and trailers to purchase that are lined up out there for security."

Chairman Mahone asked Mr. Rae if he was familiar with the City Ordinance; "is it okay to have storage in the parking lot."

Mr. Rae explained, "they do not comply with the outdoor storage."

Vice-Chairman Downtain asked if the merchandise that will be displaced would now be in the fenced in area and all the stuff that is in the parking lot now.

Mr. Groggin explained, "it would be in the fenced area, yes."

Chairman Mahone understood there is a certain amount of storage that a store like this would have outside, large equipment and stuff. "I do not see a precedent for allowing additional equipment that is already attached to the building. You already have stuff that is not in compliance out there in the parking lot."

Commission Member Blagg stated, "sometimes Lowe's would have their Christmas Tree Barn in the parking lot. I think retailers do push the envelope, but I am just thinking about the aesthetics; it is the prime corner. Galvanized chain link is the lowest level of fencing. I would love to see Tractor Supply have a painted black chain link fence; it does not increase the cost that much, it is still affordable."

Mr. Groggin explained, "part of the see through chain link is the owner that we lease from; they do not want us to block the view of the other tenants. The fence will be a chain link fence; we are not doing slats."

Rob Rae explained, "on a previous item for consent was site plan approval for Lowe's that was approved; part of a condition on the Staff Review Letter was a requirement for a Specific Use Permit to allow outdoor displays. They have not applied for that yet. That was one of the requirements that Tractor Supply had for this site plan was to get in conformance."

Commission Member Davis stated, "I remember Orscheln's having to come in for their outside storage."

Mr. Rae explained, "Home Depot and Orscheln's have received Specific Use Permits for outdoor storage. Orscheln's is attached to the building. Home Depot's Specific Use Permit from 2005 is in their parking lot. Part of the restrictions on that was it could not take the required parking and it had to be striped off as a separate location. Currently, these commercial retailers put them where the parking spaces are. We want to make sure they are not taking away from their required parking."

Vice-Chairman Downtain asked, "if they had a Specific Use Permit granted and they are out of compliance like the outdoor storage that is not in compliance now; if we grant the fence would the Specific Use Permit go away for being out of compliance for being outside the fence."

Mr. Rae explained, "if you made the motion to approve the outdoor storage, they would have to provide screening although they would have to ask for an exception to the screening to provide chain link."

Commission Member Blagg explained, "Home Depot and Lowe's have chain link but they have the fabric mesh six feet tall. The intent is screening, we do not want the contents visible from outside."

Vice-Chairman Downtain asked if the outdoor displays by the building are in compliance.

Mr. Rae explained, "the displays near the building are not taking up parking spaces; that part of it would probably be okay. The lawn mowers and yard equipment that is parking by their front door."

Commission Member Davis stated, "you are pretty much doubling your outdoor storage that is currently there."

Mr. Rae stated, "I did take pictures of the other properties that have outdoor storage." He provided pictures to the board members.

Commission Member Davis asked if the Conex Containers are just sitting on the grass at Lowe's.

Mr. Rae responded, "they are on the grass on the side of the building. We asked Lowe's to come in and do the same thing so they can be in compliance."

Chairman Mahone stated, "Tractor Supply is not in compliance with the storage they have outside currently."

Mr. Rae responded, "that is correct."

Chairman Mahone asked if it is the City Staff's thought to have the chain link fence to bring them into compliance.

Mr. Rae stated, "we would like them to designate an outdoor storage location and stick to that instead of spreading out throughout the parking lot."

Chairman Mahone stated, "that could be painted on the parking lot and verified."

Mr. Rae stated, "ensuring they have enough parking spaces for what is required for their store. They would still need an exception for the screening."

Commission Member Manley felt they could provide the chain link fence and have the vinyl strips. "If we denied this, would they be able to do that and be in compliance or would they have to reapply."

Mr. Rae explained, "wood or masonry is the requirement."

Chairman Mahone stated, "Orscheln's has the chain link fence."

Mr. Rae explained, "we would prefer them to keep the storage in the back or the side of the building but because of their lot and the location of Popeye's Chicken, it makes it difficult."

Chairman Mahone explained, "we need to decide if we want them to have solid screening, to allow a chain link fence or if we prefer a designated area with no fence."

Commission Member Davis stated, "I have never heard of a no fence option."

Mr. Rae explained, "the exception is for the chain link fence."

Ryan Pittman, City Attorney stated, "the board might consider taking these out of order and voting on the Specific Use Permit to allow the outdoor storage first because if that is approved you could move on to the exception. If the Specific Use Permit were not approved, there would be no need for the exception."

Brad Quine, 18906 Mahoney Trail, Dallas, TX
Mr. Quine explained, "my company manages the leasing for this development. I am familiar with it for the last twelve years. Tractor Supply has a great deal of merchandise in the parking lot with no secured area. The area they are talking about fencing is actually smaller than they are using now. I went out there and measured so I could be sure. I agree this is the prime corner in Sherman Texas and our opportunity, as a landlord with a solid fence on the side of Highway 82 would block visibility of Aldi's and Harbor Freight. We would like to see something that is fairly see through so the tenants further back in the development do not lose any visibility that we do not have to."

Chairman Mahone stated, "the tenant wants security, you want visibility."

Mr. Quine responded, "correct."

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow outdoor displays for Tractor Supply in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the

Staff Review Letter at 3201 North U.S. Highway 75. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Manley to deny the request for an exception to allow an open mesh fence (chain link) to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter at 3201 North U.S. Highway 75. Second by Commission Member Davis.

VOTING AYE: DOWNTAIN, DAVIS AND MANLEY.
VOTING NAY: MAHONE AND SIMS
MOTION FAILED.

Commission Member Manley offered to make a motion to allow a chain link fence with the solid privacy slats.

Mr. Pittman explained, "they could offer that to the applicant if they agreed to do that. If the applicant does not offer that up as an option but you would just vote the exception that is offered."

Mr. Groggin explained, "they could do that but the owner is going to deny us from doing that."

Mr. Rae explained, "it sounds like if the exception is not approved they would not do the project."

Commission Member Sims asked if they would like to table the exception and maybe modify the request.

Mr. Rae explained, "they could table and bring something back at a later date."

Mr. Groggin asked the board to table the request.

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Manley to table the request for an exception to allow an open mesh fence (chain link) to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District

subject to the Staff Review Letter at 3201 North U.S. Highway 75. Second by Commission Member Sims.

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

THE REQUEST WAS TABLED.

Planning and Zoning Commission
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for site plan approval for a greenhouse/canopy, enclosed feed storage area and customer pickup drive-thru area for Tractor Supply in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District subject to the Staff Review Letter at 3201 North U.S. Highway 75. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

SUP – TWO-FAMILY, SINGLE STORY PATIO HOMES 910, 914, 916 & 918 N. THROCKMORTON ST. (LAZY L ENTERPRISES)

SPECIFIC USE PERMIT
THE REQUEST OF LAZY L ENTERPRISES (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910, 914, 916 AND 918 NORTH THROCKMORTON STREET, BEING LOTS 5, 6, 7 & 8, BLOCK 5, W.P. CARTER'S ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-FAMILY, SINGLE-STORY PATIO HOMES WITH NO MORE THAN TWO STRUCTURES ATTACHED IN A GROUPING IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Bill Magers, 4 Timber Creek, Sherman, TX
Mr. Magers appeared to represent the request and answer any questions. The property is located at 910, 914, 916 and 918 North Throckmorton Street between College and Williams Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Magers explained he would like to construct a two-family, single-story patio home (duplex) at this location. Each unit will be 1,563 square foot with one-car garage and

two parking spaces. He had seen the Staff Review Letter and would abide by the Recommendations.

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

A letter was received from:
William Magers, 4 Timber Creek, Sherman, TX
"In the winter of 2017, both the Sherman Planning and Zoning Commission and the Sherman City Council unanimously approved a special use permit to allow two-family, single-story patio homes with no more than two structures attached in a grouping for 800, 802, 804 and 806 N. Throckmorton St. These homes were constructed on four contiguous 25' X 140' lots. It is clear that the lot layout for the current requested SUP, when compared to the one previously approved, are one and the same."

"I am requesting that the Planning and Zoning Commission approve, as it did on November 21, 2017, the exact same application, on the exact same lot layout, using the exact same floorplan, elevation and finish-out, located just one block north in the 900 block of North Throckmorton Street. The only difference in this request and the one unanimously approved just over three years ago is that there is no longer a variance required for the front entry garage. Otherwise, this request is identical to the one that this body and the Sherman City Council unanimously approved in November and December of 2017."

"After reviewing, please let me know if you have any questions or need more information. Thank you for your consideration and approval of this request."

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow two-family, single-story patio homes with no more than two structures attached in a grouping in an R-1 (One Family Residential) District/College Park Overlay District at 910, 914, 916 and 918 North Throckmorton Street subject to the Staff Review Letter. Second by Commission Member Sims

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

ZONE CHANGE & CONCEPTUAL SITE PLAN – R-1 TO C-1 2400-2600 BLKS. W. TRAVIS ST. (SSCGC HOLDINGS, LLC)

ZONE CHANGE & CONCEPTUAL SITE PLAN
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), BILL MAGERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES IN THE 2400-2600 BLOCKS OF WEST TRAVIS STREET, BEING 33.996 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

Bill Magers, 4 Timber Creek, Sherman, TX
Mr. Magers appeared to represent the request and answer any questions. The property is located in the 2400-2600 blocks of West Travis Street between Moore Street and Crossroads Boulevard; Northgate Drive dead-ends to the property.

Mr. Magers explained he is requesting a zone change and conceptual site plan approval from an R-1 (One Family Residential) District to a C-1 (Retail Business District. "The property is on the north side of West Travis Street and is contiguous with our property to north and is west of where the new hospital will be located." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

> **Motion by Vice-Chairman Downtain to approve the request for a zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District and conceptual site plan in the 2400-2600 blocks of West Travis Street subject to the Staff Review Letter. Second by Commission Member Whitaker.**

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

EXCEPTION – LOT WIDTH & AREA

REPLAT – EAST HOLLEY ADDITION, BLOCK 1, LOT 1, A REPLAT OF PART OF

EXCEPTION & REPLAT
THE REQUEST OF HOLLEY JOLLY HOMES LLC (OWNERS), JOSH HOLLEY (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 821 NORTH EAST STREET, BEING 0.115 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO.

763, AND BEING A PART OF LOT 6, BLOCK 1, HALL AND JONES ADDITION, AS FOLLOWS;

LOT 6, BLOCK 1, HALL & JONES ADDITION 821 N. EAST ST. (HOLLEY JOLLY HOMES, LLC)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 35.75' WIDE LOT IN LIEU OF THE REQUIRED 60' LOT WIDTH AND A 5,005 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED 6,000 SQUARE FOOT FOR RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF EAST HOLLEY ADDITION, BLOCK 1, LOT 1, A REPLAT OF PART OF LOT 6, BLOCK 1, HALL AND JONES ADDITION

Josh Holley, 2013 South Polaris St., Denison, TX

Mr. Holley appeared to represent the request and answer any questions. The property is located at 821 North East Street between College and Carter Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Holley explained, "I am requesting a variance to allow a 35.75-foot lot width, 5,005 square foot area to Replat the property into one lot for residential development. There are a lot of smaller lots in the area around the same size; patio homes with the smallest on a 38' lot. The single-family house that I am putting on this lot will have the 5' setbacks on the sides. I have provided pictures of the same house I have built." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Davis asked if a 40' or a 50' lot is a skinny lot.

Mr. Rae explained, "the requirement for patio homes is 40' wide lots. Since it was less than 40', our recommendation was to ask for the variance. This area has a lot of smaller lots."

Chairman Mahone asked if there was any evidence that there was a house on this lot in the past.

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers explained, "this is the first lot I bought in College Park in 2006. There was a house there with a situs address at the location. I cannot tell you when it was but there was a water pipe there at one time."

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow a 35.75' wide lot in lieu of the required 60' lot width and a 5,005 square foot lot area in lieu of the required 6,000 square foot for residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District subject to the Staff Review Letter at 821 North East Street. Second by Vice-Chairman Downtain.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Replat approval of East Holley Addition, Block 1, Lot 1, a Replat of part of Lot 6, Block 1, Hall and Jones Addition subject to the Staff Review Letter at 821 North East Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

VARIANCE – FRONT & SIDE SETBACKS

EXCEPTION – LIVING AREA
821 N. EAST ST. (HOLLEY JOLLY HOMES, LLC)

VARIANCE & EXCEPTION
THE REQUEST OF HOLLEY JOLLY HOMES LLC (OWNERS), JOSH HOLLEY (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 821 NORTH EAST STREET, BEING 0.115 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING A PART OF LOT 6, BLOCK 1, HALL AND JONES ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS

- **VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20' FRONT SETBACK IN LIEU OF THE REQUIRED 25' AND A 5' SIDE SETBACKS IN LIEU OF THE REQUIRED 6' FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.**
- **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.3 SUBSECTION (4)(C) TO ALLOW 1,168 SQUARE FOOT LIVING AREA IN LIEU OF THE REQUIRED 1,200 SQUARE FOOT FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.**

Josh Holley, 2013 S. Polaris St., Denison, TX
Mr. Holley appeared to represent the request and answer any questions. The property is located at 821 North East Street between College and Carter Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mr. Holley explained, "I am requesting variances to allow a 20' front setback and 5' side setbacks for a 1,168 square foot, three-bedroom, two-bath, single-family residence. The homes in the same block are set back 20' in the front and I want to line this home up with those homes." He had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the request for a variance to allow a 20' front setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' and an exception to allow a 1,168 square foot living area in lieu of the required 1,200 square foot for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District subject to the Staff Review Letter at 821 North East Street. Second by Commission Member Sims.

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

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

EXCEPTION – LOT WIDTHS

PRELIMINARY PLAT – THE GROVE ADDITION 2100 BLOCK W. MOORE ST. (SSCGC HOLDINGS, LLC)

EXCEPTION & PRELIMINARY PLAT
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), CIVIL POINT ENGINEERS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100 BLOCK OF WEST MOORE STREET, BEING 60.038 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR A RESIDENTIAL DWELLING FOR THE PROPOSED GROVE ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
LOT 10, BLOCK B – 33.32'
LOT 11, BLOCK B – 46.31'
LOT 57, BLOCK B – 46.24'
LOT 58, BLOCK B – 49.73'

LOT 59, BLOCK B - 48.69'
LOT 60, BLOCK B – 41.29'
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF THE GROVE ADDITION

Joe Gilbert, 801 E. Taylor, Sherman, TX
Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "this a Preliminary Plat submission for 198 lots. We are very excited about the project; it will be a good project for the area. It will have homes that are comparable to others homes in the area. The medium home price will be from $220,000 - $250,000. What makes this development unique is we are working with the City of Sherman and it is our intention to donate 17-acres for future park and hiking and biking trails. That 17-acre is located directly west of the subdivision. The aerial map shows a natural drainage area or creek; that is what we are considering partnering with the City dedicating that land to them. The parkland will be accessible from our neighborhood and will have an easement out to Park Avenue. It is our understanding they plan to connect that with Herman Baker Lake to improve the trail system that is already there."

"The request for the exception is to allow six lots to have less than 60' lot widths, the normal standard cul-de-sac lots where you have a narrower front and a wider back yard." He had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:
Cheri Browde, 1920 Ridgecrest, Sherman, TX
Ms. Browde wanted to know where the entrance to the subdivision would be located.

Mr. Gilbert explained, "the entrance will be off Moore Street. We will have a couple of points of access there. On the thoroughfare plan, Moore Street is considered a collector street and sometime in the future it will be curb and gutter. We are dedicating 40' of right-of-way to the City for future widening of Moore Street."

Ms. Browde, "my concern is because I live right there on Park Avenue and Ridgecrest Lane, I have been there twenty years. My concern is traffic flow and I would want to make sure your houses are going to meet up to our home; we have put a lot of money into our home since we have been there. I want to make sure those homes will be up to par with the homes in Pebblebrook."

Mr. Gilbert thanked Ms. Browde for her comments. "Our company developed several developments in the neighborhood and in Sherman. We plan to build homes in the $220,000 - $250,000 market; we think that is the target market. We are going to make a tremendous investment in the community next door to you and dedicating parkland, which will be a tremendous selling feature for your home."

Edgar Guevara, 1813 Southridge, Sherman, TX
Mr. Guevara's concern was Moore Street. "Have you driven Moore Street; it is pretty rough. This whole subdivision is going to have outlets to it."

Chairman Mahone explained, "as more traffic comes, roads like that could be on the City's priority list for improvements."

Mr. Guevara asked Mr. Gilbert his timeline.

Mr. Gilbert responded, "we want to start by the end of the year."

Mr. Guevara explained, "the other exit is FM 1417 (Heritage Parkway), in the last five years there have been three deaths, so where are all those people going to go to."

Mr. Gilbert explained, "our development will spur the need for improvements to Moore Street."

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

Letter received from:
Erin Smith, address unknown
"I am writing regarding the zoning changes about to be decided upon near my home in Pebblebrook. When we moved to our home several years ago, we moved there to enjoy the open space behind our house along with its trees and wildlife, Now, there is a plan to develop this area with patio homes, duplexes and apartment buildings. The new development will definitely change the current open space area for the worse."

"This same type of development happened last year just to the north of Pebblebrook. An apartment building was built and homes were constructed very close together. It diminished the look and feel of Pebblebrook right away, with more traffic and homes jammed in together to accommodate as many people as possible, with as much profit for the developer as possible."

"The development that is being proposed will lower our property values instead of raising them. I believe that the town of Sherman should consider the overall beautification of our community and, if necessary, develop the area to enhance the existing homes instead of devaluing them. If

the land must be developed, then new homes with at least one-acre lots would make the area beautiful and raise Sherman's desirability as a location that people will want to move to. There are several areas like this in Sherman, such as Carriage Estates."

"The zoning restrictions now call for a certain amount of lot space per house, and I am against changing the rules to accommodate smaller lots."

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow the following lot widths:
Lot 10, Block B – 33.32'
Lot 11, Block B – 46.31'
Lot 57, Block B – 46.24'
Lot 58, Block B – 49.73'
Lot 59, Block B - 48.69'
Lot 60, Block B – 41.29'
in lieu of the required 60' lot widths for a residential dwelling for the proposed Grove Addition in an R-1 (One-Family Residential) District in the 2100 block of West Moore Street. Second by Commission Member Sims.

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

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the Preliminary Plat of the Grove Addition in the 2100 block of West Moore Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

SUP – PATIO HOMES 2100 BLOCK W. MOORE ST. (SSCGC HOLDINGS, LLC)

SPECIFIC USE PERMIT
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), CIVIL POINT ENGINEERS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100 BLOCK OF WEST MOORE STREET, BEING LOTS 2-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-11, BLOCK H AND LOTS 10-20, BLOCK G OF THE PROPOSED THE GROVE ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Joe Gilbert, 801 E. Taylor, Sherman, TX
Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "we are requesting a Specific Use Permit to allow patio homes on 48 lots in the proposed The Grove Addition. These will look similar to other homes in the neighborhood. We have done patio homes in the past, Washington Place and Brookstone Estates. The patio homes look and feel the same, they just have a little bit smaller side and rear yard setbacks. That allows us as builders a little bit flexibility on plans we build." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, "you just told us you are building a nice community and next it whittles it down to a third being patio homes and it looks like we have some more whittling, so it just went from being feeling like I was passing a nice community to now it comes to this."

Mr. Gilbert explained, "what we are presenting conforms to what we have done in the past. What we have done in the past has been well received by neighborhoods in the community and we are asking for the same ratio for this subdivision we just finished building less than 18 months ago; this is a much larger subdivision, there are 198 lots. The only thing that this does is a more efficient design and gives the builder more flexibility for the plans they can build. It does not mean it decreases the value at all; in fact, you can build a bigger home on a patio lot because you have reduced rear and side yard setbacks."

Commission Member Davis asked about the section of land between Phase I and II." What is going to happen there?"

Mr. Gilbert explained, "we have duplexes on the far north end; we have multi-family zoning on the north end furthest away from the existing neighborhood and the residential development to the south. This is considered the highest and best use for the property on the north end because there is a solar farm north and a big electrical substation across the way and this would provide a nice transition from those eyesores to transition to the south."

Commission Member Sims asked, "how did you come up with the location of these lots."

Mr. Gilbert explained, "there is no magic or reason for that. It is the amount of spacing between roads with the amount of space we have."

Commission Member Manley stated, "the only access to this development is from Moore Street and it shares traffic with the Pebblebrook Development; is that correct."

Mr. Gilbert responded, "yes, that is correct. Moore Street is a thoroughfare collector street of Park and so is West Travis; it connects to Highway 75. There will be some increases in traffic along Park Avenue, but that is identified on the Master Thoroughfare Plan as a collector street. There are not any homes that front on Park Avenue."

Appearing from the audience:
Cheri Browde, 1920 Ridgecrest, Sherman, TX
Ms. Browde was concerned once the High School construction started; "Park Avenue got all the extra traffic because Moore Street is very narrow and closed Moore Street on the south end. They took O.B. Groner away, the new Travis Street comes through there, so that is the access to the new High School that everyone is going to come down to Moore and Park as a shortcut to these new developments. We are still getting woke up at 6 a.m. by the trucks coming to the high school. I can imagine when construction starts there; it will be the same until that road gets done. There is no other way to get to Moore Street unless you are familiar with Sherman."

Edgar Guevara, 1813 Southridge, Sherman, TX
Mr. Guevara wanted to know how many total homes they plan to build.

Mr. Gilbert responded, "there are 198 lots."

Mr. Guevara explained, "that is approximately 396 cars possibility going back and forth on Moore Street. It is not drivable; I take it every day going back and forth to work. When I see that many cars on there, it is going to be mischief."

Mr. Gilbert explained, "Moore Street is a proposed thoroughfare and because we are moving forward with development, it will speed up the timeline for improvements to Moore Street."

Mr. Guevara stated, "you are talking 5-10 years; I don't know. My priority is safety."

Wayne Lee, Director of Engineering explained, "there is not justification for traffic right now for improving those roads but as more development occurs that will spur to make those improvements. There is no set schedule at the moment to be improved but it is on our radar."

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

Letter received from:
Erin Smith, address unknown
"I am writing regarding the zoning changes about to be decided upon near my home in Pebblebrook. When we moved to our home several years ago, we moved there to enjoy the open space behind our house along with its trees and wildlife, Now, there is a plan to develop this area with patio homes, duplexes and apartment buildings. The new development will definitely change the current open space area for the worse."

"This same type of development happened last year just to the north of Pebblebrook. An apartment building was built and homes were constructed very close together. It diminished the look and feel of Pebblebrook right away, with more traffic and homes jammed in together to accommodate as many people as possible, with as much profit for the developer as possible."

"The development that is being proposed will lower our property values instead of raising them. I believe that the town of Sherman should consider the overall beautification of our community and, if necessary, develop the area to enhance the existing homes instead of devaluing them. If the land must be developed, then new homes with at least one-acre lots would make the area beautiful and raise Sherman's desirability as a location that people will want to move to. There are several areas like this in Sherman, such as Carriage Estates."

"The zoning restrictions now call for a certain amount of lot space per house, and I am against changing the rules to accommodate smaller lots."

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District in the 2100 block of West Moore Street subject to the Staff Review Letter. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
ABSTAIN: NONE
MOTION CARRIED

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

SUP – DUPLEXES
2100 BLOCK W. MOORE ST.
(SSCGC HOLDINGS, LLC)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), CIVIL POINT ENGINEERS (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100 BLOCK OF WEST MOORE STREET, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

- **TRACT 1: BEING 1.649 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PROPOSED LOTS 12-20, BLOCK B OF THE GROVE ADDITION - SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW DUPLEXES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.**
- **TRACT 2: BEING 3.183 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND PROPOSED LOTS 1-13, BLOCK J OF THE GROVE ADDITION - SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW DUPLEXES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.**

Joe Gilbert, 801 E. Taylor, Sherman, TX
Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "this is the northern portion of the subdivision where the higher density will be. We are requesting a Specific Use Permit to allow duplexes on 22 lots in the proposed The Grove Addition. The purpose of the two-family residences is to transition away from the R-2 (Multi-Family Residential) District to the R-1 (One-Family Residential) District development and to transition from the solar farm area and electrical substation."

"There is a demand for duplexes, what we are proposing is to not change the existing neighborhoods but rather going in with this plan up front. We are very confident that these will be built by very high standards and conform to the architectural standards of the rest of the homes in the neighborhood. I saw some comments that think by building a duplex on the north end of this subdivision while it is not in a different subdivision will decrease their property values; I just don't agree with that. The fact is we are going in and planning it this way, developing this neighborhood, building these duplexes at the same time we have to sell 150 homes or 170 homes in the neighborhood; frankly I disagree that this could detour anyone's values when we are making a substantial investment in homes right next door to these

duplexes." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained, "there is a plot of land in the middle of these duplexes and what he is trying to do is transition from them; the apartments to the duplexes to the patio homes to the typical homes."

<u>David Rylander, 1925 Ridgecrest, Sherman, TX</u>
Mr. Rylander echoed the previous concerns on the previous items about the traffic. "I would assume duplexes would add to that volume in that small space. Also, whether duplexes are necessary in that area, it might have a domino effect. It is in your best interest to make them nice enough to not devalue the other homes; that is a concern that has been expressed in our neighborhood. In that whole area, I hear some assurances and some intentions that Park Avenue will be developed and the trails put in and the street developed but we don't seem to have many assurances. We really see some serious concerns there with traffic, there are a lot of pedestrians in that neighborhood and there are no sidewalks on Park Avenue and there will be lots more traffic combined with the high school in an area with many pedestrians with no really safe and traffic tends to be way to fast there. I don't know if there is any way we can get some assurances from the City to make it safer."

Mr. Rae explained, "what they are working on with Joe Gilbert is from a City prospective is they need some utilities and part of the agreement is for them to dedicate the parkland; actually usable parkland, not just trees."

Mr. Guevara asked about the power lines;" what is going to be in there, those two huge power lines."

Mr. Rae responded, "the City owns that and they plan to build hiking/bike trails on that. It will connect to the proposed park."

Mr. Gilbert explained, "we feel very confident that we are going to develop a great neighborhood with a mixed use of housing. We have built several houses in neighborhoods in the past. With the regards to concerns about traffic, we are doing the best we can; we are dedicating the 43' to the City on Moore Street. In addition to what is there on Moore Street now, we are giving an additional 43' and we hope they will build Moore Street soon just like the rest of us. We feel there are four points of ingress and egress to our development to the north to Center Street, to the east to the new West Travis Street and also to O.B. Groner to FM 1417 (Heritage Parkway) to Park to FM 1417 (Heritage Parkway) to the west. We have a letter of intent for the parkland dedication and will work on finalizing those details. We are looking forward to building another successful project in Sherman. We are a local home development team and will stand behind everything we build here."

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

Commission Member Blagg asked Mr. Gilbert, "duplexes are usually investment owner, so do you see that being true."

Mr. Gilbert responded, "yes mostly investment/owners, but that is not always the case. The first property that I bought in Sherman, I purchased it; I lived on one side and leased out the other side. We expect quite a bit of that for newer, nicer properties, the duplexes will be more expensive than the houses. There is no difference in the product between a single-family and a patio home. I don't see it being a lesser quality between the single-family homes and the patio home lots. The two-family homes are duplexes, they are going to be brick, they are going to conform to the same deed restrictions. There is investment activity out there and that is the nature of business."

Commission Member Sims asked if there would be a Homeowner's Association (HOA).

Mr. Gilbert responded, "there would be deed restrictions in place and likely a voluntary HOA. It is our intention to not have common areas. When we dedicate the land for the park, it will be maintained by the City."

Mrs. Browde had one more concern. "You want to put in duplexes, to me that doesn't seem to be consistent with homeowners because you are talking about people that rent. They will be in and out. To me that decreases the value of the homes around you. Now you are trying to look like what is over at the old high school now, where it is all run down and I hate to see that happen out there."

Mr. Gilbert responded, "if we felt that it would negatively influence the value of the homes in our neighborhood we would not build them. We have a lot invested and are going to be building homes in there for several years. I just disagree that it will negatively impact you in any way."

Ms. Browde explained, "several years back they came in and tried to do the same thing in the front of Pebblebrook, they wanted to put duplexes and we got that shot down. They did put some single-family homes, but they don't match our homes that are in our neighborhood now; they are lower end homes."

Mr. Gilbert explained, "the request was for the duplexes for the entrance to your neighborhood where you live and this is an adjacent neighborhood and has no ingress or egress directly to your neighborhood. It's not in your neighborhood."

Letters received from:
Michael Brashear, 2119 Southridge Lane, Sherman, TX
" I am writing you to voice opposition to the planned zoning of duplexes in the 2100 block of West Moore Street."

"I purchased a first home for my family in the Pebblebrook neighborhood in 2018 after serious consideration of other options for our first home. Although our neighborhood is seated between apartment complexes, I have held hope that property values continue to increase with the addition of single-family homes on FM 1417. Placing multiple family residences on a third side of our neighborhood will hurt property values and further promote rental properties in our neighborhood of which residents do not provide adequate upkeep."

"I believe placing multiple family residences such as condos on this particular piece of land would be a short sighted solution on behalf of the city and a waste of real estate. This land would be far better suited for larger single-family homes due to its proximity to the new high school and easy access to FM 1417. Large single-family homes would not only help current resident resale values but increase city revenue as well."

Erin Smith, address unknown
"I am writing regarding the zoning changes about to be decided upon near my home in Pebblebrook. When we moved to our home several years ago, we moved there to enjoy the open space behind our house along with its trees and wildlife, Now, there is a plan to develop this area with patio homes, duplexes and apartment buildings. The new development will definitely change the current open space area for the worse."

"This same type of development happened last year just to the north of Pebblebrook. An apartment building was built and homes were constructed very close together. It diminished the look and feel of Pebblebrook right away, with more traffic and homes jammed in together to accommodate as many people as possible, with as much profit for the developer as possible."

"The development that is being proposed will lower our property values instead of raising them. I believe that the town of Sherman should consider the overall beautification of our community and, if necessary, develop the area to enhance the existing homes instead of devaluing them. If the land must be developed, then new homes with at least one-acre lots would make the area beautiful and raise Sherman's desirability as a location that people will want to move to. There are several areas like this in Sherman, such as Carriage Estates."

"The zoning restrictions now call for a certain amount of lot space per house, and I am against changing the rules to accommodate smaller lots."

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow duplexes in an R-1 (One-Family Residential) District on Lots 12-20, Block B of The Grove Addition and Lots 1-13, Block J of the proposed The Grove Addition subject to the Staff Review Letter in the 2100 block of West Moore Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED

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

APPOINTMENT MEMBER TO PATIO HOME ORDINANCE SUBCOMMITTEE

OTHER BUSINESS
APPOINT PLANNING AND ZONING COMMISSION MEMBER TO PATIO HOME ORDINANCE SUBCOMMITTEE.

Chairman Mahone explained at the November 17, 2020 meeting, I appointed three members to a subcommittee to review the Patio Home Ordinance per the City Council's request. Members appointed were Clay Mahone, Shawn Davis and Trish Wood. Trish Wood resigned at the last meeting so I am appointing David Downtain as a replacement.

ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:05 p.m.

CHAIRMAN

SECRETARY

Planning & Zoning Commission and Board of Adjustments **5.**

Meeting Date: 03/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

CONSENT AGENDA (ITEMS 16, 20, 21, 29, 30, 31, 33, 34 & 35)

List of Agenda Items:

16. * 2200 NORTH HICKORY STREET

The request of Don & Carol Kelley (Owners), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition, as follows:

Planning and Zoning Commission

Replat approval of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12.

20. * 3401 NORTH FM 1417 (HERITAGE PARKWAY)

The request of First United Bank and Trust (Owner) and Austin Hahn, Calichi Design Group (Representative) concerning the property located at 3401 North FM 1417 (Heritage Parkway), being Lot 1 of the Replat of Lots 1 & 2 of the Replat of Lot 2 of the Replat of Lot 1-B, Post Oak Crossing Addition, as follows;

Planning and Zoning Commission

Site plan approval for a Remote Automated Teller Machine (ATM) for First United Bank and Trust.

21. * 209 WEST WASHINGTON STREET

The request of First United Bank and Trust (Owner), Austin Hahn, Calichi Design Group (Representative) and Gensler (Architect) concerning the property located at 209 West Washington Street, being Lot 1, Block 1, American Bank Annex, as follows;

Planning and Zoning Commission

Site plan approval for an IT/Server Room Addition to First United Bank and Trust.

29. * 729 EAST TAYLOR STREET

The request of Altona, Inc, (Owner), GFM Architecture (Architect), Arris Consulting (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 729 East Taylor Street, being 3.381 acres in the J. B. McAnair Survey, Abstract No. 763 and being all of Lot B of the Taylor Plaza Addition, as follows;

Planning and Zoning Commission

- Replat approval of Altona's Replat of Lot B, Taylor Plaza Addition.
- Site plan approval for HteaO

30. * 2300-2600 BLOCKS GRAYSTONE ROAD & 3200–3500 BLOCKS NORTH FRISCO ROAD

The request of Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 2300-2600 blocks of Graystone Road and the 3200-3500 blocks of North Frisco Road, being 19.950 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows;

Planning and Zoning Commission

Final Plat approval of Lloyd Plyler Addition.

31. * 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE & 700 BLOCK SWAN RIDGE DRIVE

The request of Westar Home Builders (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive, being 16.393 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Preserve, Phase III.

33. * 3509 SOUTH U.S. HIGHWAY 75

The request of Christy's Properties LLC (Owner), Drake Hitchcock (Representative), Barry Boothe, Bluestone Partners, LLC (General Contractor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3509 South U.S. Highway 75, being 3.807 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Commercial Retail Center.

34. * 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Terra Perpetua LLC (Owners), David Newman, Mesa Design Group (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval of Bel Air Village, Phases I and II.

35. * 608 SOUTH THROCKMORTON STREET

The request of Texoma Rent House LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 608 South Throckmorton Street, being Lots 13, 14, 15, 16, 17, 18 & 19, Block 5, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of Texoma Rentals Addition, being a Replat of Lots 13, 14, 15, 16, 17, 18 and 19, Block 5, W. Elliott's Addition.

Planning & Zoning Commission and Board of Adjustments **6.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

420 & 422 WEST TENNESSEE STREET

The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 420 and 422 West Tennessee Street, being 0.288 acres in the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the east 20 foot of Lot 9 and the west 10 foot of Lot 5, Block B, Ed Moore's Fair Ground Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots (Lots 5R and Lot 7R of the proposed Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10' ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition) in lieu of the required 60' lot widths for residential dwellings in an R-1 (One-Family Residential) District:

Planning and Zoning Commission

Replat of all of Lot 7, the east 20 ft. of Lot 9 and the West 10' ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition

Background:

The property is located at 420 and 422 West Tennessee Street between South Rusk Street and Austin Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into two 50' wide lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Heriberto Garcia (Owner)
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:

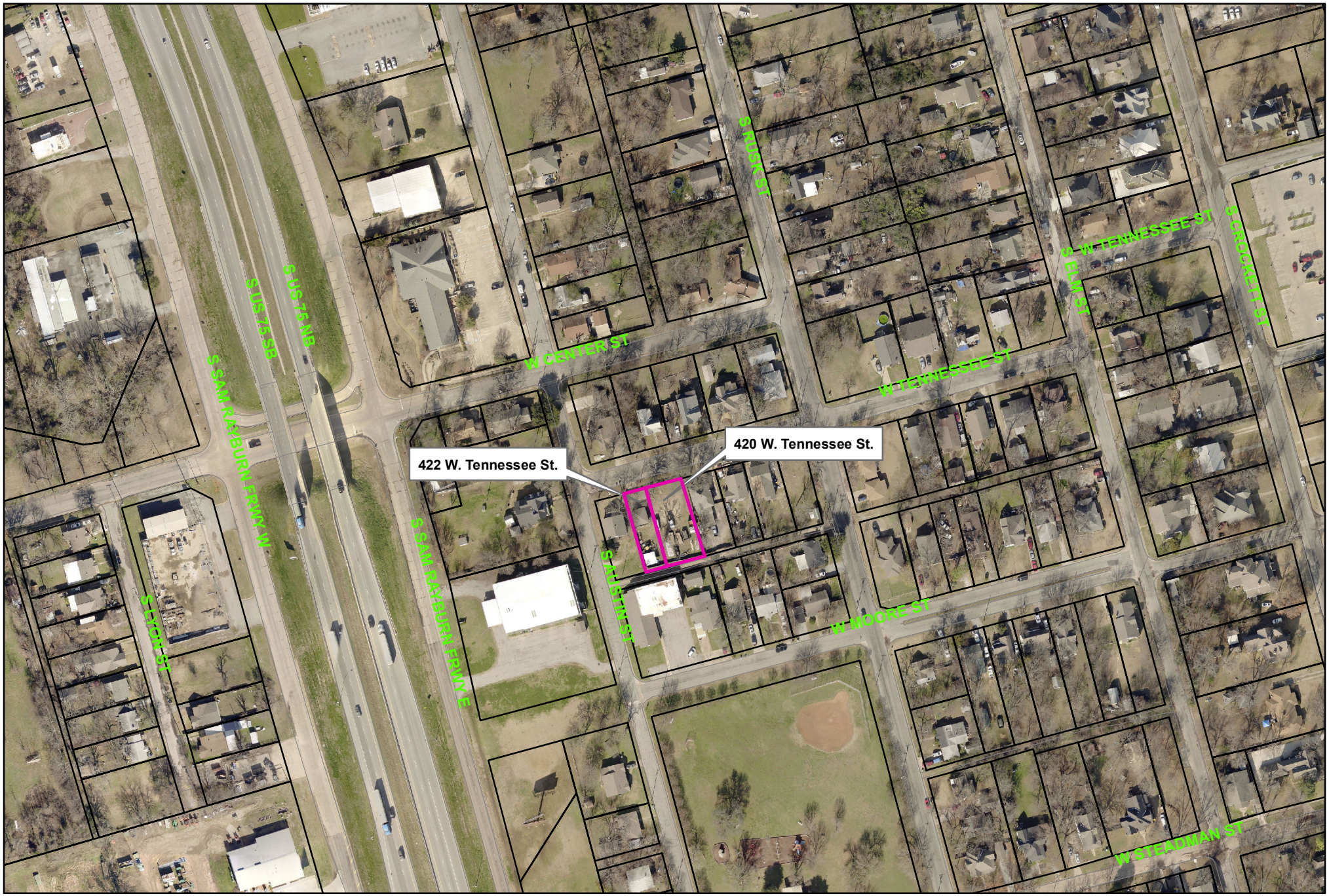
34

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ed Moore's Fair Ground Replat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

420 & 422 West Tennessee Street

NOT TO SCALE

1 in = 200 ft



Zoning - 420 & 422 West Tennessee Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

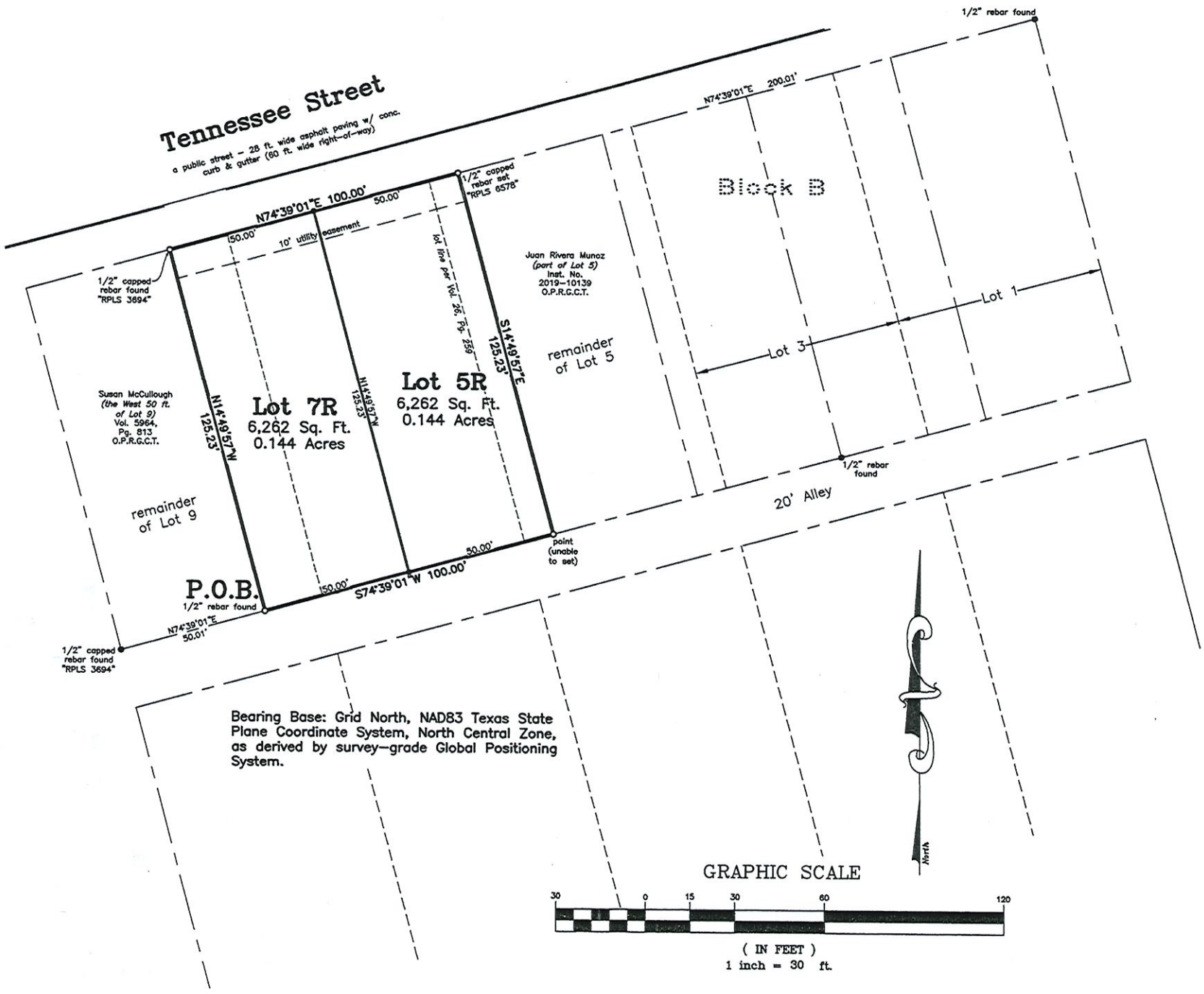
NOT TO SCALE

1 in = 100 ft

420 & 422 West Tennessee Street







Replat of all of Lot 7, the East 20 ft. of Lot 9 and the West 10 ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition

to

City of Sherman, Texas

0.288 Acres

in the

Samuel Blagg Survey Abstract No. 56

General Notes:

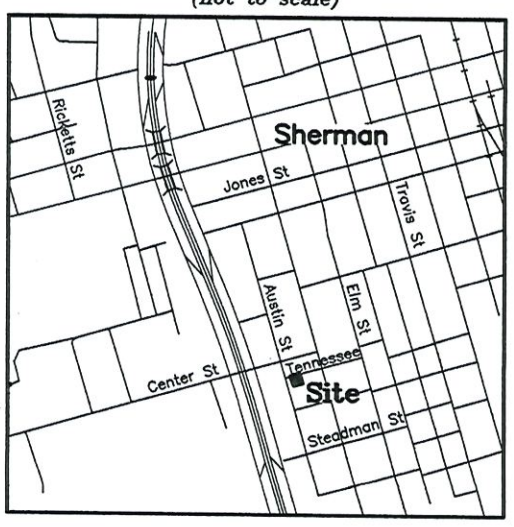
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 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.

Job No. CGS631220

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

Owner:
Heriberto Garcia
122 E. Wilson Street
Sherman, Texas 75090

Vicinity Map
(not to scale)



S:\Land Projects R2\Block-B-Fairground-Addition\Civil 3D\Replat.dwg 12/15/2020 2:49 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Heriberto Garcia
122 E. Wilson St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of all of Lot 7, the East 20 ft. of Lot 9 and the West 10 ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The City of Sherman does not maintain alleys.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. 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.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
6. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **7.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET

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.

Background:

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.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District

Origination:

Seraj Ali (Owner)

Master Plan Designation:

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

Number of notices mailed:
15

Objections Received:
1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Staff Review Letter
Letter from Aziz UL Hassan Family LP



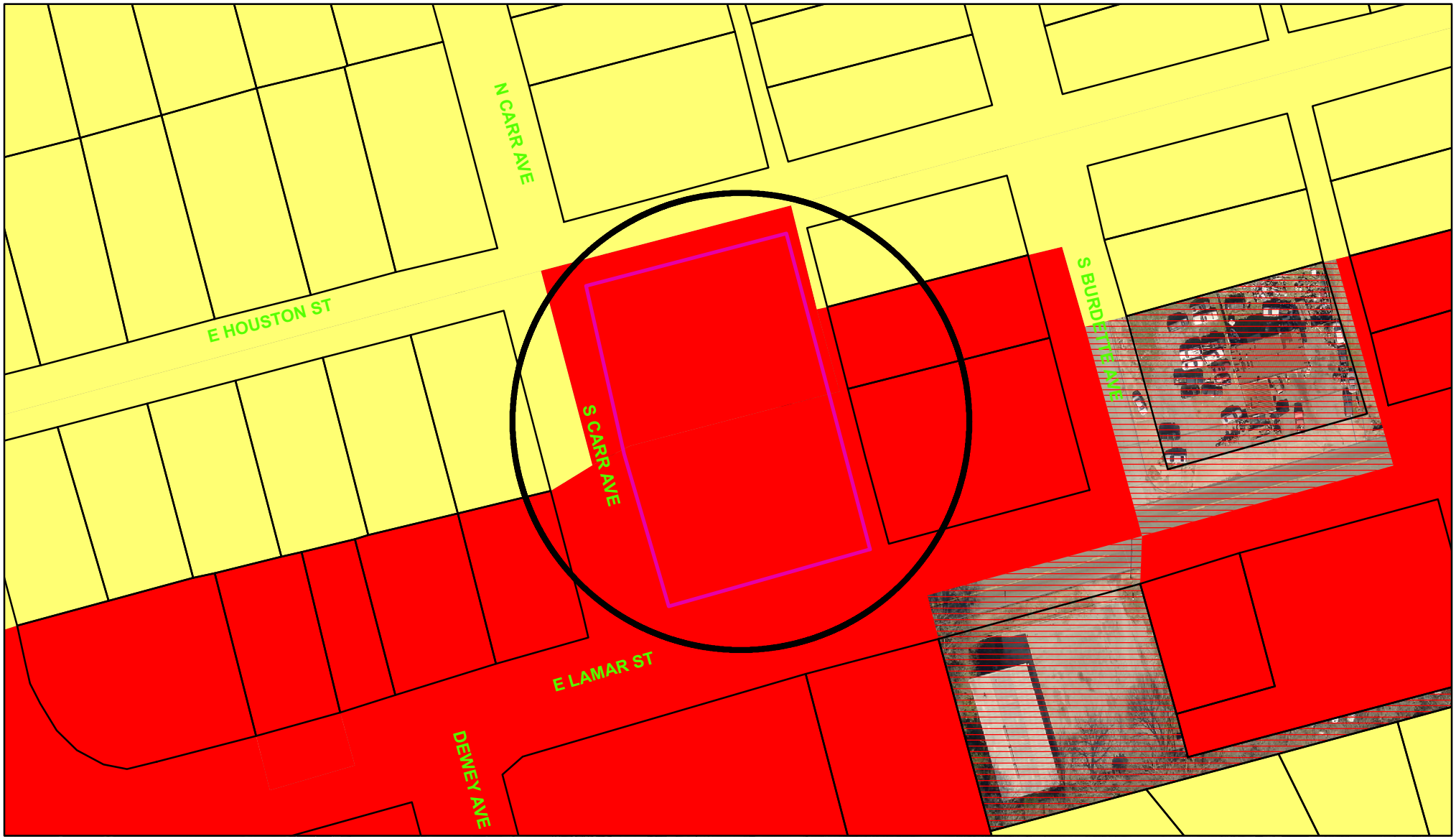
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1802 East Houston Street

NOT TO SCALE

1 in = 400 ft



Zoning - 1802 East Houston Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

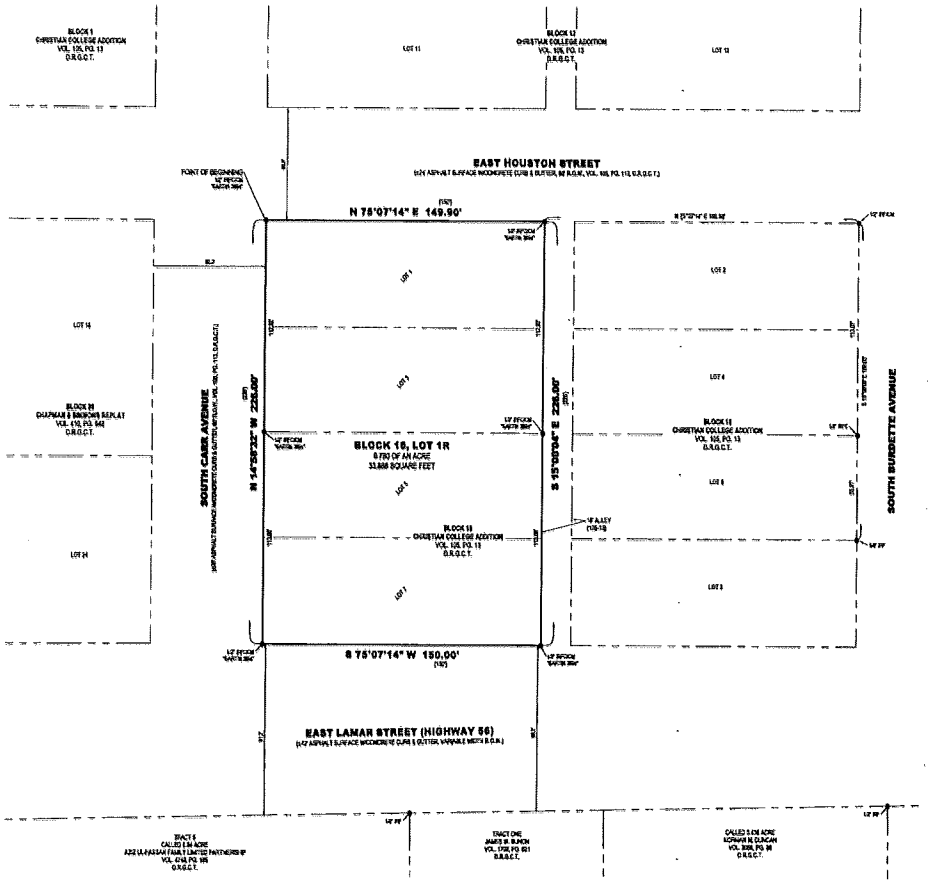
City of Sherman, Texas
Developmental Services Department

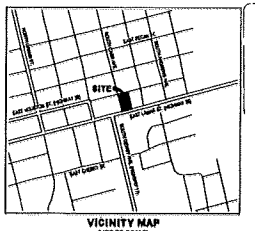
NOT TO SCALE

1 in = 100 ft

1802 East Houston Street







VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
PRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6405" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
	BOUNDARY LINE
	ADJOINER LINE

20739

Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 6/23/2017 10:49:30 AM
In the PLAT Records
CHRISTIAN COLLEGE ADDITION
Doc Number: 2017 - 2511
Number of Pages: 2
Amount: 30.00
Order#: 201706230000056
By: MB

COUNTY COURT OF GRAYSON COUNTY, TEXAS

REPLAT
CHRISTIAN COLLEGE ADDITION
BLOCK 16, LOT 1R
Being all of Lots 1, 3, 5 & 7, Block 16
Christian College Addition
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83433 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-213-0033

RPLS Firm No. 10045	Drawn by: BS	Scale: 1"=30'	Project No. 17-018
	Checked by: CRN	Date: 04/6/2017	Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SERAJ ALI AND AMYKAH S. ALI ARE THE RIGHTFUL OWNERS of all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being all of Lots 1, 3, 5 and 7, Block 16, of Christian College Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 105, Page 13, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the northwest corner of said Lot 1, same being the northwest corner of said Block 16, and at the intersection of the southerly right-of-way line of East Houston Street and the westerly right-of-way line of South Carr Avenue;

THENCE North 75°07'14" East, with the northerly line of said Lot 1, and the northerly line of said Block 16, and with the southerly right-of-way line of said East Houston Street, a distance of 149.90 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the northwest corner of said Lot 1, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly line of a 16-foot alley according to said plat recorded in Volume 105, Page 13, and from which a 1/2-inch iron rod found for the northeast corner of Lot 2 of said Block 16, same being the northeast corner of said Block 16, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly right-of-way line of South Burdette Avenue, bears North 75°07'14" East, a distance of 158.58 feet;

THENCE South 15°07'04" East, with the easterly lines of said Lot 1 and aforesaid Lot 3, and with the westerly line of said 16-foot alley, passing en route at a distance of 113.92 feet a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 3, common to the northeast corner of aforesaid Lot 5, and continuing on said course with the easterly lines of said Lot 5 and aforesaid Lot 7, a total distance of 225.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 7, and on the southerly line of said Block 16, and at the intersection of the westerly line of said 16-foot alley and the northerly right-of-way line of East Lamar Street (Highway 56);

THENCE South 75°07'14" West, with the southerly line of said Lot 7, and with the southerly line of said Block 16, and with the northerly right-of-way line of said East Lamar Street, a distance of 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southwest corner of said Lot 7, same being the southwest corner of said Block 16, and at the intersection of the northerly right-of-way line of said East Lamar Street and the easterly right-of-way line of aforesaid South Carr Avenue;

THENCE North 14°52'32" West, with the westerly lines of said Lot 7 and aforesaid Lot 5, and with the westerly line of said Block 16, and with the easterly right-of-way line of said South Carr Avenue, passing en route at a distance of 113.08 feet a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the northwest corner of said Lot 5, common to the southwest corner of aforesaid Lot 3, and continuing on said course with the westerly line of said Lot 3 and aforesaid Lot 1, a total distance of 225.00 feet to the POINT OF BEGINNING and enclosing 0.793 of an acre (33,868 square feet) of land, more or less.

SURVEYOR'S CERTIFICATE

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

6-10-2017
Chris R. Noah — Date
Registered Professional Land Surveyor No. 6565

STATE OF TEXAS — CHRIS R. NOAH — 6565 — REGISTERED — LAND SURVEYOR

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485508, effective date 09/26/2018 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0056 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
Seraj Ali and Amynah S. Ali
11122 Harry Hines Boulevard
Dallas, TX 75229
Ph: 972-241-1929

SURVEYOR:
Chris Noah, RPLS 6565
Preston Trail Land Surveying
83433 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0033

1

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That SERAJ ALI AND AMYKAH S. ALI, do hereby adopt this plat designating the hereinbefore described property as CHRISTIAN COLLEGE ADDITION, BLOCK 16, LOT 1R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress in and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: SERAJ ALI
By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF June, A.D. 17

Notary Public in and for the State of Texas

SHEILA LIN PETTY
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-06-20
Notary ID # 1364668-9

BY: AMYKAH S. ALI
By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF June, A.D. 17

Notary Public in and for the State of Texas

SHEILA LIN PETTY
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-06-20
Notary ID # 1364668-9

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas — 06/20/2017 Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of CHRISTIAN COLLEGE ADDITION, BLOCK 16, LOT 1R to the City of Sherman was submitted to the City Council on the 5th day of June, A.D., and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 20th day of June, A.D. 2017

Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 6/23/2017 10:49:30 AM
In the PLAT Records
CHRISTIAN COLLEGE ADDITION
Doc Number: 2017 - 2511
Number of Pages: 2
Amount: 30.00
Order#: 201706230000056
By: MB

COUNTY COURT OF GRAYSON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this 16th day of May, A.D. 17, by the City Planning and Zoning Commission of the City of Sherman, Texas.

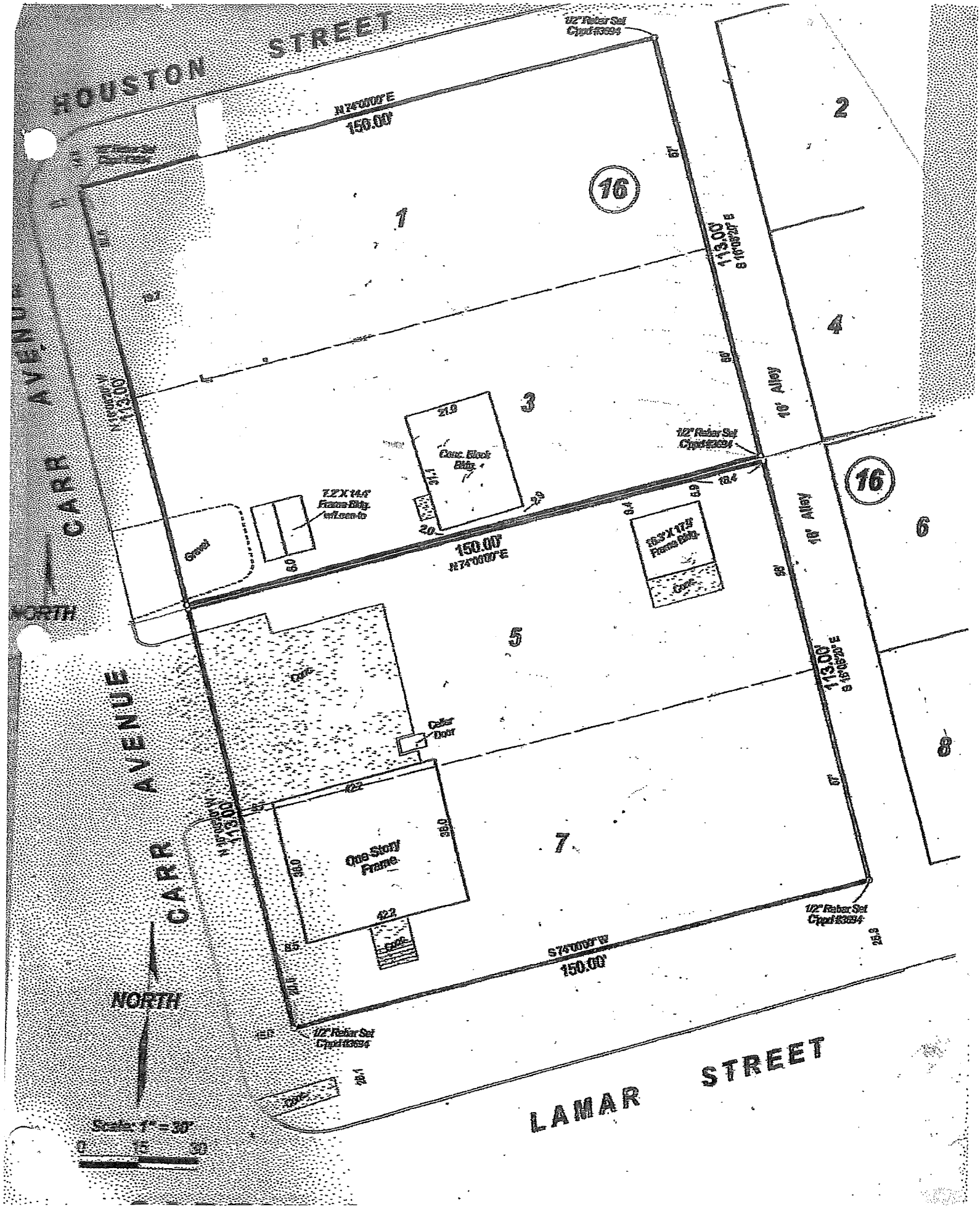
Chairman — Secretary

REPLAT
CHRISTIAN COLLEGE ADDITION
BLOCK 16, LOT 1R
Being all of Lots 1, 3, 5 & 7, Block 16
Christian College Addition
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83433 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-213-0033

RPLS Firm No. 10045	Drawn by: BS	Scale: N/A	Project No. 17-018
	Checked by: CRN	Date: 04/6/2017	Sheet No. 2 of 2

E-9-294


HOUSTON STREET
CARR AVENUE
CARR AVENUE
LAMAR STREET
NORTH
NORTH
16
1
2
3
4
5
6
7
8
N74°00'00"E
150.00'
S74°00'00"W
150.00'
N16°00'00"W
113.00'
S16°00'00"E
113.00'
16' Alley
16' Alley
1/2" Rebar Set
Capd #3694
Conc. Block Bldg.
7.2'X14.6'
Frame Bldg.
w/Lean-to
Gravel
15'X17.5'
Frame Bldg.
Conc.
Cellar Door
One Story
Frame
Conc.
Scale: 1" = 30'
0
15
30


ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229
FLAVORS
Jan 27, 2021 at 10:11 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Seraj Ali
1113 Lakota Place
Carrollton, TX 75010

Dear Applicants,

The request for a Temporary Use Permit (TUP) and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District and the Temporary Use Permits Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. Parking is allowed on private property only.
6. The area must be kept neat and clean at all times; no outside storage allowed.
7. If ice is stored in a container outside of the building, the container must be locked at all times.
8. The Temporary Use Permit is valid May through September.
9. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Parking will be permitted on private property only.
13. Structures/Trucks must be on private property and will not be permitted within the right-of-way. Right-of-way is typically 10' behind curb.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

January 29, 2021

Aziz UL Hassan Family LP
18 Links Estates
Denison, TX 75020

RECEIVED
FEB 04 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear 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

The request is 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.

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:

Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

Attached

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.

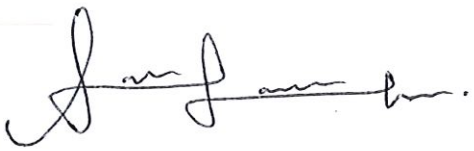
To whom it may concern,

I'd like to open by firmly presenting an observation over the last few years. Parking management is increasingly becoming a concern and the locals are baring the constrains, especially during school seasons. Assuming there is no real parking solution, the opening of this stand will undoubtfully exploit this issue as vehicles are seen parked frequently on South Carr Ave. next to the establishment just south of the proposed property.

Furthermore, I'd like to bring to light the vision we share for this intersection. Currently, we are executing a restructuring initiative with the goal of introducing a contagious, fresh image and a truly branded experience for our community. In order to stimulate this notion, we have acquired/are acquiring nearby properties to introduce upscale retail developments that we hope one day will flourish this intersection into something much more. A snow cone stand will only hinder that vision. I urge the good-natured people of Sherman to make the decision best fit for the long run.

Thank you for your time.

Sincerely,



Saad Hassan,

Aziz UL Hassan FLP

Planning & Zoning Commission and Board of Adjustments **8.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1103 & 1105 NORTH BROUGHTON STREET

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow two 50' lots in lieu of the required 60' lot widths for residential development in the proposed Mora's Addition in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Replat approval of Mora's Addition, a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition.

Background:

This item was tabled at the December 15, 2020, meeting. The property is located at 1103 and 1105 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two 50' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

M&G Homebuilders, LLC (Owners)
Martin Covarrubias (Representative)
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:

84

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Mora's Addition
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 & 1105 North Broughton Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1103 & 1105 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

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

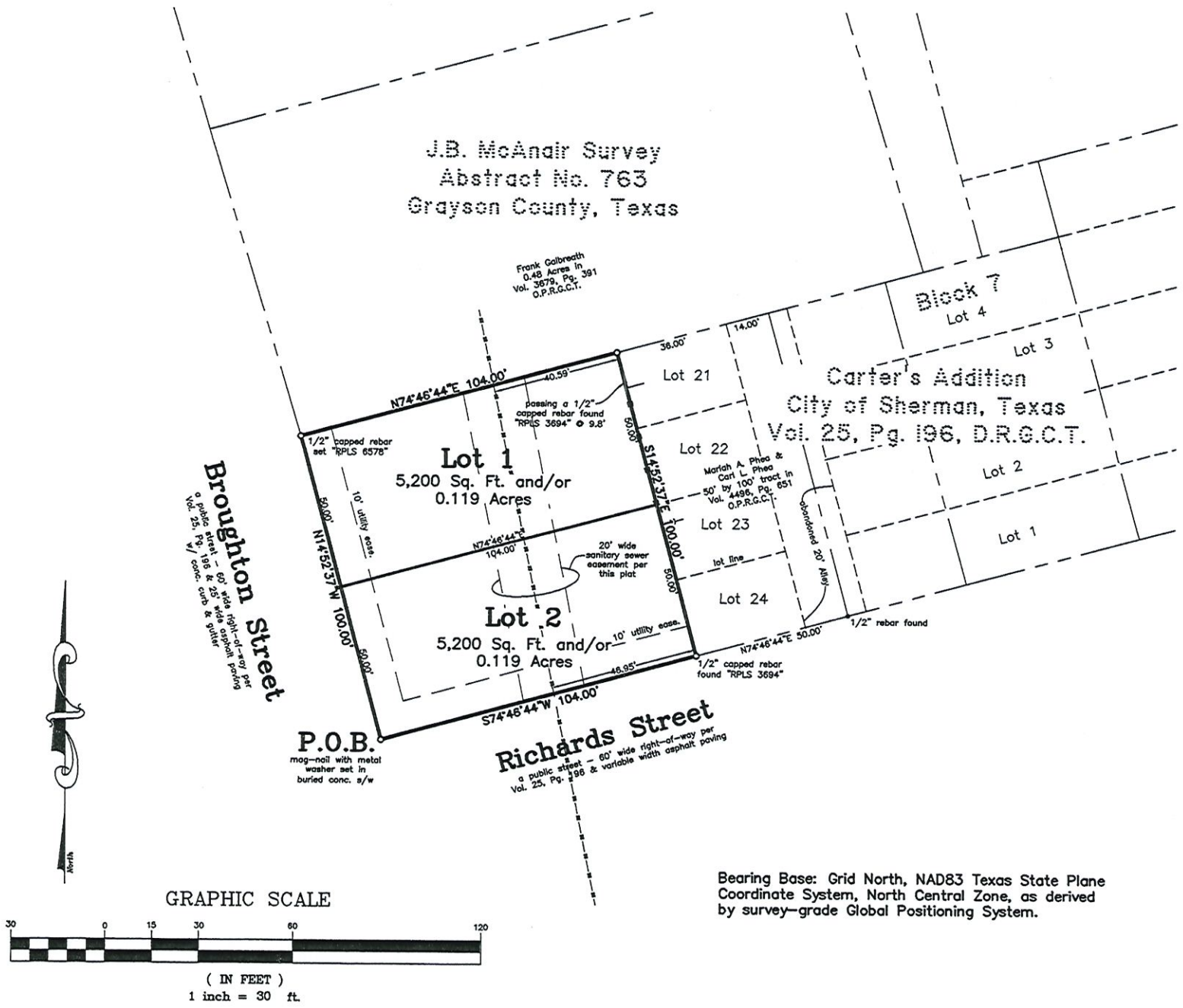
City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 100 ft

1103 & 1105 North Broughton Street





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

Mora's Addition

(being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition) to the City of Sherman, Texas

0.239 Acres

in the

J.B. McAnair Survey Abstract No. 763

Job No. CGS501120

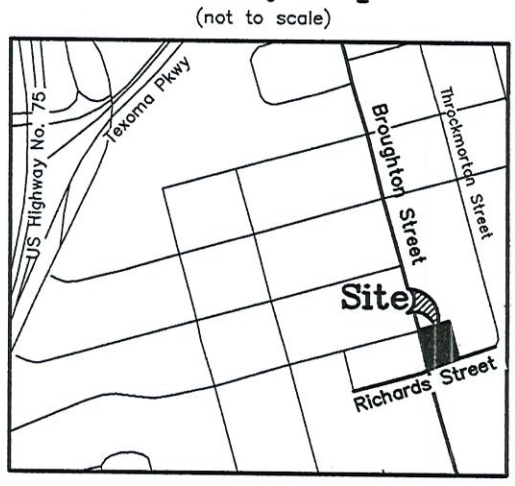
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 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 local, 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: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Owner:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

Vicinity Map
(not to scale)



S:\Land Projects R2\West-104-ft-of-Lots-21-thru-24-Blk-7-WP-Carters-Addition\Civil 3D\1103-n-broughton.dwg Layout: Plat Plot Date Jan 15 21 Time: 9:47 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

M&G Home Builders, LLC
1218 N. Brents 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 Mora's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Dates on signature blocks to be updated to 2021.
4. Indicate whether point on Northeast corner of proposed Lot 1 is set or found; reflect appropriately in metes and bounds description.
5. 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.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **9.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1103 & 1105 NORTH BROUGHTON STREET

The request of M&G Homebuilders, LLC (Owners), Martin Covarrubias (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1103 and 1105 North Broughton Street, being 0.239 acres in the J.B. McAnair Survey, Abstract No. 763, also being the west 104 foot of Lots 21-24, Block 7 of W.P. Carter's Addition, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District.

Background:

The property is located at 1103 and 1105 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two 50' lots for residential development. The owner is requesting a variance for 15' front setbacks on the lots because a City sewer line runs through the property.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

M&G Homebuilders, LLC (Owners)
Martin Covarrubias (Representative)
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:

84

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Mora's Addition
Site Plan
Building Elevations
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 & 1105 North Broughton Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1103 & 1105 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

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

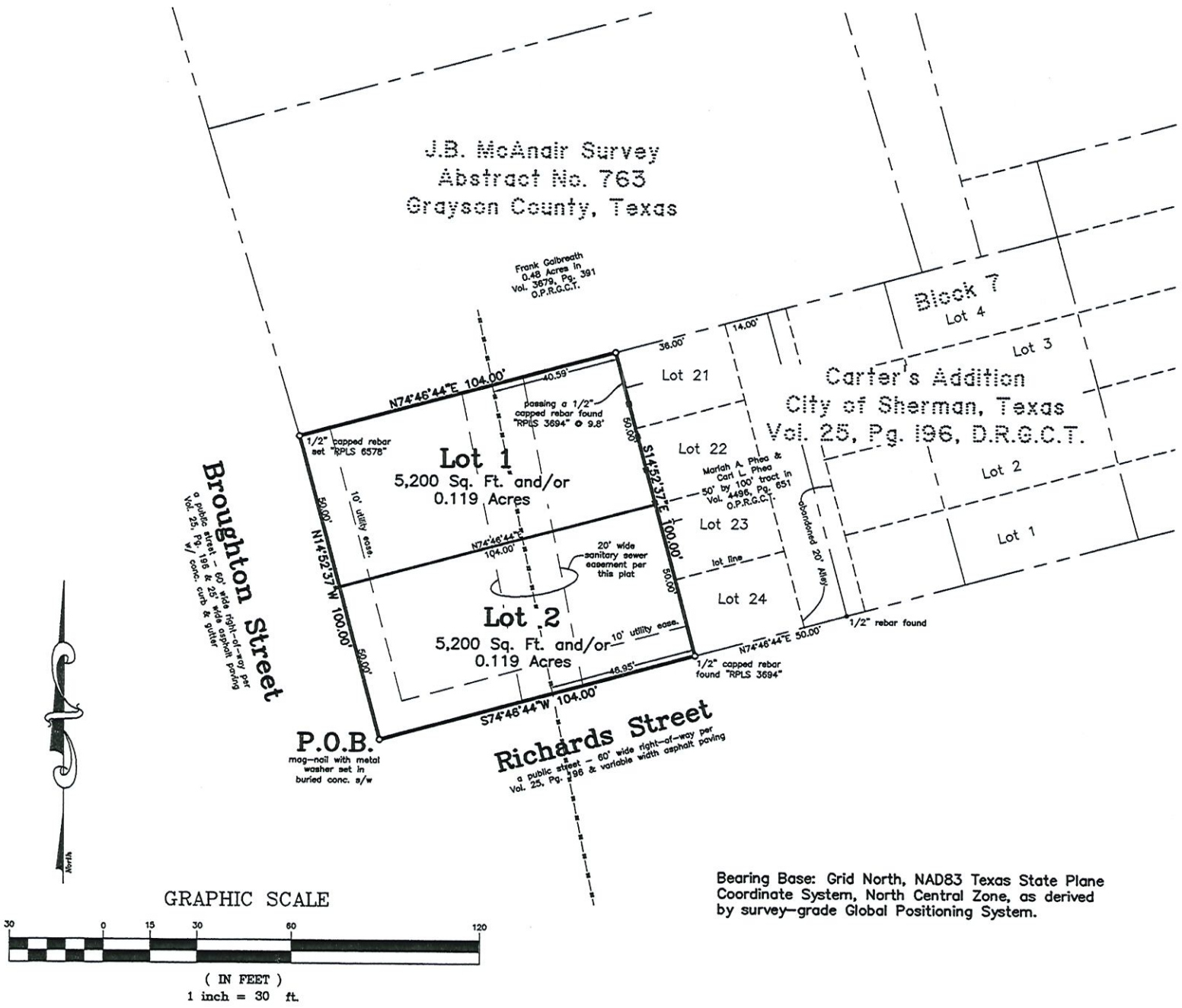
City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 100 ft

1103 & 1105 North Broughton Street





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

Mora's Addition

(being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition) to the City of Sherman, Texas

0.239 Acres

in the

J.B. McAnair Survey Abstract No. 763

Job No. CGS501120

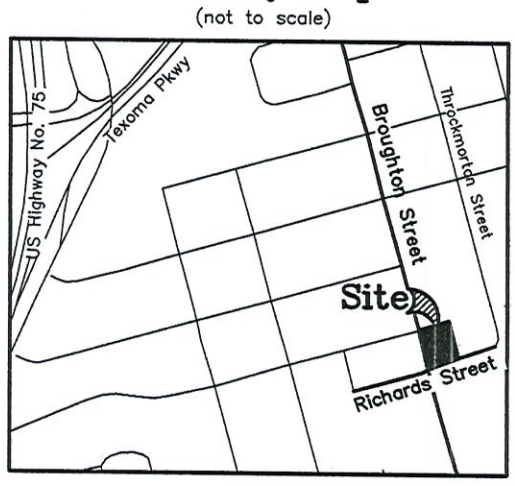
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 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 local, state and federal regulations regarding developments of this type.

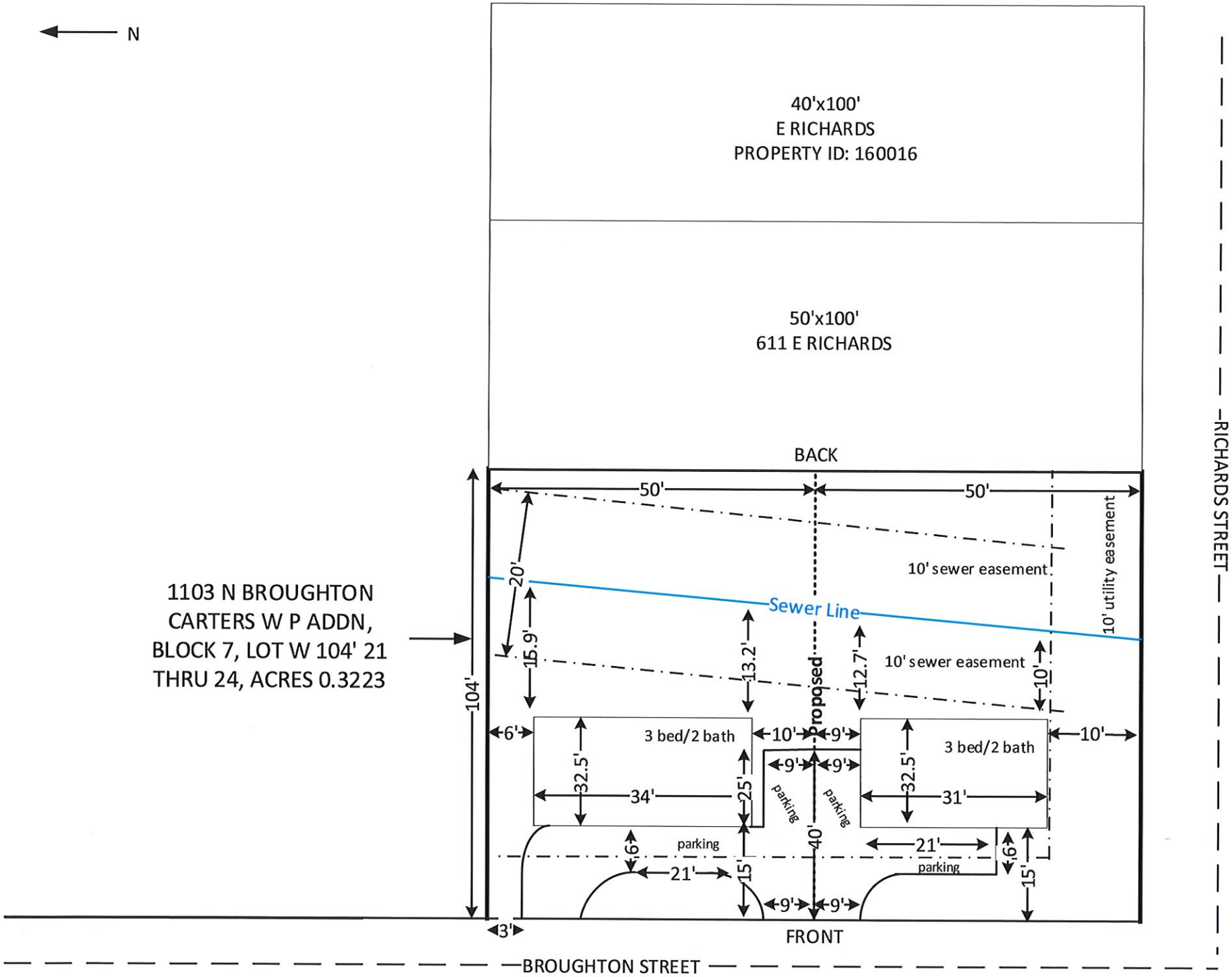
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

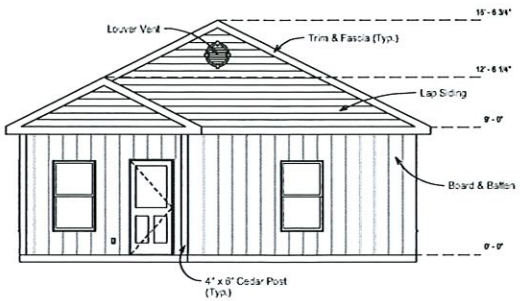
Owner:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

Vicinity Map
(not to scale)

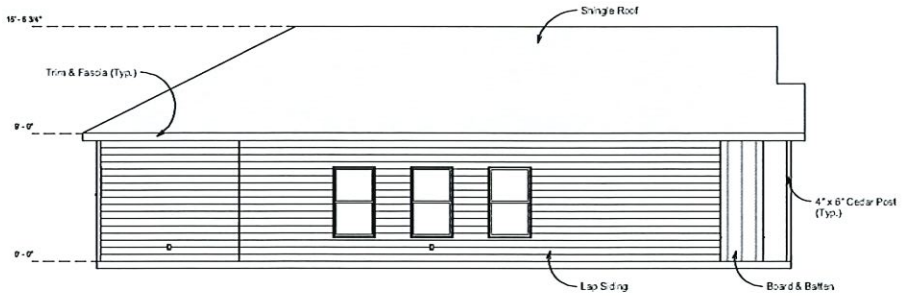


S:\Land Projects R2\West-104-ft-of-Lots-21-thru-24-Blk-7-WP-Carters-Addition\Civil 3D\1103-n-broughton.dwg Layout: Plat Plot Date Jan 15 21 Time: 9:47 AM

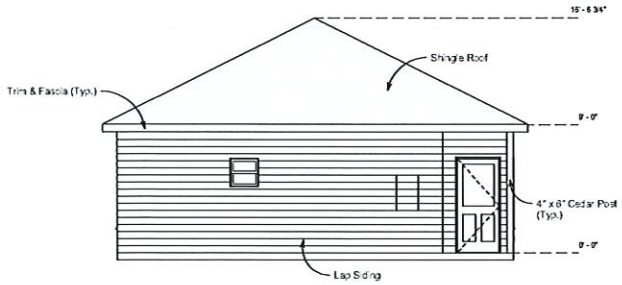

N
40'x100'
E RICHARDS
PROPERTY ID: 160016
50'x100'
611 E RICHARDS
BACK
1103 N BROUGHTON
CARTERS W P ADDN,
BLOCK 7, LOT W 104' 21
THRU 24, ACRES 0.3223
50'
50'
10' sewer easement
10' utility easement
Sewer Line
20'
15.9'
13.2'
12.7'
10' sewer easement
10'
104'
Proposed
6'
3 bed/2 bath
10'
9'
3 bed/2 bath
10'
32.5'
9'
9'
32.5'
34'
25'
parking
parking
31'
40'
parking
21'
6'
6'
21'
15'
parking
15'
9'
9'
3'
FRONT
BROUGHTON STREET
RICHARDS STREET



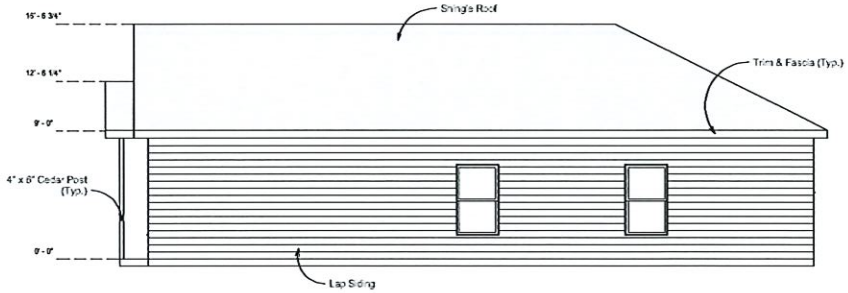
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Elevation Views

Project Address:
Sherman, TX 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

M&G Home Builders, LLC
1218 N. Brents
Sherman, TX 75090

Martin Covarrubias
1218 N. Brents
Sherman, TX 75090

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

Dear Applicants,

The request for a variance and site plan approval to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District located at 1103 and 1105 North Broughton Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. Mutual access easement will need to be filed at the Grayson County Courthouse before a building permit will be issued.
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

8. Sidewalks are required along both Broughton Street and Richards Street and an ADA compliant pedestrian ramp is required on the corner of Broughton Street and Richards Street.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
10. Structures will not be permitted to encroach into any easements.

11. Water and sewer pro-rata will be due.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **10.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

213 EAST HILL STREET

The request of Roberto Meraz (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 213 East Hill Street, being 0.172 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 213 East Hill Street between Walnut and Montgomery Streets. The property is zoned a C-2 (General Commercial) District. The owner would like to rezone the property to an R-1 (One Family Residential) District for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Two-Family Residential) District
C-2 (General Commercial) District
C-1 (Retail Business) District

Origination:

Roberto Meraz (Owner)
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:

13

Objections Received:

0

Attachments

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

213 East Hill Street

NOT TO SCALE

1 in = 300 ft



Zoning - 213 East Hill Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

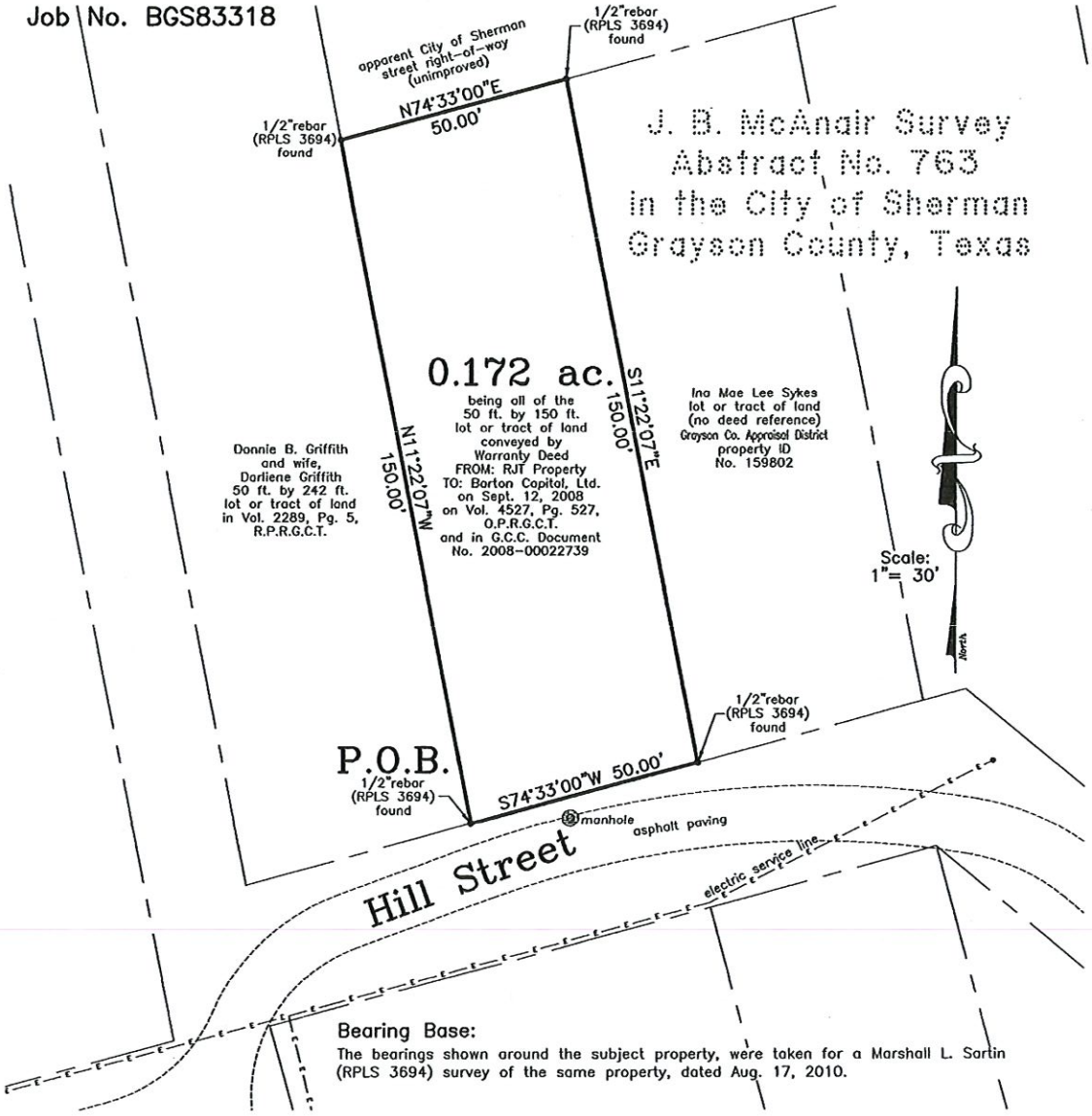
NOT TO SCALE

1 in = 152 ft

213 East Hill Street



Job No. BGS83318



Bearing Base:
The bearings shown around the subject property, were taken for a Marshall L. Sartin (RPLS 3694) survey of the same property, dated Aug. 17, 2010.

Owner: Barton Capital, LTD

Address: 213 E. Hill Street
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (boundary survey) for the Owner stated hereon, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

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

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 27, 2018

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

C:\Land Projects R2\213-E-Hill-St-Sherman\dwg\213-E-Hill.dwg 3/27/2018 10:05:25 AM CDT

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

FIELD NOTES
0.172 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being all of the 50 ft. by 150 ft. lot or tract of land conveyed by Warranty Deed, **FROM:** RJT Property, **TO**: Barton Capital, Ltd., on September 12, 2008, and recorded in Volume 4527, Page 527, Official Public Records, Grayson County, Texas, and in Grayson County Clerk's Document No. 2008-00022739, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch rebar (RPLS 3694) found in the North line of Hill Street, an "East-West" city street, at the Southwest corner of said Barton Capital tract of land, and at the Southeast corner of the Donnie B. Griffith and wife, Darliene Griffith 50 ft. by 242 ft. lot or tract of land in Vol. 2289, Pg. 5, R.P.R.G.C.T.;

THENCE North 11 deg. 22 min. 07 sec. West, with the East line of said Griffith tract of land, a distance of 150.00 ft. to a ½ inch rebar (RPLS 3694) found in said Griffith East line, and in a South line of an apparent street right-of-way of the City of Sherman (Texas), at an apparent Southwest corner of said street right-of-way, "unimproved" along here, and at the Northwest corner of said Barton Capital tract of land;

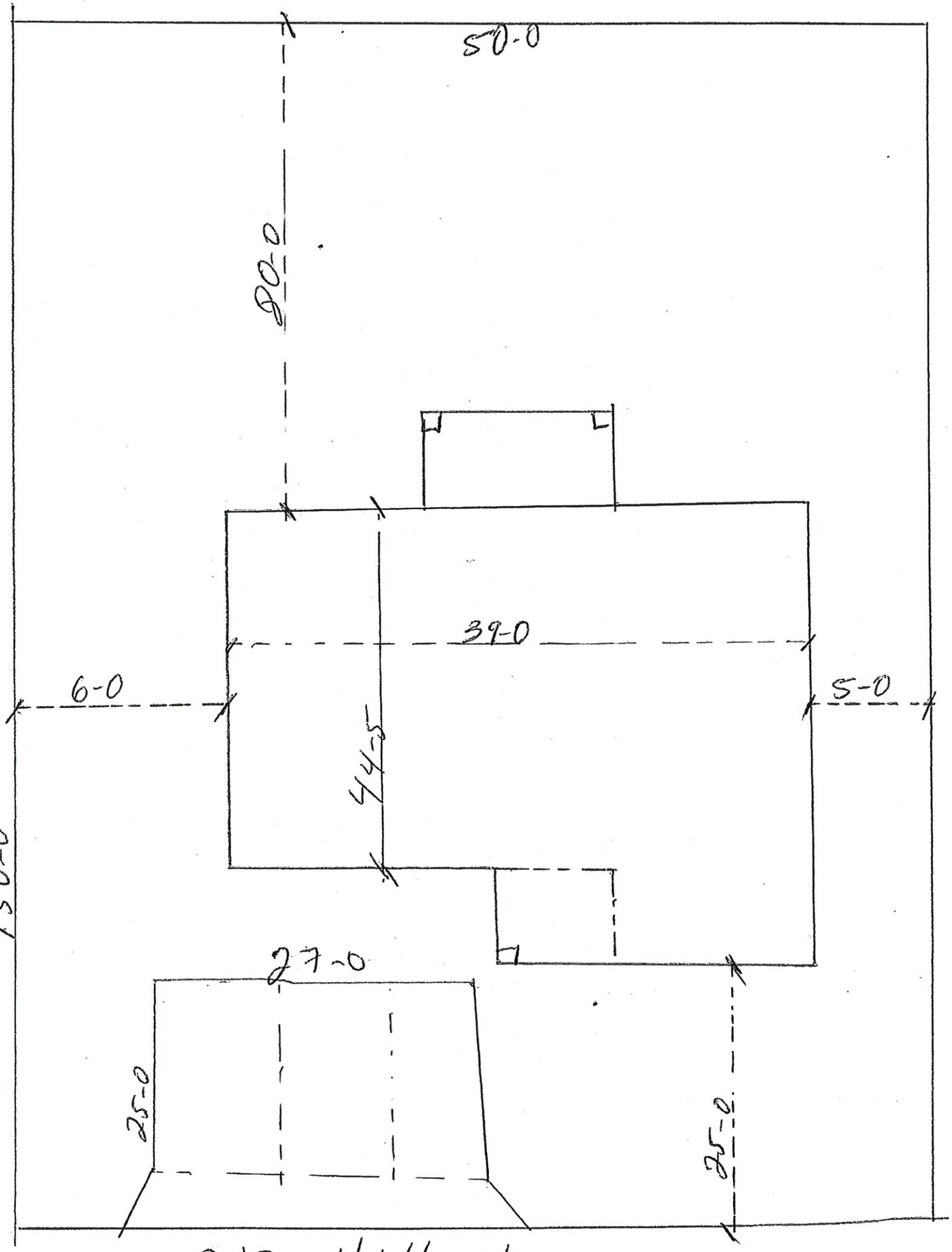
THENCE North 74 deg. 33 min. 00 sec. East, with said South line of the apparent street right-of-way, a distance of 50.00 ft. to a ½ inch rebar (RPLS 3694) found in said street line, at the Northeast corner of said Barton Capital tract of land, and at the Northwest corner of the Ina Mae Lee Sykes lot or tract of land (no deed reference);

THENCE South 11 deg. 22 min. 07 sec. East, with the West line of said Sykes tract of land, a distance of 150.00 ft. to a ½ inch rebar (RPLS 3694) found in the North line of Hill Street, at the Southeast corner of said Barton Capital tract of land, and at the Southwest corner of said Sykes tract of land;

THENCE South 74 deg. 33 min. 00 sec. West, with the North line of Hill Street, a distance of 50.00 ft. to the **PLACE OF BEGINNING** and a containing **0.172 ACRES** of land.



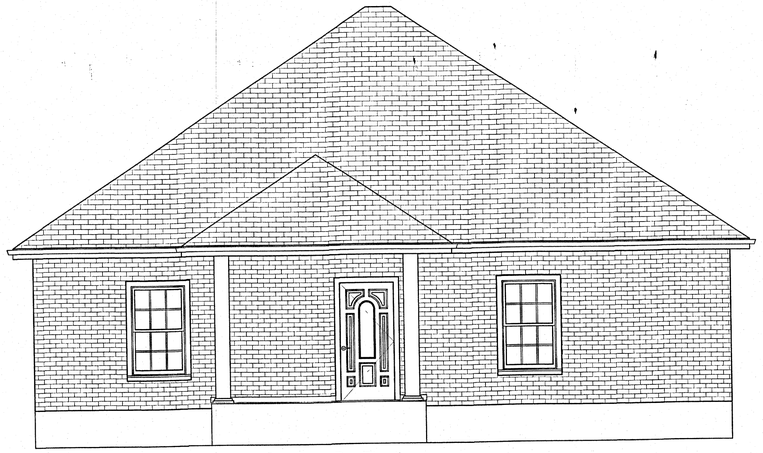
Kate A. Wagner, R.P.L.S. No. 6578
March 27, 2018


50-0
90-0
39-0
6-0
5-0
44-5
150-0
27-0
25-0
25-0
213 Hill st



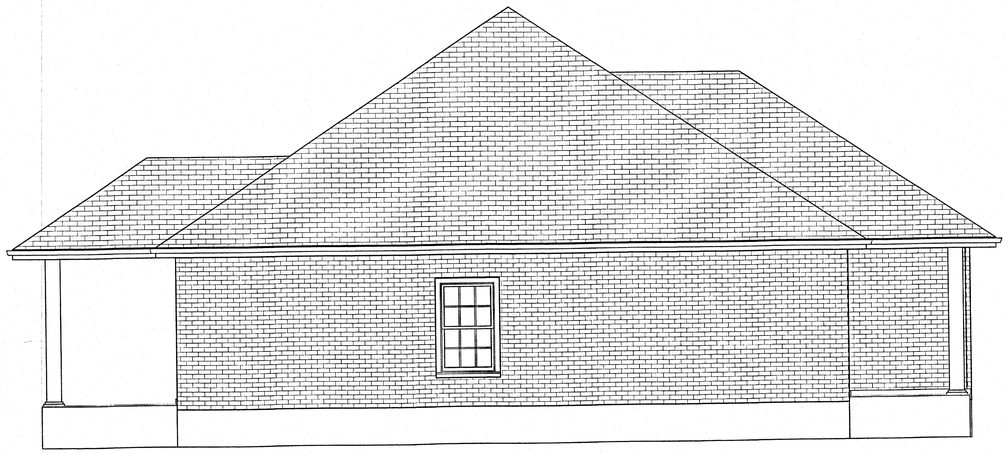
Front Elevation

Cross Section 7



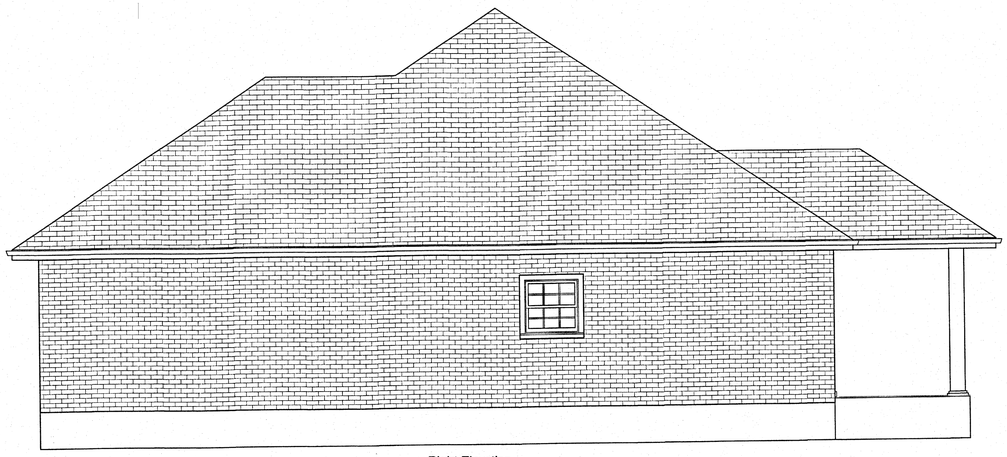
Rear Elevation

Cross Section 8



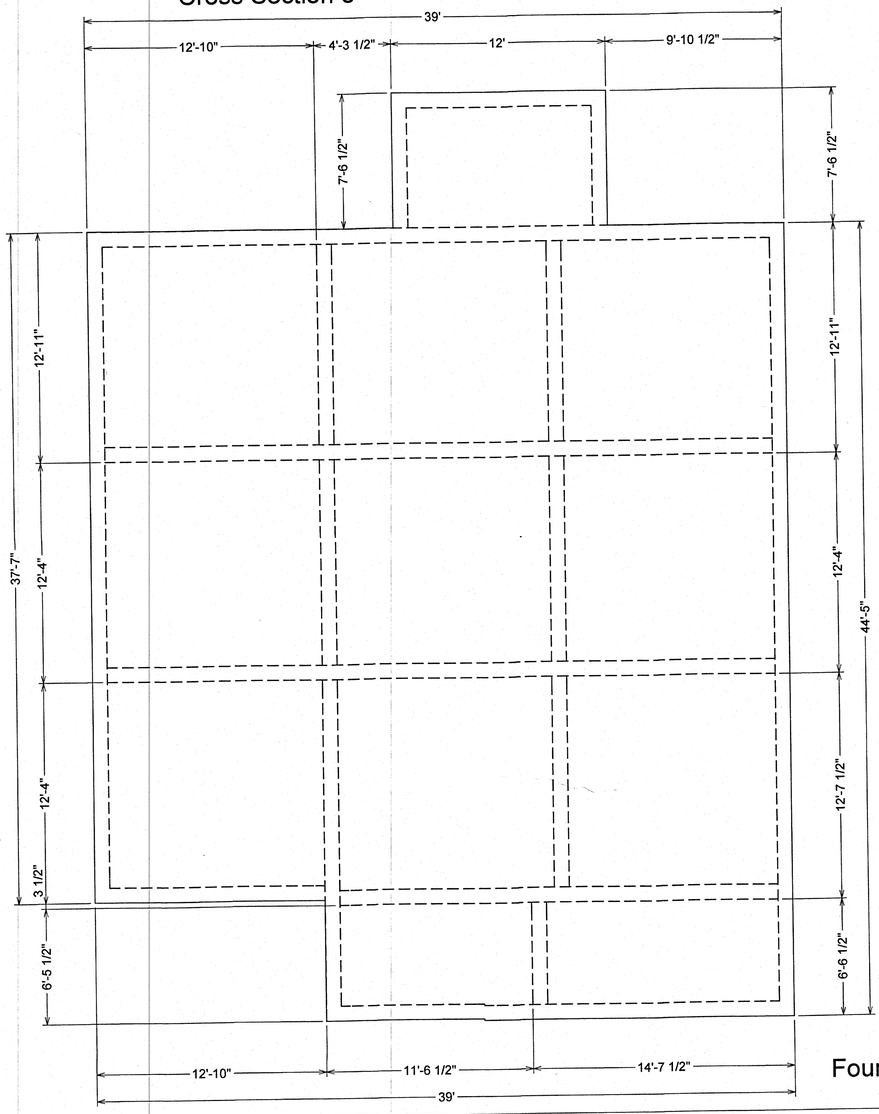
Left Elevation

Cross Section 9

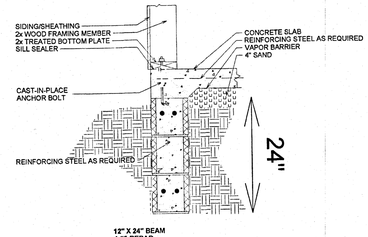


Right Elevation

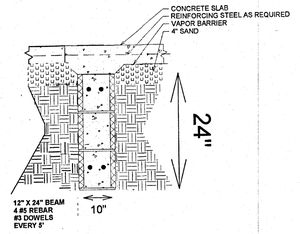
Cross Section 10



Foundation



Monolithic Slab exterior beam
(print at 1"=1')



Monolithic Slab Interior beam
(print at 1"=1')

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevations, Foundation

PROJECT DESCRIPTION: 213 Hill St
Roberto Meraz
903-821-5862

DRAWINGS PROVIDED BY:
Cupid Homes
715 S. Hwy 75
Sherman, Texas 75090
903-868-4201 -

DATE: 2/13/2018

SCALE: 1/4" = 1'

SHEET: A-0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Roberto Meraz
3264 Dripping Springs Rd.
Sherman, TX 75090

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

Lisseth Lara
1101 E. Cherry St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District located at 213 East Hill Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
8. Drive approach does not meet City standard. Coordinate with Engineering Department prior to obtaining building permit.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **11.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1331 WEST MOORE STREET

The request of Peter Obara & Paul Odwesso (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1331 West Moore Street, being 1.01 acres in the Elizabeth Jones Survey, Abstract No. 652, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for residential dwellings in the proposed Obara and Odwesso Addition in an R-1 (One-Family Residential) District:

Lot 1 – 59.39'
Lot 2 – 59.39'
Lot 3 – 59.40'

Planning and Zoning Commission

Final Plat approval of Obara and Odwesso Addition.

Background:

The property is located at 1331 West Moore Street, the northeast corner of Moore Street and Holly Avenue. The property is zoned an R-1 (One Family Residential) District. The owner is requesting to Replat the property into three lots for residential development. They are also requesting approval for an exception for three lots less than 60' wide.

Adjacent Zoning:

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

Origination:

Peter Obara & Paul Odwesso (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

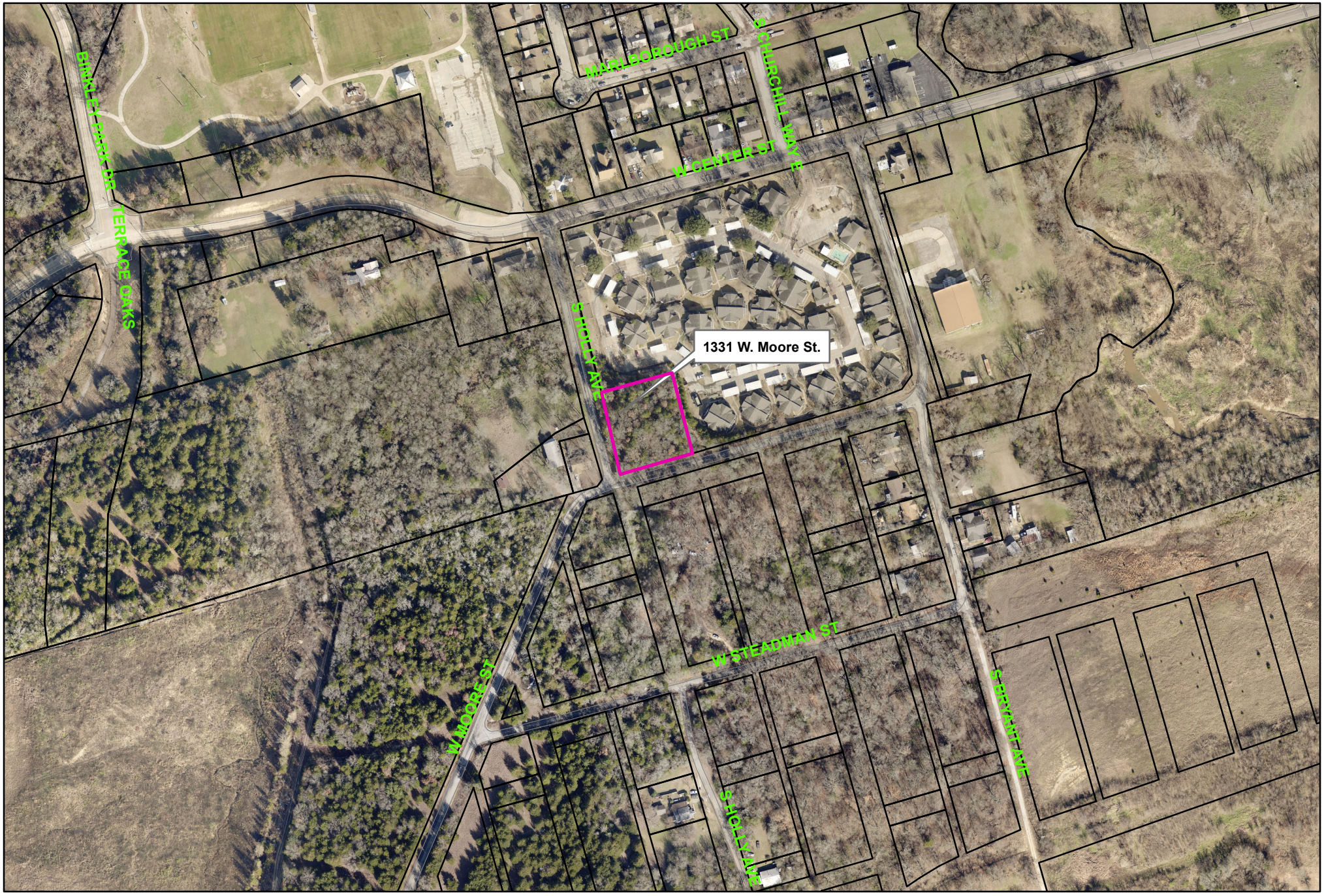
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Obara & Odwesso Addition
Staff Review Letter



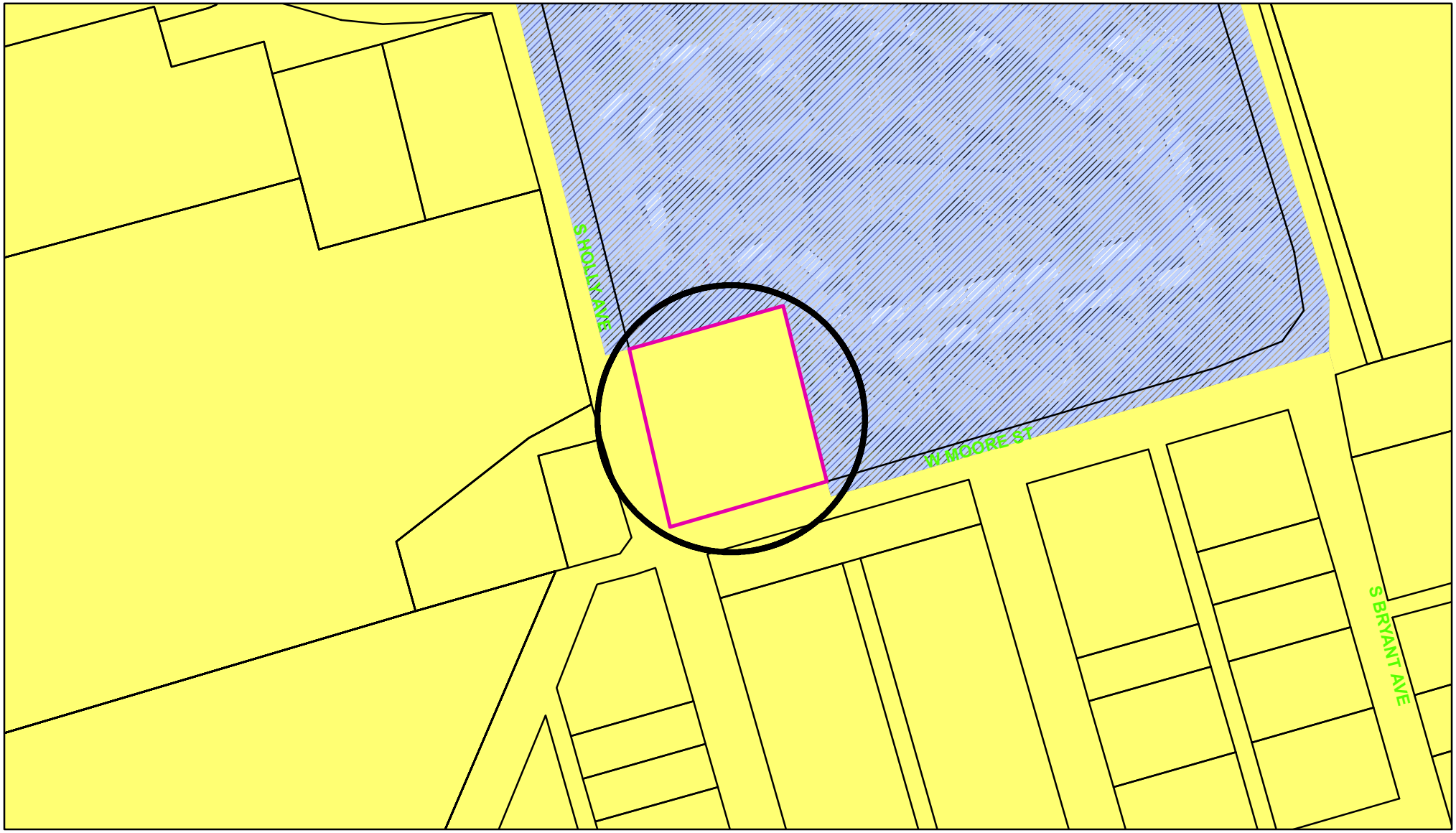
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1331 West Moore Street

NOT TO SCALE

1 in = 300 ft



Zoning - 1331 West Moore Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

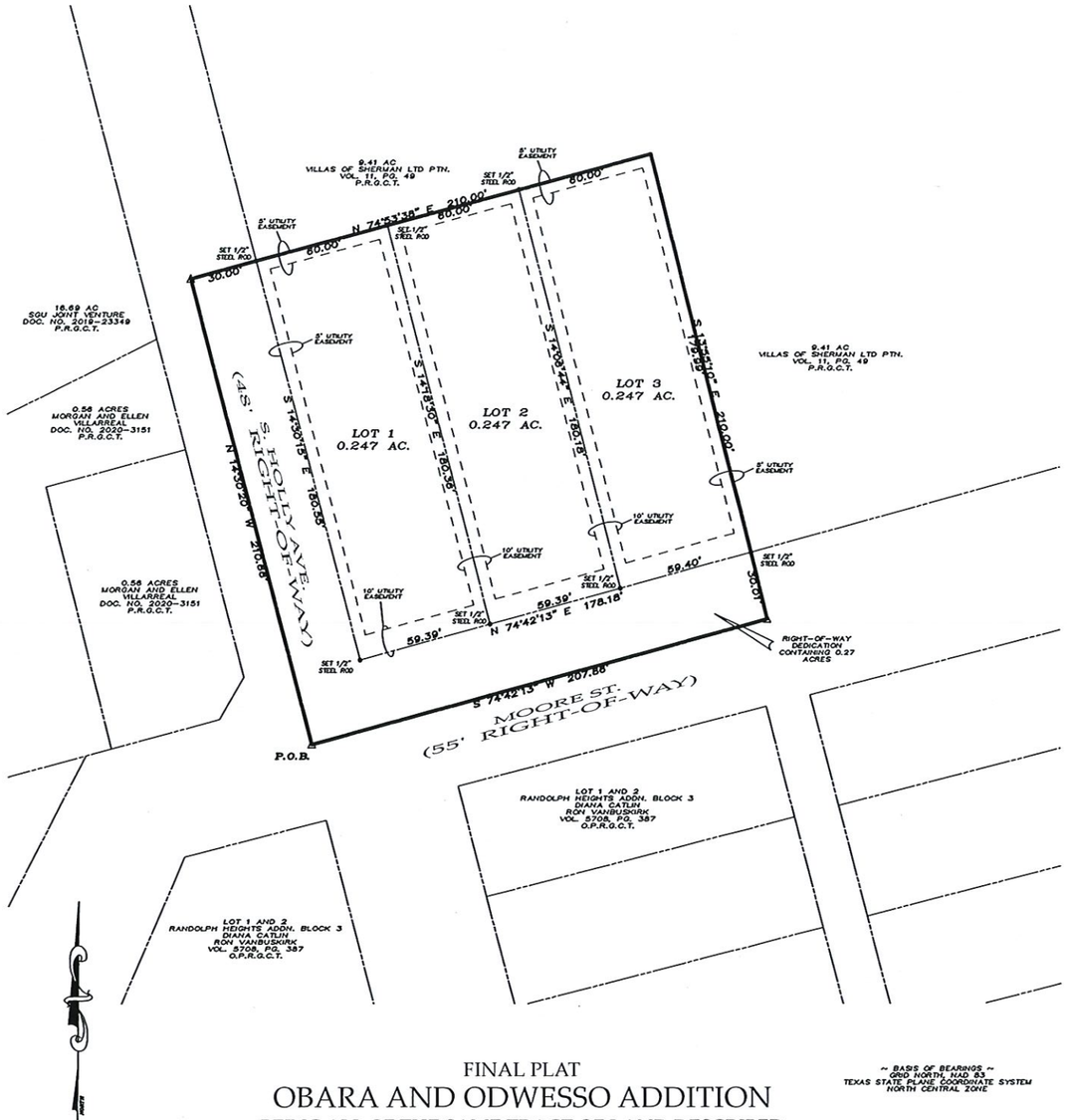
NOT TO SCALE

1 in = 152 ft

1331 West Moore Street



JOB NO. 21010002



FINAL PLAT
OBARA AND ODWESSO ADDITION

BEING ALL OF THE SAME TRACT OF LAND DESCRIBED AS A 1.009 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2020-36118 O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 1.01 ACRES

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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNERS/DEVELOPER
PETER OBARA
1931 W. MOORE STREET
SHERMAN, TEXAS

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

1-19-2021

UNDERWOOD SURVEYING
DRAFTING & SURVEYING

SHEET 1 OF 2

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

JOB NO. 21010002

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 652, and being all of the tract of land described as 1.009 acres conveyed to Peter O. Obara and Paul R. Odwesso by deed recorded in Document Number 2020-36118 Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at Set P/K nail at the intersection of Moore Street and S. Holly Avenue;

Thence North 14°30'15" West with the center of said S. Holly Avenue a distance of 210.88 feet to set P/K nail;

Thence North 74°53'38" East with the most westerly south line of a 9.41 acre tract of land conveyed to Villas of Sherman LTD PTN, Recorded in Volume 11, page 49, Plat Records, Grayson County, Texas a distance of 210.00 feet to a found ½" steel rod;

Thence South 13°55'10" East with the most southerly west line of said 9.41 acre tract of land a distance of 210.00 feet to a set P/K Nail in the center of said Moore Street;

Thence South 74°42'13" West with the center of said Moore Street a distance of 207.88 feet to the Point of Beginning and containing 1.01 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2021, 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

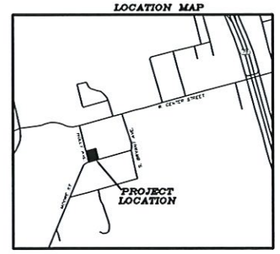
_____ Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

_____ Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of_____,2021.

_____ PETER OBARA

_____ PAUL ODWESSO

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 PETER OBARA 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_____, 2021.

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

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 PAUL ODWESSO 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_____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OBARA AND ODWESSO ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2021, 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 _____,2021.

_____ Clerk, City of Sherman, Texas

FINAL PLAT
OBARA AND ODWESSO ADDITION
BEING ALL OF THE SAME TRACT OF LAND DESCRIBED AS A 1.009 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2020-36118 O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 1.01 ACRES

OWNERS/DEVELOPER
PETER OBARA
1931 W. MOORE STREET
SHERMAN, TEXAS

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

1-19-2021

UNDERWOOD SURVEYING
DRAFTING & SURVEYING

SHEET 2 OF 2

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Peter Obara
1331 W. Moore St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Obara and Odwesso Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the pavement for streets shall be shown on the plat.
3. Remove direction from Holly Avenue.
4. Show a minimum of three (3) found monuments on plat.
5. Metes and bounds do not match. Correct appropriately.
6. Graphically show found steel rod on Northeast corner of proposed Lot 3.
7. Dedicate a 15' Utility Easement along Holly Avenue
8. Dedicate 10' Utility Easements along Moore Street frontage.
9. Remove Utility Easements from between lots, along North addition boundary line, and East addition boundary line.
10. Dedicate 15' corner clip on Southwest corner of proposed Lot 1.
11. Add zip code to ownership block and surveyor block.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
14. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **12.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3100 NORTH U.S. HIGHWAY 75

The request of Victron Stores LP (Owners), Kofi Addo, Bowman Consulting (Representative) and Merriman Anderson (Architect) concerning the property located at 3100 North U.S. Highway 75, being Lot 1, K Seven Corner, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 3100 North U.S. Highway 75; the northwest corner of Highways 75 & 82, currently a convenience store and fueling station. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.
Background on the property:

- September, 1984 - Zone change to C-2 (General Commercial) District
- June 8, 1999 - Exception to allow overhead doors facing the highway and to substitute the 5' required landscaped buffer with planting and maintaining the right-of-way.
- July 16, 2013 - Exception and variance to allow an additional freestanding sign with a 25' setback in lieu fo the 75' required.

The owner would like to demolish the existing convenience store and fueling station to build a 2,282 square foot carwash with vacuum stations.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Victron Stores LP (Owners)
Kofi Addo, Bowman Consulting (Representative)
Merriman Anderson (Architect)

Master Plan Designation:

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

Number of notices mailed:

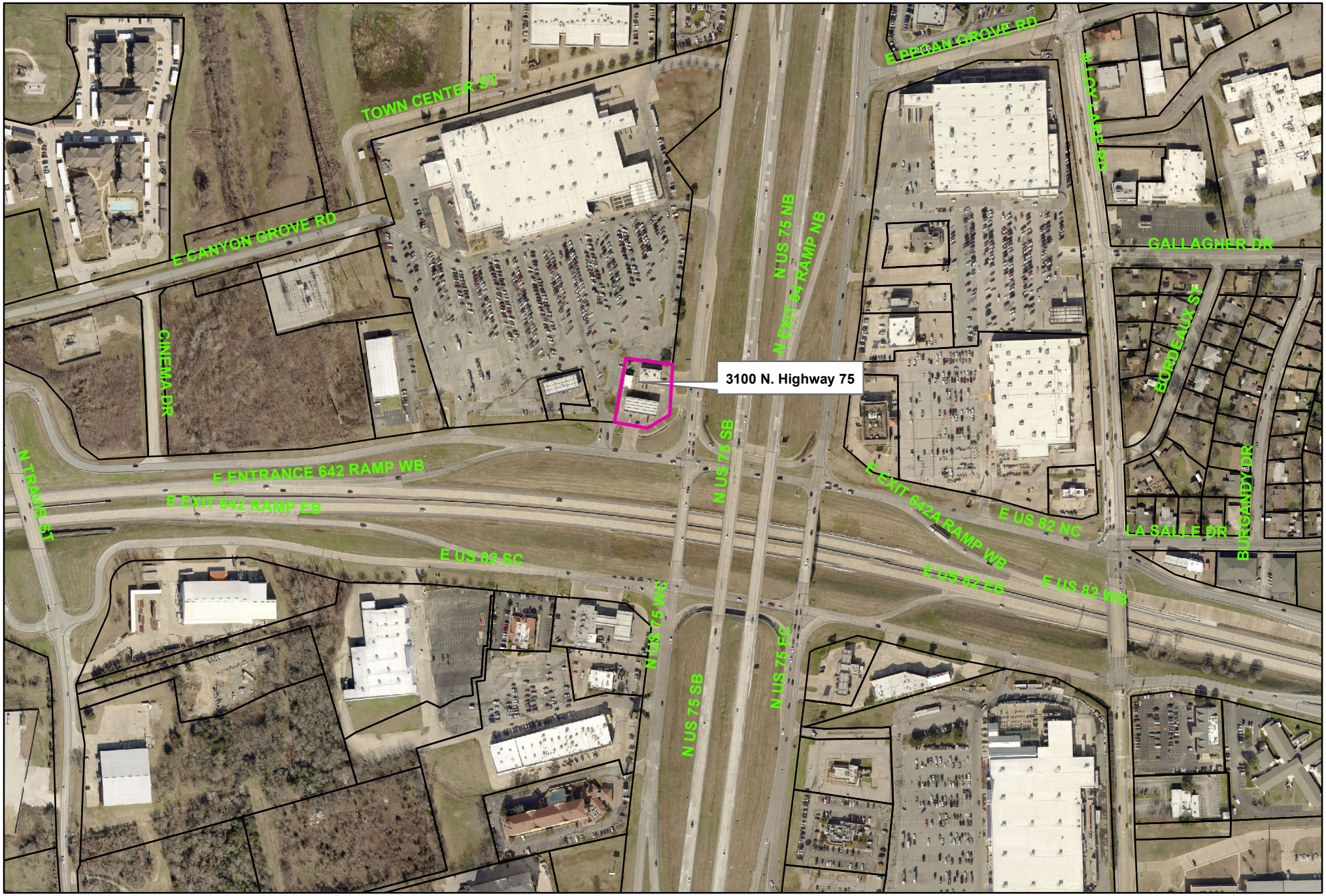
2

Objections Received:

0

Attachments

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



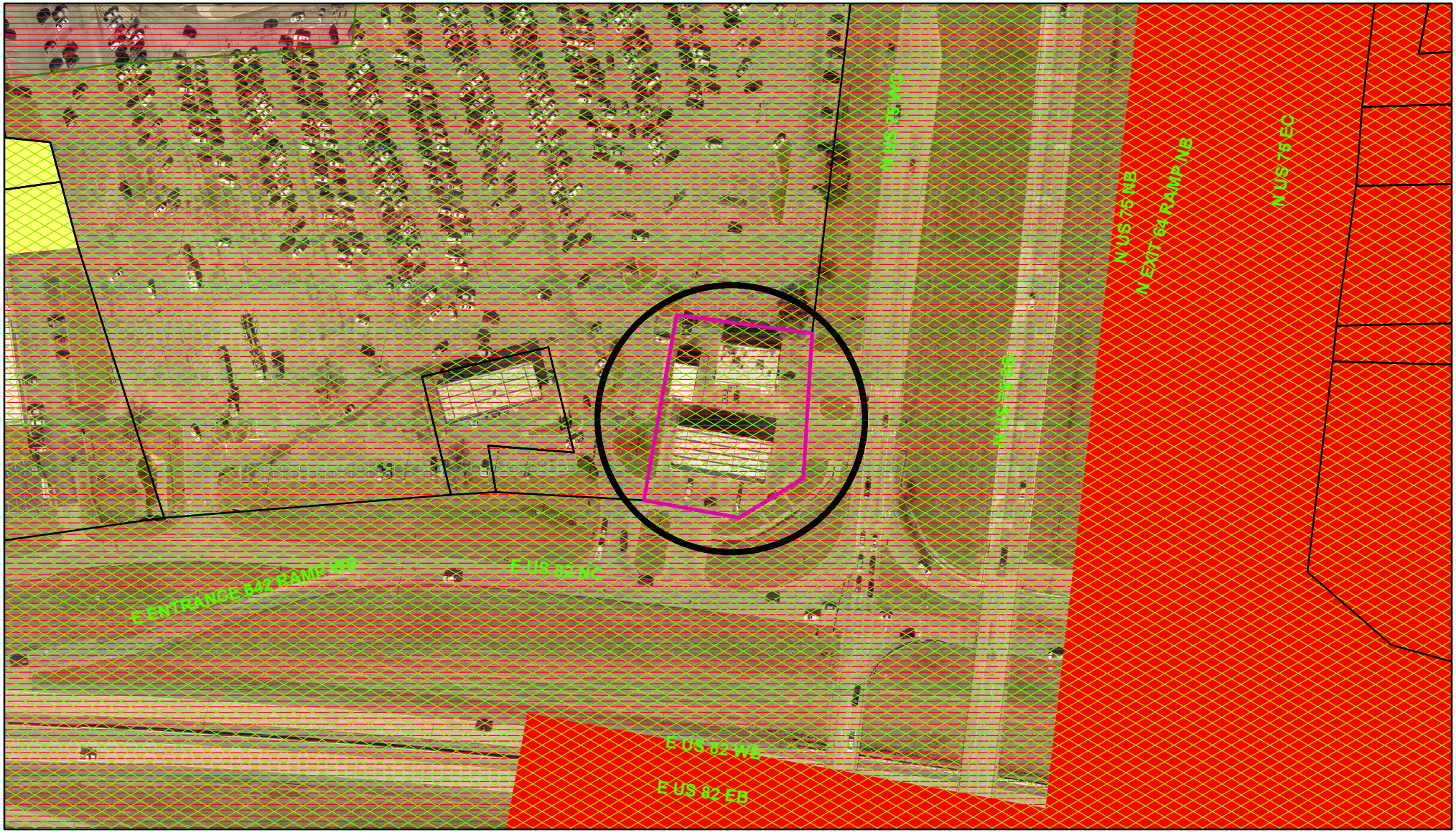
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3100 North U.S. Highway 75

NOT TO SCALE

1 in = 400 ft



Zoning - 3100 North U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

3100 North U.S. Highway 75





Bowman
CONSULTING

Dallas Office
8201 Preston Rd., Suite 700B
Dallas, TX 75225
(972) 497-2992
www.bowmanconsulting.com

January 21, 2021
Project # 070393-01-001

City of Sherman
Rob Rae
Director of Development Services
220 W. Mulberry
Sherman, TX 75090

RE: Victron Car Wash – 3100 N. Hwy 75, Sherman, TX 75090
Project Narrative

Dear Mr. Rae:

Victron Stores, L.P. is proposing to develop a new car wash at 3110 N. Hwy 75, Sherman, TX 75090. This project consists of a new 2,282± SF car wash building, along with associated parking, vacuum stations, landscaping, and utilities. The site is zoned C-2 General Commercial and currently has a convenience store with a fueling station and car wash facility that will be demolished.

The intent of this letter is to request a specific use permit for the car wash. The developer is committed to a development that upholds high quality and innovative site designs compatible with the surrounding business community. The project will provide employment opportunities as well as a source of tax revenue for the City of Sherman.

We appreciate your consideration for this specific use application. Should you have any questions or concerns, please do not hesitate to contact me at (972) 497-2992 or kaddo@bowmanconsulting.com

Sincerely,

Kofi Addo
Team Lead
Bowman Consulting
kaddo@bowmanconsulting.com

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT K – SEVEN CORP., Dennis Koop, President being the sole owner of the hereinabove described property hereby adopt this plat designating said property as K – SEVEN CORNER an addition to the City of Sherman, Texas, and does 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 any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, 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 12 day of November, 1993.

K – SEVEN CORP.
Dennis Koop, President

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of November 1993.

Judy M. Horton
Notary Public in and for the
State of Texas

Commission Expires: 10/4/97

JUDY M. HORTON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 10-4-97

KNOW ALL MEN BY THESE PRESENTS,

THAT I, Douglas W. Underwood, 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 11/1/93
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of November 1993.

Judy M. Horton
Notary Public in and for the
State of Texas

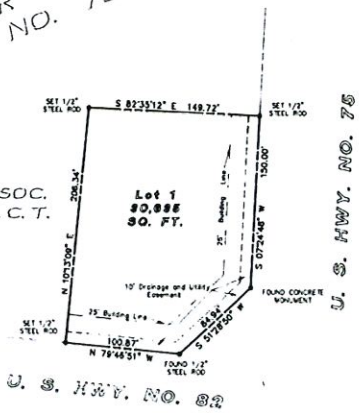
Commission Expires 10/4/97

JUDY M. HORTON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 10-4-97

11464

J. B. McANAIR SURVEY
ABSTRACT NO. 763

FIRST TEXAS SAVINGS ASSOC.
VOL. 1865, PG. 810, D.R.G.C.T.



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

Field Notes

Situated in the County of Grayson, State of Texas being a part of the J. B. McAnair Survey, Abstract No. 763, also being a part of a 12.339 acre tract of land described in Substitute Trustee's Deed recorded in Volume 1865, Page 810, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in place at the most southerly southeast corner of said 12.339 acre tract, said steel rod also being at an angle point in the north right-of-way line of U. S. Highway No. 82;

Thence North 78°46'51" West with said north right-of-way line a distance of 100.87 feet to a set 1/2" steel rod;

Thence North 10°13'09" East a distance of 208.34 feet to a set 1/2" steel rod;

Thence South 82°35'12" East a distance of 149.72 to 1/2" steel rod set in the west right-of-way line of U. S. Highway No. 75;

Thence South 07°24'48" West with said west right-of-way line a distance of 150.00 feet to a found concrete monument;

Thence South 51°38'30" West a distance of 84.84 feet to the Point-of-Beginning and containing 30835 square feet.

Approved this 4th day of September 1993 by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary By RS

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas Date 3/9/94

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, K – SEVEN CORNER, addition to the City of Sherman, Texas, was submitted to the City Council on the 14 day of Dec, 1993 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 9 day of March 1994

City Clerk, City of Sherman, Texas

K – SEVEN CORNER

to the City of Sherman, Texas
a 0.703 Acre Addition
in the
J. B. McAnair Survey, Abstract No. 763
City of Sherman, Grayson County, Texas

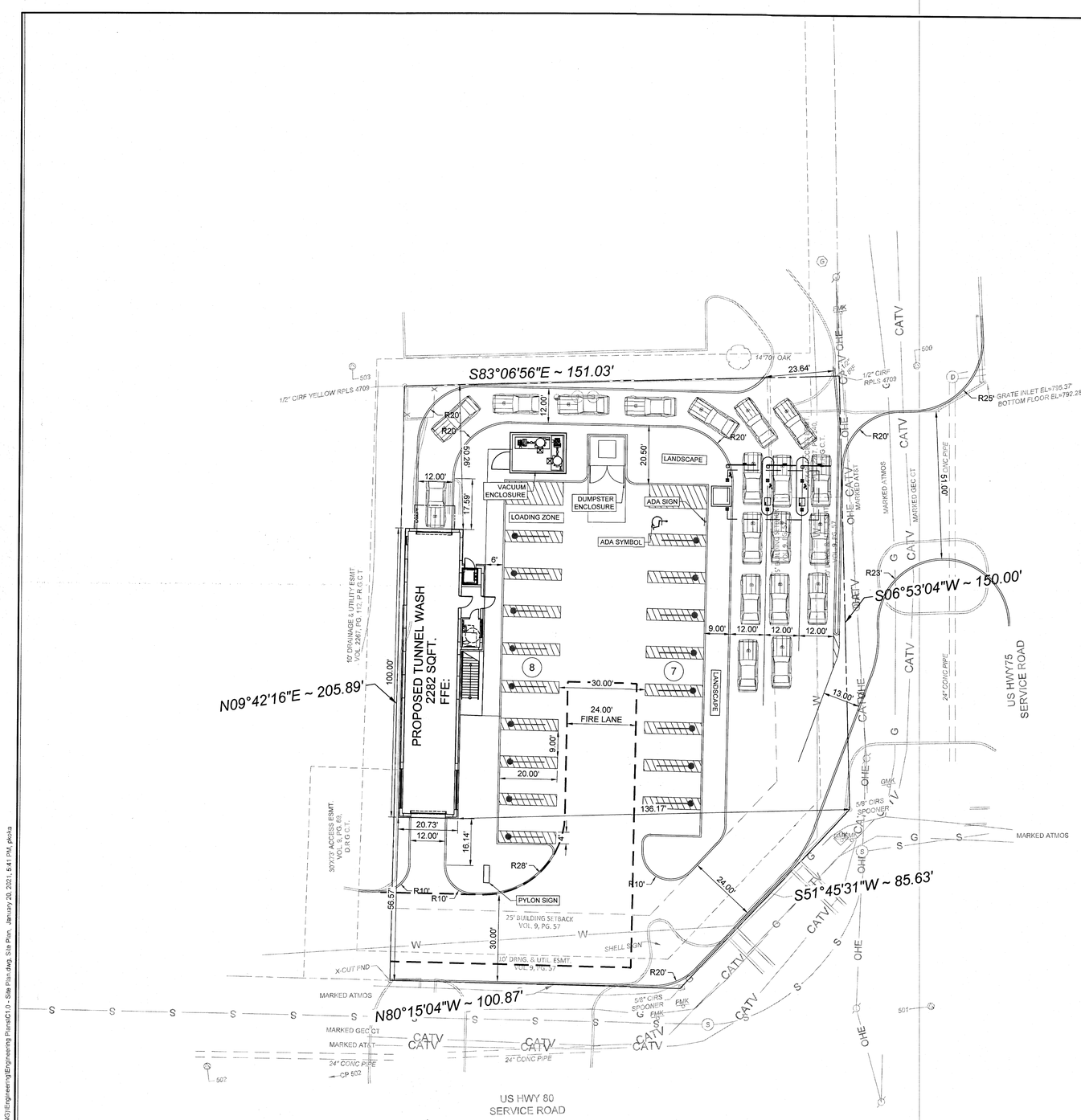
Owner
K – SEVEN CORP.

003R49

FILED FOR RECORD
at 9:30 o'clock A.M. on the 10th day of March A.D. 1994
duly recorded in Vol. 2 Page 52
of the Plat Records of Grayson County, Texas
BARA J. MCKAGEN
County Clerk, Grayson County, Texas
By Deputy

UNDERWOOD

City of Sherman



PROPOSED LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT (1)

EXISTING LEGEND

- CONTROL POINT
- TEMPORARY BENCHMARK
- PROPERTY CORNER MARKER FOUND - AS NOTED
- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC METER
- TELEPHONE MARKER
- FIBER OPTIC MARKER
- FIBER OPTIC PULL BOX
- GAS MARKER
- GAS METER
- GAS TEST STATION
- TREE (AS DESCRIBED)
- WATER METER
- BOLLARD POST
- MONITORING WELL
- OHE — OVERHEAD ELEC.
- FO — U.G. FIBER OPTIC
- NG — U.G. GAS
- W — U.G. WATER
- SS — U.G. SAN. SEWER
- SAN. SEWER MANHOLE
- SAN. SEWER CLEANOUT
- SD — U.G. STORM SEWER
- STORM DRAIN MANHOLE
- WOOD FENCE
- X 555.55 — SPOT ELEVATION
- EC 555.55 — EDGE OF CONCRETE ELEVATION
- GT 555.55 — GUTTER ELEVATION
- TC 555.55 — TOP OF CURB ELEVATION
- INVERT REFERENCE
- CANOPY - COVERED AREA
- SUBJECT PROPERTY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- FIRELINE PAINT MARKS

20 0 20 40

SCALE: 1 INCH = 20 FT

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	C-2 (GENERAL COMMERCIAL)
CURRENT LOCAL JURISDICTION:	CITY OF SHERMAN
FLOOD ZONE CLASSIFICATION; FEMA PANEL:	ZONE 'X' 48181C0290F (09/29/2010)
SITE AREA TOTAL:	30,825 SF (0.703 AC)
PROPOSED	
IMPERVIOUS AREA:	24,844 SF (0.566 AC)
PERVIOUS AREA OPEN SPACE:	5,981 SF (0.137 AC)

PARKING DATA

REQUIRED SPACES:	3/ WASH LANE	
SPACES PROVIDED:	15	VACUUM SPACES
	1	ADA
	17	TOTAL

BOWMAN CONSULTING
TBPE Firm Registration No. F-14309
© Bowman Consulting Group, Ltd.
8201 Preston Road
Suite 700B
Dallas, Texas 75225
Phone: (972) 497-2992
Fax: (512) 327-4062
www.bowmanconsulting.com

REVISIONS		
REVISION	DESCRIPTION	DATE

SITE PLAN

VICTRON CARWASH
3100 N. HWY 75,
SHERMAN, TX 75090

Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DESIGN	DRAWN	CHKD
PK	PK	KAN

JOB No. 150032-01-007

SUP-1

V:\070309 - Sherman Carwash N Hwy 75 Sherman TX\070309-01-001 (ENG)\Engineering\Engineering Plans\C1.0 - Site Plan.dwg, Site Plan, January 20, 2021, 5:41 PM, pkoka

WASHMASTERS | SHERMAN

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.



WASHMASTERS | SHERMAN

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.



WEST



NORTH

WASHMASTERS | SHERMAN

Victron ENERGY, INC.

Wash Masters CAR WASH

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.

0 NTS

maa merriman anderson architects

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Victron Stores, LP
PO Box 2599
Waxahachie, TX 75168

Bowman Consulting
Kofi Addo
8201 Preston Rd., Ste. 700B
Dallas, TX 75225

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 3100 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. The parking ratio shall be; Carwash - 3 spaces per wash lane; parking at the vacuum stations does not count as required parking.
5. The maximum height of the building shall not exceed 35'.
6. Location of trash dumpster shall be located in main building area.
7. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

11. Proposed drive approaches do not meet standard. Coordinate with Engineering Department prior to obtaining building permit.
12. Verify fire requirements and code compliance with Fire Marshal.
13. Minimum 24' wide access to Hwy. 75 Service Road required.
14. Additional Fire Lane required.
15. Verify existing privately owned and maintained detention is adequate for proposed use. Upgrades to existing detention or addition of detention may be required if existing is not adequate for proposed use.
16. The location of trash receptors must be approved by the Public Works Department.
17. Highway reference on south of property is incorrect.
18. Final site plans, utility, drainage, and grading plan shall be provided to and approved by the City Engineering Department. Coordinate with Engineering Department for submittal requirements.
19. All aspects of Stormwater Ordinance shall be followed.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **13.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

323, 325, 329, 331 & 333 WEST JONES STREET

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 323, 325, 329, 331 and 333 West Jones Street, being all of Lots 14 & 16 and the West 2' of Lot 12 of A R Loving's Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow 50' lot widths on Lots 12R and 14R in lieu of the required 60' lot widths for Two-Family Dwellings (Duplexes) and Section 6.5, Subsection (1) to allow a 44' lot width on Lot 16R in the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District:

Planning and Zoning Commission

Replat approval of Lots 14, 16 & the W/2 of 12, A. R. Loving's Addition

Background:

The property is located at 323, 325, 329, 331 and 333 West Jones Street; the northeast corner of Rusk and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The owner would like to Replat the property into three lots for commercial and residential development. They are also requesting an exception to allow two of the lots less than 60' and one lot less than 50'.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Thomas L. Shields (Owner)
Paul Terrell (Representative)
NBS Drafting and Design (Draftsman)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
A. R. Loving's Addition Replat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

323, 325, 329, 331 & 333 West Jones Street

NOT TO SCALE

1 in = 120 ft



Zoning - 323, 325, 329, 331 & 333 West Jones Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

323, 325, 329, 331 & 333 West Jones Street





Jones Street Duplexes

We are proposing to construct two duplexes on vacant lots, located at the current addresses of 327-323 W. Jones Street. Each duplex will have approximately 2,520 SF of total living area, with each single unit being 1,260 SF. The single units will be 3-bedroom, 2 baths, and have a single car garage. There will also be two additional parking spaces located in front of each single unit, for a total of 3 parking spaces per unit. The duplex homes will have hardi-board siding across the front, sides and back w/ cedar columns supporting the front porch overhang. There will also be a stone veneer wainscot across the front of the homes. They will have an engineered foundation, quartz counter tops, finished wood cabinetry, ceiling fans in the living area and all bedrooms, high-ceilings, recessed lighting and an open concept. The floors will be vinyl plank in all common areas, and restrooms. The bedrooms will have carpet. The property will be finished with landscaping as required by City, and a wood privacy fence allocating a back-yard area for each individual unit. We will replace and extend the side walk across the front of the property. Trash cans will be able to be stored behind the house, for trash pick up in the back alley.

To move forward with this project, we are requesting the following changes:

Proposed Changes

1. We request the re-plat of the existing 4 lots, into 3 similar sized lots per the attached survey, and site plan.

2. We request an exception to the requirement that residential building lots must be 60’ feet in width, as the maximum we are able to obtain for 2 building lots in this previously platted neighborhood is a 50’ foot width.

3. We request a Specific Use Permit for the 2 building lots, from the existing zoning of C-2 (General Commercial District), in order to construct the 2 duplexes. We know that that “One-to Four-Family Occupancies” are permitted here in the Central Business District. However, per City Building Ordinance (Sec. 7-6a), it states that “Residential Occupancies shall not be allowed in the first half, of the first floor of any building facing a front street.” This is the reason we are requesting the Specific Use Permit for construction of the 2 duplexes. We believe this to be a suitable use, as Jones Street is a primarily a residential street, and directly across the street from our lots (south side of Jones), is currently zoned as R-2.



N

W E

S

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

0 30 60

SCALE ~ 1" = 30'

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved.

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
402 W. LAMAR ST.
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being all of Lots 14 & 16 and the W/2 of Lot 12, of the A. R. Loving's Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 27, Page 117, Deed Records, Grayson County, Texas being the same Lots conveyed to Tom L. Shields by deed of record in Volume 4312, Page 894, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the north line of W. Jones Street and the east line of S. Rusk Street being the southwest corner of said Lot 16;*

Thence ***North 15°31'01" West****, along the east line of said S. Rusk Street and the west line of said Lot 16, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 16 in the south line of a 12' alley;*

Thence ***North 75°41'52" East****, along the north line of said Lots 16, 14, & 12 and the south line of said 12' alley, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said Lot 12 for the northeast corner of the herein described tract;*

Thence ***South 15°31'01" East****, over and across said Lot 12, a distance of* ***144.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 in the north line of said W. Jones Street maintaining the southwest corner of said Tom Shields Tract;*

Thence ***South 75°41'52" West****, along the north line of said W. Jones Street, a distance of* ***144.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.476 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

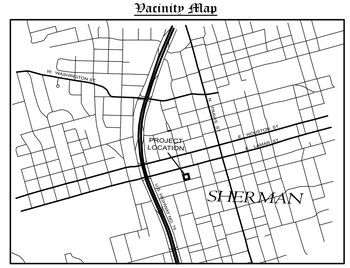
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this Replat is to adjust Lots 14, 16 & W/2 12 into 3 usable tracts.

Vicinity Map



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

We, TOM L. SHIELDS, Owner and Developer of the Replat of LOTS 14, 16 & the W/2 of 12, of the A.R. LOVING'S ADDITION, an addition to the City of Sherman, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Replat of LOTS 14, 16 & the W/2 of 12, A.R. LOVING'S ADDITION, an addition to the City of Sherman have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of_____, 2021.

TOM SHIELDS
PARTNER

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 TOM SHIELDS, known to me to be the persons whose names are 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_____, 2021.

Notary Public in and for
the State of Texas

Acceptance of Dedication

Approved this____day of_____,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
402 W. LAMAR ST.
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Tom Shields
402 W. Lamar St.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lots 14, 16, & the W/2 of 12, A.R. Loving's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Sidewalks are required along both Rusk Street and Jones Street and an ADA compliant pedestrian ramp is required on the corner of Rusk Street and Jones Street.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. The width of the pavement for streets shall be shown on the plat.
4. Remove direction from Rusk Street and Jones Street on both drawing and from metes and bounds description.
5. Dedicate a 15' corner clip on Lot 16R.
6. Dedicate 10' Utility Easement along all street frontage.
7. Show a minimum of 3 found monuments.
8. Add zip code to ownership block and surveyor block.
9. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font.
10. The City of Sherman does not maintain alleys.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
13. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

323, 325, 329 & 331 WEST JONES STREET

The request of Thomas L. Shields (Owner), Paul Terrell (Representative), NBS Drafting and Design (Draftsman) and Copley Land Surveying (Surveyor) concerning the properties at 323, 325, 329 and 331 West Jones Street, being all of Lots 14 & 16 and the West 2' of Lot 12 of A R Loving's Addition, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 323, 325, 329 and 331 West Jones Street; the northeast corner of Rusk and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The owner would like to Replat four lots into three lots for commercial and residential development and build duplexes on two of the lots. Each duplex will be approximately 1,260 square foot, three-bedrooms, two-baths per unit, with a single car garage and two parking spaces located in front of each unit.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Thomas L. Shields (Owner)
Paul Terrell (Representative)
NBS Drafting and Design (Draftsman)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

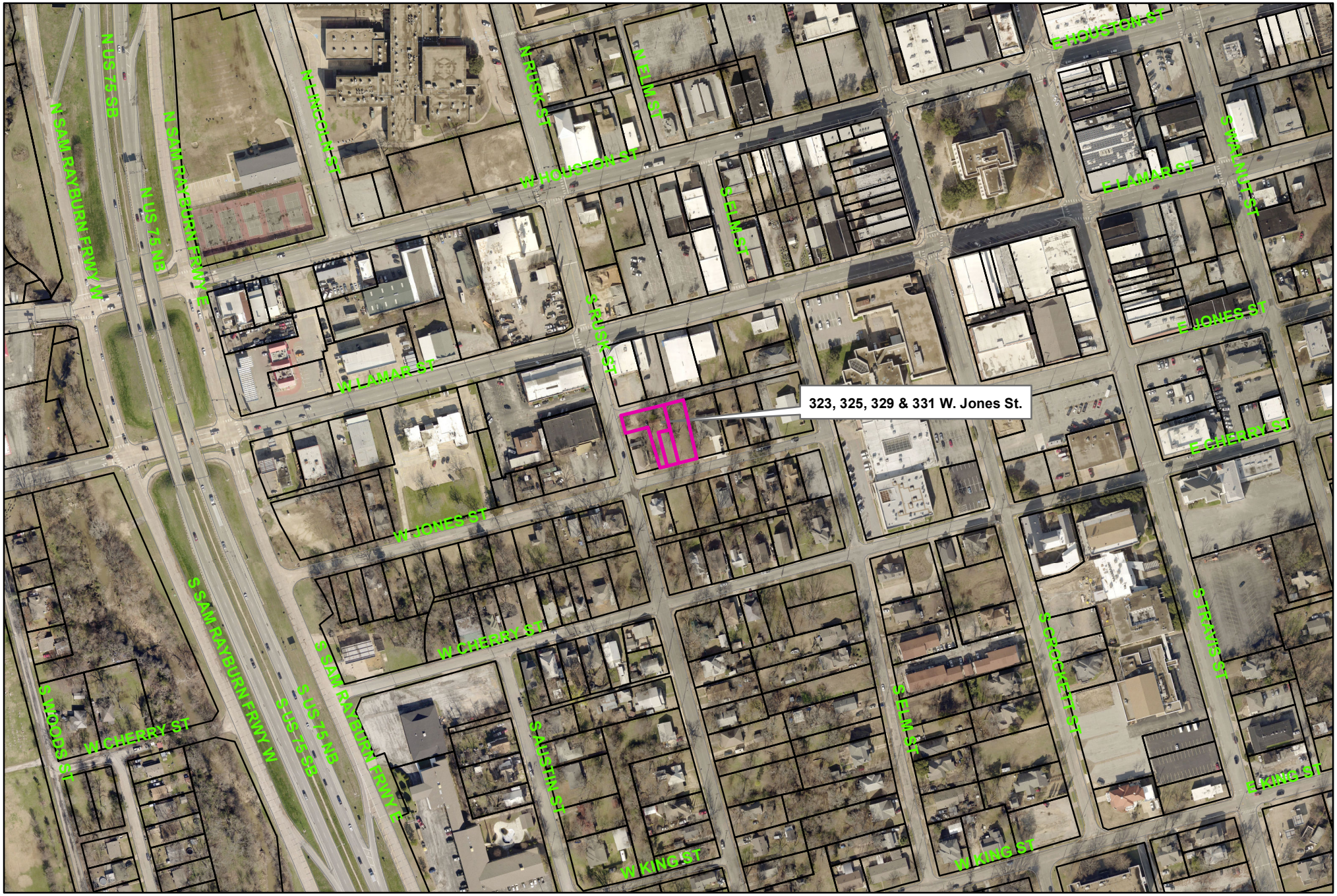
23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
A. R. Loving's Addition Replat
Duplex Lots
Site Plan
Building Elevations
Example of Similar Duplexes
Houses on Jones Street
Staff Review Letter



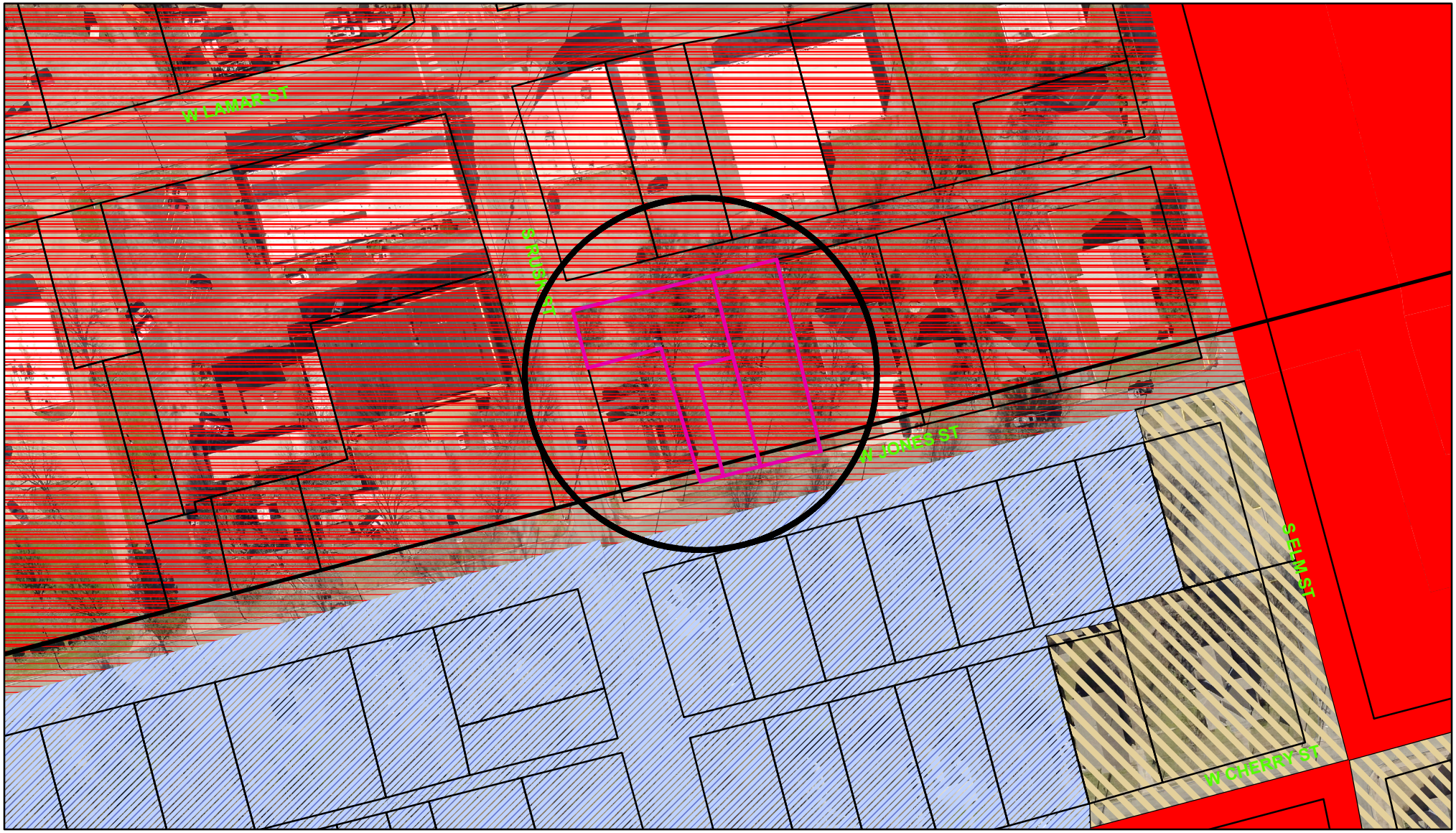
323, 325, 329 & 331 West Jones Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



Zoning - 323, 325, 329 & 331 West Jones Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

323, 325, 329 & 331 West Jones Street



Jones Street Duplexes

We are proposing to construct two duplexes on vacant lots, located at the current addresses of 327-323 W. Jones Street. Each duplex will have approximately 2,520 SF of total living area, with each single unit being 1,260 SF. The single units will be 3-bedroom, 2 baths, and have a single car garage. There will also be two additional parking spaces located in front of each single unit, for a total of 3 parking spaces per unit. The duplex homes will have hardi-board siding across the front, sides and back w/ cedar columns supporting the front porch overhang. There will also be a stone veneer wainscot across the front of the homes. They will have an engineered foundation, quartz counter tops, finished wood cabinetry, ceiling fans in the living area and all bedrooms, high-ceilings, recessed lighting and an open concept. The floors will be vinyl plank in all common areas, and restrooms. The bedrooms will have carpet. The property will be finished with landscaping as required by City, and a wood privacy fence allocating a back-yard area for each individual unit. We will replace and extend the side walk across the front of the property. Trash cans will be able to be stored behind the house, for trash pick up in the back alley.

To move forward with this project, we are requesting the following changes:

Proposed Changes

1. We request the re-plat of the existing 4 lots, into 3 similar sized lots per the attached survey, and site plan.

2. We request an exception to the requirement that residential building lots must be 60’ feet in width, as the maximum we are able to obtain for 2 building lots in this previously platted neighborhood is a 50’ foot width.

3. We request a Specific Use Permit for the 2 building lots, from the existing zoning of C-2 (General Commercial District), in order to construct the 2 duplexes. We know that that “One-to Four-Family Occupancies” are permitted here in the Central Business District. However, per City Building Ordinance (Sec. 7-6a), it states that “Residential Occupancies shall not be allowed in the first half, of the first floor of any building facing a front street.” This is the reason we are requesting the Specific Use Permit for construction of the 2 duplexes. We believe this to be a suitable use, as Jones Street is a primarily a residential street, and directly across the street from our lots (south side of Jones), is currently zoned as R-2.



N

W E

S

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

0 30 60

SCALE ~ 1" = 30'

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved.

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
402 W. LAMAR ST.
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being all of Lots 14 & 16 and the W/2 of Lot 12, of the A. R. Loving's Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 27, Page 117, Deed Records, Grayson County, Texas being the same Lots conveyed to Tom L. Shields by deed of record in Volume 4312, Page 894, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the north line of W. Jones Street and the east line of S. Rusk Street being the southwest corner of said Lot 16;*

Thence ***North 15°31'01" West****, along the east line of said S. Rusk Street and the west line of said Lot 16, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 16 in the south line of a 12' alley;*

Thence ***North 75°41'52" East****, along the north line of said Lots 16, 14, & 12 and the south line of said 12' alley, a distance of* ***144.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the north line of said Lot 12 for the northeast corner of the herein described tract;*

Thence ***South 15°31'01" East****, over and across said Lot 12, a distance of* ***144.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 in the north line of said W. Jones Street maintaining the southwest corner of said Tom Shields Tract;*

Thence ***South 75°41'52" West****, along the north line of said W. Jones Street, a distance of* ***144.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.476 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

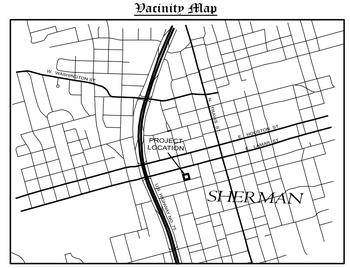
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this Replat is to adjust Lots 14, 16 & W/2 12 into 3 usable tracts.

Vicinity Map



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

We, TOM L. SHIELDS, Owner and Developer of the Replat of LOTS 14, 16 & the W/2 of 12, of the A.R. LOVING'S ADDITION, an addition to the City of Sherman, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Replat of LOTS 14, 16 & the W/2 of 12, A.R. LOVING'S ADDITION, an addition to the City of Sherman have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS MY HAND this ____ day of_____, 2021.

TOM SHIELDS
PARTNER

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 TOM SHIELDS, known to me to be the persons whose names are 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_____, 2021.

Notary Public in and for
the State of Texas

Acceptance of Dedication

Approved this____day of_____,2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Replat of
Lots 14 , 16 & the W/2 of 12
A.R. Loving's Addition
an addition to
the City of Sherman
Grayson County, Texas

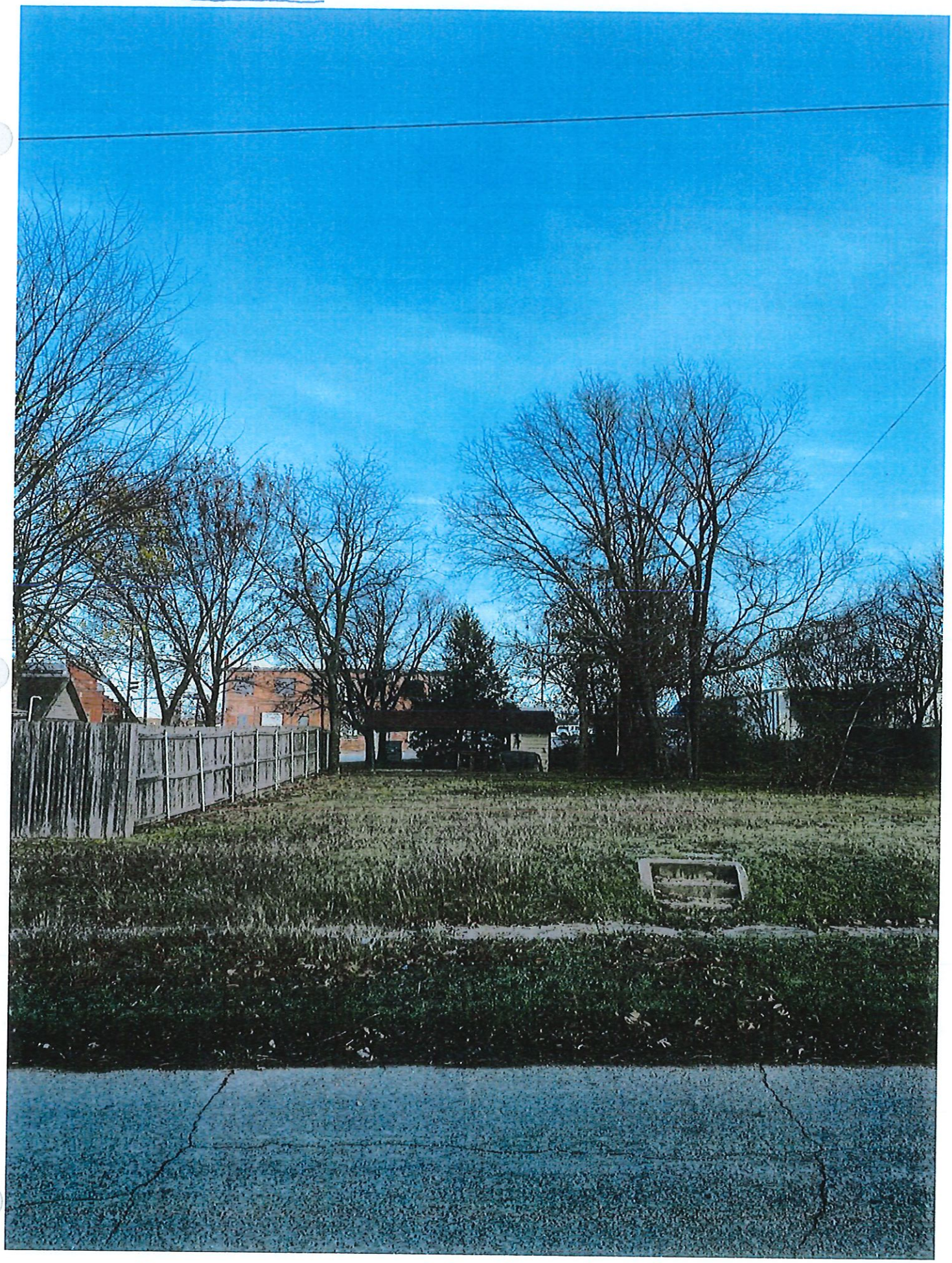
1/7/2021

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-413-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
TOM SHIELDS
402 W. LAMAR ST.
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS

Exhibit 3

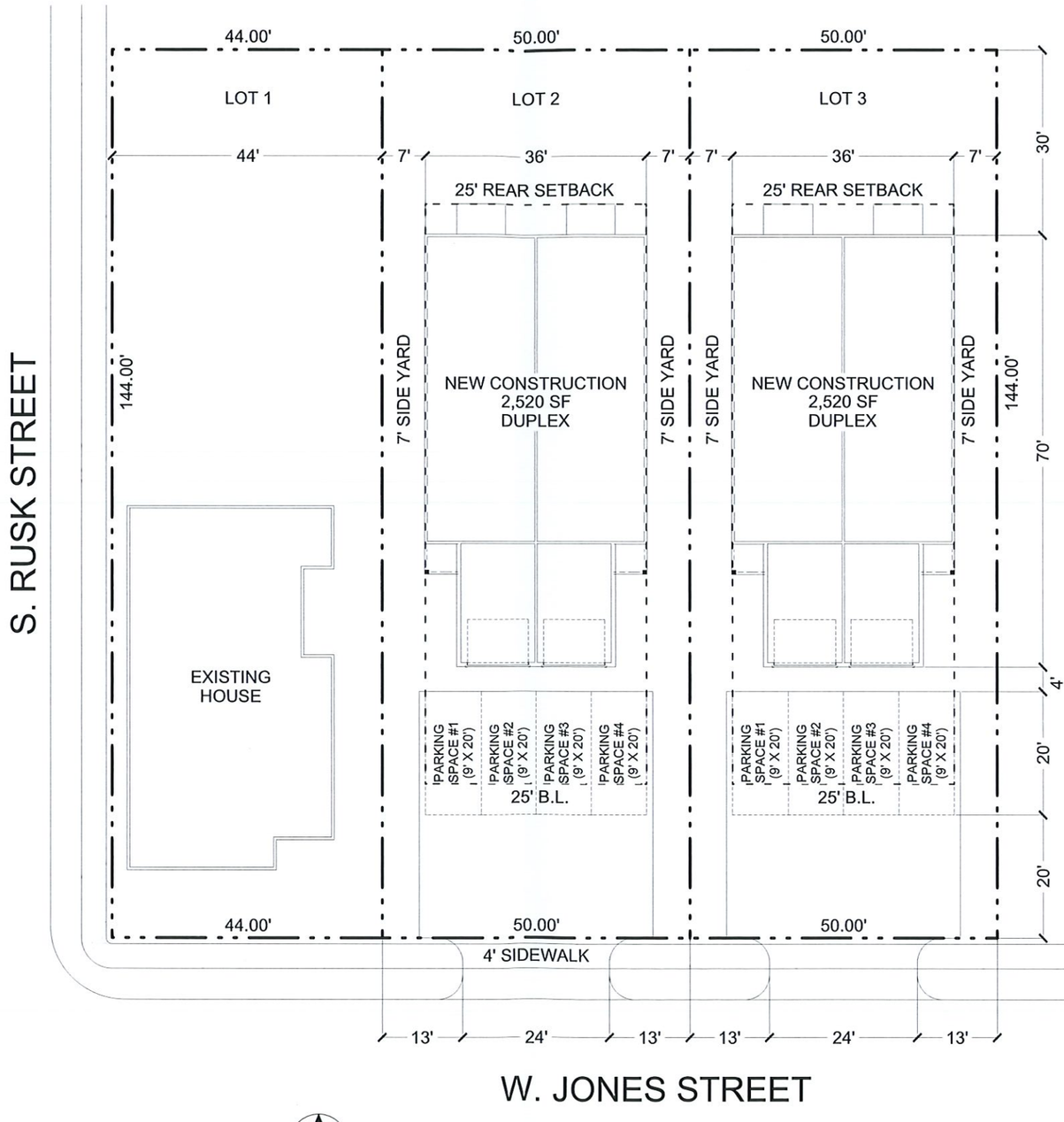


Proposed Residential Building Lot 1

Exhibit 4



Proposed Residential Building Lot 2



SITE PLAN

SCALE: 1" = 10'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

A New Site Plan For
PAUL TERRELL

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
1/19/2021

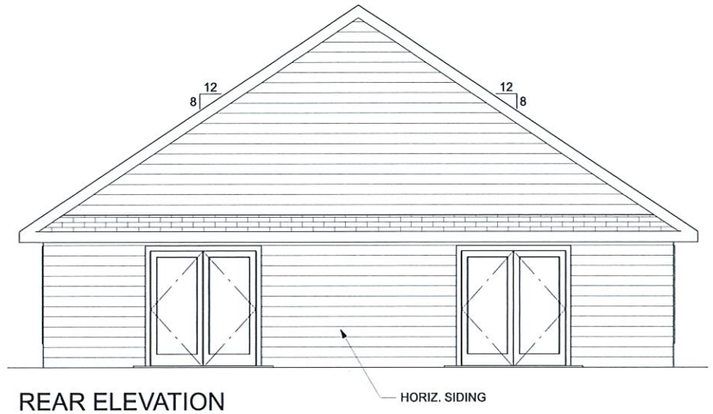
SCALE:

SHEET:
A-1



FRONT ELEVATION

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



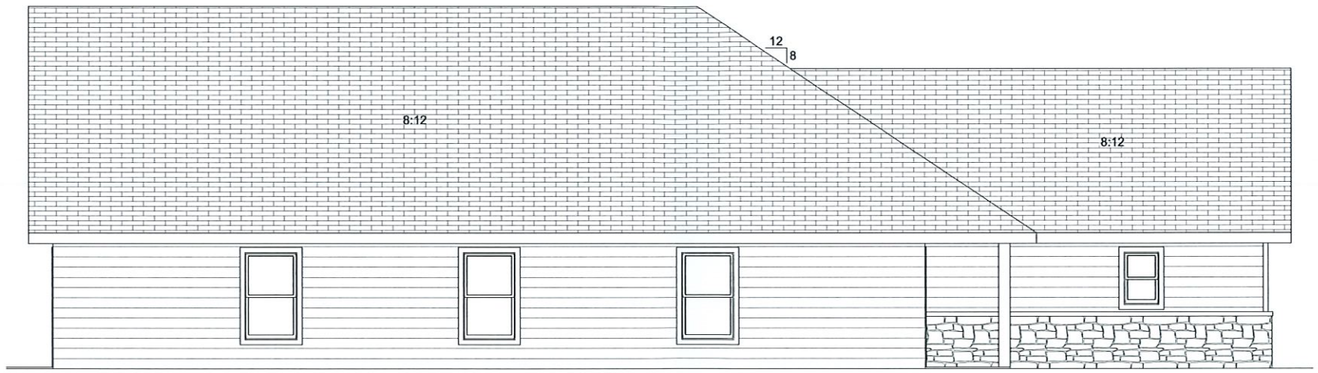
REAR ELEVATION

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

NOTE:

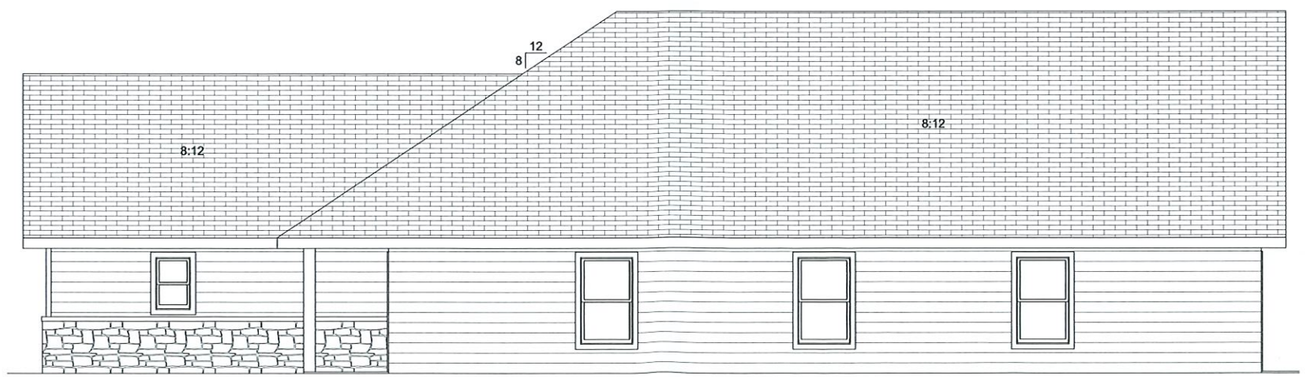
DUPLEX ONE EXTERIOR COLOR TO BE SW 7008 ALABASTER WHITE W/GREY TRIM

DUPLEX TWO EXTERIOR COLOR TO BE SW 6956 BLUE REFRAIN W/WHITE TRIM



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

A New Site Plan For
PAUL TERRELL

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
1/19/2021

SCALE:

SHEET:
A-2

Exhibit 7



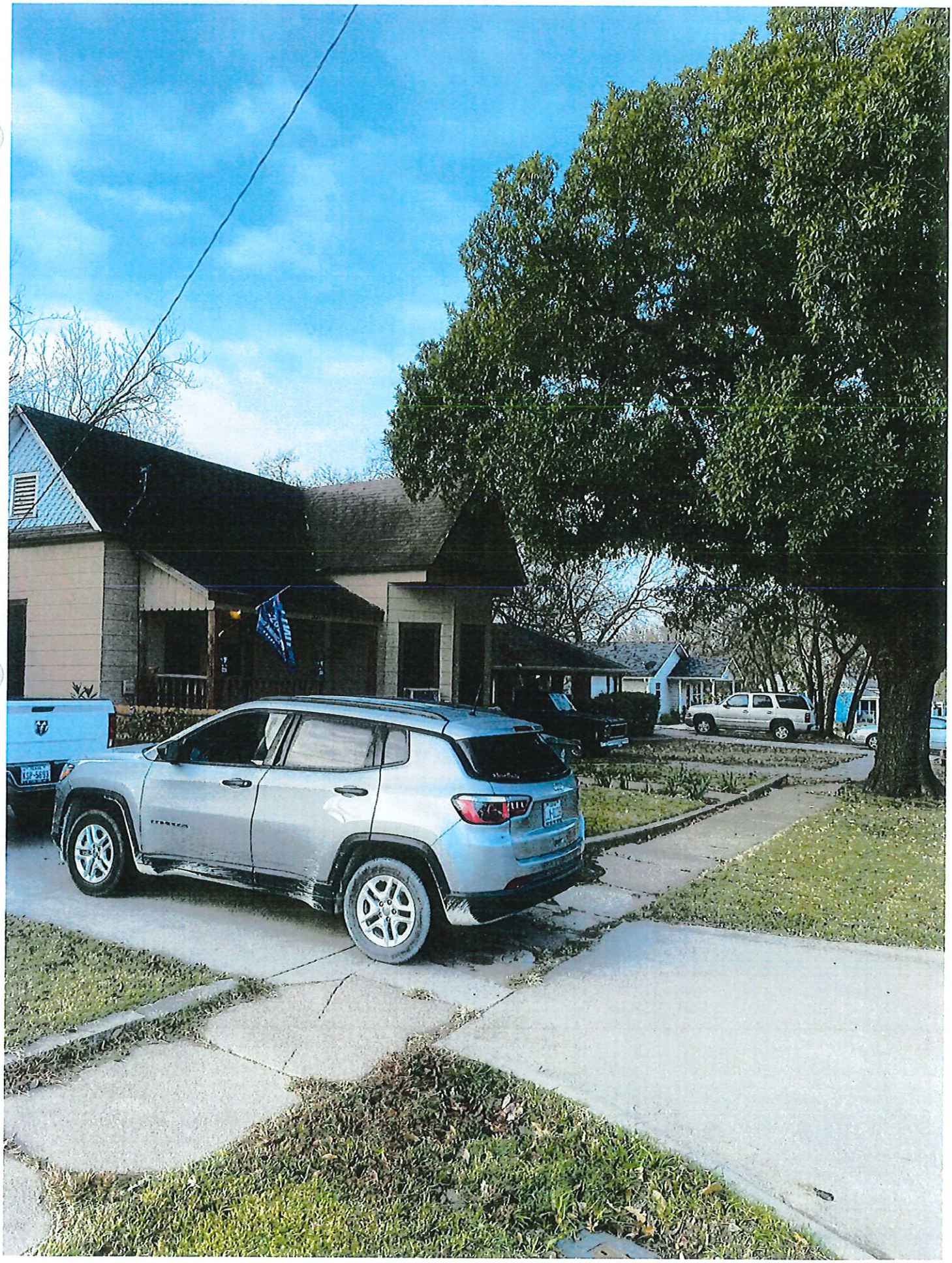
Similar Residences on College Street

Exhibit 5



House Next Door

Exhibit 6



Other Residences on Jones Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Thomas L. Shields
402 W. Lamar
Sherman, TX 75090

Paul Terrell
1207 N. Hopson St.
Sherman, TX 75092

NBS Drafting & Design
303 W. Houston St.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Two-Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District located at 323, 325, 329 and 331 West Jones Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Central Business District and the Fence Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination of the Specific Use Permit.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Sidewalks are required along both Rusk Street and Jones Street and an ADA compliant pedestrian ramp is required on the corner of Rusk Street and Jones Street.

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Verify fire requirements and code compliance with Fire Marshal.
12. The City of Sherman does not maintain alleys.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2905 CANYON CREEK DRIVE

The request of J. Brian & Donna Smith (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2905 Canyon Creek Drive, being Lot 2, Block C, O'Hanlon Ranch Addition, Phase 1, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District.

Background:

The property is located at 2905 Canyon Creek Drive; the northeast corner of Canyon Creek Drive and Goodnight Circle. The property is zoned an R-1 (One Family Residential) District. A variance was approved December 22, 2009 to allow a 12' 6" side street setback for a 6' privacy fence. The owner would like to add 2 feet of decorative cedar lattice on top of the existing fence.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

J. Brian & Donna Smith (Owners)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Fence Elevations
Letter from J Brian Smith
Staff Review Letter



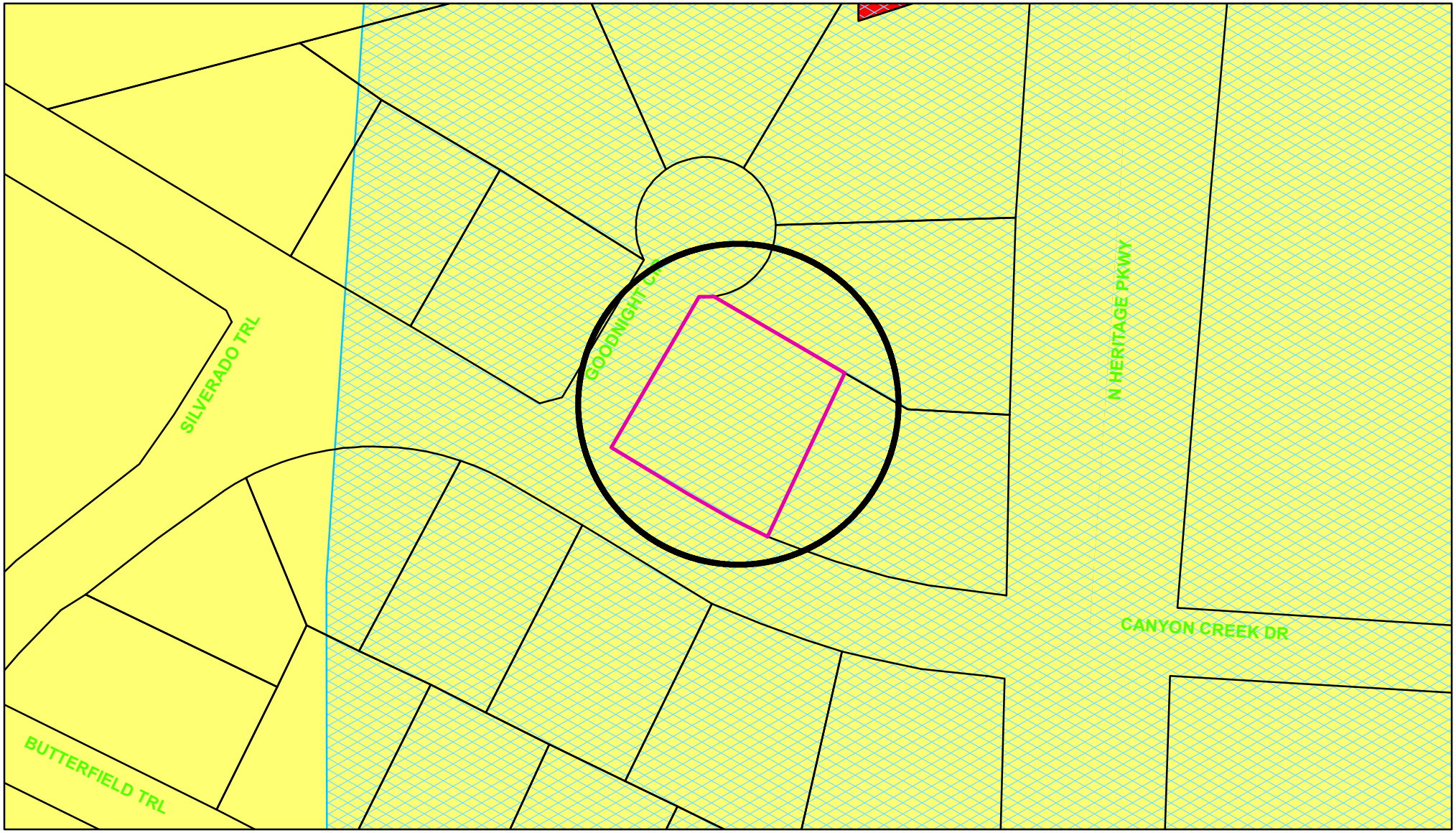
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2905 Canyon Creek Drive

NOT TO SCALE

1 in = 241 ft



Zoning - 2905 Canyon Creek Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

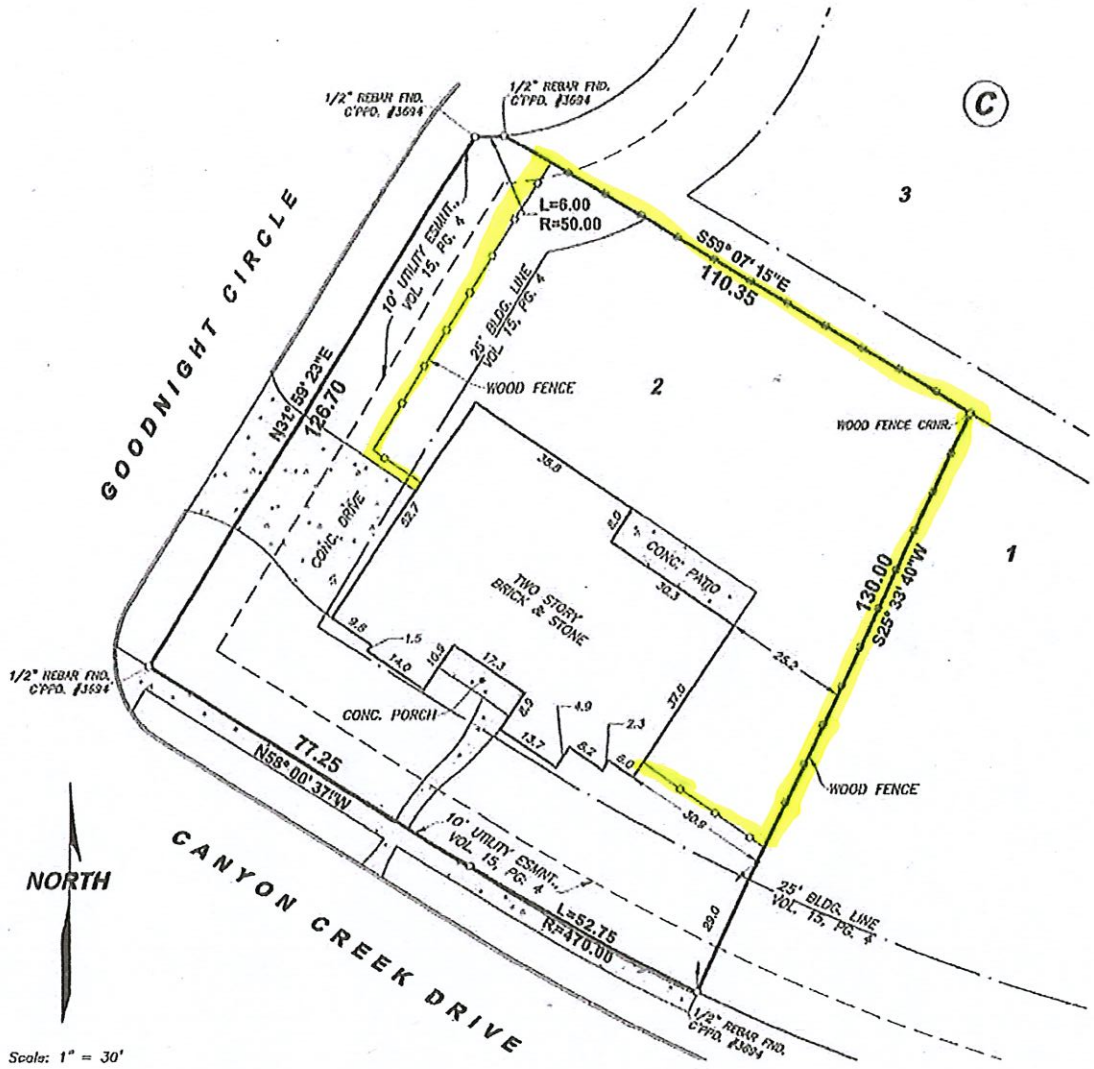
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2905 Canyon Creek Drive





SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100

109 S. Travis • P.O. Box 1843 Sherman, TX 75091

Phone: (903)892-8003 • Fax: (903)868-2970 • Email: msartin@gcecisp.com

SURVEY FOR: JAMES BRIAN SMITH AND DONNA SMITH

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 17th day of February, 2015 of the following described property:

Lot TWO (2) in Block "C" of O'HANLON RANCH ADDITION, PHASE 1 to the City of Sherman, Texas as shown by plat of record in Volume 15, Pages 4, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 2905 CANYON CREEK DRIVE, SHERMAN, TEXAS, survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

STATE OF TEXAS REGISTERED MARSHALL SARTIN 3694 PROFESSIONAL LAND SURVEYOR

Marshall Sartin R.P.L.S #3694

Grayson_215042.dwg



com/p/6-ft-x-8-ft-Premium-Cedar-Latti...-Frame-Actual-Siz

J. Brian Smith
2905 Canyon Creek Drive
Sherman, TX 75092
(903) 819-4921
Wimbish73@yahoo.com

January 21, 2021

To Whom It May Concern:

Please see attached request. I have spoken with my current neighbors, Jason and Nicole Griffin and Debbie Hudnall to make sure there is no concerns with my attached request. They have no issues or concerns related to me adding decorative lattice on top of my fence. I appreciate your consideration and let me know if you need anything else.

Thank you.



J. Brian Smith

Jbs

Enclosure

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

J. Brian & Donna Smith
2905 Canyon Creek Drive
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District located at 2905 Canyon Creek Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The fence must be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Canyon Creek Drive and Goodnight Circle.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2200 NORTH HICKORY STREET**

The request of Don & Carol Kelley (Owners), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition, as follows:

Planning and Zoning Commission

Replat approval of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12.

Background:

The property is located at 2200 North Hickory Street; the northwest corner of Hickory Street and Dupree Avenue; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Don & Carol Kelley (Owners)
Nelta, LLC (Developer)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

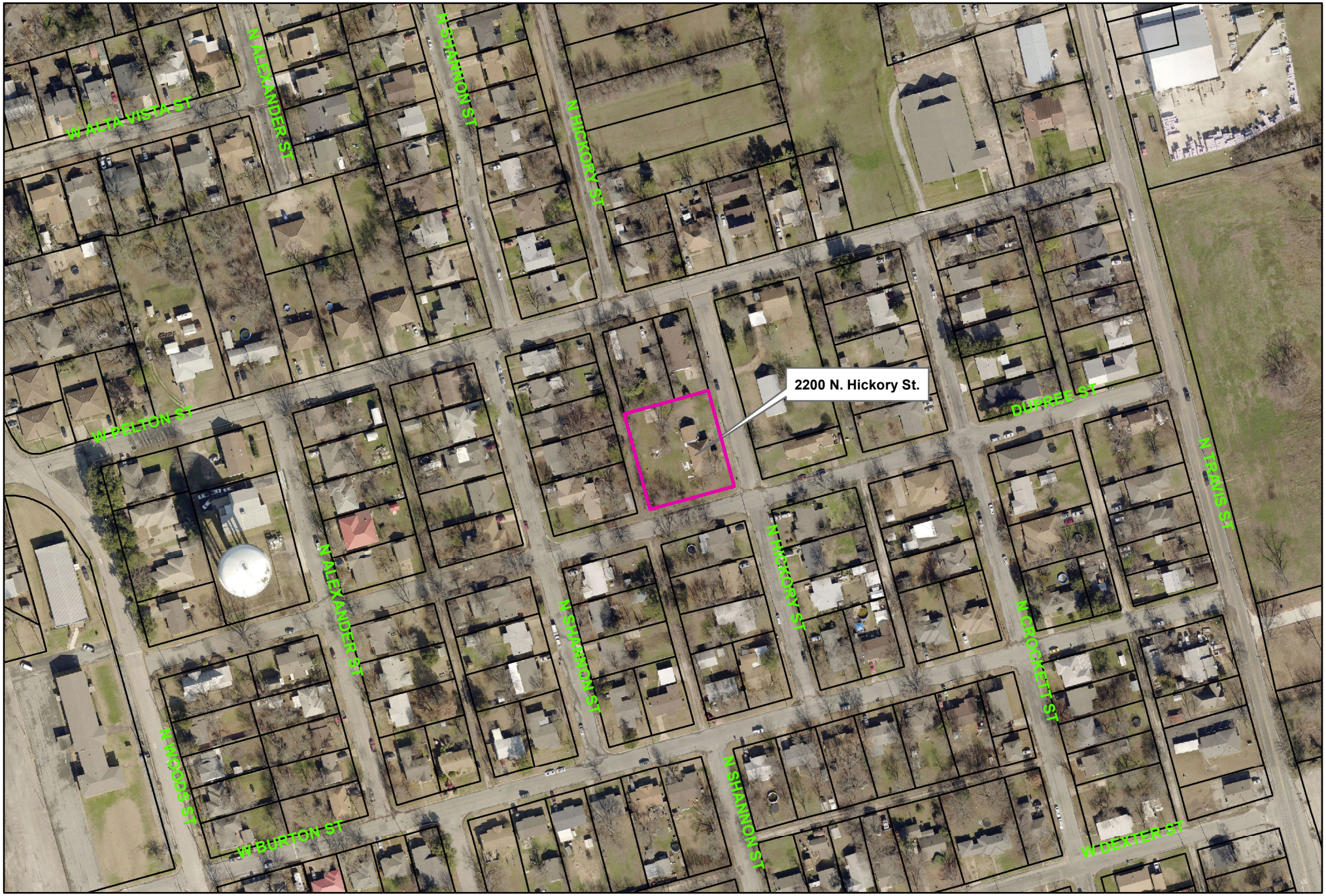
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space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

Number of notices mailed:
136

Objections Received:
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Shannon Heights Replat
Staff Review Letter



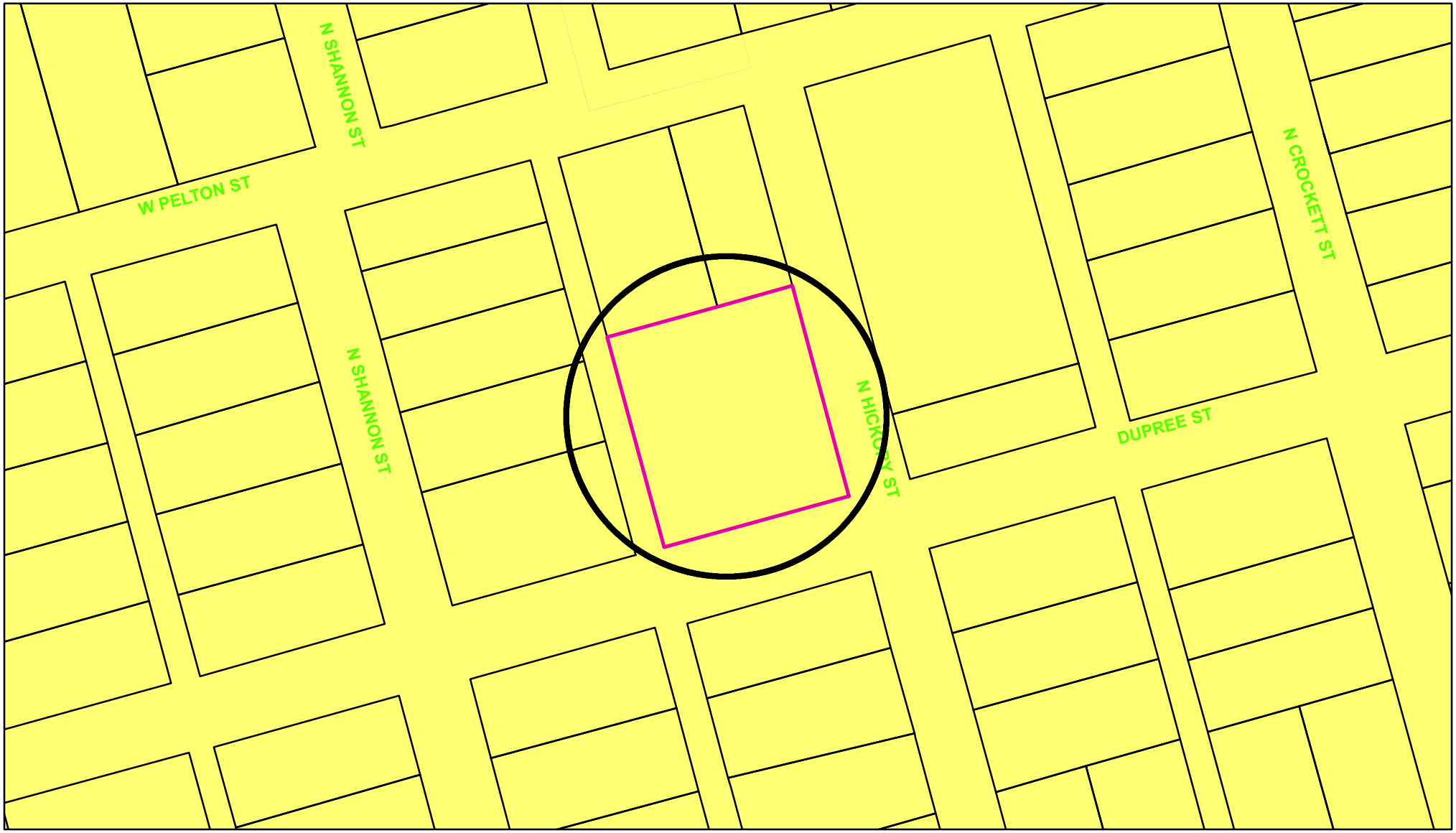
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2200 North Hickory Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2200 North Hickory Street

Legend

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

Transportation Corridor
Representation: 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
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- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

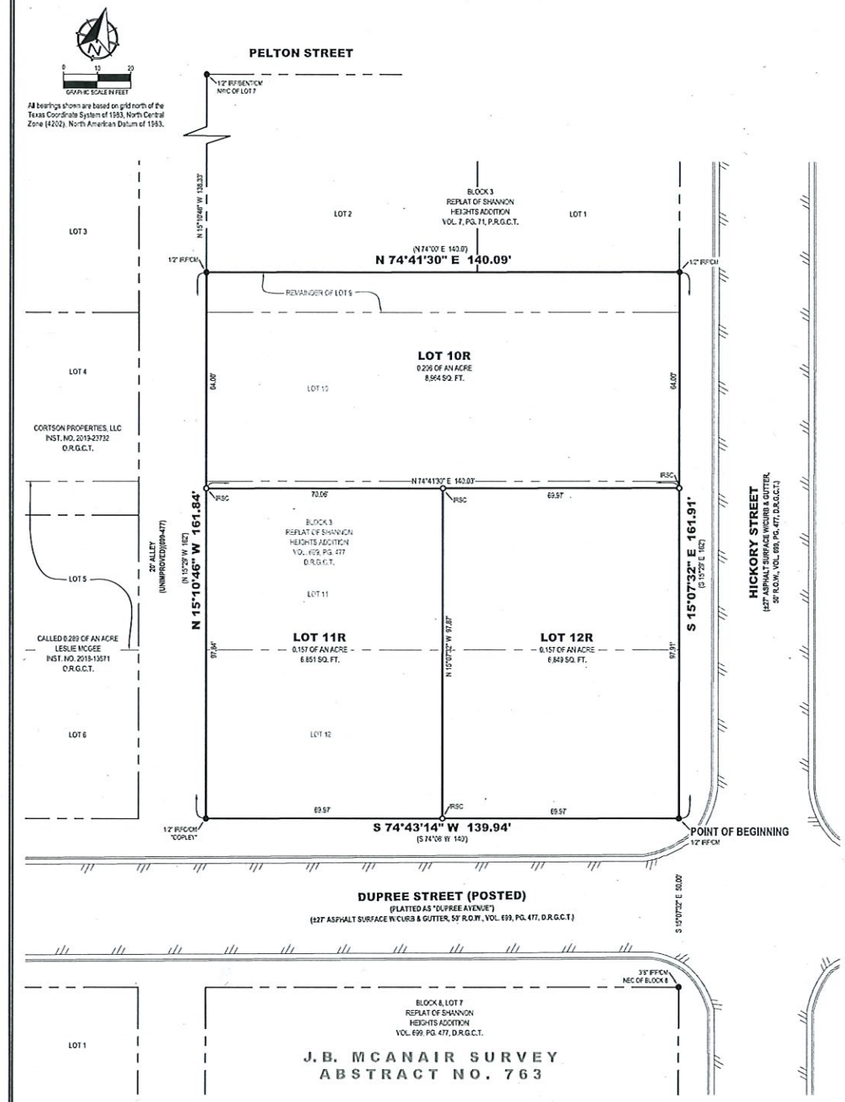
NOT TO SCALE

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2200 North Hickory Street









VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	R.O.W.	RIGHT-OF-WAY
IRFC	IRON ROD FOUND W/ PLASTIC CAP	VOL., PG.	VOLUME, PAGE
IPF	IRON PIPE FOUND	INST. NO.	INSTRUMENT NO.
XS	'X' SCRIBED IN CONCRETE SET	NEC	NORTHEAST CORNER
CM	CONTROLLING MONUMENT	NWC	NORTHWEST CORNER
( )	DEED OR PLAT CALL	———	BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	——·——·——	ADJOINER LINE
		//////	ASPHALT

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

PRELIMINARY
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REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

DEVELOPER:
Neita, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Phr: 214-687-2060

OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

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

Preston Trail LAND SURVEYING
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903-786-6029

TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-01021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS DON KELLEY is the owner of 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 part of Lot 9 and all of Lots 10, 11 and 12 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 699, Page 477, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Carol Kelley and Don Kelley, recorded in Volume 4799, Page 458, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 12, common to the southeast corner of said Block 3, and at the intersection of the westerly right-of-way line of North Hickory Street and with the northerly right-of-way line of West Dupree Street;

THENCE South 74°43'14" West, with the southerly line of said Lot 12, and with the northerly right-of-way line of said West Dupree Street, a distance of 139.94 feet to a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said Lot 12, and at the intersection of the northerly right-of-way line of said West Dupree Street and the easterly line of a 16-foot alley in said Block 3;

THENCE North 15°10'46" West, with the westerly line of said Lot 12, and with the easterly line of said 16-foot alley, along or near a fence, passing en route at a distance of 50.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Lot 12, and continuing on said course, with the westerly line of aforesaid Lot 11, passing en route at a distance of 100.00 feet a Capped Iron Rod set for the northwest corner of said Lot 11, and continuing on said course, with the westerly line of aforesaid Lot 10, passing en route at a distance of 150.00 feet a Capped Iron Rod set for the northwest corner of said Lot 10, and continuing on said course, with the westerly line of aforesaid Lot 9, a total distance of 161.84 feet to a 1/2-inch iron rod found for the northwest corner of aforesaid Kelley Tract, common to the southwest corner of Lot 2 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 7, Page 71, Plat Records, Grayson County, Texas;

THENCE North 74°41'30" East, with the northerly line of said Kelley Tract, and with the southerly line of said Lot 2, and with the southerly line of Lot 1 of said Replat of Shannon Heights Addition (Vol.7, Pg. 71), and crossing said Lot 9, a distance of 140.09 feet to a 1/2-inch iron rod found for the northeast corner of said Kelley Tract, common to the southeast corner of said Lot 1, and on the easterly line of said Lot 9, and on the westerly right-of-way line of aforesaid North Hickory Street;

THENCE South 15°07'32" East, with the easterly line of said Lot 9, and with the westerly right-of-way line of said North Hickory Street, passing en route at a distance of 11.91 feet a Capped Iron Rod set for the southeast corner of said Lot 9, and continuing on said course, with the easterly line of aforesaid Lot 10, passing en route at distance of 61.91 feet an 'X' scribed in concrete set for the southeast corner of said Lot 10, and continuing on said course, with the easterly line of aforesaid Lot 11, passing en route of a distance of 111.91 feet a Capped Iron Rod set for the southeast corner of said Lot 11, and continuing on said course, a total distance of 161.91 feet to the POINT OF BEGINNING and enclosing 0.520 of an acre (22,664 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **DON KELLEY,** does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R,** an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: Don Kelley

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

DEVELOPER:
Neita, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Phr: 214-687-2060

OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

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

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TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-01021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Nelta, LLC
1770 N. MacArthur Blvd. # 120158
Irving, TX 75063

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

Don Kelley
2418 Turtle Creek Dr.
Sherman, TX 75092

Dear Applicants,

The request for approval of the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R, & 11R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. Change Dupree Street to Dupree Avenue in drawing and metes and bounds.
4. Dedicate 10' Utility Easement along all street frontage.
5. Dedicate a 15' corner clip on Lot 12R.
6. Water and sewer mains must be extended in accordance with City criteria within Dupree Avenue to serve Lots 11R and 12R.
7. Size of alley is different on drawing than in metes and bounds. Correct accordingly.
8. The City of Sherman does not maintain alleys.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
11. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2200 NORTH HICKORY STREET

The request of Don & Carol Kelley (Owners), Devon Lewis (Prospective Buyer), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 13' front setback and 16' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R & 11R in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District.

Background:

The property is located at 2200 North Hickory Street; the northwest corner of Hickory Street and Dupree Avenue; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development. There is an existing one-story house located on one of the lots; they would like to remove an addition to the existing house and request variances for a 13' front setback and a 16' rear setback. They would also like to construct duplexes on the other two lots. The duplexes will be approximately 2,600 square foot, six-bedrooms, four full and two half bathrooms, two-car garage. Parking will be provided for six cars.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Don & Carol Kelley (Owners)
Nelta, LLC (Developer)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

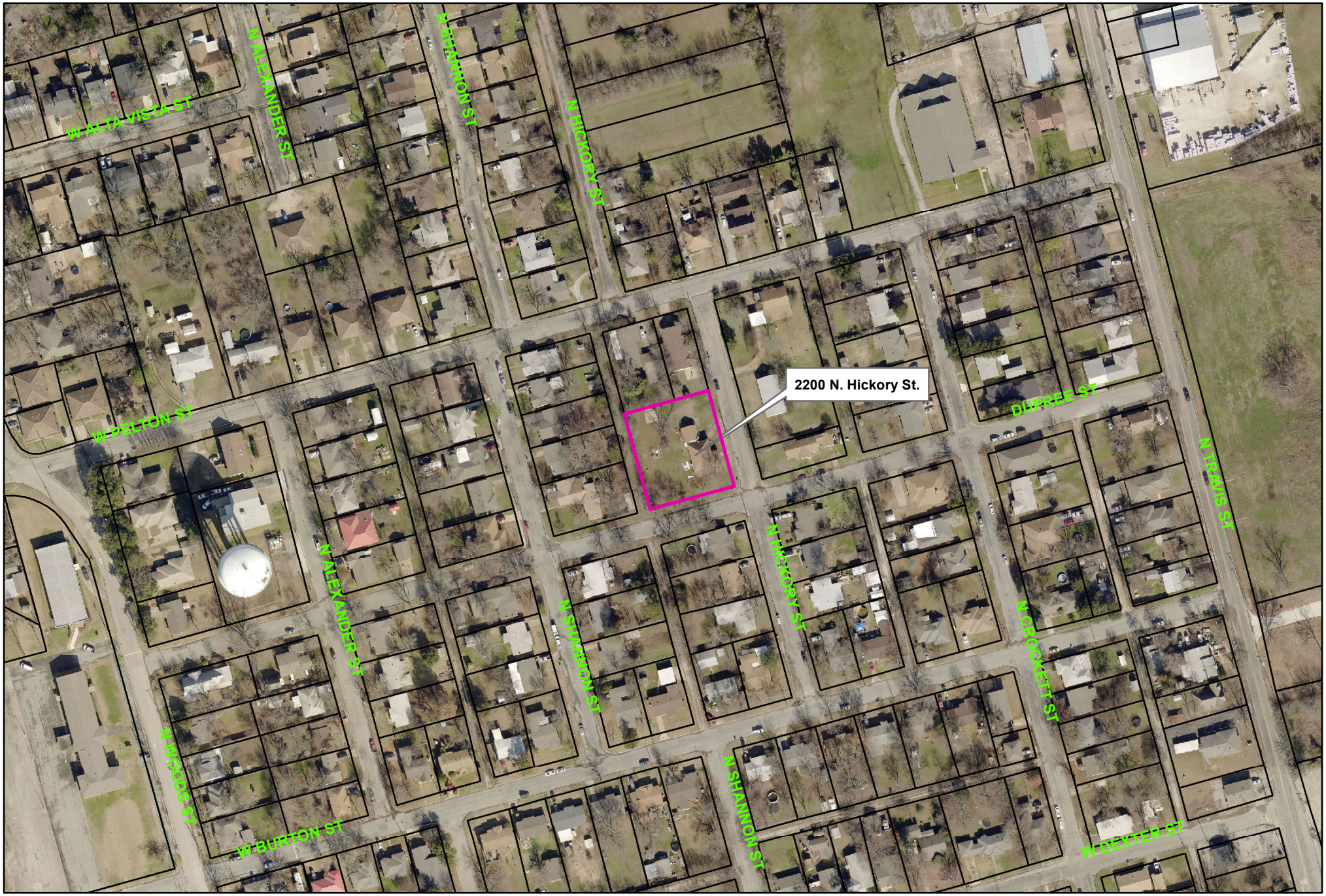
22

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Shannon Heights Replat
Site Plan
Floor Plan
Building Elevations
Staff Review Letter



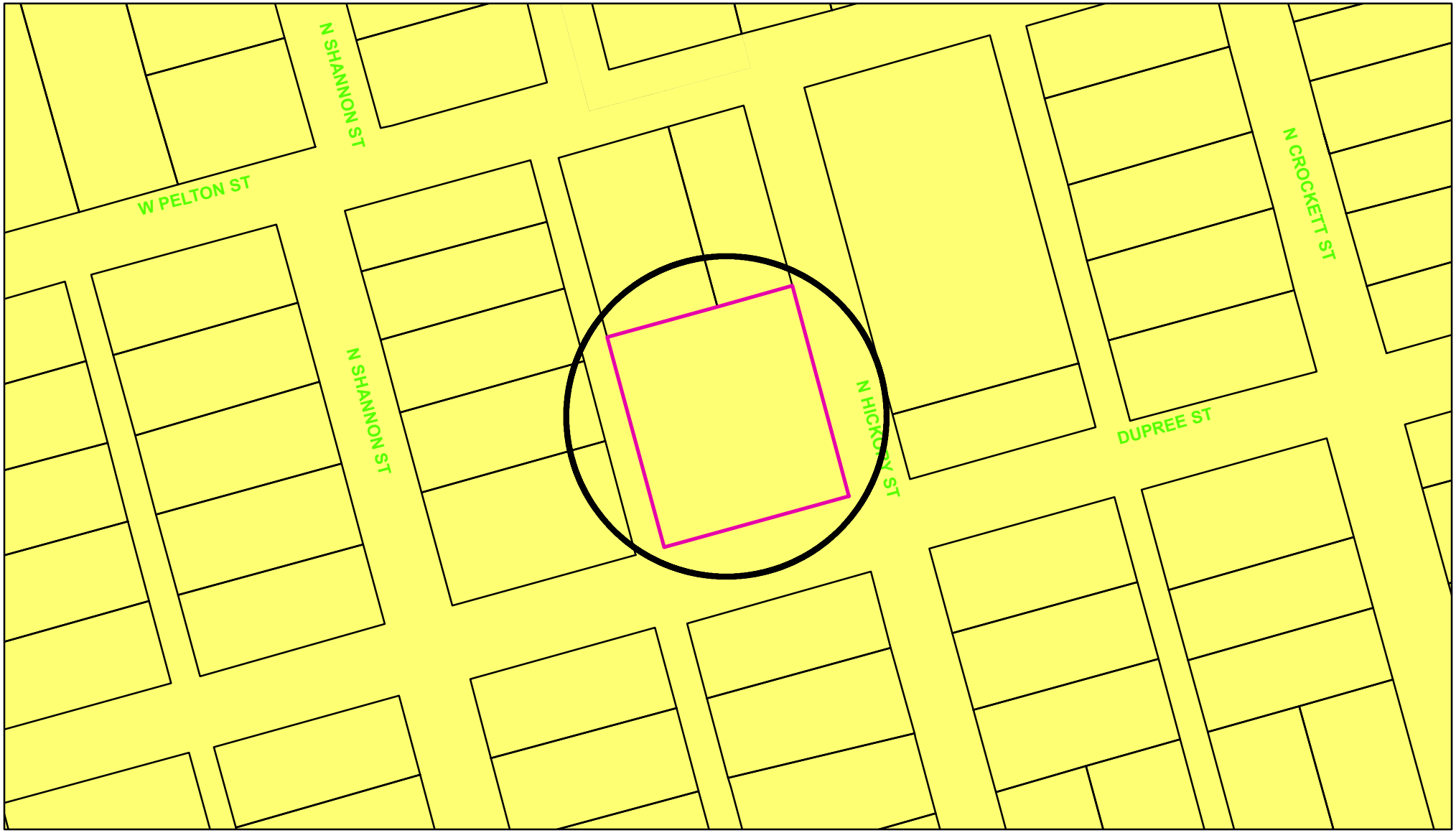
Sherman
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2200 North Hickory Street

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Zoning - 2200 North Hickory Street

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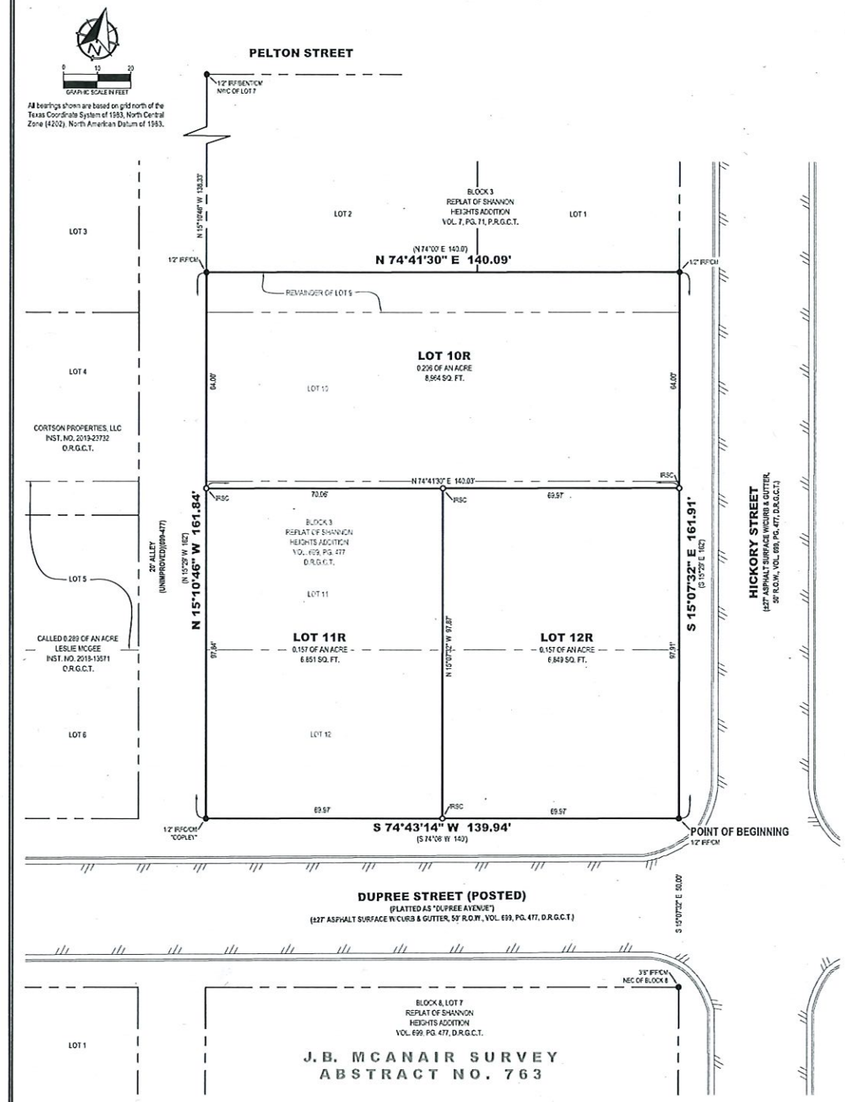
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2200 North Hickory Street









VICINITY MAP
(NOT TO SCALE)

LEGEND

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P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	——·——·——	ADJOINER LINE
		//////	ASPHALT

FLOOD STATEMENT:
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TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-01021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

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WHEREAS DON KELLEY is the owner of 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 part of Lot 9 and all of Lots 10, 11 and 12 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 699, Page 477, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Carol Kelley and Don Kelley, recorded in Volume 4799, Page 458, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 12, common to the southeast corner of said Block 3, and at the intersection of the westerly right-of-way line of North Hickory Street and with the northerly right-of-way line of West Dupree Street;

THENCE South 74°43'14" West, with the southerly line of said Lot 12, and with the northerly right-of-way line of said West Dupree Street, a distance of 139.94 feet to a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said Lot 12, and at the intersection of the northerly right-of-way line of said West Dupree Street and the easterly line of a 16-foot alley in said Block 3;

THENCE North 15°10'46" West, with the westerly line of said Lot 12, and with the easterly line of said 16-foot alley, along or near a fence, passing en route at a distance of 50.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Lot 12, and continuing on said course, with the westerly line of aforesaid Lot 11, passing en route at a distance of 100.00 feet a Capped Iron Rod set for the northwest corner of said Lot 11, and continuing on said course, with the westerly line of aforesaid Lot 10, passing en route at a distance of 150.00 feet a Capped Iron Rod set for the northwest corner of said Lot 10, and continuing on said course, with the westerly line of aforesaid Lot 9, a total distance of 161.84 feet to a 1/2-inch iron rod found for the northwest corner of aforesaid Kelley Tract, common to the southwest corner of Lot 2 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 7, Page 71, Plat Records, Grayson County, Texas;

THENCE North 74°41'30" East, with the northerly line of said Kelley Tract, and with the southerly line of said Lot 2, and with the southerly line of Lot 1 of said Replat of Shannon Heights Addition (Vol.7, Pg. 71), and crossing said Lot 9, a distance of 140.09 feet to a 1/2-inch iron rod found for the northeast corner of said Kelley Tract, common to the southeast corner of said Lot 1, and on the easterly line of said Lot 9, and on the westerly right-of-way line of aforesaid North Hickory Street;

THENCE South 15°07'32" East, with the easterly line of said Lot 9, and with the westerly right-of-way line of said North Hickory Street, passing en route at a distance of 11.91 feet a Capped Iron Rod set for the southeast corner of said Lot 9, and continuing on said course, with the easterly line of aforesaid Lot 10, passing en route at distance of 61.91 feet an 'X' scribed in concrete set for the southeast corner of said Lot 10, and continuing on said course, with the easterly line of aforesaid Lot 11, passing en route of a distance of 111.91 feet a Capped Iron Rod set for the southeast corner of said Lot 11, and continuing on said course, a total distance of 161.91 feet to the POINT OF BEGINNING and enclosing 0.520 of an acre (22,664 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **DON KELLEY,** does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R,** an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: Don Kelley

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

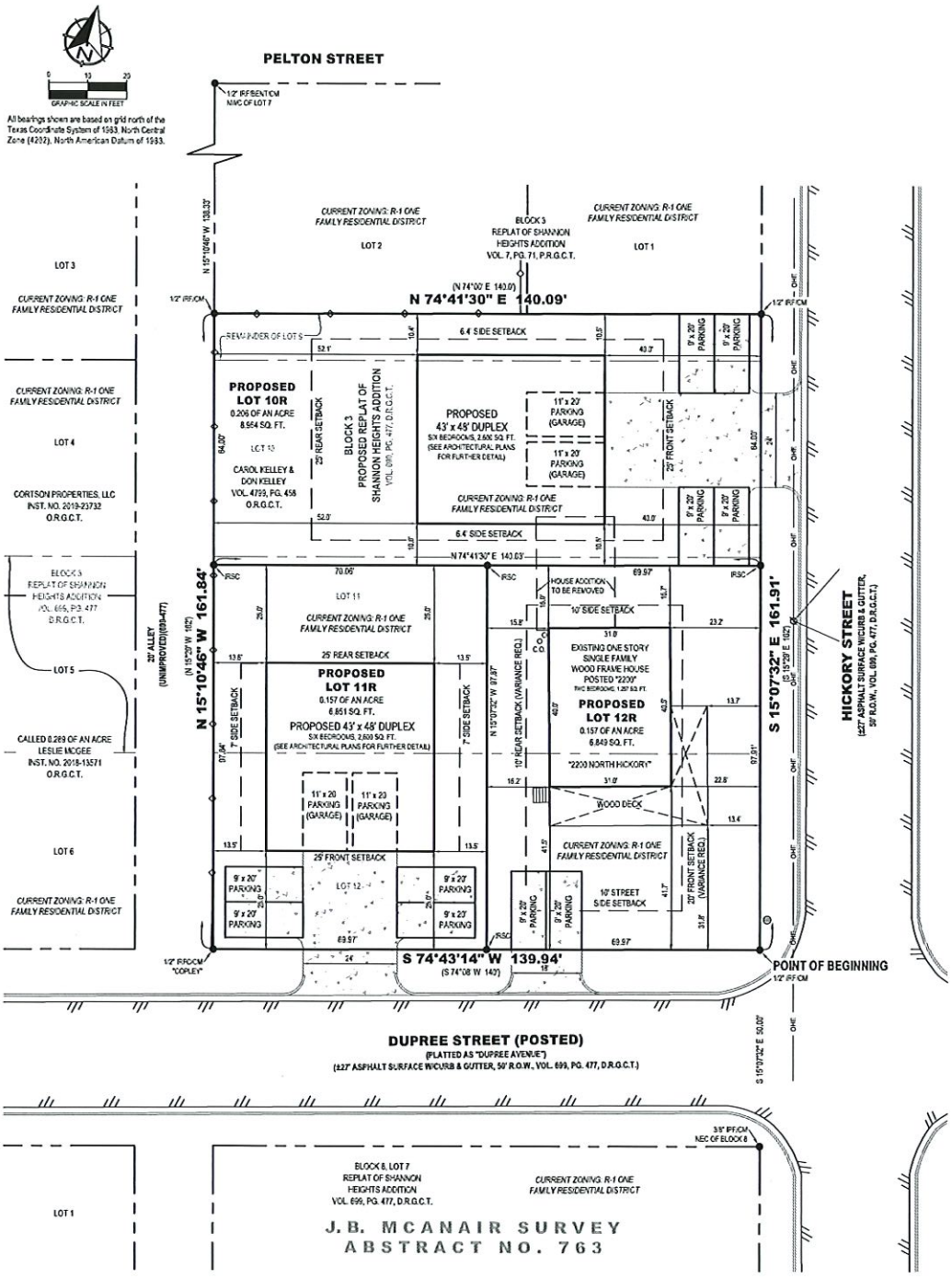
DEVELOPER:
Neita, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Phr: 214-687-2060

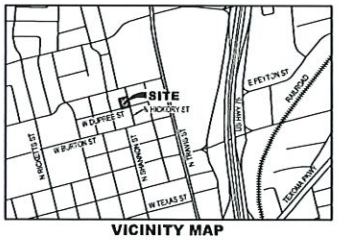
OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

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

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-01021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 2 of 2





VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
●	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET		UTILITY POWER POLE
IRF	IRON ROD FOUND		WATER METER
IRFC	IRON ROD FOUND W/PLASTIC CAP	C.O.	CLEAN OUT
IPF	IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
XS	"X" SCRIBED IN CONCRETE SET	INST. NO.	INSTRUMENT NO.
CM	CONTROLLING MONUMENT	NEC	NORTHEAST CORNER
( )	DEED OR PLAT CALL	NWC	NORTHWEST CORNER
R.O.W.	RIGHT-OF-WAY		BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
			ASPHALT
			CHAIN LINK FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		BUILDING LINE
			OVERHEAD ELECTRIC/UTILITY

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

SITE PLAN
PROPOSED REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

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

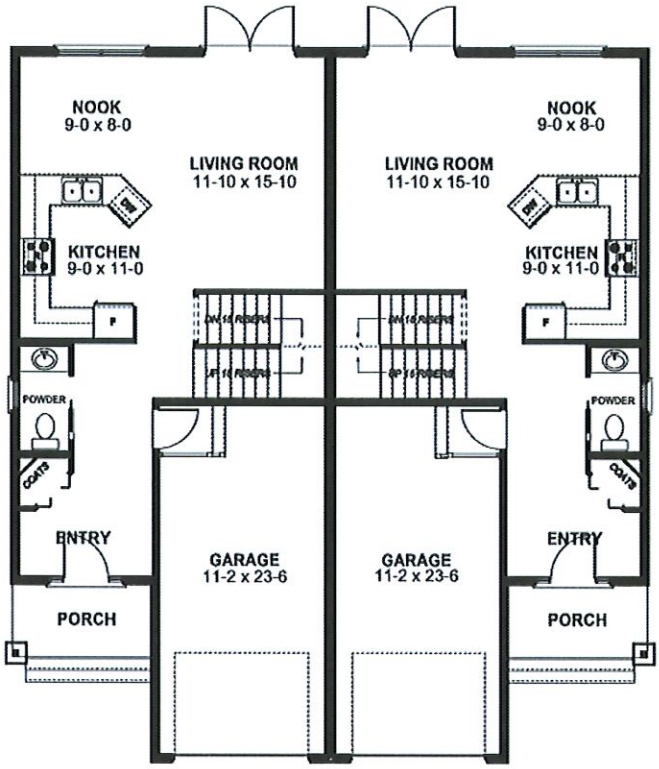
DEVELOPER:
Nelta, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Ph: 214-687-2060

OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

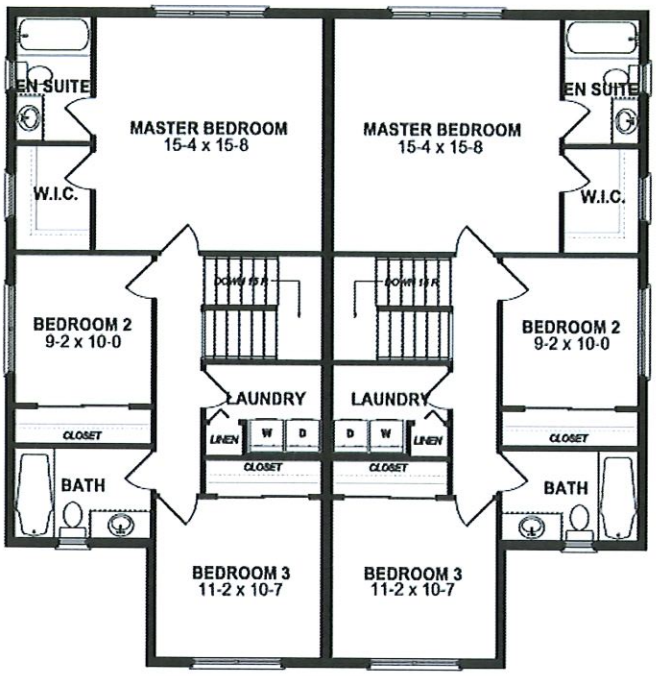
SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
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Ph: 903-786-6029

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Pottsboro, TX 75076
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903-786-6029

TBPLS Firm No.	Drawn by: ENH	Scale: 1"-20'	Project No. 20-0702.1
10194075	Checked by: CRN	Date: 01/09/2020	Sheet No. 1 of 1



MAIN FLOOR PLAN



SECOND FLOOR PLAN





- 2600 Total Living Area
- 900 Main Level
- 833 Upper Level
- 440 Garage
- 6 Bedrooms
- 4 Full Bath(s)
- 2 Half Bath(s)
- 2 Car Garage

43' Wide x 48' Deep



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

Devon Lewis
1535 Quartet Dr.
Dallas, TX 76241

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

Nelta, LLC
1770 N. MacArthur Blvd #120158
Irving, TX 75063

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow duplexes on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District located at 2200 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6' fence is required abutting residentially zoned property.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Water and sewer mains must be extended in accordance with City criteria within Dupree Avenue to serve Lots 11R and 12R.
12. The City of Sherman does not maintain alleys.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1111 GALLAGHER DRIVE

The request of Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex (Aspire at Sherman Apartments) in a C-1 (Retail Business) District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6’ welded tubular steel (wrought iron) perimeter fence in lieu of the required masonry perimeter wall surrounding a Multi-Family Residential Complex in a C-1 (Retail Business) District.

Background:

The property is located at 1111 Gallagher Drive, the northwest corner of Calais and Gallagher Drive; formerly Community Specialty Hospital. The property is zoned a C-1 (Retail Business) District. Background on the property:

- November, 1974 - Zone change to a C-1 (Retail Business) District. (Ord. 3046). SUP to allow a general hospital and related professional and medical facilities.
- October 22, 2013 - Exception/Variance to allow an additional freestanding sign for a total of two freestanding signs, with a 3' front setback and a 20' side street setback in lieu of the required 25'.

The existing building was recently demolished and the owner would like to construct a 234 unit, 204,804 square foot, three-story apartment complex (Aspire at Sherman Apartments) including (78) carports, (42) attached garages, clubhouse, pool and dog park. The units will include 143 efficiency and one-bedroom units, 87 two-bedroom units and 4 three-bedroom units for a total of 234 units. They are requesting exceptions to allow 438 parking spaces in lieu of the required 472 and to allow a wrought iron perimeter fence in lieu of the required masonry perimeter wall surrounding the complex.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District

Origination:

Aspire Two LLC (Owner)
Ryan Johnson (Representative)
Covenant Development (Developer)
Cross Architects (Architect)
Cross Engineering Consultants (Civil Engineer)
Lee Engineering (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

30

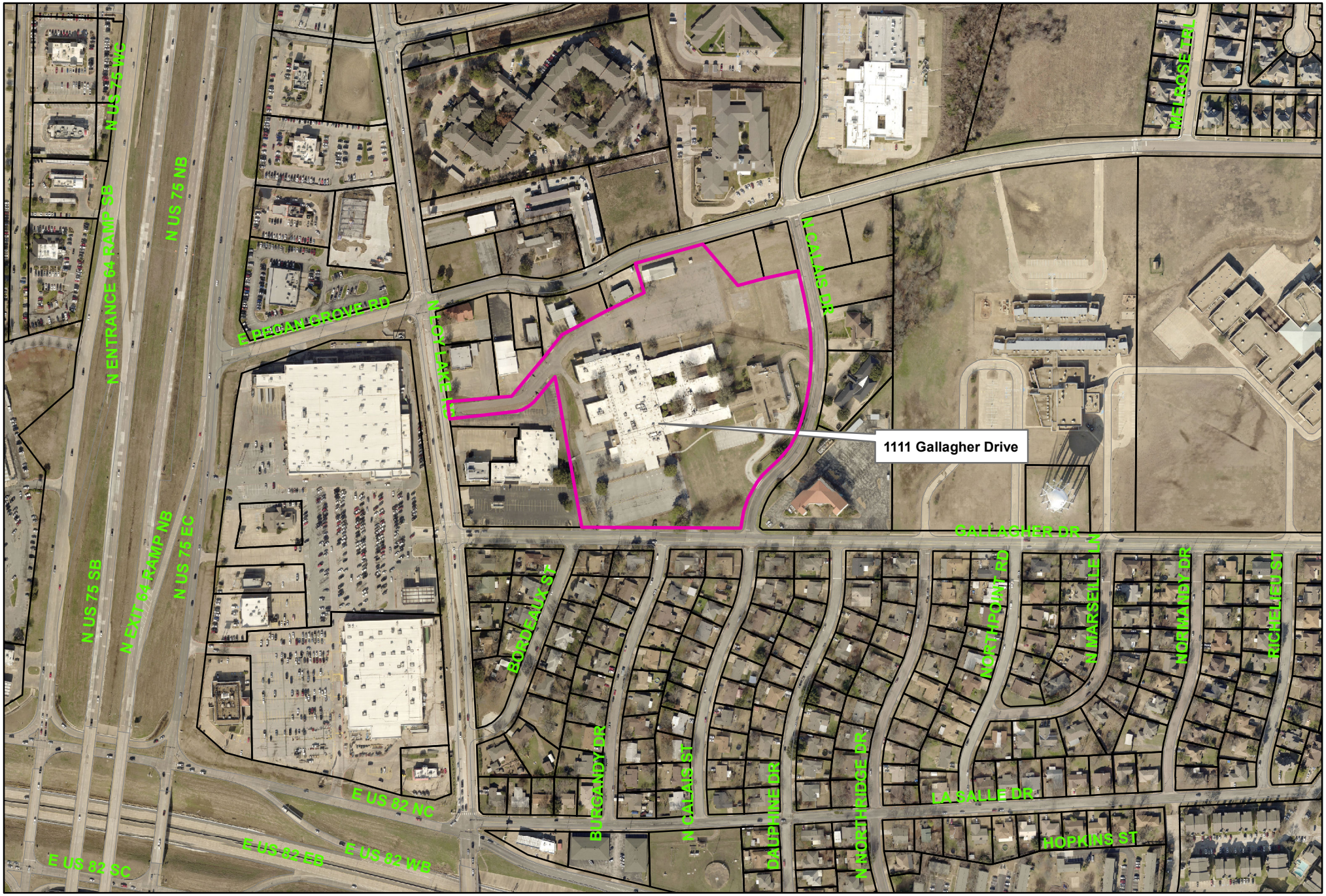
Objections Received:

3

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plan
Site Plan - Color Renderings
Building Elevations
Fence Elevations
Fence Elevations
Parking Comparison
Staff Review Letter
Letter from Larry Jordan (1)
Letter from Brenda Ragland

Letter from C&C Rental Properties
Letter from Larry Jordan (2)



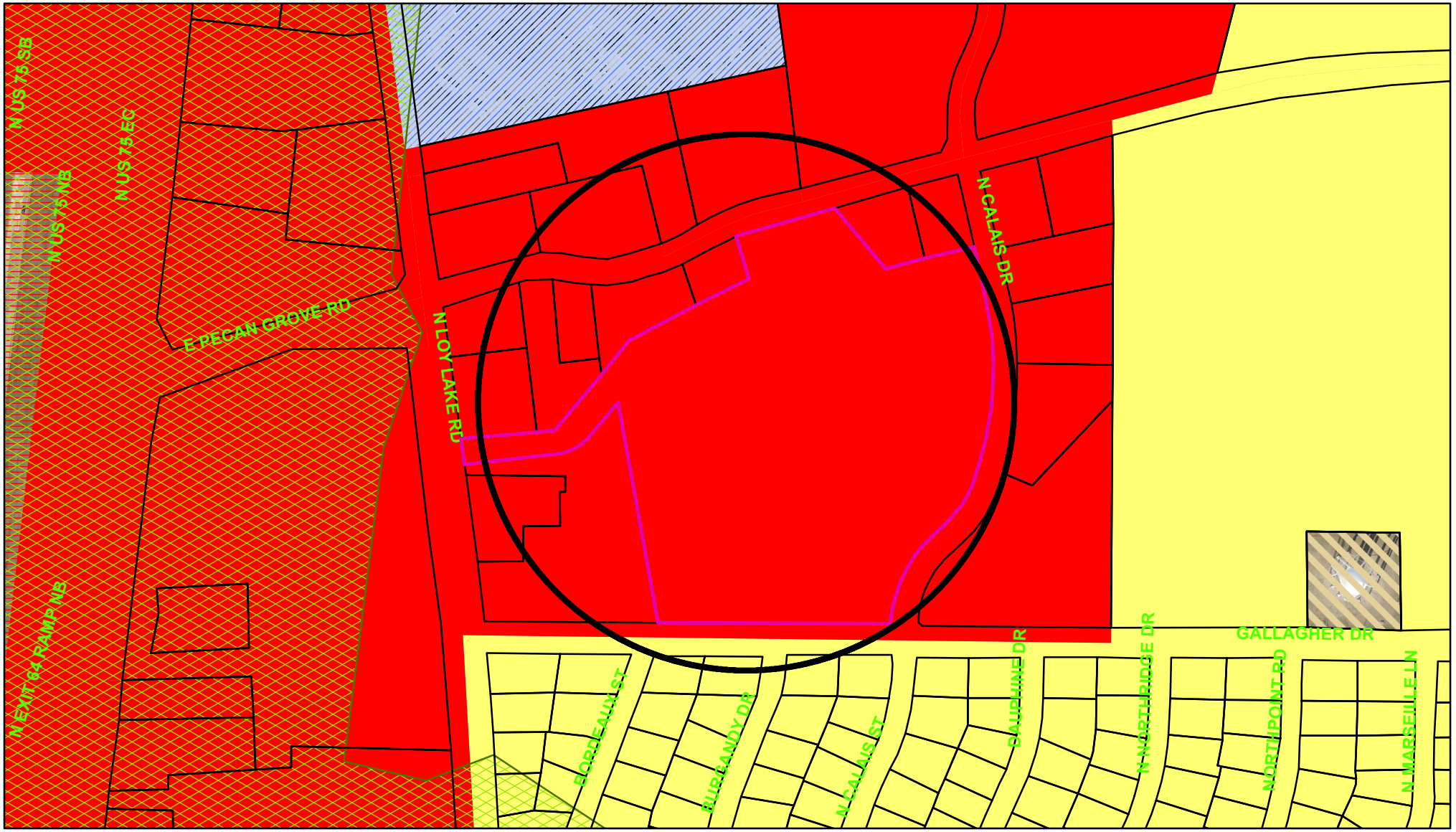
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1111 Gallagher Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 1111 Gallagher Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft

1111 Gallagher Drive





COVENANT DEVELOPMENT

www.covdevelopment.com
PO Box 670 | Sherman, Texas 75091

January 21, 2021

Rob Rae
Director of Development Services
220 W. Mulberry Street
Sherman, Texas 75090

Re: 1111 Gallagher Dr; Project Narrative; Specific Use Permit & Variance Request

Dear Mr. Rae:

Covenant Development is requesting a Specific Use Permit at 1111 Gallagher Dr for the construction of a 234-unit Class A multifamily complex. The property was previously a Wilson N. Jones specialty hospital that had been vacant for many years and fallen into disrepair. Covenant has completed asbestos remediation and is in the process of demolishing the building for a mixed-use redevelopment. It is our opinion that the highest and best use for the property is Class A market rate apartments, office, and medical office development. Because of the existing demand and the record growth Sherman is experiencing quality housing is needed. If Sherman is to continue to attract new businesses and residents, additional high-quality housing options are sorely needed.

The first project in this mixed-use redevelopment will be the construction of a 234-unit Class A Multifamily complex on Lot 1 of the Jackson Walker addition, which contains 10.661 acres. The City has previously communicated to us that their desire is urban style housing with more density. We were able to accomplish this request, but this style of development has created a conflict with the current R-2 Multifamily Residential Parking Ordinance ("Ordinance"). Under the Ordinance the required parking spaces for this project is 472 spaces or a 2.0 parking ratio based on the unit mix of the project. The final design for this project yields a total of 438 parking spaces or a 1.87 parking ratio. Due to the requested density by the City, the configuration and topography of the site itself, and the current use of the shared access road at the northwest corner of the property, Covenant is respectfully requesting a variance to the parking requirements under the Ordinance.

The driveway connecting the main portion of the property with Loy Lake Road, (photos on following page), is currently being used for dumpsters and parking lot access by tenants in the adjacent buildings. If we were to use this area to add more parking then we would be forced to move the private access gate further west towards Loy Lake Road, which would create a hardship on our neighbors by restricting or eliminating access to their trash collection and parking areas. Even extending the parking into this area will not yield the required number of parking spaces.

Included with our application is a map showing our parking distribution or number of parking spaces per building. Based on the number of units in each building we are confident that each building has an adequate number of parking spaces for residents. In our other multifamily projects throughout the State of Texas, parking ratios range from 1.6 to 1.9. We have not had any complaints about the lack of parking. We have researched some cities near Sherman and below is quick summary of their required parking ratios. Additionally, the proposed parking arrangement for this project would

PHONE (903) 893-8500 | FAX (903) 893-8580 | EMAIL ryan@covdevelopment.com

comply with all recently passed Planned Development ordinances in Sherman. If the City of Sherman desires more density and urban-style housing options, then loosening the existing parking requirements will be a necessity.

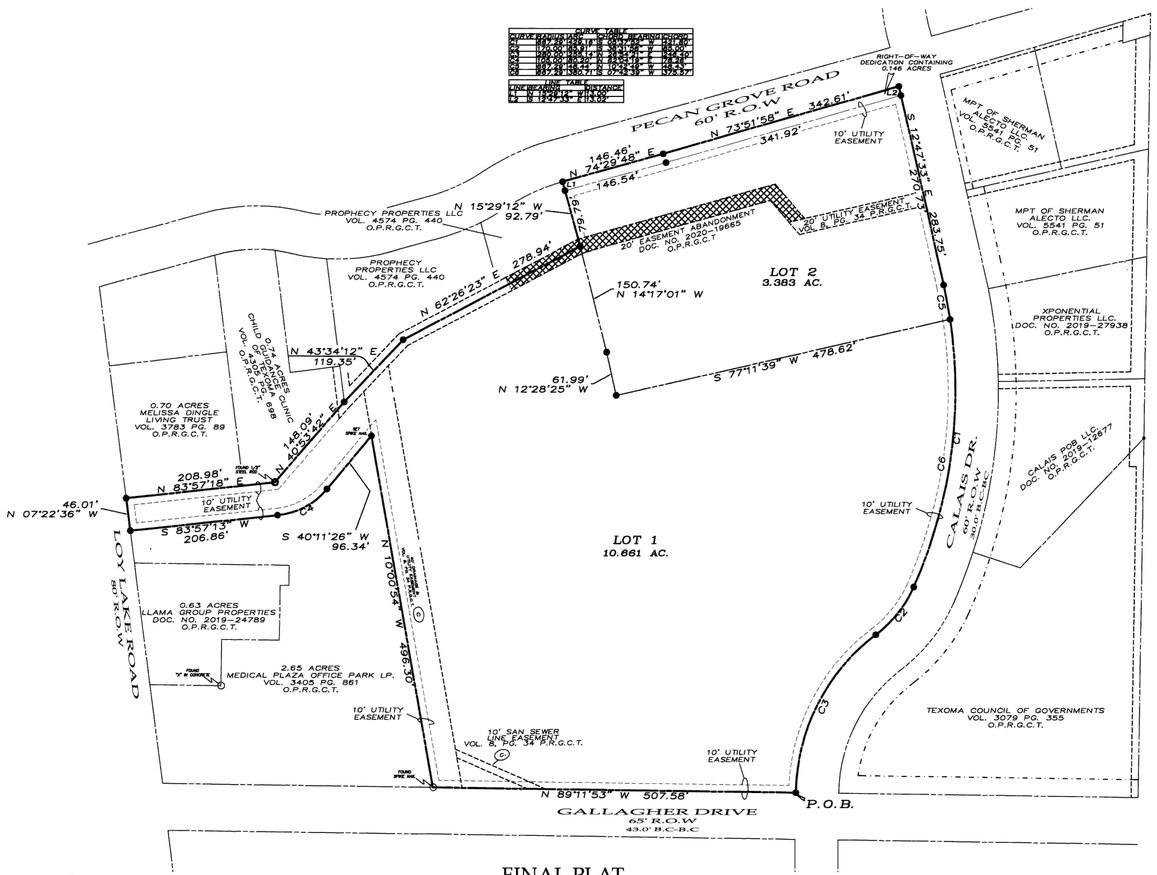
Finally, we are requesting an exception to the minimum six-foot masonry perimeter wall requirement in R-2 Multi-family residential districts. In lieu of a masonry wall, we would like to install a six-foot welded tubular steel (wrought iron) perimeter fence for multiple reasons. First, we do not want to block the urban aesthetic of the building elevations. We have worked hard to meet the City's direction to provide an urban style product with great curb appeal. A solid masonry wall would take away from this directive. Second, a solid masonry wall seriously detracts from the open feeling that is necessary for a successful urban project. We have used welded tubular steel perimeter fencing in our past multifamily projects and this type of fencing is standard for this type of project. Having a solid masonry feel gives the project a "compound" type feel and detracts from the marketability of the project. We aim to achieve any desired screening from surrounding properties through the use of strategically placed landscaping. We find our residents appreciate and value landscaping as a screening device because it enhances the nature feel of the project. Finally, the project site is not immediately adjacent to any single-family homes so a solid screening wall around the entire perimeter is unnecessary.

We respectfully request that the Planning & Zoning Commission and City Council consider granting the SUP, parking variance, and masonry screening wall variance so that Covenant Development may continue redeveloping a previously blighted property into a quality development which will add much-needed, high-quality housing for our growing community.

Sincerely,

Ryan Johnson
President
Covenant Development

JOB NO. 20050479



FINAL PLAT

JACKSON WALKER ADDITION

Being a replat of all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records

BEING 14.189 ACRES

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

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/28/2020 2:48:46 PM
In the PLAT Records
JACKSON WALKER ADDN
Doc Number: 2020-133
Number of Pages: 2
Amount: 75.00
Order#: 20200828000124
By: HA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC.
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35242

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

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2 — 20067

JOB NO. 20060479

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records, also being all that parcel of land described as Tract One in Warranty Deed from Natami Hospitals of Texas, Inc., to Epic Properties, Inc., of record in Volume 2165, Page 808, of the Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a ½" capped steel rod set at the intersection of the north right-of-way line of Gallagher Drive with the west right-of-way line of Calais Drive, being the southeast corner of said Lot 7 and Block One;

Thence North 89°11'53" West with said north right-of-way line, a distance of 507.58 feet to a Found Spike Nail set at the southeast corner of Lot 8, of said Block One;

Thence North 10°00'54" West with the east line of said Lot 8, a distance of 496.30 feet to a spike nail set in an asphalt drive, said nail being the northeast corner of said Lot 8;

Thence with the north line of said Lot 8 the following calls and distances:
South 40°11'26" West a distance of 96.34 feet to a set ½" capped steel rod;

A curve to the right having a radius of 105.00 feet, an arc length of 80.20 feet, a chord bearing of S 62°04'19" W, and an chord length of 78.26 feet to a set ½" capped steel rod;

South 83°57'13" West a distance of 206.86 feet to a ½" capped steel rod set in the east right-of-way line of Loy Lake Road;

Thence North 07°22'36" West with said east right-of-way line, a distance of 46.01 feet to a ½" capped steel rod set at the southwest corner of that tract of land conveyed to Melissa Dingle Living Trust by deed of record in Volume 3783, Page 89, Official Public Records, Grayson County, Texas;

Thence North 83°57'18" East with the south line of said tract a distance of 208.98 feet to a ½" steel rod found in concrete at an angle point in the south line of Lot 1, of said Block One;

Thence North 40°53'42" East with said south line, a distance of 148.09 feet to a ½" capped steel rod set at the southeast corner of said Lot One, the southwest corner of Lot 3, of said Block One;

Thence North 43°34'12" East with the south line of said Lot 3, a distance of 119.35 feet to a ½" capped steel rod set at an angle point in said south line;

Thence North 62°26'23" East a distance of 278.94 feet to a ½" capped steel rod set at the southeast corner of Lot 4, of said Block One;

Thence North 15°29'12" West with the east line of said Lot 4, a distance of 92.79 feet to a ½" capped steel rod set at the northeast corner of said Lot 4, also being in the north line of said Block One;

Thence North 74°29'48" East with the north line of said Block One, a distance of 146.46 feet to a set ½" capped steel rod;

Thence North 73°51'58" East a distance of 342.61 feet to a ½" capped steel rod set at the northeast corner of Lot 6, of said Block One, said rod being in the west right-of-way line of said Calais Drive;

Thence with said west right-of-way line the following calls and distances:
South 12°47'33" East a distance of 283.75 feet to a set ½" capped steel rod;
A curve to the right having a radius of 667.29 feet, an arc length of 429.46, feet a chord bearing of South 05°37'52" West 421.80 feet to a set ½" capped steel rod;
A curve to the right having a radius of 170.00 feet, an arc length of 85.91 feet, a chord bearing South 38°31'58" West 85.00 feet to a set ½" capped steel rod;
A curve to the left having a radius of 280.00 feet, an arc length of 255.14 feet, a chord bears South 26°54'21" West 246.40 feet to the Point-of-Beginning and containing 14.189 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this 27th day of August, 2020

EMMETT E. MCLEAN, EVP AND COO
MPT OF SHERMAN ALECTO LLC.

STATE OF Alabama
COUNTY OF Jefferson

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared EMMETT E. MCLEAN 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 27th day of August, 2020.

Brandi Dipiazza
Notary Public in and for the State of Alabama
Commission Expires: 12/26/23

BRANDI DIPIAZZA
MY COMMISSION EXPIRES
DECEMBER 26, 2023
NOTARY PUBLIC
STATE OF ALABAMA

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, JACKSON WALKER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 17th day of August, 2020, 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 28th day of August, 2020.

Linda Ashby
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

ACCEPTANCE

Approved this 21st day of July, 2020, 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 — 08/28/2020 Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

08/24/2020 Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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 lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT

JACKSON WALKER ADDITION

Being a replat of all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records

BEING 14.189 ACRES

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/28/2020 2:48:46 PM
In the PLAT Records
JACKSON WALKER ADDN
Doc Number: 2020-133
Number of Pages: 2
Amount: 75.00
Order#: 20200828000124
By: HA

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC.
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35242

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

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2 — E-9-409

SITE DATA:

10.648 ACRES
234 UNITS
21.97 UNITS/ACRE
64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

RESIDENT PARKING REQUIRED:		RESIDENT PARKING PROVIDED:	
EFFICIENCY & 1 BEDROOM	2.0 SPACES PER UNIT	UNCOVERED	282
2 BEDROOM	2.0 SPACES PER UNIT	-ACCESSIBLE	(10)
3 BEDROOM	3.0 SPACES PER UNIT	-VAN ACCESSIBLE	(3)
		CARPORT	78
EFFICIENCY & 1 BEDROOM (143X2.0)	286	ATTACHED GARAGE	42
2 BEDROOM (87X2.0)	174	TANDEM	26
3 BEDROOM (4X3.0)	12	CLUBHOUSE	10
TOTAL	472	TOTAL	438

RESIDENT PARKING RATIO PROVIDED: 1.87 SPACES PER UNIT



SITE PLAN

SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.1

SITE PLAN

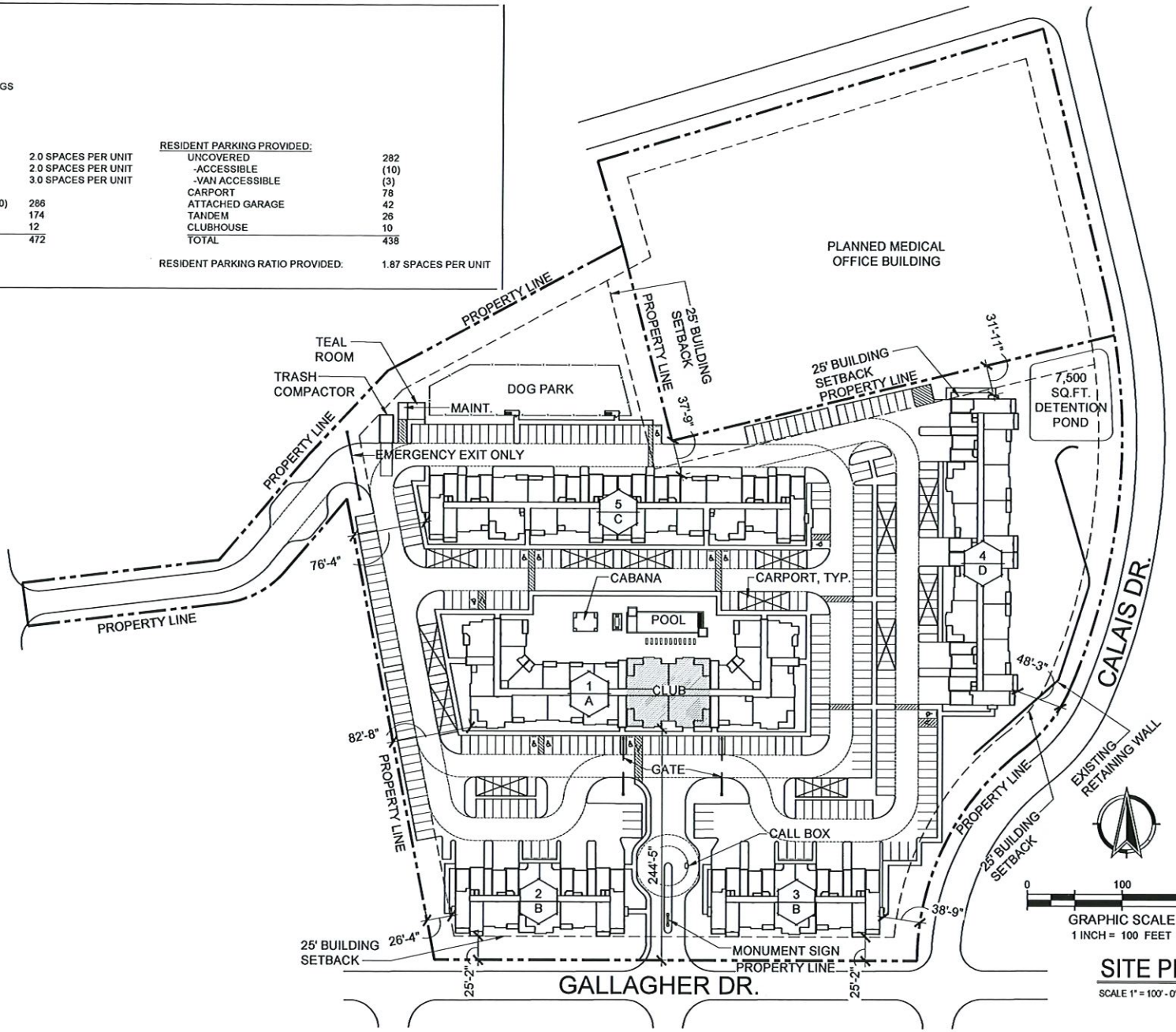
Copyright © 2021

SITE DATA:

10.648 ACRES
234 UNITS
21.97 UNITS/ACRE
64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

RESIDENT PARKING REQUIRED:		RESIDENT PARKING PROVIDED:	
EFFICIENCY & 1 BEDROOM	2.0 SPACES PER UNIT	UNCOVERED	282
2 BEDROOM	2.0 SPACES PER UNIT	-ACCESSIBLE	(10)
3 BEDROOM	3.0 SPACES PER UNIT	-VAN ACCESSIBLE	(3)
		CARPORT	78
EFFICIENCY & 1 BEDROOM (143X2.0)	286	ATTACHED GARAGE	42
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3 BEDROOM (4X3.0)	12	CLUBHOUSE	10
TOTAL	472	TOTAL	438
		RESIDENT PARKING RATIO PROVIDED:	1.87 SPACES PER UNIT



SITE PLAN
SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.2

SITE PLAN

Copyright © 2021

SITE DATA:

10.648 ACRES
234 UNITS
21.97 UNITS/ACRE
64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

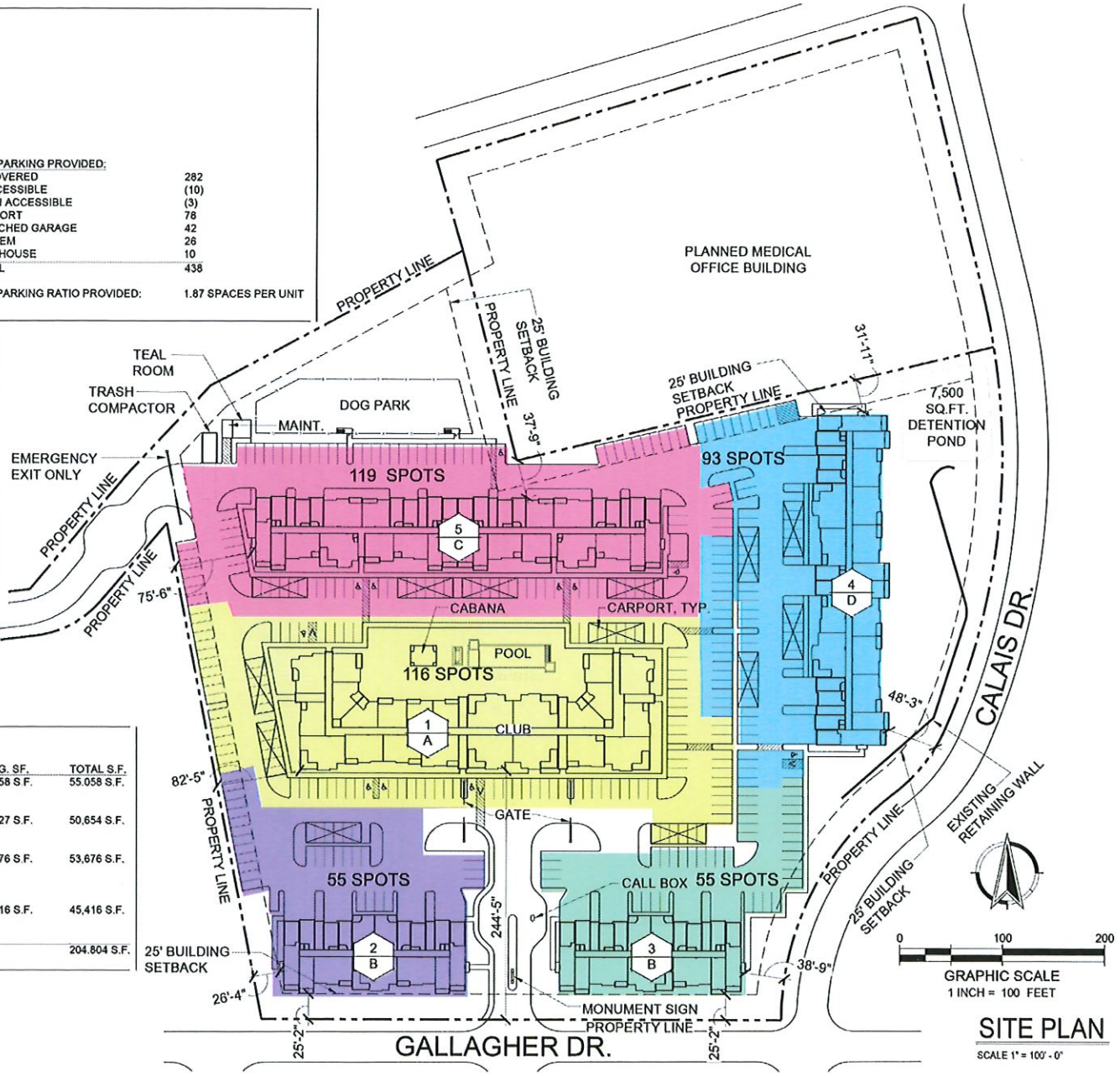
RESIDENT PARKING REQUIRED:		RESIDENT PARKING PROVIDED:	
EFFICIENCY & 1 BEDROOM	2.0 SPACES PER UNIT	UNCOVERED	282
2 BEDROOM	2.0 SPACES PER UNIT	-ACCESSIBLE	(10)
3 BEDROOM	3.0 SPACES PER UNIT	-VAN ACCESSIBLE	(3)
		CARPORT	78
EFFICIENCY & 1 BEDROOM (143X2.0)	286	ATTACHED GARAGE	42
2 BEDROOM (87X2.0)	174	TANDEM	26
3 BEDROOM (4X3.0)	12	CLUBHOUSE	10
TOTAL	472	TOTAL	438
		RESIDENT PARKING RATIO PROVIDED:	1.87 SPACES PER UNIT

UNIT TABULATION:

TYPE		# UNITS	S.F.	TOTAL
E1	EFFICIENCY	12	519	6,228 S.F.
E2	EFFICIENCY	12	696	8,352 S.F.
A1	ONE BEDROOM, ONE BATH	10	634	6,340 S.F.
A2	ONE BEDROOM, ONE BATH	35	707	24,745 S.F.
A3	ONE BEDROOM, ONE BATH	12	720	8,640 S.F.
A4	ONE BEDROOM, ONE BATH	30	764	22,920 S.F.
A5	ONE BEDROOM, ONE BATH	8	816	6,528 S.F.
A6	ONE BEDROOM, ONE BATH	12	824	9,888 S.F.
A7	ONE BEDROOM, ONE BATH	10	947	9,470 S.F.
A8	ONE BEDROOM, ONE BATH	2	955	1,910 S.F.
B1	TWO BEDROOM, TWO BATH	42	959	40,278 S.F.
B2	TWO BEDROOM, TWO BATH	6	1,005	6,030 S.F.
B3	TWO BEDROOM, TWO BATH	6	1,087	6,522 S.F.
B4	TWO BEDROOM, TWO BATH	27	1,191	32,157 S.F.
B5	TWO BEDROOM, TWO BATH	6	1,444	8,664 S.F.
C1	THREE BEDROOM, TWO BATH	4	1,533	6,132 S.F.
TOTAL		234		204,804 S.F

BUILDING TABULATION:

TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. SF.	TOTAL S.F.
A	1	62	A1-4, A2-9, A3-12, A4-8, B1-6, B2-6, B3-6, B4-11	55,058 S.F.	55,058 S.F.
B	2	29	E1-2, E2-6, A2-4, A4-2, A6-2, A7-2, B1-6, B4-3, B5-2	25,327 S.F.	50,654 S.F.
C	1	64	E1-4, A1-6, A2-14, A4-12, A5-4, A6-4, A7-4, A8-2, B1-6, B4-4, B5-2, C1-2	53,676 S.F.	53,676 S.F.
D	1	50	E1-4, A2-4, A4-6, A5-4, A6-4, A7-2, B1-18, B4-6, C1-2	45,416 S.F.	45,416 S.F.
TOTAL	5	234			204,804 S.F.



SITE PLAN

SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.3

SITE PLAN

Copyright © 2021

SITE DATA:

10.648 ACRES
234 UNITS
21.97 UNITS/ACRE
64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

RESIDENT PARKING REQUIRED:

EFFICIENCY & 1 BEDROOM	2.0 SPACES PER UNIT
2 BEDROOM	2.0 SPACES PER UNIT
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EFFICIENCY & 1 BEDROOM (143X2.0)	286
2 BEDROOM (87X2.0)	174
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TOTAL	472

RESIDENT PARKING PROVIDED:

UNCOVERED	282
-ACCESSIBLE	(10)
-VAN ACCESSIBLE	(3)
CARPORT	78
ATTACHED GARAGE	42
TANDEM	26
CLUBHOUSE	10
TOTAL	438

RESIDENT PARKING RATIO PROVIDED: 1.87 SPACES PER UNIT



SITE PLAN

SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.1

SITE PLAN

Copyright © 2021

SITE DATA:

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64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

RESIDENT PARKING REQUIRED:

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2 BEDROOM	2.0 SPACES PER UNIT	
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EFFICIENCY & 1 BEDROOM (143X2.0)	286	
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RESIDENT PARKING PROVIDED:

UNCOVERED	282
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-VAN ACCESSIBLE	(3)
CARPORT	78
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TOTAL	438

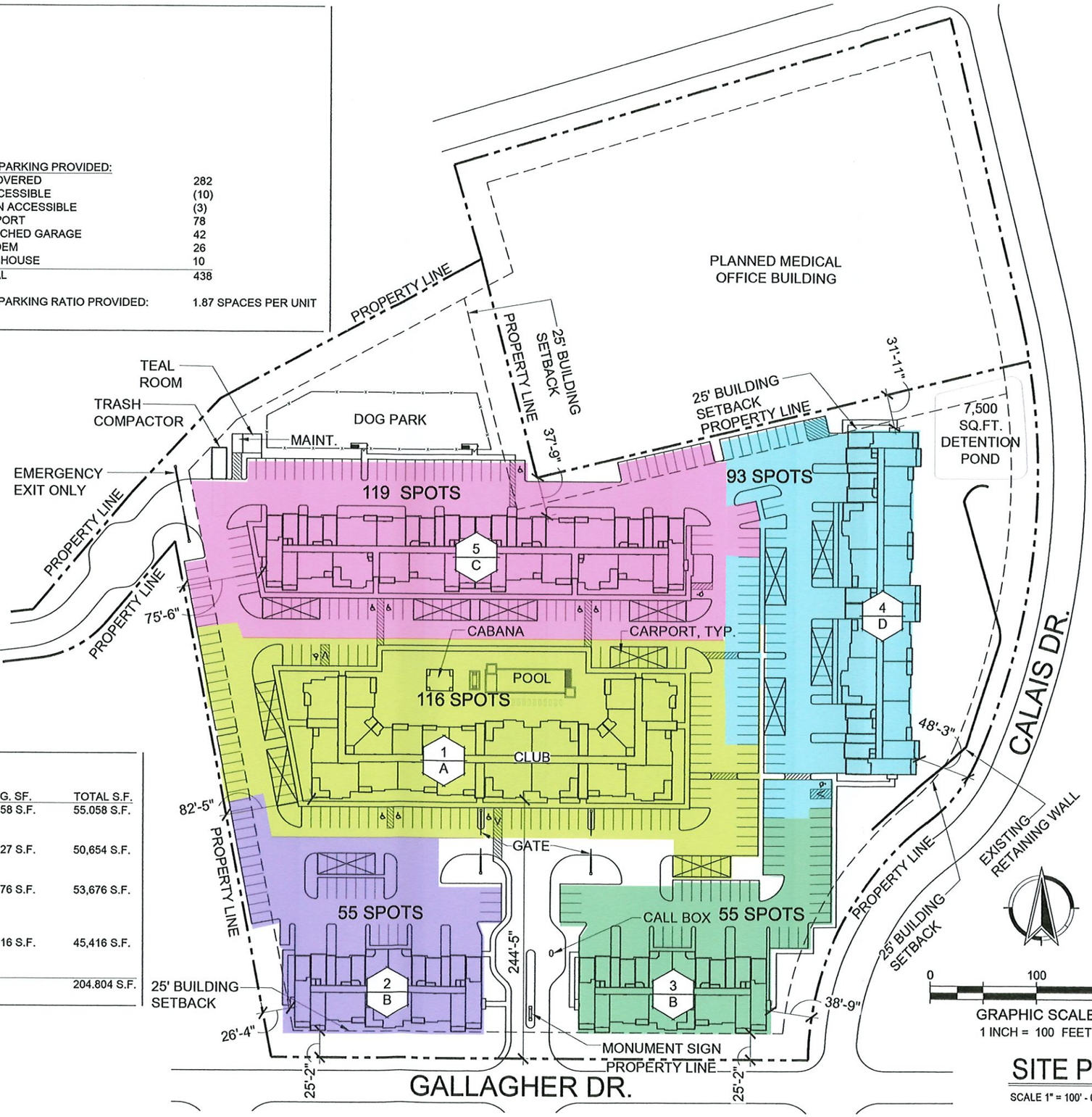
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B	2	29	E1-2, E2-6, A2-4, A4-2, A6-2, A7-2, B1-6, B4-3, B5-2	25,327 S.F.	50,654 S.F.
C	1	64	E1-4, A1-6, A2-14, A4-12, A5-4, A6-4, A7-4, A8-2, B1-6, B4-4, B5-2, C1-2	53,676 S.F.	53,676 S.F.
D	1	50	E1-4, A2-4, A4-6, A5-4, A6-4, A7-2, B1-18, B4-6, C1-2	45,416 S.F.	45,416 S.F.
TOTAL	5	234			204.804 S.F.



0 100 200

GRAPHIC SCALE
1 INCH = 100 FEET

SITE PLAN
SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.3

SITE PLAN

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01 BUILDING TYPE 'B' - REPRESENTATIVE ELEVATION - FRONT

SCALE: N.T.S.

Cross architects

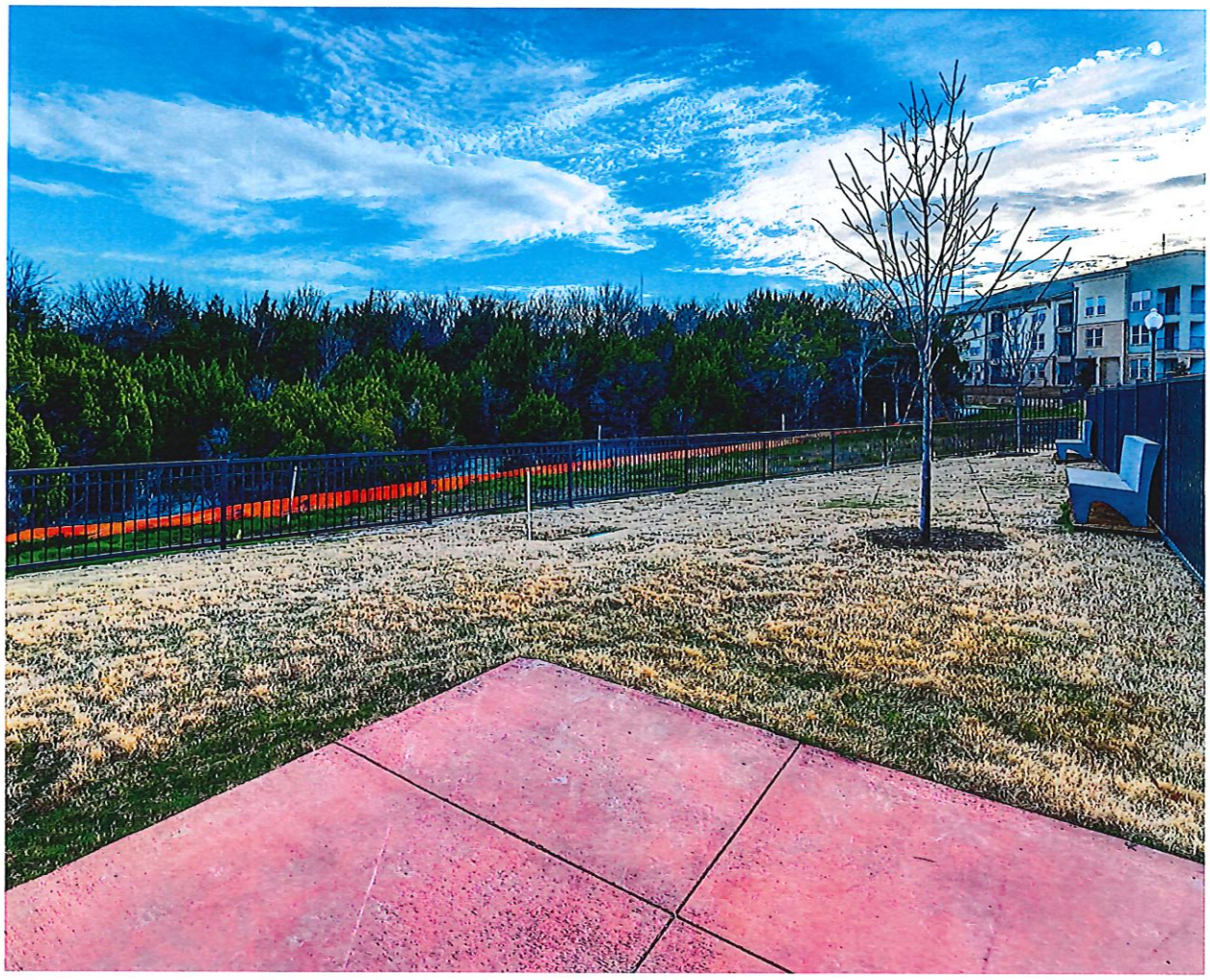
COVENANT DEVELOPMENT
SHERMAN, TEXAS

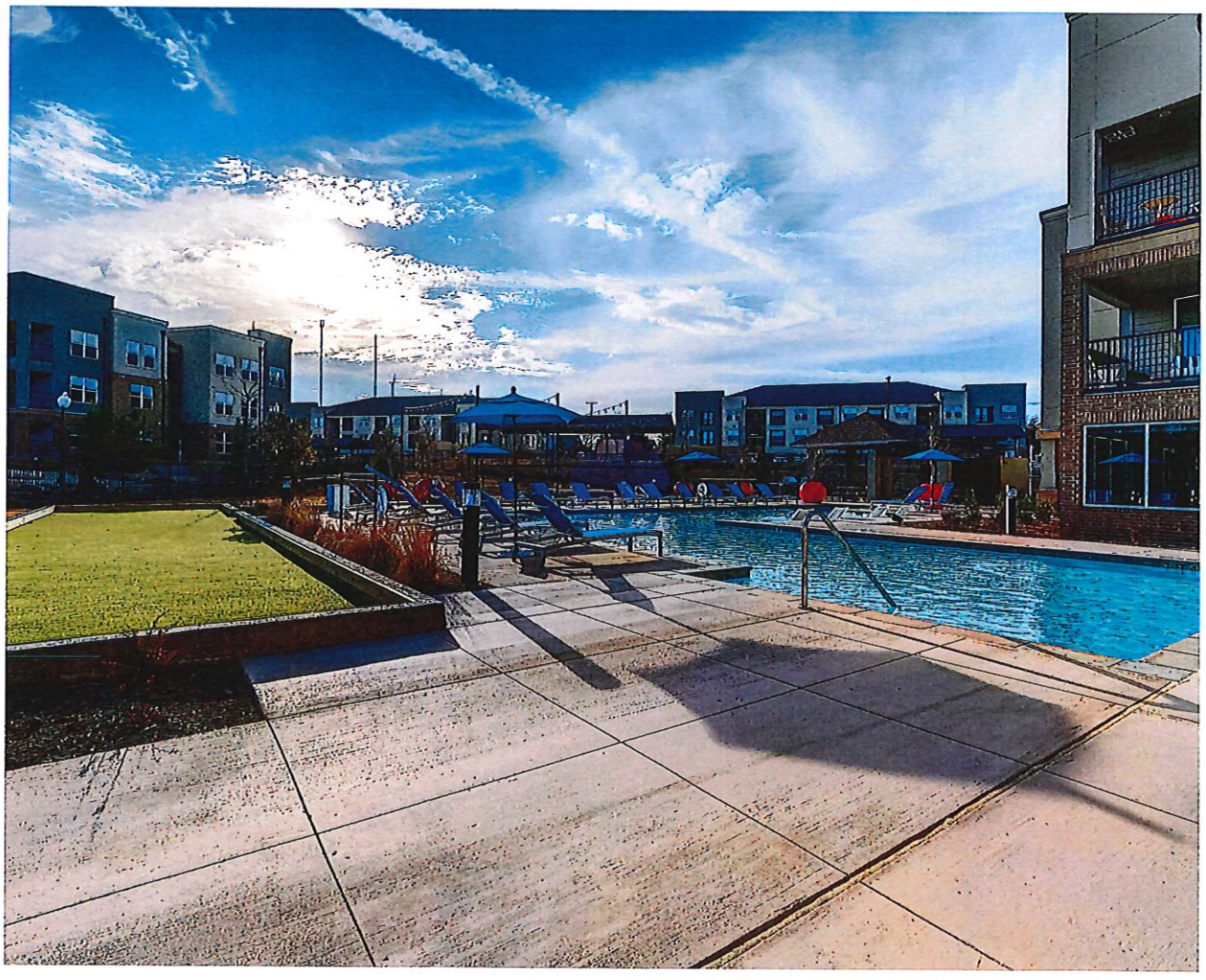
DATE: 01.21.21

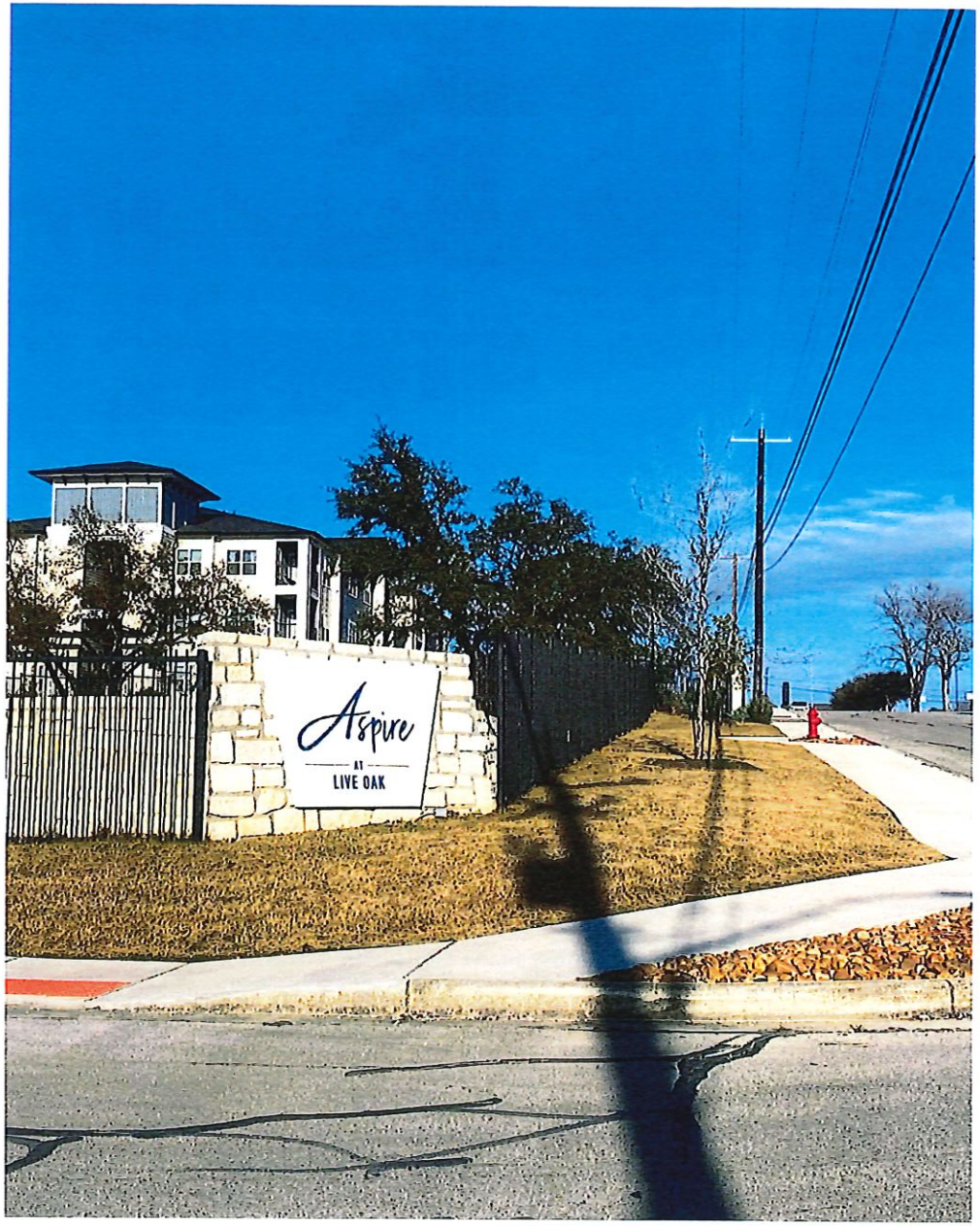
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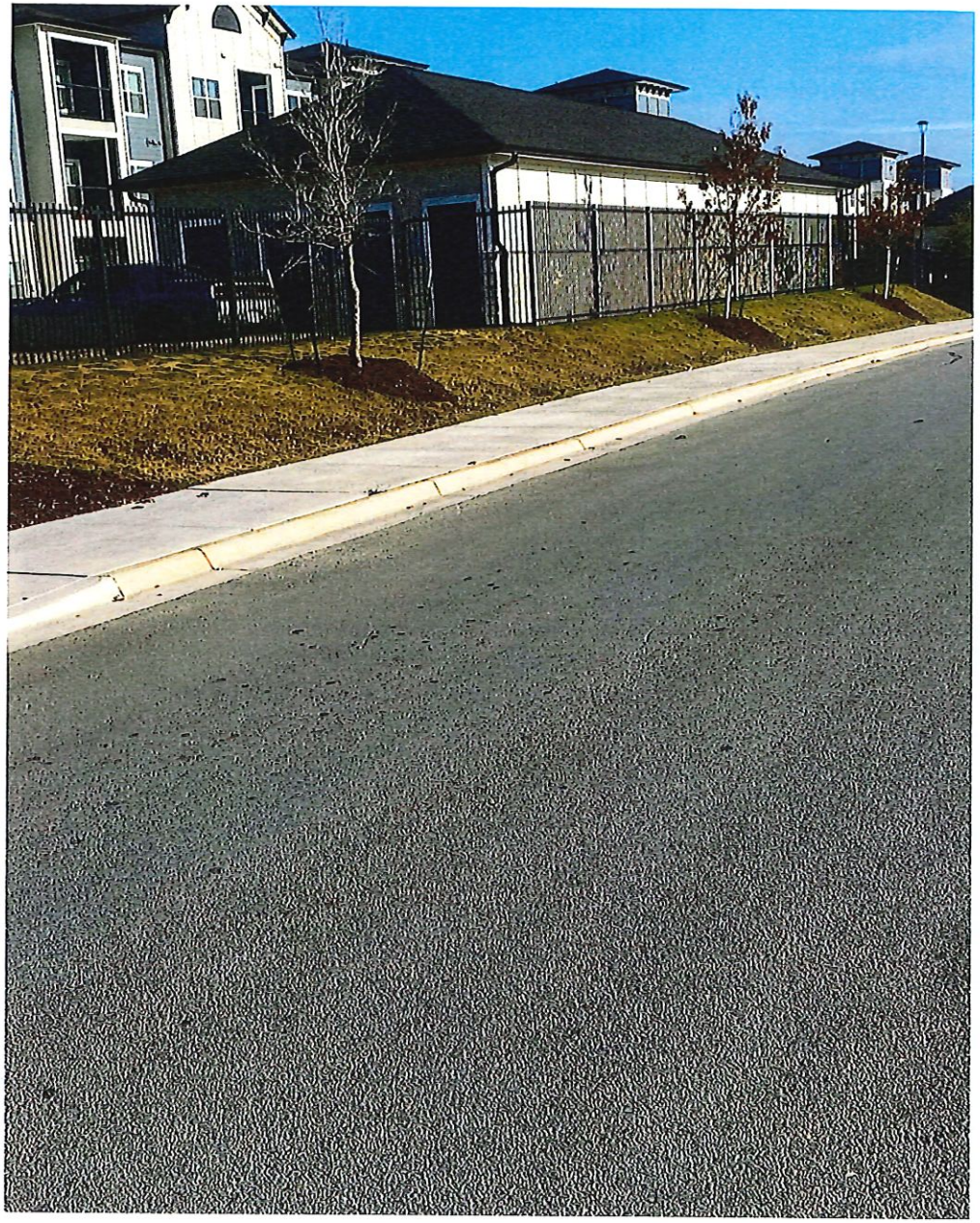
ELEVATION

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Aspire
AT
LIVE OAK







West Access Drive (Loy Lake Rd to site)







Parking Comparison

Proposed 1111 Gallagher Dr Site						
Eff	1 BR	2BR	3 BR	Total	Parking Provided	Per Unit
24	119	87	4	234	438	1.87

Example Parking Requirements							
Ordinance	Eff	1 BR	2BR	3 BR	Guest	Per Unit	Equivalent for 1111 Gallagher Dr
Heritage Ranch PD (Sherman)	1	1.5	2	2.5			387
Bel Air PD (Sherman)					.25 per unit	1.6	433
Munson PD (Sherman)					.25 per unit	1.6	433
Celina						1.8	421
Grand Prairie	1.25	1.25	2	2			361
McKinney						1 + .5 per bedroom	399
Murphy	1.5	1.5	2	2.5			399

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Aspire Two, LLC
PO Box 670
Sherman, TX 75091

Ryan Johnson
PO Box 670
Sherman, TX 75091

Cross Engineering Consultants
1720 W. Virginia St.
McKinney, TX 75069

Lee Engineering
3030 Lyndon B. Johnson Freeway
Suite 1660
Dallas, TX 75234

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex (Aspire at Sherman Apartments) in a C-1 (Retail Business) District located at 1111 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the screening Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed the height of 45 feet unless an exception is granted.
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' unless an exception is granted.
7. The monument sign will require approval of an exception; only wall signs are allowed.
8. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
9. The trash dumpster will need to be located inside the main building area and screened.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
13. Privately owned and maintained detention to comply with City criteria.
14. Civil plans to be reviewed and approved by City of Sherman Engineering Department prior to building permits being issued.
15. Verify fire requirements and code compliance with Fire Marshal.
16. The location of trash receptors must be approved by the Public Works Department.
17. Internal water and sewer lines will be privately owned and maintained.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

January 29, 2021

Larry Jordan
3229 Bordeaux
Sherman, TX 75090

RECEIVED
FEB 03 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition

The request is as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex in a C-1 (Retail Business) District.
Board of Adjustments

- **Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.**
- **Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' welded tubular steel (wrought iron) perimeter fence in lieu of the required masonry perimeter wall surrounding a Multi-Family Residential Complex in a C-1 (Retail Business) District.**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you 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:

Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

See attached page

Dear Mr. Rae,

I am absolutely, adamantly opposed to this! I can't believe that the Planning + Zoning Board, would introduce this to the home owner, taxpaying citizens, even as demolition and construction has been going on for over a month now! This confirms what I knew from the start. The City of Sherman doesn't give a rats behind about its taxpaying home owners, other than what they can gouge out of them!

You know, as well as anyone that has any brains at all, what this is going to cause. First off, property values will decrease, (big time), and the crime rate will increase (big time) as riff raff settles in. I bet you don't live in this neighborhood, do you, Mr. Rae? This has to stop! Put your multi family section 8 on the outskirts of town, not right smack in the middle of decent neighborhoods! Asinine! Absolutely no common sense or regard for the neighborhood citizens, whatsoever! Put it beside the mayor's house or your house, then your story would change. This is all about money, regardless of whose lives or neighborhood you ruin!

Larry Jordan
Pissed off homeowner

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

January 29, 2021

Brenda Ragland
3218 N. Calais St.
Sherman, TX 75090

RECEIVED
FEB 25 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition

The request is as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex in a C-1 (Retail Business) District.
Board of Adjustments

- **Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.**
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Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

Increase traffic, location of main entrance on Gallagher will hinder driveways and intersection and turn lane safety. Disruption of quite neighbor with extra 1,000+ people. School

Traffic increase. TRASH in street and neighbors yards not to mention TRASH from demolistion and construction. Increase in crime and no law enforcement in area now. Speeding and wreak will increase at Gallagher at Calais. Postage will be delayed more and come about 4 pm now.

If you had at least enclosed an envelope you might have received more responses.

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.

Sherman
CLASSIC TOWN. BROAD HORIZON.

GARY

Developmental Services

January 29, 2021

C&C Rental Properties
Ronald Dale Campbell
4111 W. Crawford
Denison, TX 75020

RECEIVED
FEB 19 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition

34 spots Less Than Required

The request is as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex in a C-1 (Retail Business) District.
Board of Adjustments

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Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

Dear Sirs: I own the Property a 1116 Gallagher If They build a Mutli-Residential Complex cadd-corner from Me. They need to have a least the 472 parking (OVER)

Parking Spaces, in fact they need more than 472 spaces As Some Apartments have more than one vechile per unit. "Please" do not let them have less parking than the Ordinance Calls For.

As for a 6' Iron Fence. No They need a Masonary Wall around the Parking Area, not a fence that you can see through. "Please" make them put 6' high Stone or Brick Fence arond parking lot as required.

"Thank You" Ronald Campbell

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.

RECEIVED
MAR 0 8 2021

Attn: Rob Rae,

First of all, let me congratulate you for having your PHD in, "not giving a damn about the Sherman homeowners" degree.

I see at least three potential lawsuits here. Let me start by enlightening you on the definition of the word "Required." Required - Mandatory, officially compulsory, essential, indispensable. If it's required, there is no "in lieu of". Also on the term "in lieu of", why didn't you just put the words, "instead of", which is what it means? I'll tell you why. Because "in lieu of" makes it sound like the requirements will be added later on. Right Robbie? To start with, the fact that you're putting a residential complex, in a zoned business district, is asinine to begin with, plus it devalues homeowners property and drives up crime. But you already know that, don't you, Robbie? Then to add fuel to the fire, you want to put 438 parking spaces, in a "Required" 472 parking spaces. I have any idea where those extra 34 vehicles are going to park, Robbie? I bet it's not in front of your house, is it, Robbie?

Out of all the places in this city, to put something like this, why would you go out of your way to put a section 8, residential

complex in a zoned business district?

Don't you think that the homeowners on the south side of Gallagher have enough to worry about, without this asinine, insane stunt? How you aquired the position that you have, is far beyond comprehension.

You've heard the old saying, "what goes around, comes around"? You lit the fuse, now don't complain when fireworks fly, Robbie.

Larry Jordan,

Totally betrayed, pissed off homeowner.

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

133 EAST WALL STREET

The request of Thomas L. Shields (Owner), Shannan Rowley (Applicant), The Wig & Gavel (Tenant) and Northstar Signs & Graphics (Sign Contractor) concerning the property at 133 East Wall Street, being part of Lot 7, Block D, T.J. Shannon Supplement, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (14)(b)(5) to allow a wall sign to project 32" from the building over the sidewalk in lieu of the allowed 18" in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 133 East Wall Street, the northwest corner of Wall and Walnut Streets; The Wig & Gavel are tenants. The property is zoned a C-2 (General Commercial) District and located in the Central Business District. The owner would like to hang a 6 square foot non-swinging sign projecting 32 inches from the wall of the building.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Thomas L. Shields (Owner)
Shannan Rowley (Applicant)
The Wig & Gavel (Tenant)
Northstar Signs & Graphics (Sign Contractor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Sign Location
Sign Elevation
Staff Review Letter



Sherman
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City of Sherman, Texas
Developmental Services Department

133 East Wall Street

NOT TO SCALE

1 in = 120 ft



Zoning - 133 East Wall Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

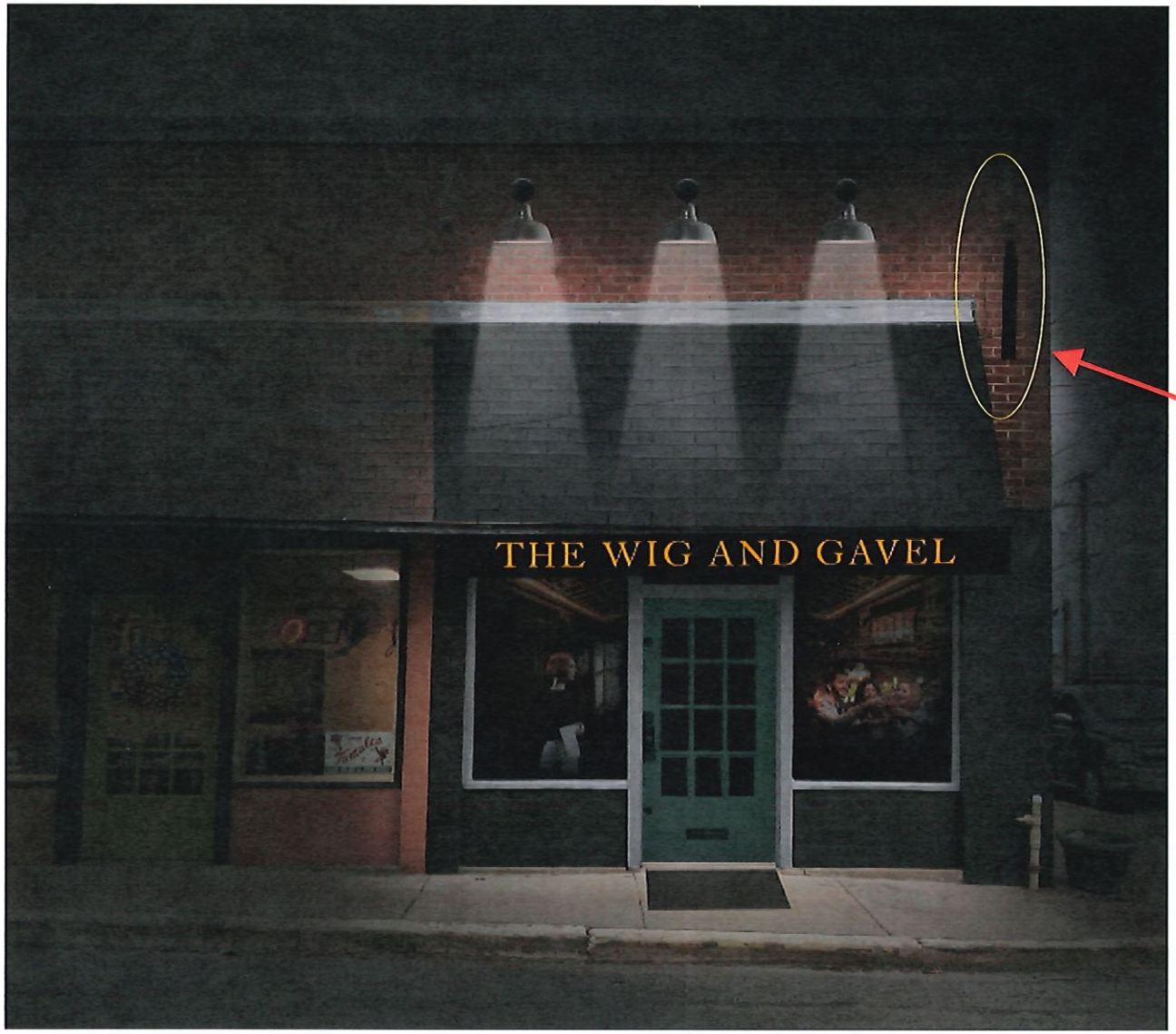
N
NOT TO SCALE

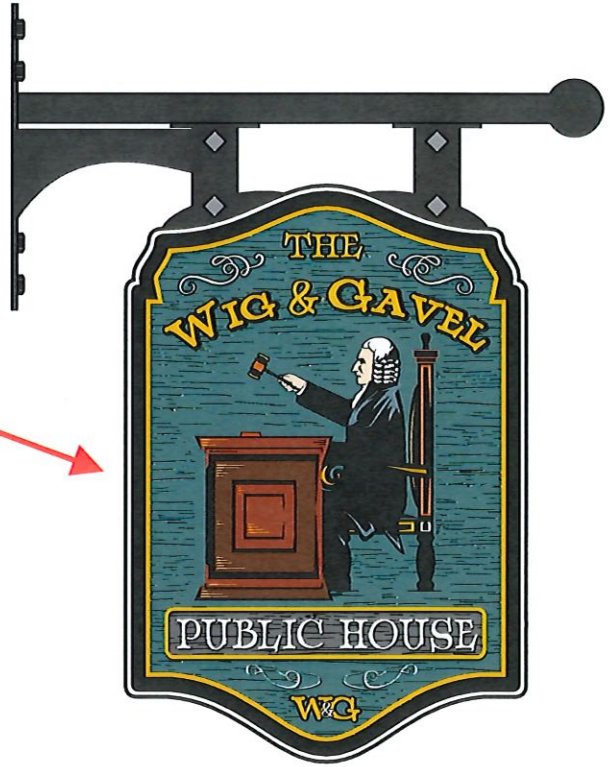
1 in = 50 ft

133 East Wall Street



Proposed The Wig and Gavel





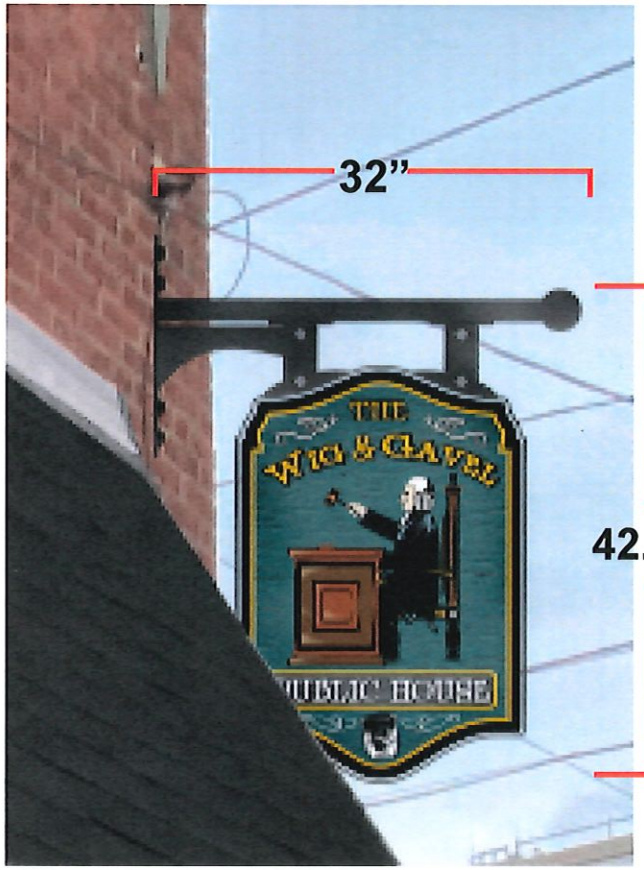
NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: The Wig and Gavel - Shannan Rowley - 903.436.5952 - thewigandgavelpubshermantx@outlook.com			
CITY & STATE: 133 E. Wall St - Sherman, TX 75090			
SIGN REP: Trace	DRAWN BY: TRACE	APPROVED BY:	
DRAWING NO: 12152001	SCALE: See Drawing Above	DATE: 12-15-2020	

Awning Face Panel



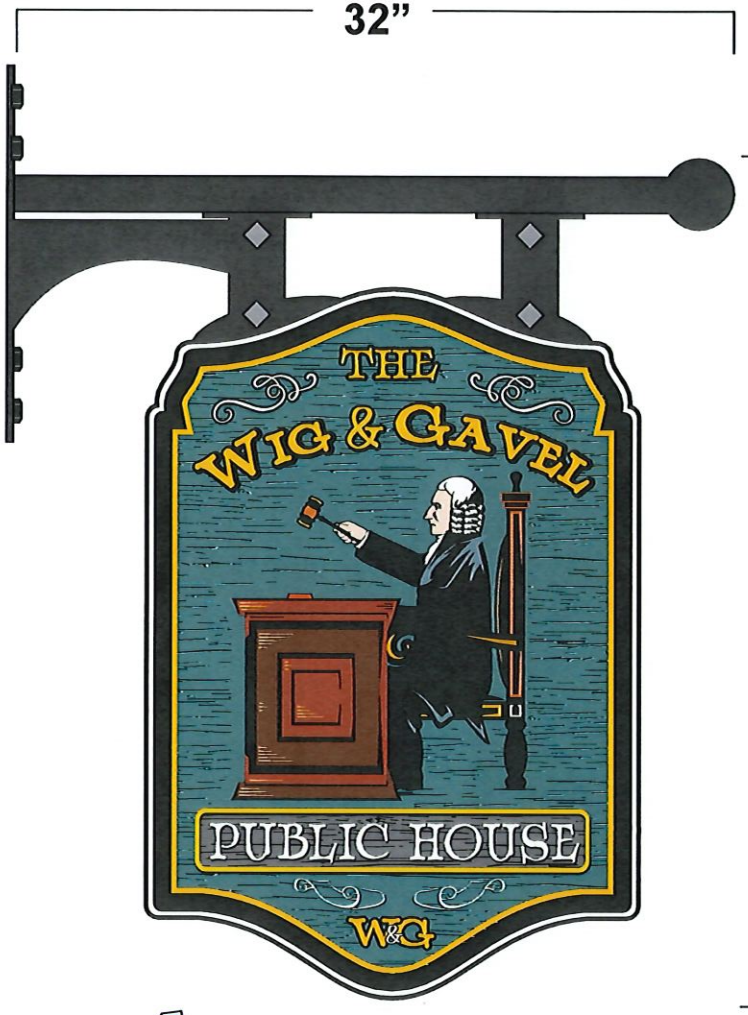


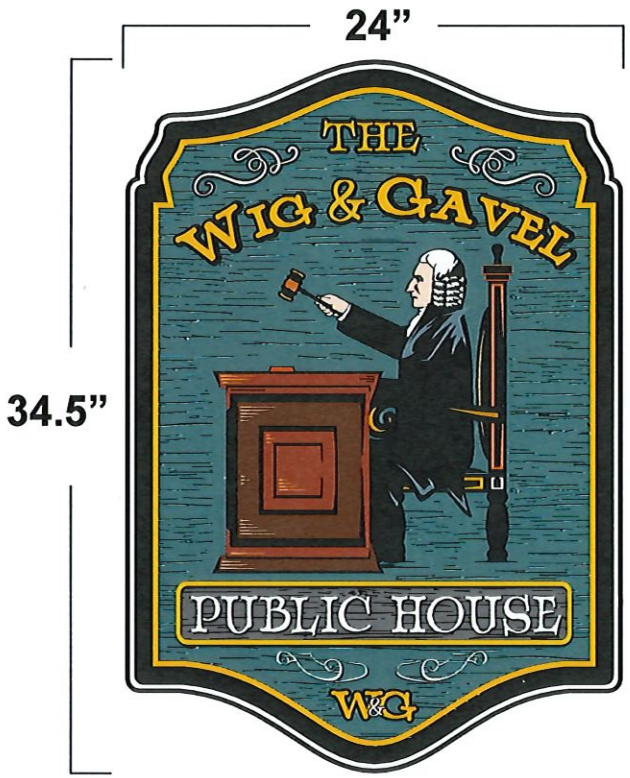
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CUSTOMER: The Wig and Gavel - Shannan Rowley - 903.436.5952 - thewigandgavelpubshermantx@outlook.com		
CITY & STATE: 133 E. Wall St - Sherman, TX 75090		
SIGN REP: Trace	DRAWN BY: TRACE	APPROVED BY:
DRAWING NO: 12152001	SCALE: See Drawing Above	DATE: 1-26-2020

Proposed The Wig and Gavel
Non-Swinging Projection Sign





NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

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CUSTOMER: The Wig and Gavel - Shannan Rowley - 903.436.5952 - thewigandgavelpubshermantx@outlook.com		
CITY & STATE: 133 E. Wall St - Sherman, TX 75090		
SIGN REP: Trace	DRAWN BY: TRACE	APPROVED BY:
DRAWING NO: 12152001	SCALE: See Drawing Above	DATE: 12-15-2020

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Thomas Shields
402 W. Lamar
Sherman, TX 75090

Northstar Signs & Graphics
316 W. Lamar
Sherman, TX 75090

Shannan Rowley
126 Golden Rd.
Sherman, TX 75090

Dear Applicants,

The request for an exception to allow a wall sign to project 32" from the building over the sidewalk in lieu of the allowed 18" in a C-2 (General Commercial) District/Central Business District located at 133 East Wall Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Central Business District and the Sign Ordinance.
2. No permanent structures shall be placed with the right-of-way without an encroachment easement approved by the City Council.
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 3401 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of First United Bank and Trust (Owner) and Austin Hahn, Calichi Design Group (Representative) concerning the property located at 3401 North FM 1417 (Heritage Parkway), being Lot 1 of the Replat of Lots 1 & 2 of the Replat of Lot 2 of the Replat of Lot 1-B, Post Oak Crossing Addition, as follows;

Planning and Zoning Commission

Site plan approval for a Remote Automated Teller Machine (ATM) for First United Bank and Trust.

Background:

The property is located at 3401 North FM 1417 (Heritage Parkway), the northeast corner of FM 1417 (Heritage Parkway) and Post Oak Crossing; First United Bank and Trust are the tenants. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

First United Bank and Trust has purchased the property and plans to occupy the former First Texoma National Bank space. They would like to add a remote Automated Teller Machine (ATM) lane south of the building. The building is surrounded by a parking lot and drive aisle that wraps around the west and south side with a multi-lane drive thru service in the rear.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First United Bank and Trust (Owner)
Austin Hahn, Calichi Design Group (Representative)

Master Plan Designation:

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

Number of notices mailed:

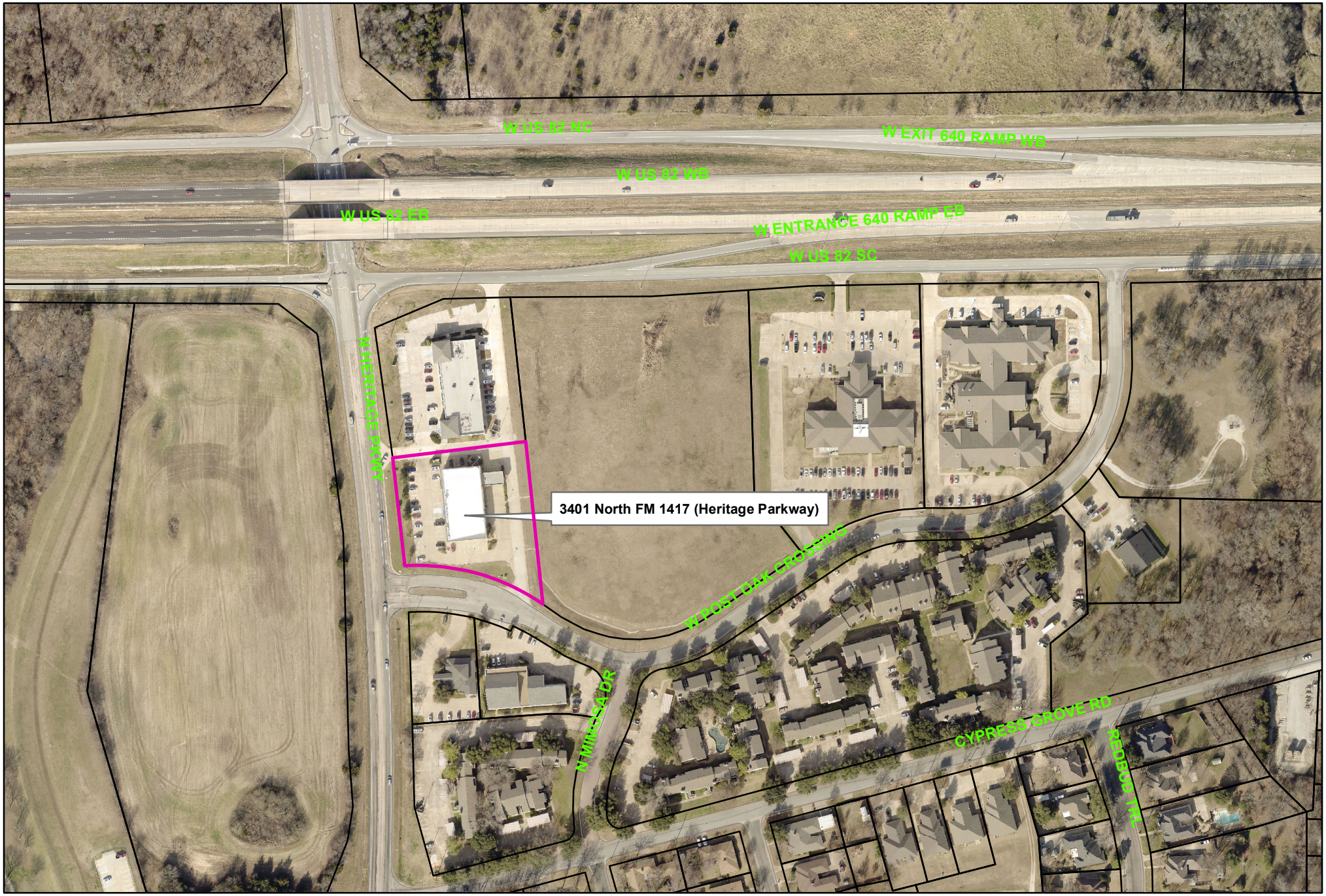
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Plat
Site Plan
Elevations
Staff Review Letter



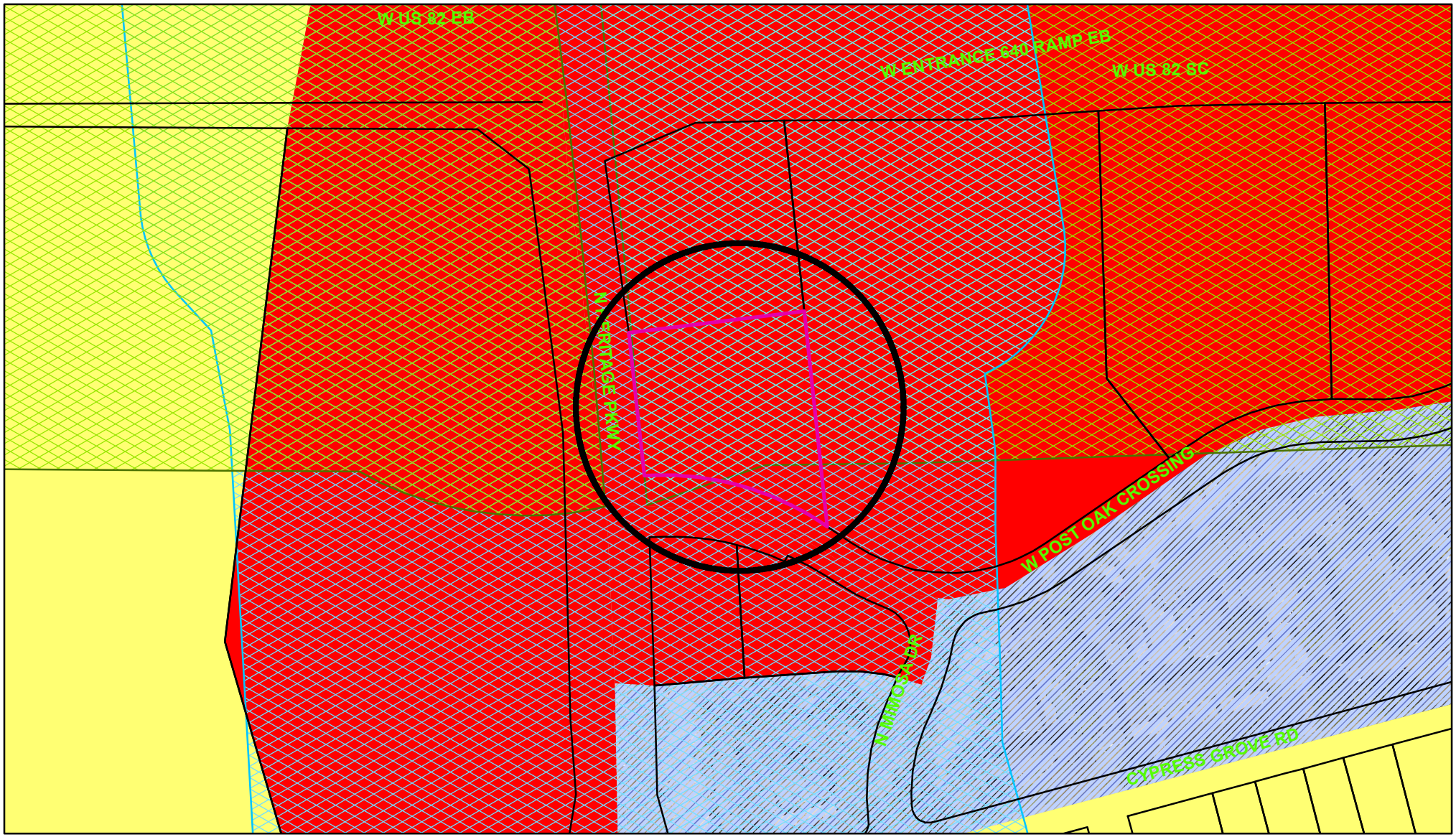
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3401 North FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 241 ft



Zoning - 3401 North 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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

January 29, 2021

Mr. Rob Rae, Director of Development Services
City of Sherman – Building & Zoning
222 W. Mulberry
Sherman, TX 75090

Application for Site Plan Review: First United Bank of Sherman (West), TX – 3401 FM 1417, Sherman, TX 75092

Dear Mr. Rae:

On behalf of First United Bank, please accept this project narrative along with the following materials as our application for Site Plan Review:

- A signed application
- A check to cover the application fee
- Twenty (20) full-size copies of the Site Plan
- Twenty (20) full-size copies of the color elevations
- A portable USB containing this narrative, the application, plans and elevations.

PROJECT NARRATIVE:

The scope of the proposed project is to add a remote Automated Teller Machine (ATM) lane on the above-referenced property. First United Bank has purchased the property, and plans to occupy the former First Texhoma National Bank space on the site. The scope of the project is limited to hardscape and landscape modifications to support the addition of the ATM, along with the addition of a night drop box under the drive-up canopy and utility routing to the proposed ATM (and associated pavement patching. The project will disturb less than one acre of total area and is not in the FEMA Floodplain (per Flood Map 48181C0270F, effective 9/29/2010). A flat spot in the parking lot that is creating a puddle is also being corrected.

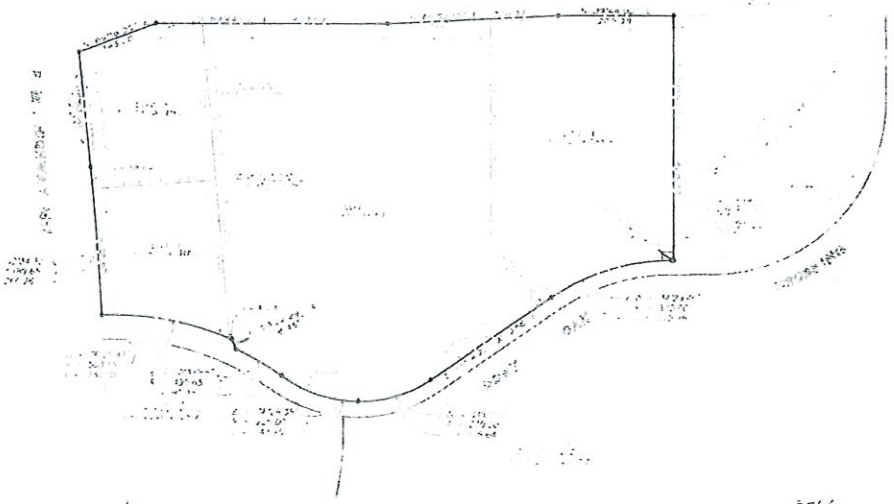
The site is approximately 52,141 SF with an existing 10,124 SF principal building centrally located on the lot. The building is surrounded by a parking lot and drive aisle that wraps around the west and south side. There is currently a multi-lane drive up service to the rear.

The site area to the West and South drain into Post Oak Crossing. The portion to the East drains Eastward into the adjacent property. The new drive-thru lane will be graded to not disturb existing drainage patterns and allow water to flow into Post Oak Crossing.

This project will add the following use to the site: Remote ATM, which is permitted in the site's C-1 Zone. No change to the parking count is contemplated.

Thank you for your consideration of this project,

Austin Hahn, P.E. (Multi-State)
Principal
CaliChi Design Group



REPLAT OF LOTS 1 & 2
OF THE
REPLAT OF LOT 2
OF THE
REPLAT OF LOT 1-B
POST OAK CROSSING ADDITION
TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11024

UNDERWOOD

VOL 16 PG 53

CIVIL CONSTRUCTION DOCUMENTS
FIRST UNITED BANK OF SHERMAN (WEST)
3425 NORTH HERITAGE PARKWAY | SHERMAN, TEXAS 75092

ENGINEER'S CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF DETOURS.
2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS ON THE SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, UTILITY LOCATE COMPANIES AND FIRE DEPARTMENT AT ALL TIMES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.
4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, ALL RADII SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL CONDUCT HIS/HER WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH HIS/HER CONTRACT AND SHALL PROTECT AND SAVE HARMLESS THE OWNER AND THE OWNER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.
7. CONTRACTOR MUST REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO EXISTING CONDITIONS AT A MINIMUM.
8. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SHERMAN STANDARDS AND SPECIFICATIONS (AS APPLICABLE) AND AS DIRECTED BY THE CITY OF SHERMAN. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES.
9. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL DISCREPANCIES TO ENGINEER.
10. ANY AND ALL FIELD MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING PRIOR TO ANY CONSTRUCTION OR DEMOLITION RESULTING THEREOF. THE ENGINEER IS UNDER NO OBLIGATION TO PROVIDE ANY LEVEL OF CERTIFICATION FOR WORK THAT WAS NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS UNLESS THE ENGINEER DIRECTED THE CONTRACTOR TO MAKE SAID CHANGE BY RESPONDING TO A FORMAL WRITTEN REQUEST FOR INFORMATION (RFI) THAT FOLLOWED THE MUTUALLY AGREED UPON RFI PROCESS.

ENGINEER'S SITE NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR SUBCONTRACTOR.
3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
5. REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE. THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS.
8. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL REQUIRED CONSTRUCTION PERMITS TO THE OWNER WITHIN SEVEN (7) DAYS OF ISSUE OF SUBJECT PERMIT.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MEP, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, IRRIGATION STRUCTURES AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES/OWNERS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF THE WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S BID.
12. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, HE SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR HIS/HER INTERPRETATION AND DECISION, AND SUCH DECISION SHALL BE FINAL.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FORM THE MOVING OF MATERIAL OR EQUIPMENT.

ENGINEER'S ACCESSIBILITY NOTES:

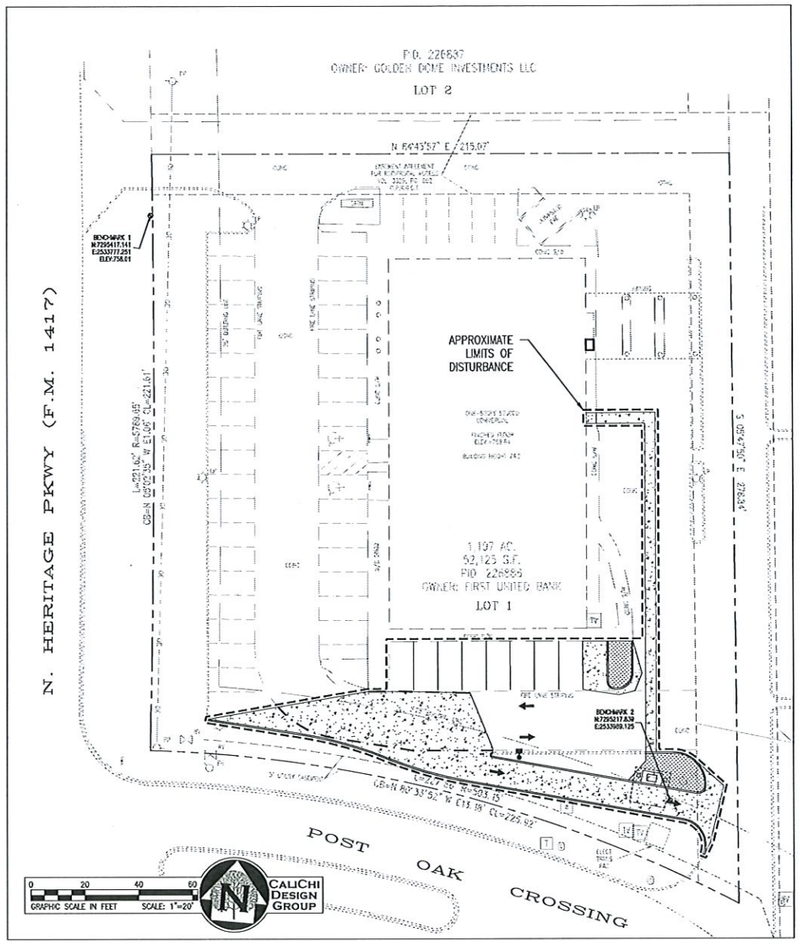
1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE MOST RECENT TEXAS ACCESSIBILITY STANDARD (TAS) AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

ENGINEER'S SIGNAGE AND STRIPING NOTES:

1. ALL SIGNS SHALL BE STANDARD SIZE AND TO TXDOT AND MUTCD STANDARDS UNLESS OTHERWISE NOTED.
2. ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
3. ALL SIGNS SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.
4. SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST 7 FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT EVEN IF THERE IS NO SIDEWALK, UNLESS OTHERWISE NOTED. TO SATISFY THIS REQUIREMENT, EXISTING POSTS MAY HAVE TO BE REPLACED IF ADDITIONAL SIGNS ARE NEEDED.
5. WHERE POSSIBLE, AT LEAST 2 FEET OF CLEARANCE SHALL BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
6. ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. YELLOW THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC MATERIAL. CURB MARKINGS SHALL BE PAINTED.
7. ALL STRIPING AND MARKINGS SHALL BE RETROTEGRIZED UNLESS OTHERWISE NOTED.
8. ALL EXISTING STRIPING AND MARKINGS THAT CONFLICT WITH PROPOSED STRIPING AND MARKING SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.

PROJECT SPECIFICATION NOTE:

1. UNLESS OTHERWISE NOTED ON THESE PLANS AND THE PROJECT SPECIFICATIONS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF SHERMAN, AS APPLICABLE, STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).



CIVIL SITE IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION

CITY OF SHERMAN EROSION CONTROL NOTES:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), TPDES GENERAL PERMIT NO. TXR 040000 ISSUED AND DATED FEBRUARY 9, 2009.
2. ALL RELEASES OF THE REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA AND TCEQ.
3. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER, AS AN ALTERNATIVE, AN INSPECTION CAN BE CONDUCTED ONCE EVERY SEVEN (7) CALENDAR DAYS ON A DEFINED DAY. A DECISION ON WHICH METHOD TO USE MUST BE DECIDED BEFORE WORK BEGINS AND MUST BE FOLLOWED THROUGHOUT THE PROJECT.
4. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
5. EROSION CONTROL SHALL BE INSTALLED PRIOR TO GRADING.
6. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES OR 25%.
7. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR CITY, WITHIN 24 HOURS OF NOTICE.
8. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUNDCOVER IN ALL STREET PARKWAYS, LOT AND ALL OTHER DISTURBED AREAS. SEEDING SHALL BE DONE AS SPECIFIED BY SECTION 202.5 AND SEEDING AS SPECIFIED BY SECTION 202.6 OF THE OCTOBER 2004 OR LATEST EDITION OF NCTCOG STANDARD SPECIFICATION.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION/SEDIMENT DEPOSITS.
10. A DRAINAGE AREA MAP WILL BE INCLUDED WITH THE EROSION CONTROL PLAN.
11. CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS.
12. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.

SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO WHERE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. FENCE CANNOT BE TRENCHED IN (I.E. PLACING HEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY AS NEEDED. 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 3 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

LEGAL DESCRIPTION:

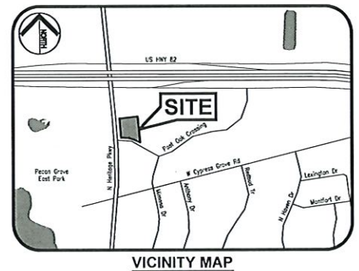
LOT 1, OF THE REPLAT OF LOTS 1 & 2 OF THE REPLAT OF LOT 2 OF THE REPLAT OF LOT1-B, POST OAK CROSSING ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 18, PAGE 53, OF THE PLAT RECORDS, GRAYSON COUNTY, TEXAS.

ABBREVIATIONS

AC	ASPHALT CONCRETE	G	GAS	SDR35	STANDARD DIMENSIONAL RATIO 35
ADA	AMERICANS WITH DISABILITIES ACT	GB	GRADE BREAK	SF	SQUARE FOOT
APM	ASSESSORS PARCEL NUMBER	GV	GAS VALVE	SL	STREET LIGHT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	HDPE	HIGH-DENSITY POLYETHYLENE	SLPB	STREET LIGHT PULL BOX
AVE	AVENUE	HWY	HIGHWAY	SP	SPEEDING PLAN
BLDG	BUILDING	HYD	HYDRANT	SPEC	SPECIFICATION
BLVD	BOULEVARD	IE	INVERT ELEVATION	SSCO	SANITARY SEWER CLEAN OUT
BFP	BACKFLOW PREVENTOR	INV	INVERT	SSMH	SANITARY SEWER MANHOLE
BM	BENCHMARK	IV	IRRIGATION VALVE	ST	STREET
BOP	BOTTOM OF PIPE	JP	JOINT POLE	STD	STANDARD
C	CONCRETE	L	LENGTH	STLT	STREET LIGHT
CB	CATCH BASIN	L/S	LANDSCAPE	SW	SIDEWALK
CCTV	CLOSED-CIRCUIT TELEVISION	LF	LINEAL FEET	T	TELEPHONE
CL	CENTERLINE	LT	LIGHT	TAS	TEXAS ACCESSIBILITY STANDARDS
CLR	CLEAR	LUM	LUMINAIRE	TBM	TEMPORARY BENCHMARK
COMM	COMMUNICATION	MAX	MAXIMUM	TC	TOP OF CURB
CONC	CONCRETE	MH	MANHOLE	TCD	TRAFFIC CONTROL DEVICE
CVLT	COMMUNICATION VAULT	MIN	MINIMUM	TEV	TELEPHONE VALVE
CV	DETECTOR CHECK VALVE	MON	MONUMENT	TL	TRAFFIC LIGHT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	MTR	METER	TOE	TOE OF SLOPE
DI	DROP INLET	N	NORTH	TOP	TOP OF SLOPE / TOP OF PIPE
DIA	DIAMETER	NG	NATURAL GROUND	TS	TRAFFIC SIGNAL
DWG	DRAWING	N.I.C.	NOT IN CONTRACT	TSPB	TRAFFIC SIGNAL PULL BOX
E	ELECTRIC / EAST	NO	NUMBER	TVLT	TELEPHONE VAULT
EGAB	ELECTRIC CABINET	N.T.S.	NOT TO SCALE	TOW	TOP OF WALL
EVLT	ELECTRIC VAULT	O.C.	ON CENTER	TYP	TYPICAL
EX	EXISTING	OH	OVERHANG	UE	UNDERGROUND ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION	P	PAVEMENT	UT	UNDERGROUND TELEPHONE
FF	FINISHED FLOOR	PB	PULL BOX	UTIL	UTILITY
FG	FINISHED GRADE	PCC	PORTLAND CEMENT CONCRETE	VAR	VARIABLE
FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE	VAT	VACUUM AIR TUBE
FL	FLOW LINE	POC	POINT OF CONNECTION	VLT	VAULT
FND	FOUND	PP	POWER POLE	W	WEST
FOC	FACE OF CURB	PVC	POLYVINYL CHLORIDE	W/	WITH
FP	FIRE PROTECTION	RD	ROAD	WM	WATER METER
FS	FINISHED SURFACE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY	WTR	WATER LINE
FT	FEET	S	SLOPE / SANITARY / SOUTH	WV	WATER VALVE
FW	FRONT OF WALK	SAN	SANITARY SEWER PVC	WVLT	WATER VAULT
FWC	FACE OF WALL CONCRETE	SDMH	STORM DRAIN MANHOLE		

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
	WATER LINE	W
	SANITARY SEWER LINE	SAN
	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
	UNDERGROUND TELECOM	UT
	SIGN	
	BOLLARD	
	FIRE HYDRANT	FH
	WATER METER/VALVE	WM WV
	SEWER MANHOLE/CLEANOUT	SMH CO
	UTILITY POLE	UP
	LIGHT POLE	LP
	TELECOM BOX/PEDESTAL	T
	CABLE MARKER	
	GRADE BREAK	
	PCC PAVEMENT SEE DETAILS 2 THRU 4 ON SHEET C5.0	
	LANDSCAPE AREA SEE LANDSCAPE FOR DETAILS	



VICINITY MAP
NOT TO SCALE

CIVIL SHEET INDEX

C0.0	CIVIL COVER AND CONSTRUCTION NOTES SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE AND HORIZONTAL CONTROL PLAN
C3.0	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C3.1	PRE-PROJECT DRAINAGE AREA MAP
C3.2	POST-PROJECT DRAINAGE AREA MAP
C4.0	UTILITY PLAN
C5.0	CIVIL CONSTRUCTION DETAILS

SITE INFORMATION:

PARCEL NUMBER: 229755 (CITY 10)
ZONING: C-1 RETAIL BUSINESS; CITY 229755; GEO CP22975
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM PANEL NO: 48181C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. ZONE X IS DEFINED AS "AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"

SUMMARY:		
PARCEL AREA:	±52,125 SF (±1.197 ACRES)	
DISTURBED AREA:	±4,210 SF (±0.097 ACRES)	
BUILDING AREA:	±10,124 SF	

DISTURBED AREA SUMMARY:	EXISTING	PROPOSED
IMPERVIOUS AREA:	±2,578 SF	±3,819 SF
PERVIOUS AREA:	±1,632 SF	±391 SF
CHANGE IN IMPERVIOUS AREA:		±1,241 SF INCREASE

PARKING STALL SUMMARY (LOT):	EXISTING	PROPOSED	REQUIRED
STANDARD (9'x20')	45	49	48
ADA ACCESSIBLE (8'x20')	2	2	3
TOTAL	50	51	51 (1/200 SF)

SURVEY NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY UNDERWOOD DRAFTING & SURVEYING; DATED NOVEMBER 7, 2020. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
2. BASIS OF BEARING: MEASUREMENTS USED IN THIS SURVEY WERE TAKEN IN REFERENCE TO THE CITY OF DENISON GEODETIC CONTROL SURVEY WITH THE HORIZONTAL DATUM BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (CORS96 ADJUSTMENT) AND THE VERTICAL DATUM BASED ON UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), (CORS96 ADJUSTMENT) UTILIZING GEOID12A TO DETERMINE ORTHOMETRIC HEIGHTS. THE BEARINGS SHOWN ON THIS SURVEY ARE RELATED TO GRID NORTH.

UTILITY LOCATION NOTE:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY OF SHERMAN RECORDS, AS WELL INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

SOILS REPORT NOTE:

A GEOTECHNICAL ENGINEERING REPORT HAS NOT BEEN FURNISHED FOR THIS PROJECT.

Texas 811 Know what's below. Call before you dig.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

FIRST UNITED BANK
3425 North Heritage Parkway
Sherman, Texas 75092

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

CaliChi Design Group
Civil Engineers
4302 N. Lincoln Ave, Suite A
Chicago, IL 60618
T. (312) 540-4303
Attn: Austin Hahn

△	Date	Description
1	02.26.2021	RESPONSE TO CITY COMMENTS

Seal / Signature

1/14/2021
LICENSED PROFESSIONAL ENGINEER
FICO I PISANTO
99120
LICENSED
PROFESSIONAL ENGINEER
EXP. 9-30-2022

Project Name
Sherman (West), TX

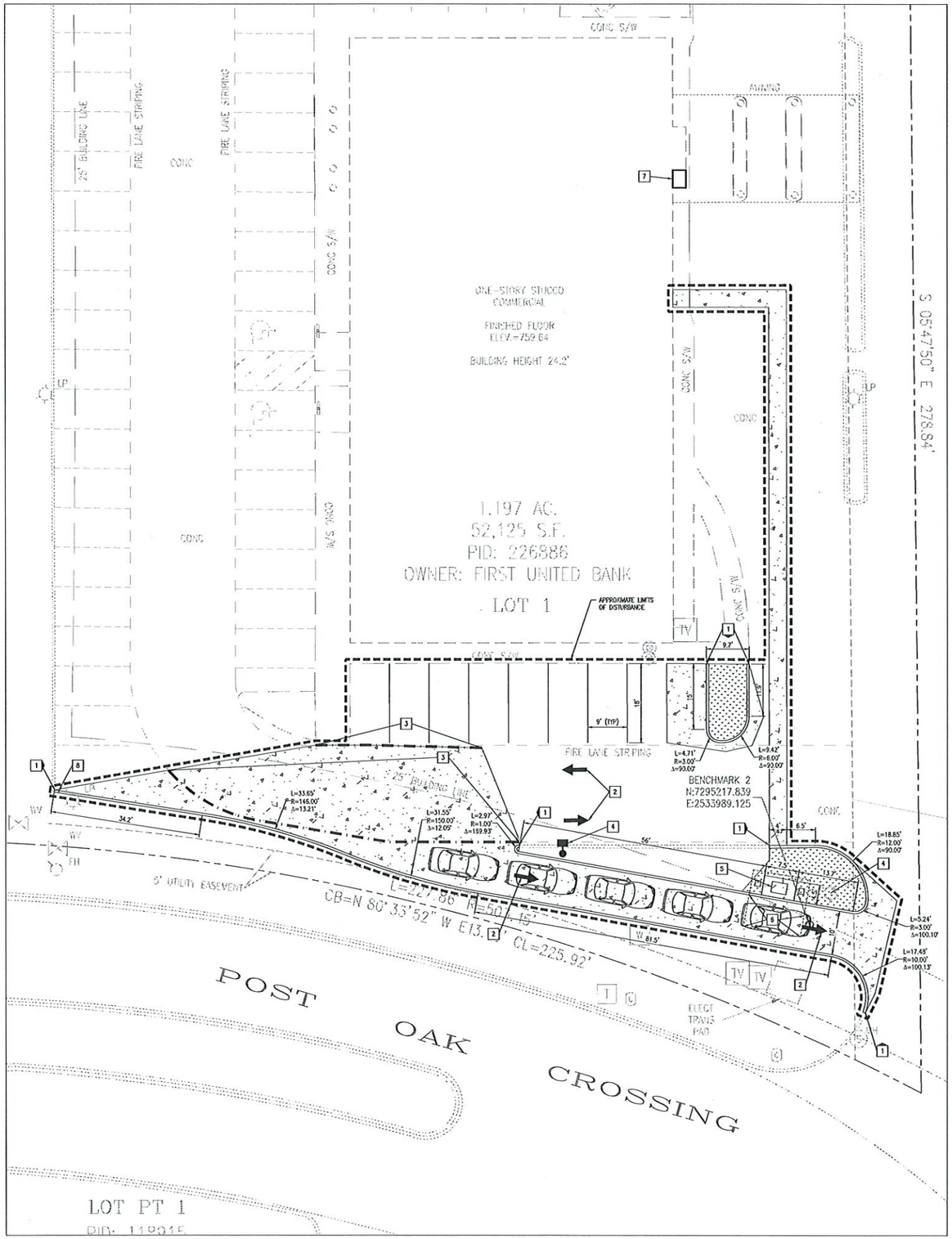
Project Number
2020-019-008

Description
CIVIL COVER SHEET AND CONSTRUCTION NOTES

Scale

C0.0

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SHERMAN, GRAYSON COUNTY, AND TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

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5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

LEGEND

PROPOSED		EXISTING
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9	1-FOOT CONTOUR	9
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	OVERHEAD ELECTRIC	
UE	UNDERGROUND ELECTRIC	UE
	UNDERGROUND TELECOM	LT
	SIGN	
	BOLLARD	
	FIRE HYDRANT	FH
	WATER METER/VALVE	WM WV
	SEWER MANHOLE/CLEANOUT	SMH CO
	UTILITY POLE	UP
	LIGHT POLE	LP
	TELECOM BOX/PEDESTAL	TV T
	CABLE MARKER	
	GRADE BREAK	
	PCC PAVEMENT SEE DETAILS 2 THRU 4 ON SHEET C5.0	
	LANDSCAPE AREA SEE LANDSCAPE FOR DETAILS	

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB, PER DETAIL 5 ON SHEET C5.0.
2. PROPOSED DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP)
3. PROPOSED 24' WIDE PED STRIPED FIRE LANE, PER TEXAS FIRE CODE, SECTION 503.3
4. NEW LOCATION FOR RELOCATED LIGHT POLE, OR ADJUST EXISTING LIGHT POLE TO GRADE.
5. PROPOSED DRIVE-UP ATM SEE ARCHITECTURAL PLANS. PCC PAD, PER DETAILS 2 THRU 4 ON SHEET C5.0.
6. OVERHANG ENCROACHES UPON 25' BUILDING SETBACK. VARIANCE MAY BE REQUIRED.
7. PROPOSED 4' WIDE NIGHT DROP BOX BUILDING EXPANSION. SEE ARCHITECTURAL PLANS.
8. EXISTING 24' WIDE CURB CUT TO BE RECONSTRUCTED TO PRESERVE DRAINAGE COURSE.

GRAPHIC SCALE IN FEET 0 10 20 30 — SCALE: 1"=10'

CALICHI DESIGN GROUP

Texas 811 Know what's below. Call before you dig.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

FIRST UNITED BANK

3425 North Heritage Parkway
Sherman, Texas 75092

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

CaliChi Design Group
Civil Engineers
4322 N. Lincoln Ave, Suite A
Chicago, IL 60618
T. (312) 543-4393
Attn: Austin Hahn

Date	Description
1 02.26.2021	RESPONSE TO CITY COMMENTS

Seal / Signature

1/26/2021
LICENSED PROFESSIONAL ENGINEER — FECO PIYANTO — 124120 — EXP. 12-31-2022

Project Name
Sherman (West), TX

Project Number
2020-019-008

Description
SITE AND HORIZONTAL CONTROL PLAN

Scale

C2.0

© 2021 CaliChi Design Group

FIRST UNITED BANK

Sherman West

PLANNING SUBMISSION 01.29.2021

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

CaliChi Design Group
4322 N Lincoln Avenue
Chicago, IL 6061
United States

Tel 312.940.4393

DCI Engineers
515 South Congress Ave
Suite 600
Austin, TX 78704
United States

Tel 512.472.9797

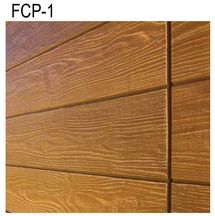


EXTERIOR MATERIALS

	MATERIAL	COLOR	SIZE
FCP-1	FIBER CEMENT PANEL	TBD	VARY VERTICAL COURSING
MT01	ACM WALL PANELS	BLACK	VARIES
SC01	CEMENT PLASTER	TO MATCH ST01	VARIES
ST01	HONEYCOMB BACKED STONE	GASCOGNE BEIGE LIMESTONE	60"X30" TYP, STAGGERED

*ALL GLAZING IS EXISTING TO REMAIN

FCP-1



MT01

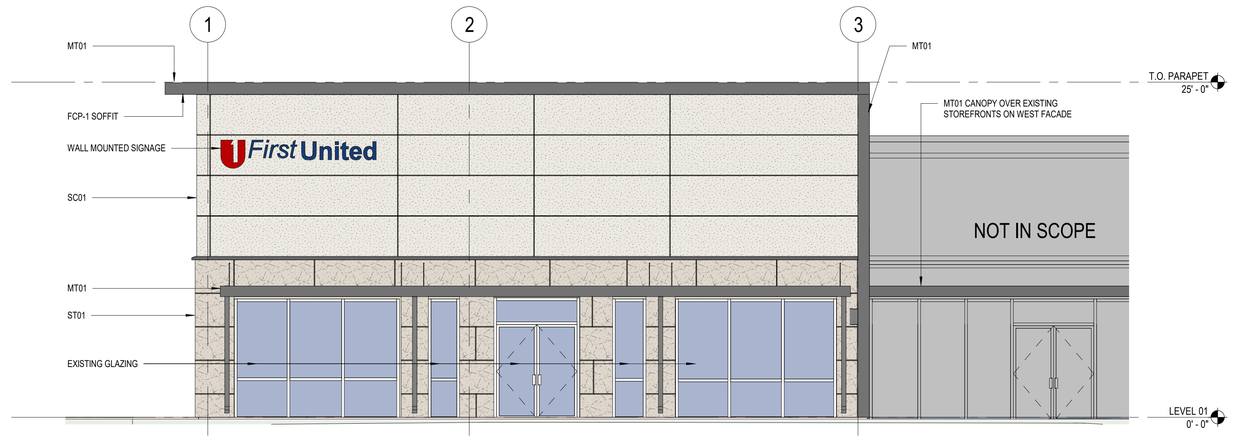


SC01

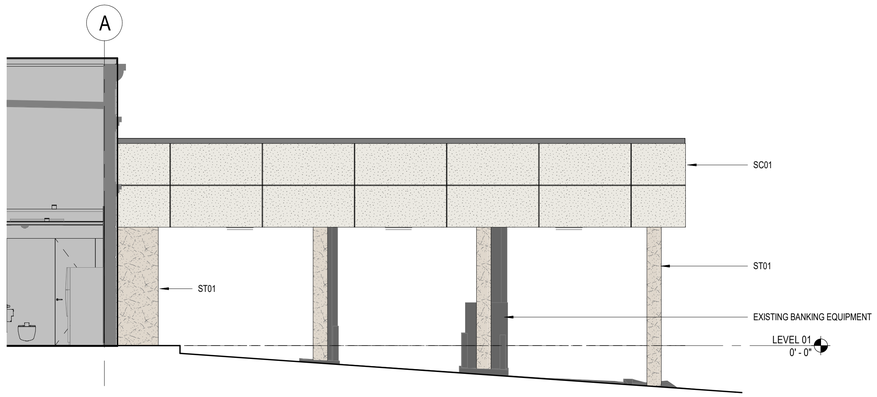


ST01

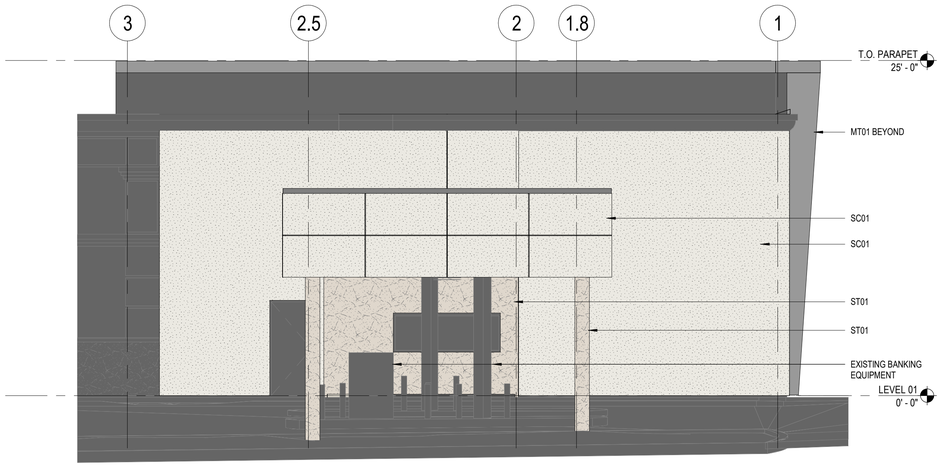




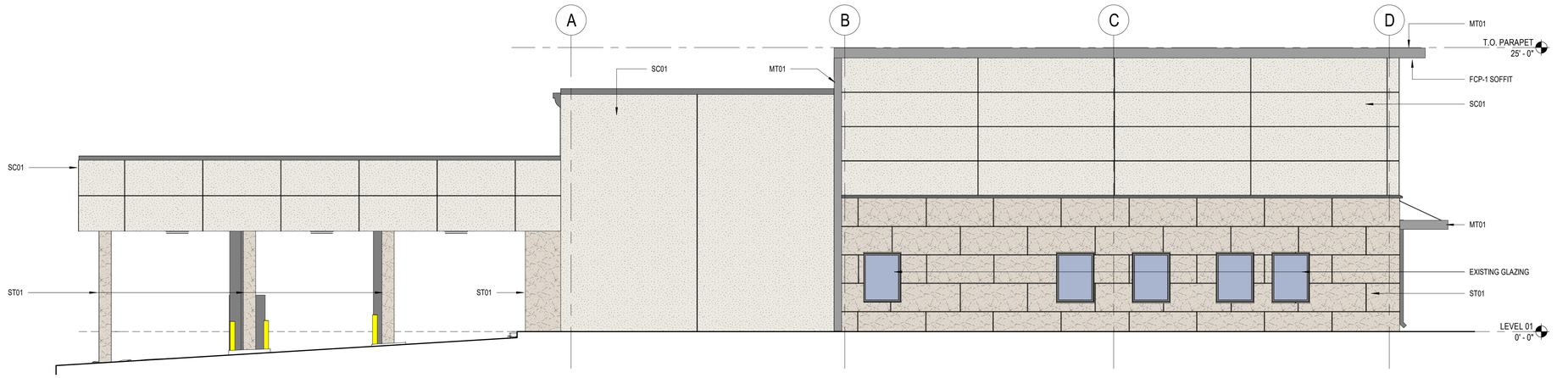
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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

FIRST UNITED BANK

3425 North Heritage Parkway
Sherman, TX 75092

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter
Fax Text here

△ Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Sherman West

Project Number
027.6813.037

Description
PLANNING ELEVATIONS

Scale
3/16" = 1'-0"

PZ 01

© 2015 Gensler

1/29/2021 11:53:13 AM BIM 360://027.6813.037 - FUB - Sherman West/027.6813.037 FUB Sherman West CENTRAL_R20_Exterior.rvt

EXTERIOR MATERIALS

	MATERIAL	COLOR	SIZE
FCP-1	FIBER CEMENT PANEL	TBD	VARY VERTICAL COURSING
MT01	ACM WALL PANELS	BLACK	VARIES
SC01	CEMENT PLASTER	TO MATCH ST01	VARIES
ST01	HONEYCOMB BACKED STONE	GASCOGNE BEIGE LIMESTONE	60"X30" TYP, STAGGERED

*ALL GLAZING IS EXISTING TO REMAIN

FCP-1



MT01

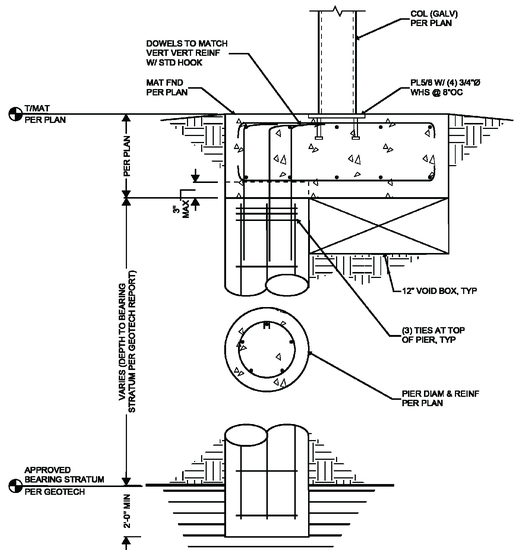


SC01

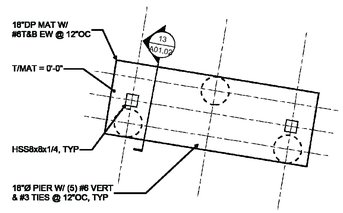
ST01



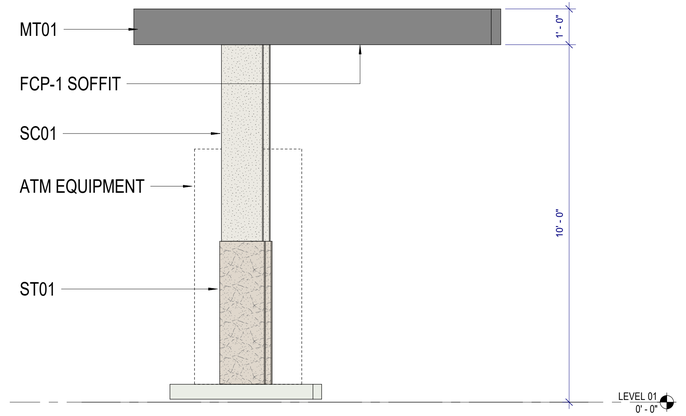




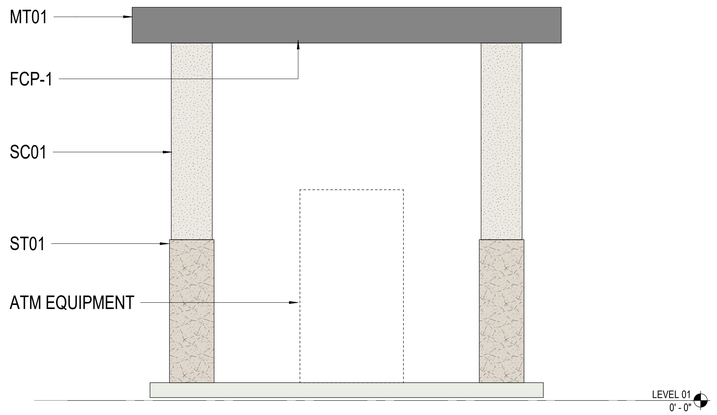
13 **ATM FOUNDATION DETAIL**
SCALE: 1/4" = 1'-0"



9 **ATM FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



2 **ATM CANOPY ELEVATION**
SCALE: 1/2" = 1'-0"



1 **ATM CANOPY ELEVATION**
SCALE: 1/2" = 1'-0"

FIRST UNITED BANK

3425 North Heritage Parkway
Sherman, TX 75092

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter
Fax Text here

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Sherman West

Project Number
027.6813.037

Description
PLANNING ELEVATIONS

Scale
As indicated

PZ 02

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1/29/2021 11:53:17 AM BIM 360://027.6813.037 - FUB - Sherman West/027.6813.037 FUB Sherman West CENTRAL_R20_Exterior.rvt

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

First United Bank & Trust
John Shakarjian
PO Box 130
Durant, OK 75702

Calichi Design Group
Austin Hahn
4322 N. Lincoln Ave., Ste. A
Chicago, IL 60618

Dear Applicants,

The request for Site plan approval for a Remote Automated Teller Machine (ATM) for First United Bank and Trust located at 3401 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Any structures built over any easements will require an encroachment easement approved by the City Council.
4. Parking ratio required: 51 spaces (1 space per 200 square foot). An exception will be required to be approved by the Board of Adjustments if the required parking cannot be met before a building permit will be issued.
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
6. Driveways and parking are permitted on paved surfaces only (concrete); a parking space is considered to be 9' x 20'.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Verify fire requirements and code compliance with Fire Marshall.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 209 WEST WASHINGTON STREET**

The request of First United Bank and Trust (Owner), Austin Hahn, Calichi Design Group (Representative) and Gensler (Architect) concerning the property located at 209 West Washington Street, being Lot 1, Block 1, American Bank Annex, as follows;

Planning and Zoning Commission

Site plan approval for an IT/Server Room Addition to First United Bank and Trust.

Background:

The property is located at 209 West Washington Street, the northwest corner of Washington and Crockett Streets; First United Bank and Trust is the tenant. The property is zoned a C-1 (Retail Business) District and located in the Central Business District.

First United Bank and Trust would like to add an IT/Server Room (173 square foot) to the existing Financial Institution (691 square foot). The exterior will be standing seam metal roof with plaster and stone walls to match the existing building. Drainage improvements will be made to correct a ponding situation in the public way.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First United Bank and Trust (Owner)
Austin Hahn, Calichi Design Group (Representative)
Gensler (Architect)

Master Plan Designation:

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

Number of notices mailed:

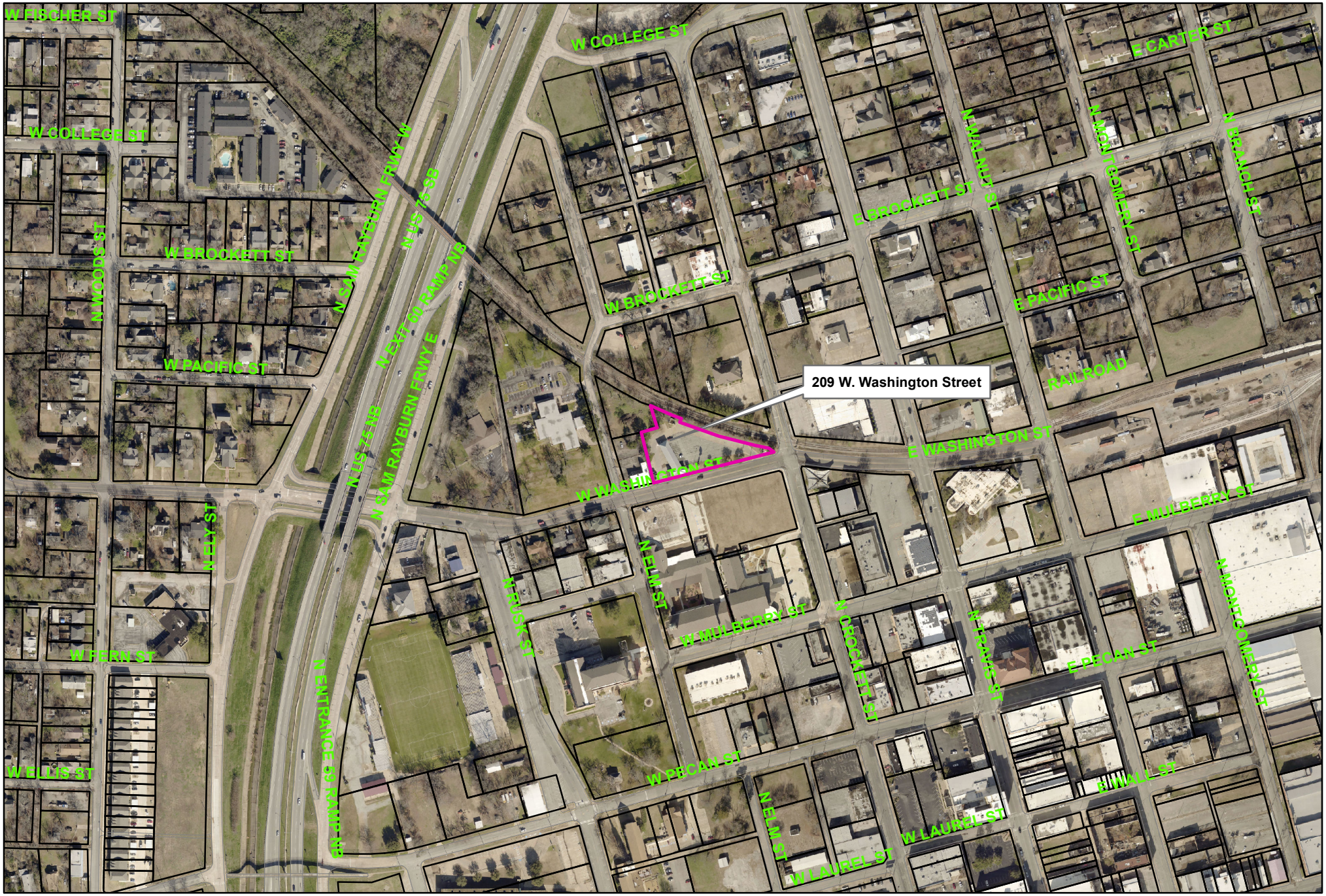
Not required.

Objections Received:

0

Attachments

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



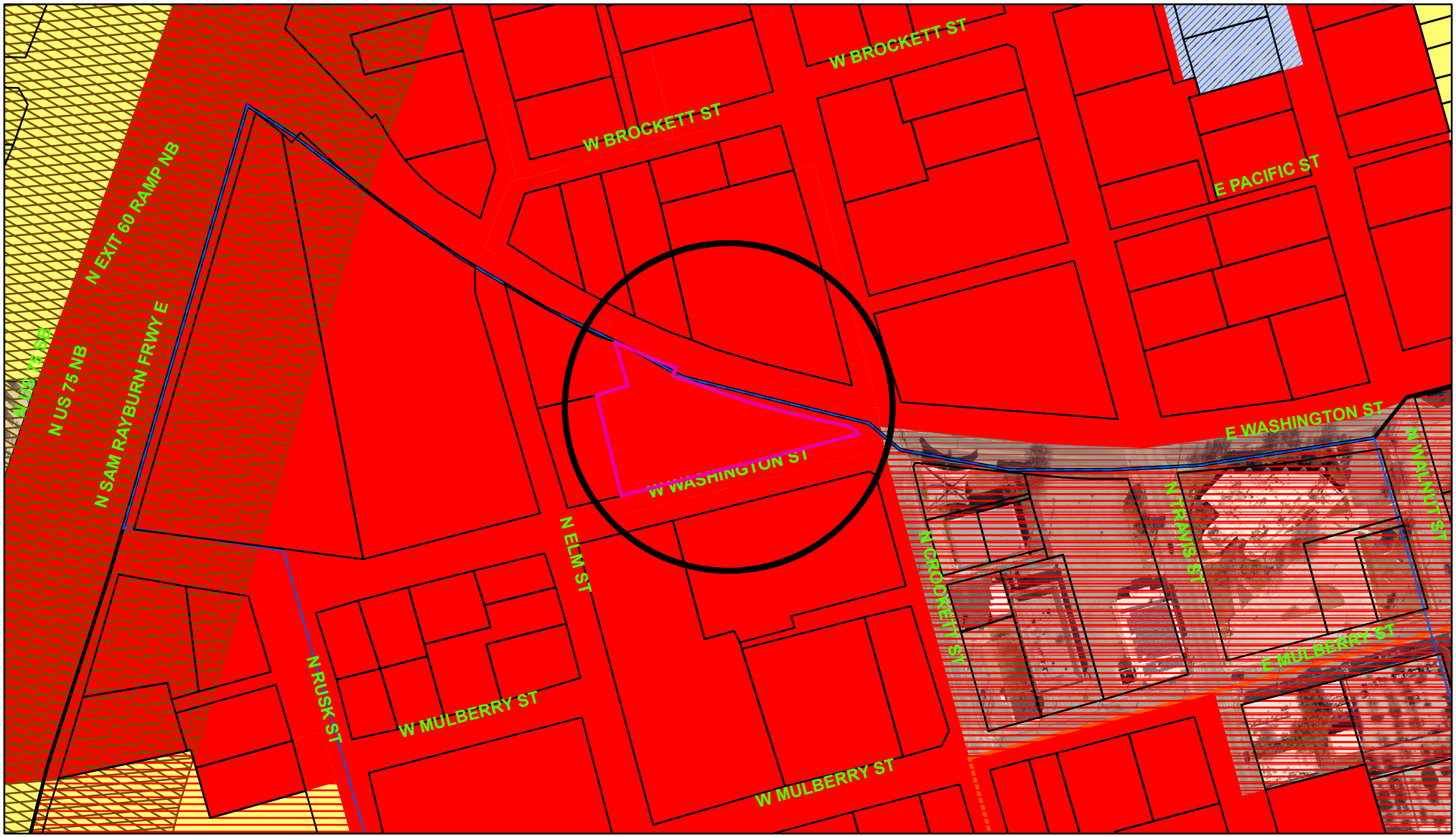
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

209 West Washington Street

NOT TO SCALE

1 in = 361 ft



Zoning - 209 West Washington Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft

February 4, 2021

Mr. Rob Rae, Director of Development Services
City of Sherman – Building & Zoning
222 W. Mulberry
Sherman, TX 75090

Application for Site Plan Review: First United Bank of Sherman (Washington & Elm), TX – 209 W Washington Street, Sherman, TX 75090

Dear Mr. Rae:

On behalf of First United Bank, please accept this project narrative along with the following materials as our application for Site Plan Review:

- A signed application
- A check to cover the application fee
- Twenty (20) full-size copies of the Site Plan
- Twenty (20) full-size copies of the color elevations
- A portable USB containing this narrative, the application, plans and elevations.

PROJECT NARRATIVE:

The primary scope of the proposed project is to add an IT/server room to the existing financial institution at the above-referenced property. First United Bank will continue to operate on the site. Additional scope will be undertaken as a part of this project, limited to hardscape and landscape modifications to support the building addition along with ADA/TAS accessibility upgrades, and drainage improvements to correct a ponding situation in the public way. The project will disturb less than one acre of total area and is not in the FEMA Floodplain (per Flood Map 48181C0290F, effective 9/29/2010).

The site is approximately 37,437 SF with an existing 691 SF principal building located within the 25' front building setback along Washington Street. There is currently a multi-lane drive up service to the rear.

The entire parcel currently drains to the South to Washington Street. That drainage pattern will remain after construction.

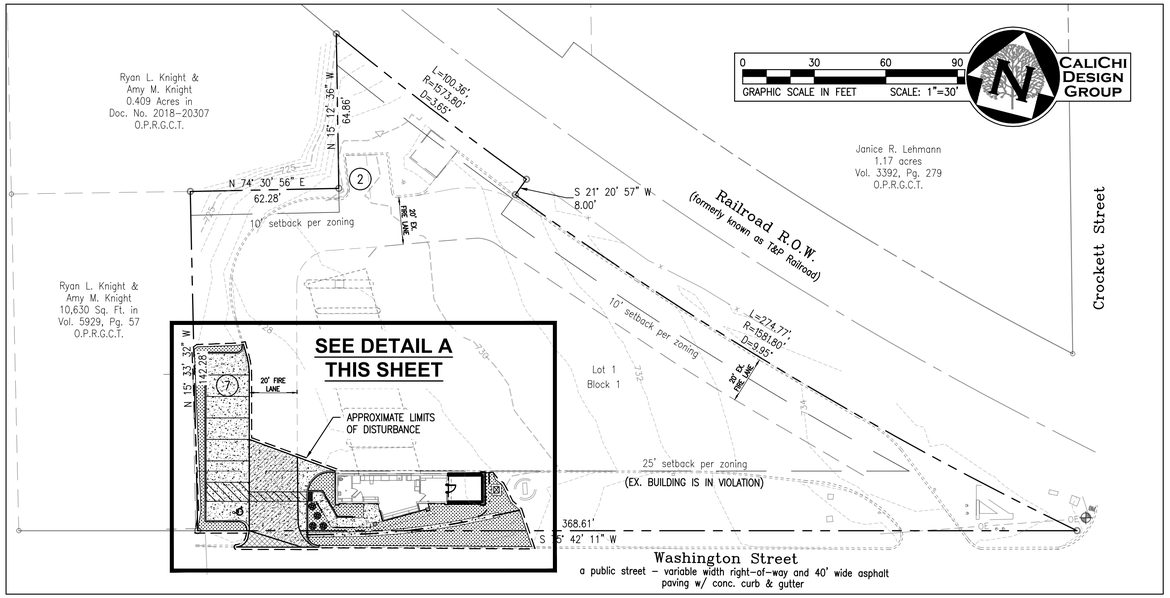
The addition of one additional parking space is contemplated and shown on the submitted plans.

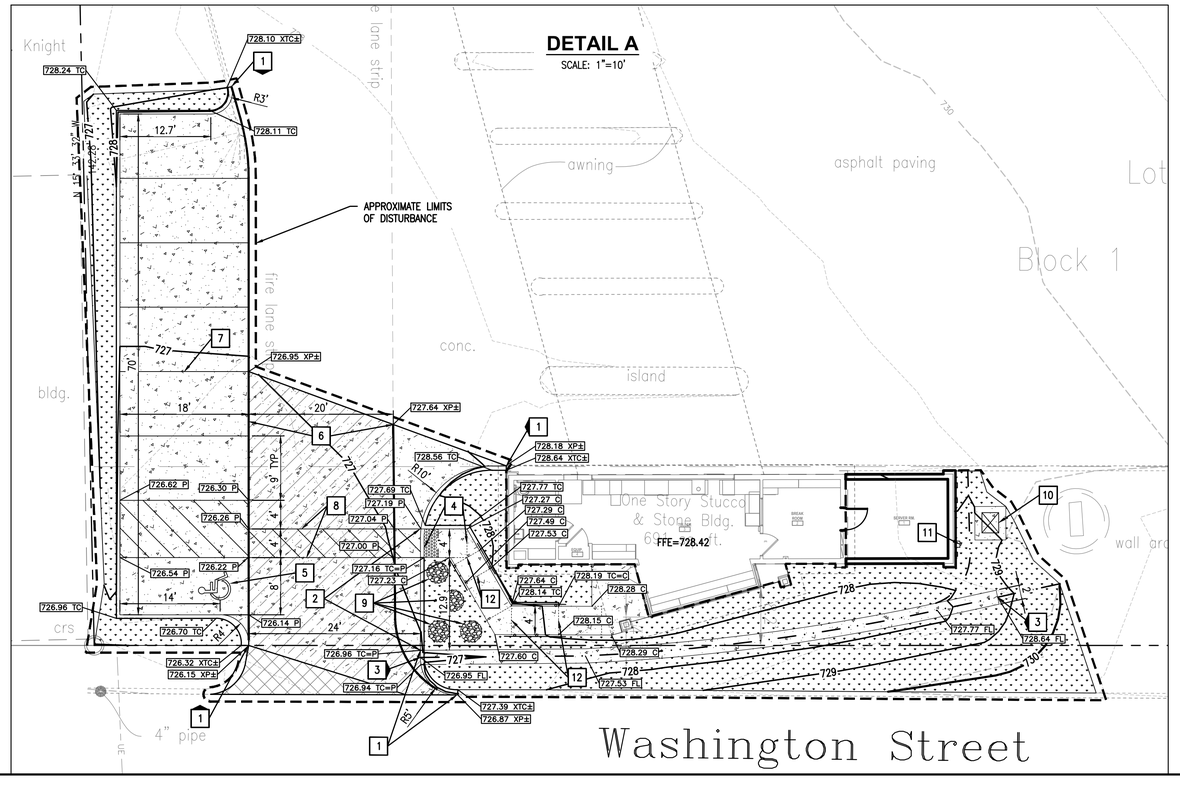
Thank you for your consideration of this project,

Austin Hahn, P.E. (Multi-State)
Principal
CaliChi Design Group

FIRST UNITED BANK OF SHERMAN
(WASHINGTON & ELM)
SITE PLAN

209 WEST WASHINGTON STREET | SHERMAN, TEXAS 75090





SITE INFORMATION:

PARCEL NUMBER: 214468
ZONING: C-1 (GENERAL COMMERCIAL DISTRICT)
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 48181C0290, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010. ZONE X IS DEFINED AS "AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN"

SUMMARY:	
PARCEL AREA:	±37,437 SF (±0.86 ACRES)
DISTURBED AREA:	±4,683 SF (±0.11 ACRES)
BUILDING AREA, EXISTING:	±691 SF
BUILDING AREA, ADDITION:	±173 SF

LIMITS OF DISTURBANCE:	EXISTING	PROPOSED
IMPERVIOUS AREA:	±2,336 SF	±2,993 SF
PERVIOUS AREA:	±2,347 SF	±1,690 SF
CHANGE IN IMPERVIOUS AREA:		±657 INCREASE

PARKING SUMMARY:	EXISTING	PROPOSED	REQUIRED
STANDARD (9'x18')	7	8	4 (1/200 SF)
ADA ACCESSIBLE (8'x18')	1	1	1
TOTAL	8	9	5

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SHERMAN, GRAYSON COUNTY, AND TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SURVEY NOTES:

1. TOPOGRAPHIC SURVEY PROVIDED BY HELVEY-WAGNER SURVEYING, INC.; RECEIVED NOVEMBER 5, 2020. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
2. BASIS OF BEARING: GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.
3. BENCHMARK: RAILROAD SPIKE SET IN POWER POLE
ELEVATION: 733.59'

LEGAL DESCRIPTION:

BEING LOT 1, BLOCK 1, FINAL PLAT OF AMERICAN BANK ANNEX TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 14, PAGE 43, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

CONTACT INFORMATION:

OWNER:
FIRST UNITED BANK
P.O. BOX 130
DURANT, OK 75702
(580) 924-2211

PLANNER:
ROB RAE
DIRECTOR OF DEVELOPMENT SERVICES
BUILDING & ZONING
220 W MULBERRY
SHERMAN, TX 75090
(903) 892-7229

CIVIL ENGINEER:
AUSTIN J. HAHN
CALICHI DESIGN GROUP
4322 N LINCOLN AVENUE, SUITE A
CHICAGO, IL 60625
(312) 940-4394

SURVEYOR:
KATE A. WAGNER
HELVEY-WAGNER SURVEYING, INC.
222 W MAIN STREET
DENISON, TX 75020
(903) 463-6191

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
	WATER LINE	WTR
	SANITARY SEWER LINE	SAN
	STORM DRAIN LINE	SD
	OVERHEAD ELECTRIC	OE
	UNDERGROUND ELECTRIC	UE
	UNDERGROUND TELECOM	UT
	GAS	G
	FENCE	x
	SIGN/BOLLARD	
	WATER METER	WM
	IRRIGATION VALVE	IRV
	SEWER MANHOLE	S
	GAS METER	GM
	TELECOM OR POWER POLE/GUY WIRE	TP PP
	LIGHT POLE	LP
	TELECOM PEDESTAL	TB
	A/C CONDENSER	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK	
	HEAVY-DUTY PCC PAVEMENT	
	MILL AND OVERLAY PCC PAVEMENT	
	PROPOSED LANDSCAPE AREA SEE LANDSCAPE FOR DETAILS	

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB
2. PROPOSED FLUSH CURB
3. PROPOSED 2' WIDE VALLEY GUTTER, MINIMUM SLOPE 0.5%
4. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES
5. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, ADA SIGNAGE AND SIGN POST
6. PROPOSED 20' WIDE RED-STRIPED FIRE LANE
7. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING
8. PROPOSED CROSSWALK STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING
9. PROPOSED LANDSCAPE BOULDER. SEE LANDSCAPE PLANS FOR DETAILS.
10. PROPOSED A/C CONDENSER UNIT ON PCC PAD
11. RELOCATED ELECTRIC METER
12. PROPOSED ACCESSIBLE RAMP WITH HANDRAILS

CERTIFICATE OF APPROVAL
CITY OF SHERMAN

Texas 811 Know what's below. Call before you dig.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

PREPARED BY:
CALICHI DESIGN GROUP
4322 N. LINCOLN AVE, SUITE A
CHICAGO, IL 60618
(312) 940-4394

NO.	DATE	REVISION
1	02.05.2021	PLANNING SUBMITTAL

FirstUnited
FIRST UNITED BANK OF SHERMAN
(WASHINGTON & ELM)
209 W. WASHINGTON STREET
SHERMAN, TEXAS 75090

2/5/2021
STATE OF TEXAS LICENSE RECO PRIANTO 126020 LICENSED PROFESSIONAL ENGINEER
EXP. 12-31-2022

PROJECT # 2020-019-007
DRAWN BY: AJH/MRJ
CHECKED BY: RVP
DATE: 02.05.2021
SHEET TITLE: SITE PLAN
SHEET NO. C1.0

FIRST UNITED BANK

Sherman Washtington St.

209 W WASHINGTON ST.
SHERMAN, TX 75090

PLANNING SUBMISSION 02.05.2021

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

Calichi Design Group
4322 N Lincoln Avenue
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Tel 312.940.4393





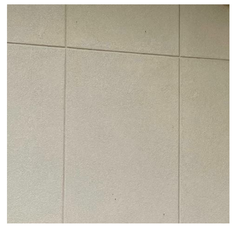
EXTERIOR MATERIALS

	MATERIAL	COLOR	SIZE
SSMR	STANDING SEAM METAL ROOF	TO MATCH EXISTING	TO MATCH EXISTING
SC01	PLASTER FINISH	TO MATCH EXISTING	VARIES
ST01	SIMULATED STONE SYSTEM	TO MATCH EXISTING	VARIES
ST02	CAST STONE BASE PANELS	TO MATCH EXISTING	VARIES

SSMR



SC01

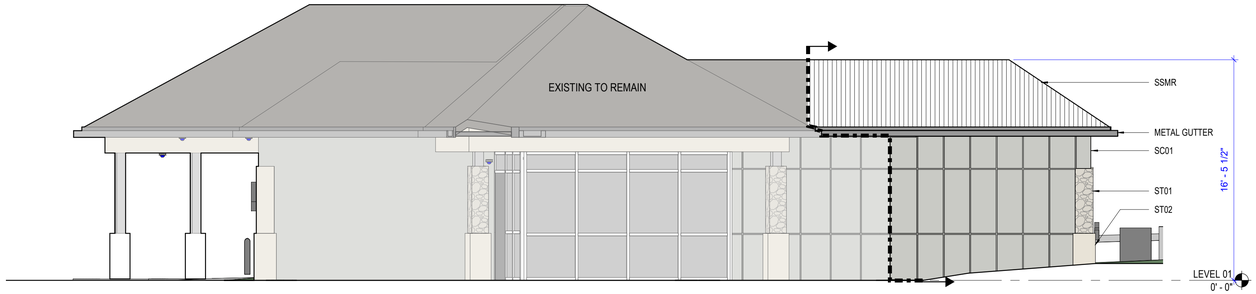


ST01

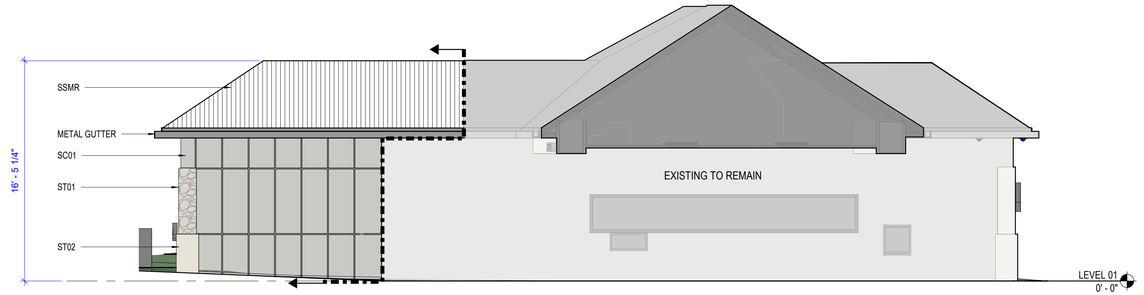


ST02





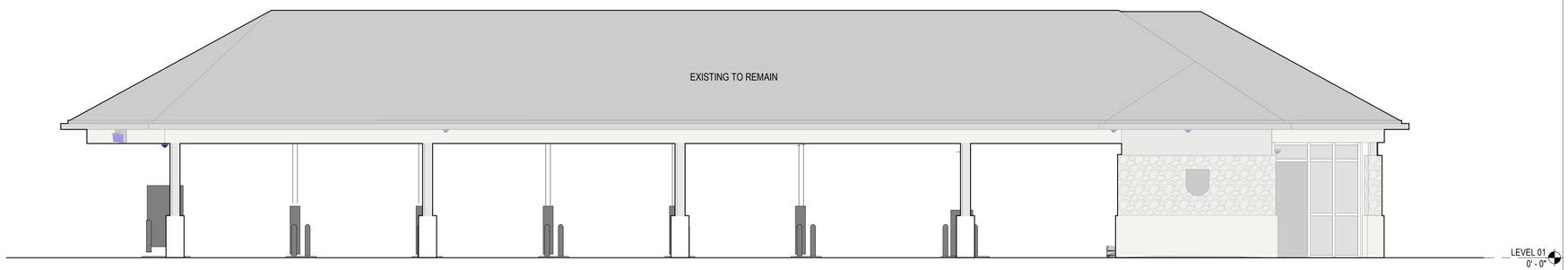
01 EAST ELEVATION
SCALE: 3/16" = 1'-0"



02 WEST ELEVATION
SCALE: 3/16" = 1'-0"



03 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



04 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

First United Bank
209 W Washington Street
Sherman, TX 75090

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
FUB Sherman Washington St Teller Annex

Project Number
27.6813.046

Description
PLANNING AND ZONING ELEVATIONS

Scale
3/16" = 1'-0"

PZ 01

© 2015 Gensler

2/2/2021 3:56:28 PM BIM 360://027.6813.046 - FUB Sherman Washington St Teller Annex/Architecture - FUB_27.6813.046.rvt

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

First United Bank & Trust
John Shakarjian
PO Box 130
Durant, OK 75702

Calichi Design Group
Austin Hahn
4322 N. Lincoln Ave., Ste. A
Chicago, IL 60618

Dear Applicants,

The request for Site plan approval for an IT/Server Room Addition to First United Bank and Trust located at 209 West Washington Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Central Business District and the Sign Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Any structures built over any easements will require an encroachment easement approved by the City Council.
4. The mechanical equipment shall not be permitted on any side of the building visible from the street.
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
6. Driveways and parking are permitted on paved surfaces only (concrete); a parking space is considered to be 9' x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Verify fire requirements and code compliance with Fire Marshall.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1360 EAST LEWIS STREET

The request of the Boys and Girls Club of Sherman Inc, (Owner), Todd Young, Young Enterprises (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1360 East Lewis Street, being Lots 1-3, Block 4, Luckett Park Addition and Lots 4-6, Block 4, Mildred Heights Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) and Section 6.2, Subsection (4) and Section 7, Subsection (10) to allow off premise parking in lieu of the required parking (28) spaces on the same lot as an Outdoor Commercial Amusement in an R-1 (One-Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Athletic field (Outdoor Commercial Amusements) in an R-1 (One-Family Residential) District/College Park Overlay District.

Background:

The property is located at 1360 East Lewis Street, the southwest corner of Lewis and Luckett Streets; across the street from the Boys and Girls Club. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

The Boys and Girls Club would like to create a sports memorial field on a tract of land in close proximity to their club at 1500 North Luckett Street. They would like to create a 7 on 7 football field layout and also utilize that layout for youth soccer games. Currently the site is divided into two tracts divided by a gravel alley which was abandoned by Ordinance 6361, March 1, 2021. Parking for the field will be provided on the Boys and Girls Club parking lot. They feel there would be no conflict in sharing access to the parking area between the club operations and the field occupancy. The majority of the time the field will be used on the weekend when the club's main operations are closed.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Boys and Girls of Sherman Inc, (Owner)
Todd Young, Young Enterprises (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

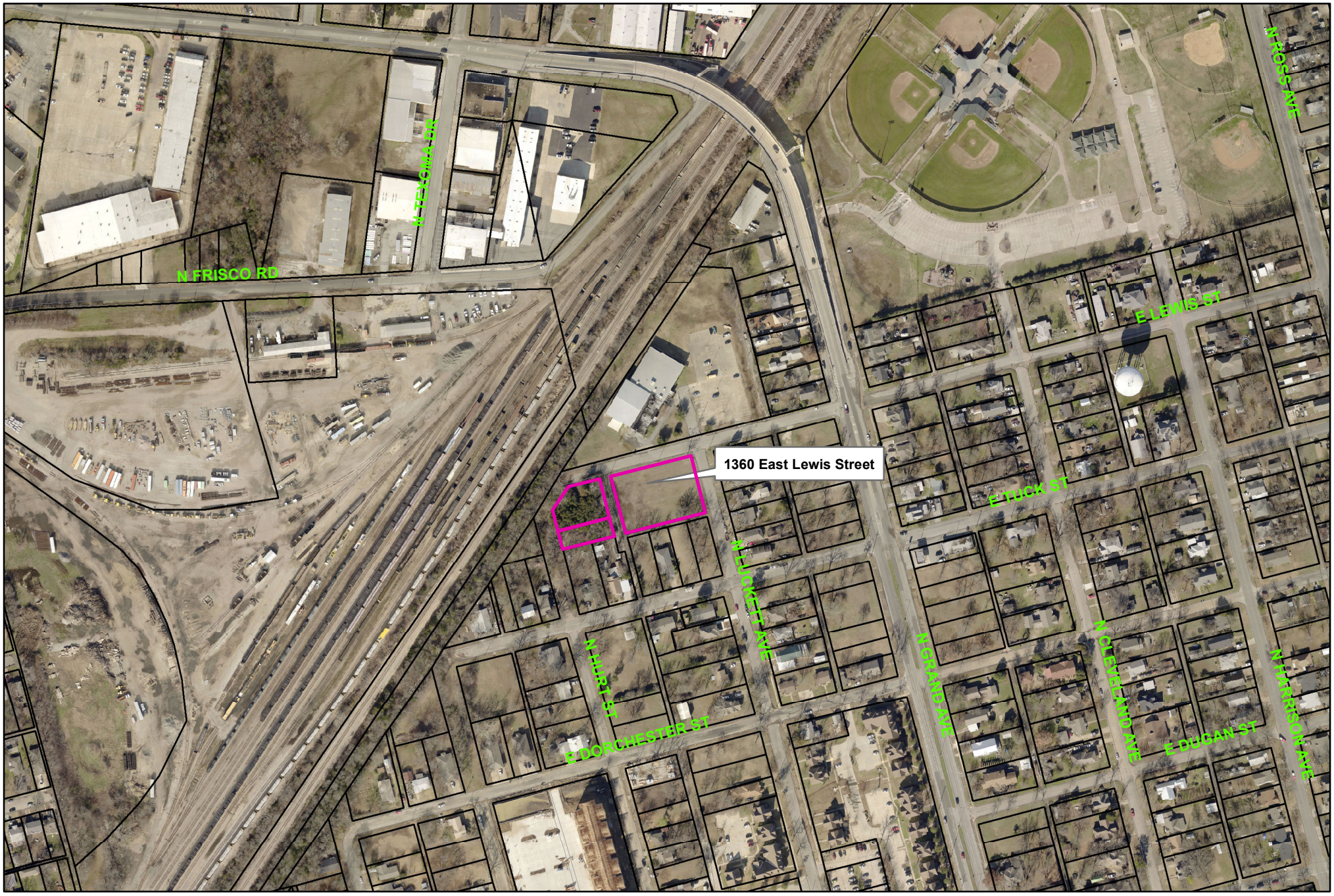
15

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Parking
Ord 6361 Alley Abandonment
Staff Review Letter



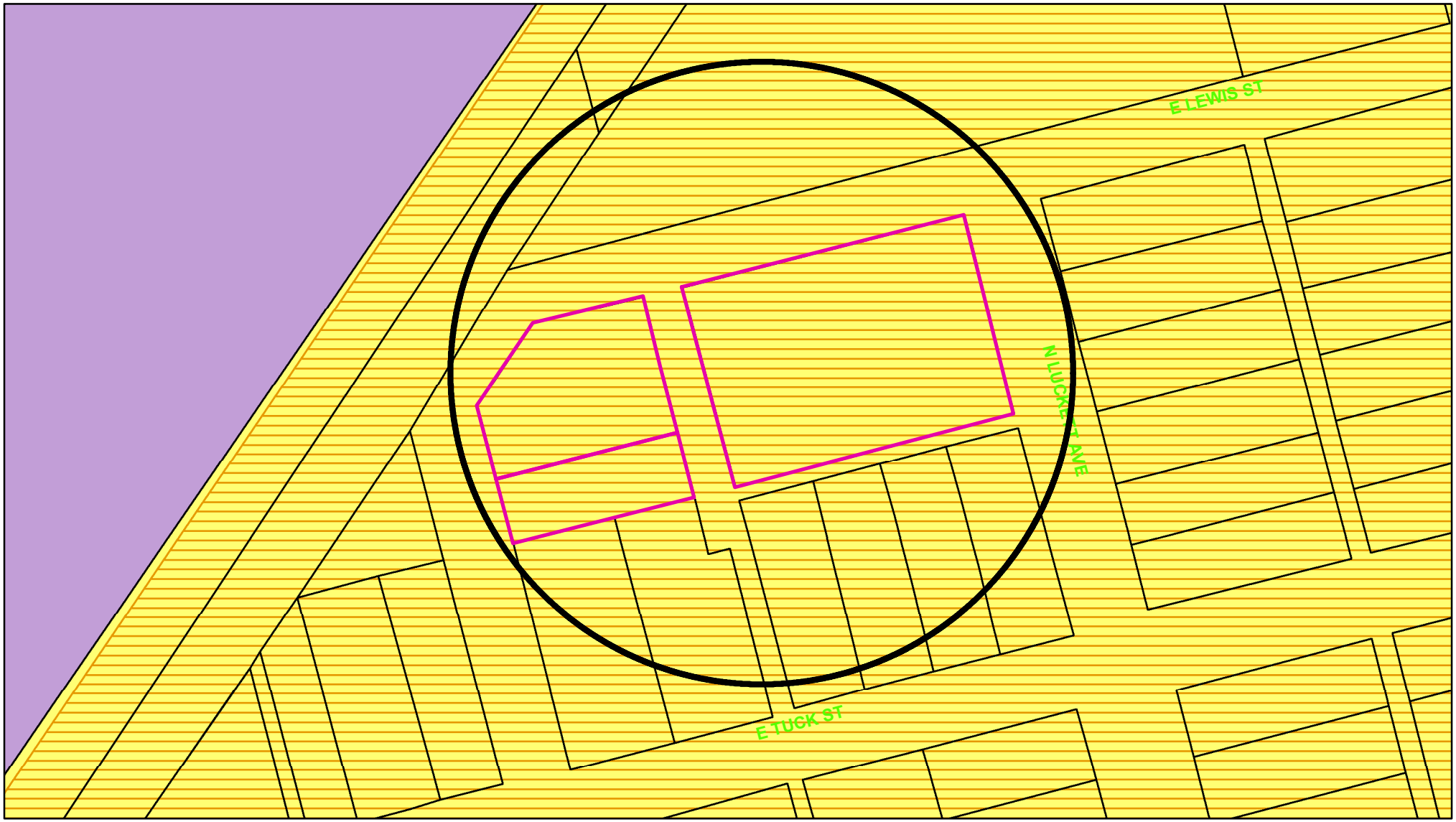
1360 East Lewis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 322 ft



Zoning - 1360 East Lewis Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

1360 East Lewis Street





BOYS & GIRLS CLUB
OF SHERMAN

12/17/2020

To Whom It May Concern:

The Boys & Girls Club of Sherman is submitting a plan to create a sports memorial field on a tract of land in close proximity to our club at 1500 N Luckett. We have submitted a site plan showing the layout and details of our proposal. The objective will be to create a 7 on 7 football field layout and also utilize that layout for youth soccer games. Currently, the site is divided into two tracts divided by a gravel alley, as shown on our submitted survey. We have been told the city will dissolve the alley as part of this plan and special use so that we can combine these tracts.

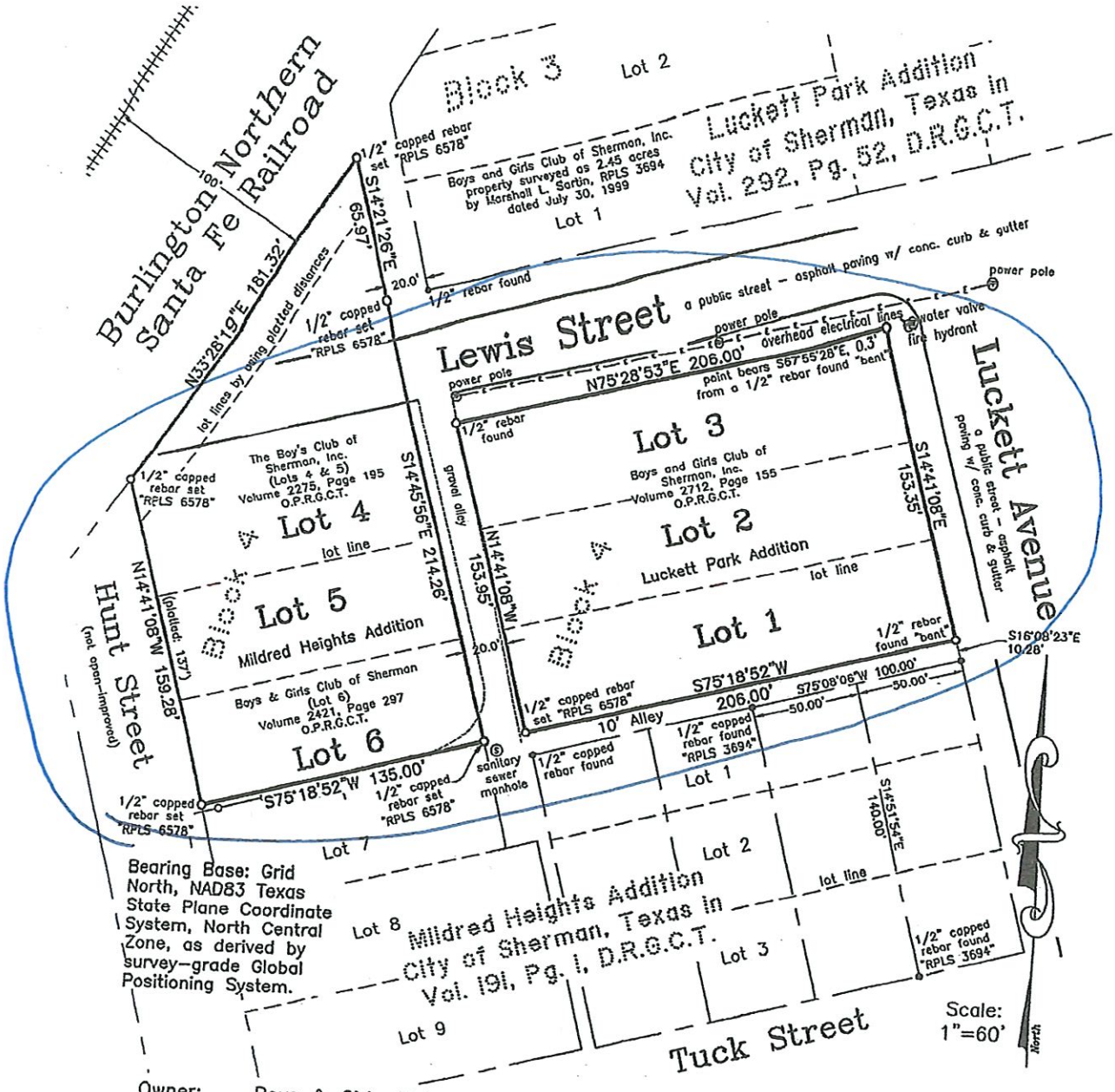
Parking for the field will be provided by our current parking lot. We feel that there would be no conflict in sharing access to the parking area between the club operations and the field occupancy. The majority of the time use will be on the weekend when the club's main operations are closed.

If you have any questions or concerns please call me directly at 903.892.1508

Thank you for the opportunity.

Todd Young

Todd Young, Board of Directors



Owner: Boys & Girls Club of Sherman Inc.

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lots 1, 2 and 3, Block 4, Luckett Park Addition to the City of Sherman, Texas, as per plat of record in Volume 292, Page 52, Deed Records, Grayson County, Texas, and Lots 4, 5 and 6, Block 4, Mildred Heights Addition to the City of Sherman, Texas, as per plat of record in Volume 191, Page 1, Deed Records, Grayson County, Texas.

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

Job No. AGS590920

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

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
SURVEYOR

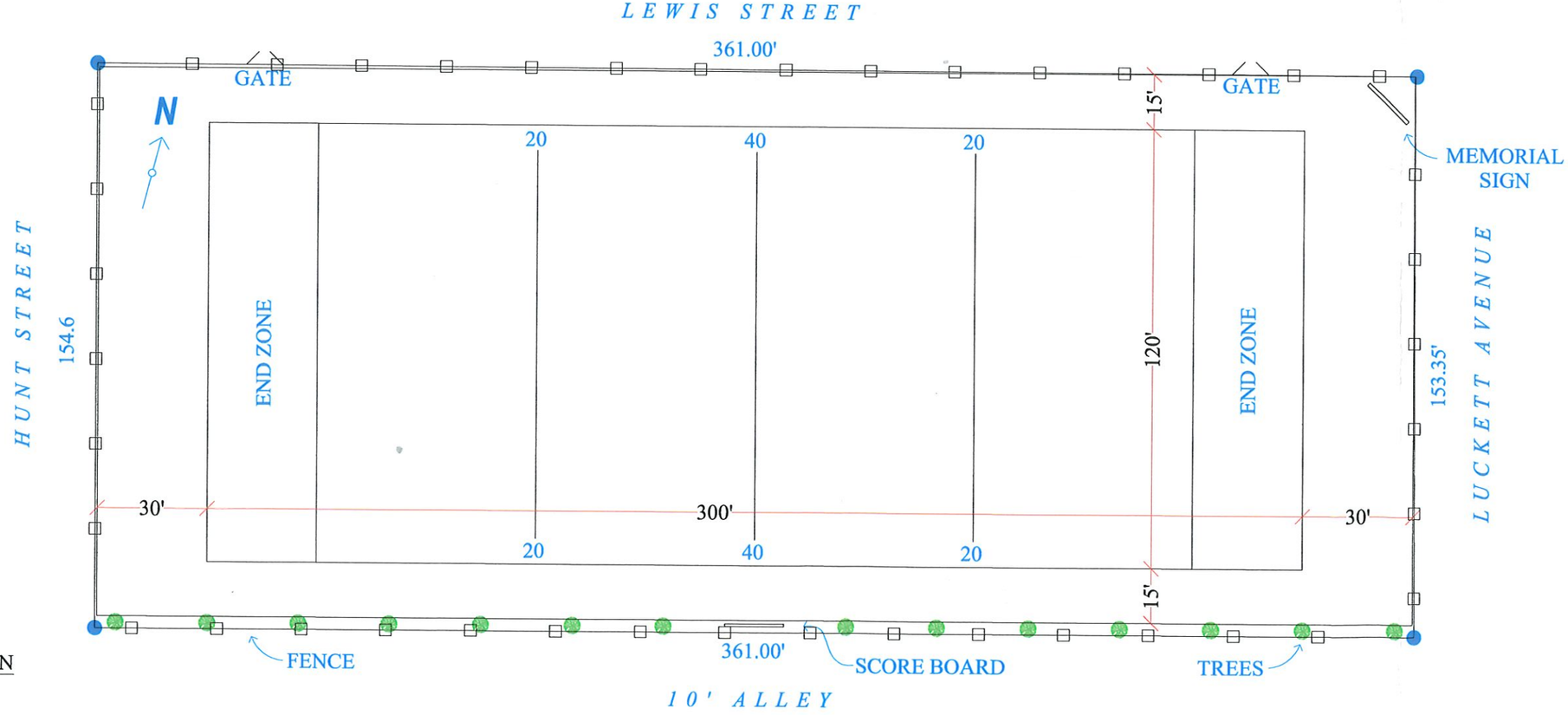
Kate A. Wagner, R.P.L.S. No. 6578

Copyright Date: September 25, 2020

S:\Land Projects R2\1308-Lewis-Street-Sherman\Civil 3D\1308 Lewis Street.dwg Layout: Legal-Portrait Plot Date: Sep 25 20 Time: 11:12 AM

CONCEPT PLAN STATISTICS

LOT:	1, 2, 3, 4, 5, & 6 BLOCK 4 MILDRED HEIGHTS ADDITION
CURRENT ZONING:	R-1
PROPOSED ZONING:	SPECIAL USE PERMIT FOR YOUTH SPORTS FIELD
GROSS AREA:	1.28 ACRES (55,549 S.F.)
BUILDING AREA:	N/A
HARD SURFACE:	N/A
LANDSCAPE AREA:	64,370 S.F.
PARKING:	75 TOTAL LOCATED ACROSS THE ROAD AT BOYS & GIRLS CLUB SEE PARKING PLAN



CONCEPT PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

BOYS & GIRLS CLUB SPORTS FIELD

TBD LEWIS STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
12/16/2020

SHEET
CONCEPT

SCALE
1/16" = 1'

PARKING PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

BOYS & GIRLS CLUB SPORTS FIELD

TBD LEWIS STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
12/16/2020

SHEET
PARKING

SCALE
NTS

ORDINANCE NO. 6361

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE PLATTED ALLEY WEST OF LOTS 1 & 2, BLOCK 3, LUCKETT PARK ADDITION (TRACT ONE) AND A PORTION OF THE PLATTED ALLEY WEST OF LOTS 1-3, BLOCK 4, MILDRED HEIGHTS ADDITION (TRACT TWO) IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS SHOWN IN VOLUME 292, PAGE 52 AND VOLUME 191, PAGE 1, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; CONVEYING THE INTEREST IN SAID RIGHT-OF-WAY TO THE SURROUNDING PROPERTY OWNER, BOYS AND GIRLS CLUB OF SHERMAN, INC.; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman, Texas has received a request to close and abandon a portion of two alleys, as described herein; and

WHEREAS, the City Council has held a public hearing on the proposed abandonment and the abutting property owner(s) of the proposed abandonment have been notified; and

WHEREAS, the City Council has investigated and determined that all persons who own property adjacent to the alleys concur and agree with the proposed abandonment; and

WHEREAS, the City Council has investigated and determined that the alleys are not essential to the safe and efficient flow of traffic in the area in which the alleys are located; and

WHEREAS, the City Council finds that it is in the best interest of the City and its citizens to abandon the City's right and interest in the alleys, and that such action will benefit the public generally.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the portion of the platted alley west of Lots 1 & 2, Block 3, Luckett Park Addition (Tract One) and the portion of the platted alley west of Lots 1-3, Block 4, Mildred Heights Addition (Tract Two) in the City of Sherman, Grayson County, Texas, as shown in Volume 292, Page 52 and Volume 191, Page 1, Deed Records, Grayson County, Texas, and being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes, shall be closed and abandoned.

SECTION 2. That it is the intent of the City Council that the City's rights and interests in such alleys are hereby vacated and shall vest in and to the abutting property owner(s) by appropriate conveyance of said right-of-way herein described.

SECTION 3. All presently existing water and wastewater lines and facilities, electric transmission and distribution lines and facilities, gas lines and facilities, communications lines and facilities and any other utility lines and facilities, if any, that are located in the alleys may remain in place despite this Ordinance and may continue to be used, repaired, enlarged and maintained in the ordinary course of business. Any person wanting removal of any existing utility line or facility must negotiate separately with the pertinent utility. Any person building in the alley without first reaching an agreement with a utility having lines or facilities in the alley does so at his own risk. After the date of this Ordinance, no utility may add new lines or facilities in the alley based on a claim that the alley is a public easement or right-of-way. The abandonment approved by this Ordinance does not relinquish any right arising other than from the plat or other instrument creating the public easement or right-of-way, nor does this Ordinance create new rights.

SECTION 4. That the City Clerk is hereby directed to file and record this Ordinance after its adoption in the Deed Records of Grayson County, Texas.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place, and purpose of said meetings were given all as required by law.

SECTION 6. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 8. This Ordinance shall become effective immediately upon its passage and adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 1st day of March, 2021.

ADOPTED on this the 1st day of March, 2021.

EFFECTIVE DATE on this the 1st day of March, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

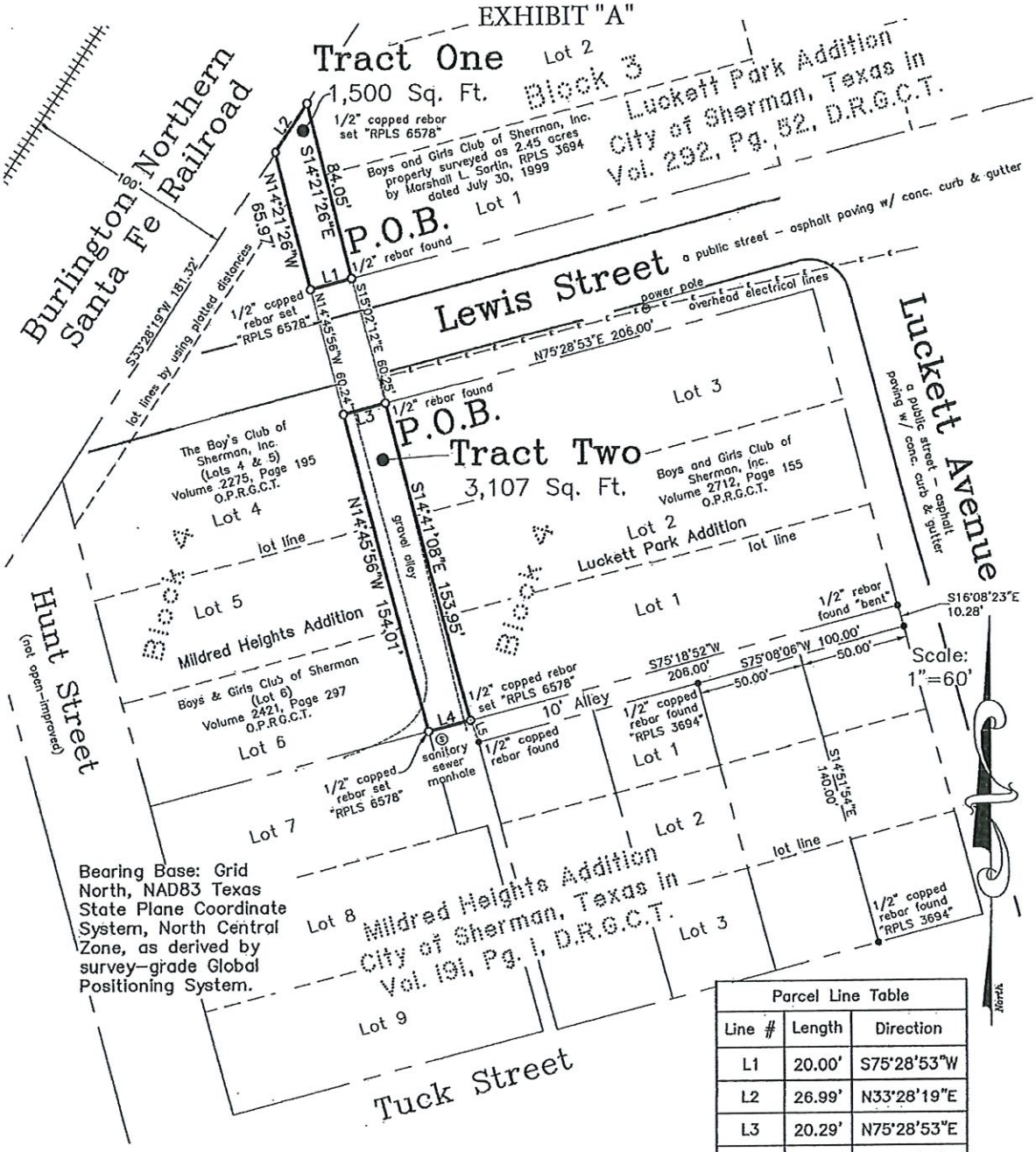
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN
CITY ATTORNEY

EXHIBIT "A"



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

Parcel Line Table		
Line #	Length	Direction
L1	20.00'	S75°28'53"W
L2	26.99'	N33°28'19"E
L3	20.29'	N75°28'53"E
L4	20.07'	S75°18'52"W
L5	10.97'	S20°32'06"E

Alley & Right-of-way Abandonment Survey

Owner: City of Sherman, Texas

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

Note: No title commitment was provided to undersigned surveyor during the course of this survey.

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: September 25, 2020

Job No. BGS140121

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

S:\Land Projects 82\1308-Lewis-Street-Sherman\Civil 3D\Abandoned-part-of-alley-and-street.dwg Layout: Legal-Portrait Plot Date: Jan 8 21 Time: 10:35 AM

EXHIBIT "A"

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

TRACT ONE
1,500 Square Feet

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763 and being a portion of a platted alley lying between Lots 1 and 2, Block 3, Luckett Park Addition to the City of Sherman, Texas, recorded in Volume 292, Page 52, Deed Records, Grayson County, Texas and Lot 4, Block 4, Mildred Heights Addition to the City of Sherman, Texas, as per plat of record in Volume 191, Page 1, said Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at 1/2 inch rebar found at the intersection of the North right-of-way line of Lewis Street, a public street, with the East line of said alley, at the Southwest corner of said Lot 1, Block 3, Luckett Park and the Southeast corner of the herein described tract;

THENCE South 75 deg. 28 min. 53 sec. West, over and across said alley, a distance of 20.00 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the East line of said Lot 4, Block 4, Mildred Heights and the West line of said alley, at the Southwest corner of the herein described tract;

THENCE North 14 deg. 21 min. 26 sec. West, with the East line of said Lot 4, Block 4, Mildred Heights and the West line of said alley, a distance of 65.97 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the South right-of-way line of the Burlington Northern Santa Fe Railroad, at the Northeast corner of said Lot 4 and the Northwest corner of both said alley and the herein described tract;

THENCE North 33 deg. 28 min. 19 sec. East, with the South right-of-way line of said Burlington Northern Santa Fe Railroad and the North line of said alley, a distance of 26.99 ft. to a point at the Northwest corner of said Lot 2, Block 3, Luckett Park and the Northeast corner of both said alley and the herein described tract;

THENCE South 14 deg. 21 min. 26 sec. East, with the West line of said Lots 1 and 2, Block 3, Luckett Park and the East line of said alley, a distance of 84.05 ft. to the **PLACE OF BEGINNING** and containing **1,500 SQUARE FEET** of land.



Kate A. Wagner, R.P.L.S. No. 6578
September 25, 2020

EXHIBIT "A"

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

TRACT TWO
3,107 Square Feet

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of a platted alley lying between Lots 1, 2 and 3, Block 4, of Luckett Park Addition to the City of Sherman, Texas, recorded in Volume 292, Page 52, Deed Records, Grayson County, Texas, and Lots 4, 5 and 6, Block 4, Mildred Heights Addition to the City of Sherman, Texas as per plat of record in Volume 191, Page 1, said Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at 1/2 inch rebar found at the intersection of the South right-of-way line of Lewis Street, a public street, with the East line of said alley, at the Northwest corner of said Lot 3, Block 4, Luckett Park and the Northeast corner of the herein described tract;

THENCE South 14 deg. 41 min. 08 sec. East, with the West lines of said Lots 1 thru 3, Block 4, Luckett Park and the East line of said alley, a distance of 153.95 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Southwest corner of said Lot 1 and the Southeast corner of the herein described tract;

THENCE South 75 deg. 18 min. 52 sec. West, over and across said alley, a distance of 20.07 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of said Lot 6, Block 4, Mildred Heights and the Southwest corner of the herein described tract;

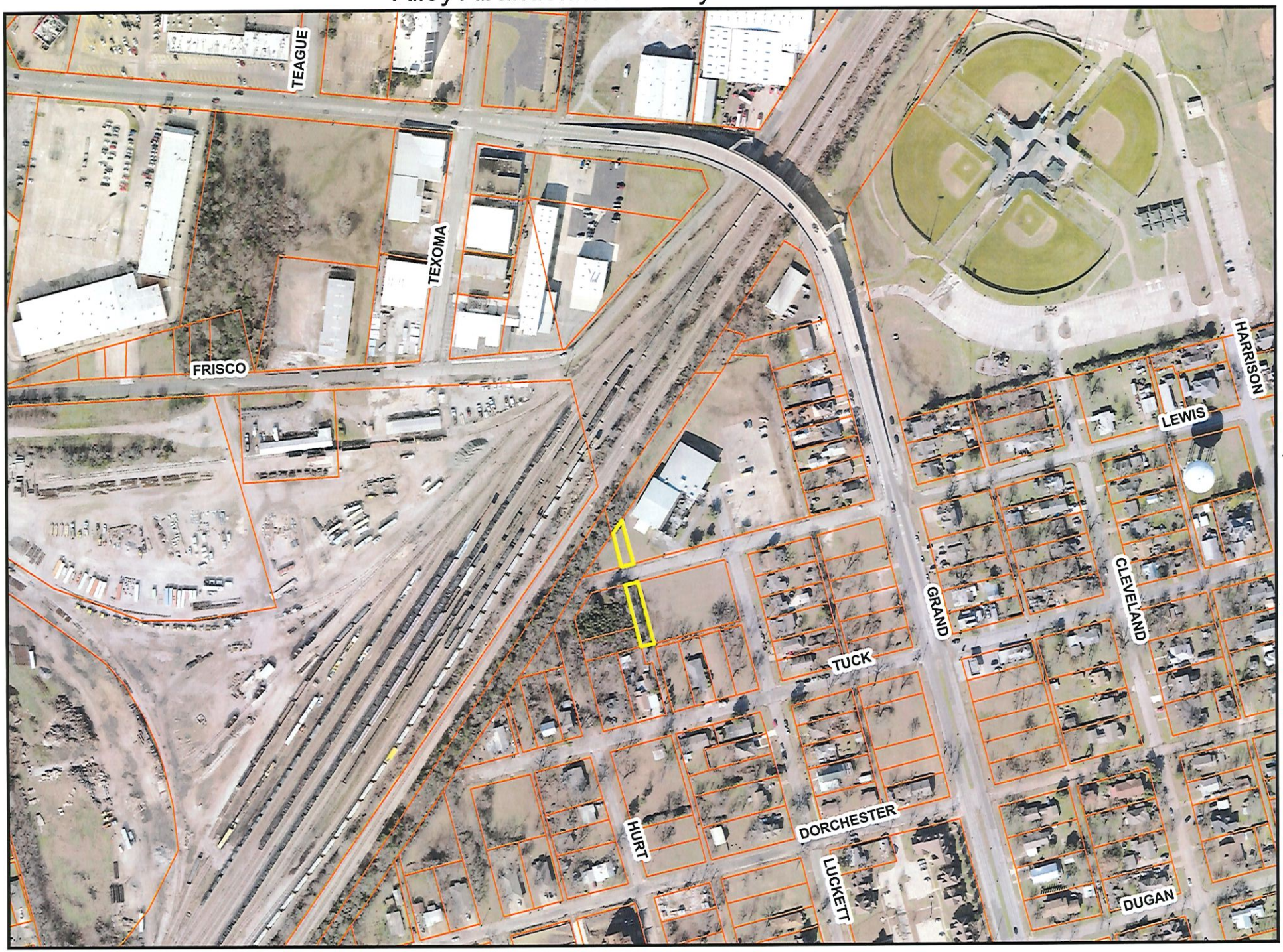
THENCE North 14 deg. 45 min. 56 sec. West, with the East line of said Lots 4 thru 6, Block 4, Mildred Heights and the West line of said alley, a distance of 154.01 ft. to a point at the Northwest corner of the herein described tract;

THENCE North 75 deg. 28 min. 53 sec. East, over and across said alley, a distance of 29.20 ft. to the **PLACE OF BEGINNING** and containing **3,107 SQUARE FEET** of land.



Kate A. Wagner, R.P.L.S. No. 6578
September 23, 2020

Alley Abandonment - Boys & Girls Club



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Boys & Girls Club of Sherman
1500 N. Luckett
Sherman, TX 75090

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

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an Athletic Field (Outdoor Commercial Amusements) in an R-1 (One-Family Residential) District/College Park Overlay District located at 1360 East Lewis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the College Park Overlay, the Sign Ordinance, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The parking ratio is 1 space per 2,000 square foot of space utilized or total operation; 28 spaces required. An exception will need to be approved for off-premise parking.
4. A pedestrian crosswalk should be requested crossing Lewis Street from the Boys and Girls Club.
5. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
7. Any structures built over any easements will require an encroachment easement approved by the City Council.
8. Screening shall be provided abutting residentially zoned property.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4016 BELMONT BOULEVARD

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property at 4016 Belmont Boulevard, being Lot 1, Block 4, Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

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

Background:

The property is located at 4016 Belmont Drive; the southeast corner of Belmont Boulevard and Saratoga Drive. The property is zoned an R-1 (One Family Residential) District. The property was approved for a Temporary Use Permit January 14, 2020 to allow a construction office and parking lot for a period of one year.

A single family residential home was built in 2020 and finished February 23, 2021. At the time the home was finished, Wyldewood Homes erected a 4' privacy fence on the property line on the corner lot. The owner would like to replace the 4' fence with a 6' privacy fence.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)
Tim Pike (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

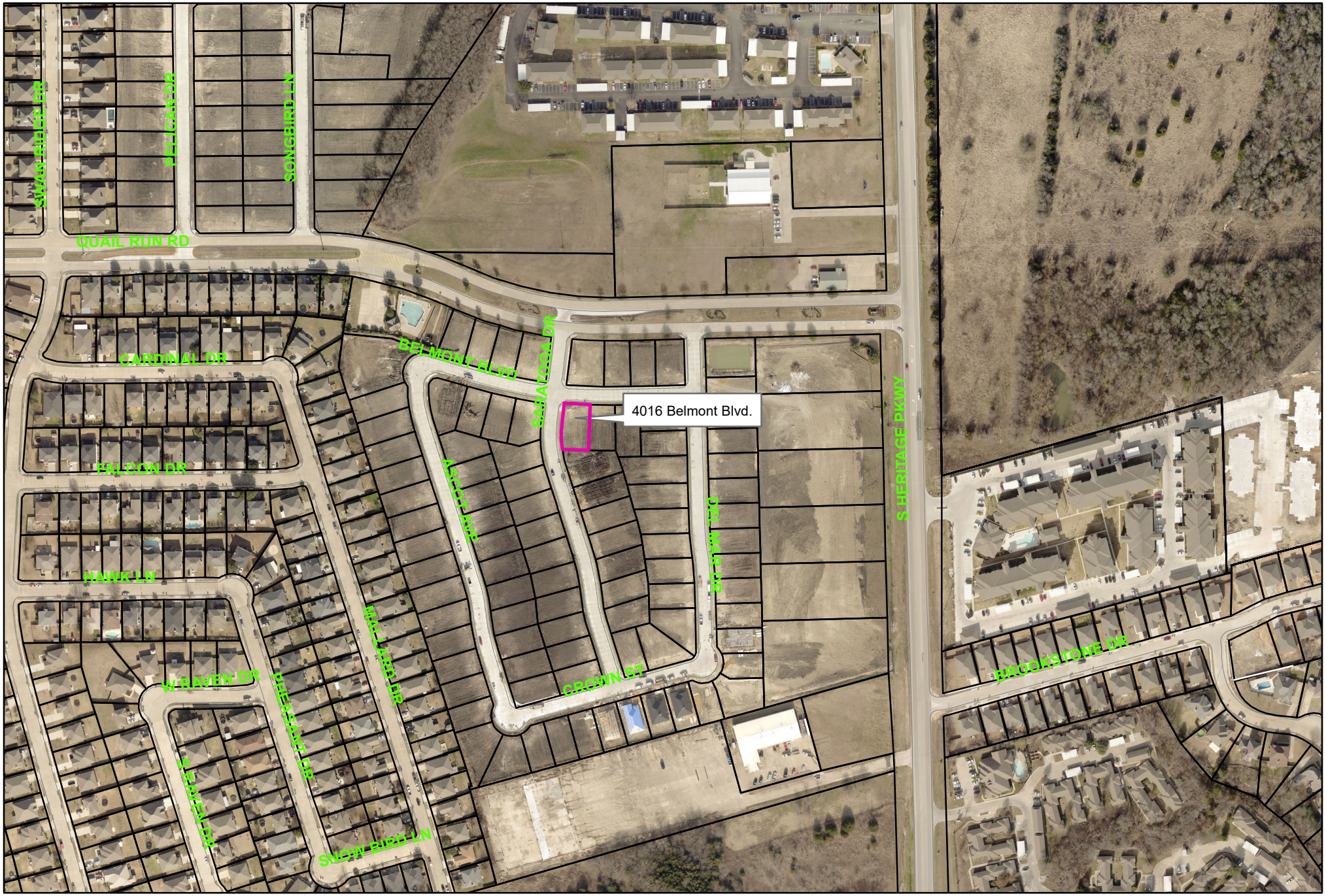
1

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Fences in the Area
Building Permit
Fence Permit - 4'
Staff Review Letter



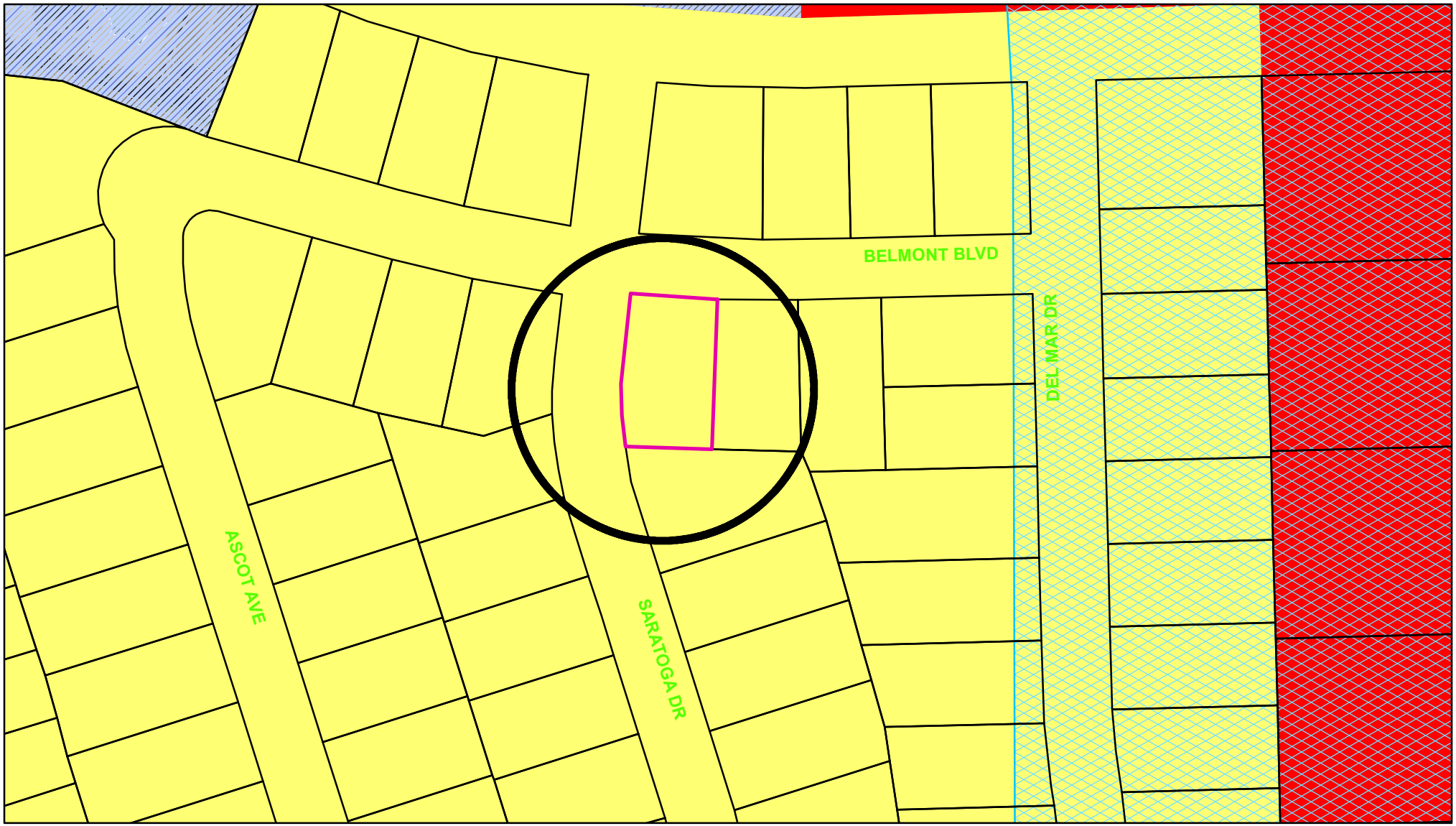
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4016 Belmont Boulevard

NOT TO SCALE

1 in = 301 ft



Zoning - 4016 Belmont Boulevard

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

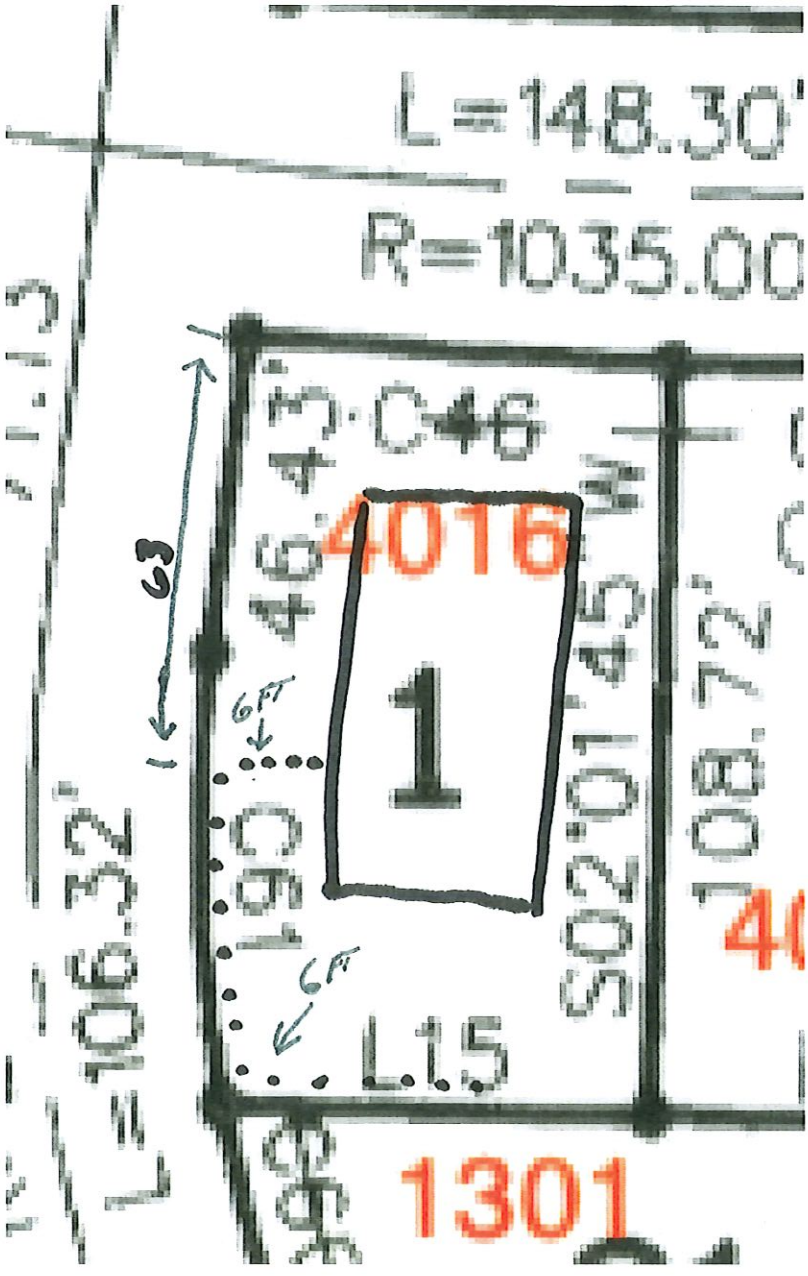
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

4016 Belmont Boulevard




L=148.30'
R=1035.00
4016
1
S02°01'45"W
108.72'
L=106.32'
6FT
6FT
L15
1301


1200 S Ascot Ave
Belmont Blvd



Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

New Residential Building Permit

#20-002672 | Issued on: 11/02/2020 at 10:26 AM

Project Description: CONSTRUCT SINGLE FAMILY RESIDENTIAL

ADDRESS
4016 BELMONT BLVD,
Sherman, TX 75092

PERMIT HOLDER
WYLDEWOOD HOMES
WYLDEWOOD HOMES
(903) 271-9777

COLLABORATORS

- MALONE PLUMBING
  RONNIE MALONE
  (903) 815-9081
- ROBERT'S HEATING AND AIR LLC
  ROBERT FULLER
  (903) 463-2634
- WYLDEWOOD HOMES
  WYLDEWOOD HOMES
  (903) 271-9777

INFORMATION FIELDS

Subcontractor	WYLDEWOOD HOMES LLC	Square Feet	2265
Bedrooms	3	Bathrooms	2
Number of Stories	1	Number of Acres	.5
Type of Construction List	Wood Frame	Garage Parking	2
Off Street Parking	2	Sewer Disposal	Public Sewer
Water Supply	Public	Heating	Electric
Permit Certification	Yes	Proposed Use	SINGLE FAMILY RESIDENTIAL
Former Use	NONE	Firm Name	WYLDEWOOD HOMES LLC

FEE	TOTAL	PAID	DUE
Building Permit Fee (R)	$ 679.50	$ 679.50	$ 679.50
Storm Water Fee	$ 25.00	$ 25.00	$ 25.00
TOTALS	$ 704.50	$ 704.50	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) — Date

(Approved By) Flood Plain Administrator — Date 02 Nov 20

(Approved By) Building & Zoning) — Date 11/4/20

SHERMAN

P.O. BOX 1106, SHERMAN, TEXAS 75091-1106

BUILDING PERMIT APPLICATION

PERMIT NUMBER
OCCUPANCY NUMBER

PLEASE NOTE - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME	SUBDIVISION OR SURVEY	LOT	BLOCK	CENSUS TRACT
4016 Belmont Blvd.	Heritage Farms Estates	1	4	

FLOOD ZONE _____ E. ZONING _____ TIME TO COMPLETE _____ DAYS

BASE FLOOD ELE. _____ FIRE ZONE _____

1ST FLOOR ELE. _____ PLANS _____

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT

1 [X] NEW BUILDING
2 [ ] ALTERATION
3 [ ] REPAIR, Replacement
4 [ ] MOVING (relocation)
5 [ ] FOUNDATION ONLY

B. OWNERSHIP

1 [X] PRIVATE (Individual, corporation, non profit institution, etc.)
2 [ ] PUBLIC (Federal, state, or local government)

C. COST $ $112,770

D. FEE $679.50

Sq. Ft. { Main Bldg. _____ / Accs. Bldg. _____

DESCRIPTION OF REPAIRS:

Single Family Residence

Electric: King Julian Electric

Plumbing: Malone Plumbing

HVAC: Roberts Heating and Air, LLC

III BUILDING SPECS.

New Buildg. and Additions - Fill Out Parts F. - M.

Wrecking - Fill Out Part K Only

All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME

[ ] MASONRY (wall bearing)
[X] WOOD FRAME
[ ] STRUCTURAL STEEL
[ ] REINFORCED CONCRETE
[ ] OTHER - SPECIFY _____

G. Principal Type of Heating Fuel

[ ] GAS [ ] OIL
[X] ELECTRICITY [ ] COAL
[ ] OTHER _____

H. TYPE OF SEWAGE DISPOSAL

[X] PUBLIC OR PRIVATE CO.
[ ] INDIVIDUAL (Septic tank, etc.

I. TYPE OF WATER SUPPLY

[X] PUBLIC OR PRIVATE CO.
[ ] INDIVIDUAL (well, cistern)

J. ADDITIONAL INFO

RESIDENTIAL TAX ABATEMENT [ ] YES [ ] NO

WILL THERE BE AN ELEVATOR? [ ] YES [X] NO

K. DIMENSIONS

Number of Stories 1

TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS BASED ON EXTERIOR DIMENSIONS 2265 sqft

TOTAL LAND AREA SQ. FT. _____

L. No. OFF-STREET PARKING SPACES

ENCLOSED 2

OUTDOORS 2

M. RESIDENTIAL BLDG. ONLY

No. of Bedrooms 3 No. of Bathrooms Full 2 Partial 0

IV IDENTIFICATION

	NAME	MAILING ADDRESS	PHONE
1. OWNER	Wyldewood Homes LLC	PO Box 911688 Sherman, TX 75091	903-744-0351
2. CONT.	Tim Pike		903-271-9777
3. Architect			

The Owner Of This Building And the Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

APPROVED _____ 20 _____ DENIED _____ 20 _____

BUILDING OFFICIAL SIGNATURE _____

127-015 85 White - File Canary - Owners Application Pink - Tax Office Gold - File

L=148.30'
R=1035.00
4016
1
1301
L15
S20°45'05"W
108.72'
N20°45'05"E
108.72'
L=106.32'
-10-
-6-
25'
25'

Sherman
CLASSIC TOWN. BROAD HORIZON.

CERTIFICATE OF OCCUPANCY

#20-002672

THIS FORM WAS PRINTED ON 11/02/2020

This Certificate of Occupancy is issued pursuant to the requirements of the City of Sherman's Building, Fire, Health, Zoning Laws and Ordinances of the City of Sherman. Violators shall be subject to a fine of not more than $100 per day so long as such violation exists or is permitted to exist.

Issued To

WYLDEWOOD HOMES
WYLDEWOOD HOMES
PO BOX 911688
SHERMAN, TX 75091
(903) 271-9777

Issued Location

4016 BELMONT BLVD,
Sherman, TX 75092

PROJECT INFORMATION

Project Title: **New Residential Building Permit**
Property Owner:
Zoning: **-**
Proposed Use: **SINGLE FAMILY RESIDENTIAL**
Existing or Former Use: **NONE**
Firm Name: **WYLDEWOOD HOMES LLC**
Lessee: **-**
Lessee Address: **-**
Lessee Phone: **-**
Notes:

I, we, understand that should the said structure or premises as identified and described herein be used or occupied in violation of this agreement or in violation of any of the divisions of any building, fire, health, or zoning laws or ordinances of the City of Sherman, that we shall be subject to the maximum fine permitted per day so long as such violation exists or is permitted to exist.

APPROVED BY:

Owner
Nathan Rinell
(Approved by Building & Zoning)

Lessee
2-23-21
Date

POST IN A CONSPICUOUS PLACE

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Fence Permit

#21-000278 | Issued on: 02/03/2021 at 1:24 PM

Project Description: ERECT 4 & 6 FT PRIVACY FENCE

ADDRESS
4016 BELMONT BLVD,
Sherman, TX 75092

PERMIT HOLDER
WYLDEWOOD HOMES
TIMMIE DON PIKE
(903) 271-9777

COLLABORATORS
- WYLDEWOOD HOMES
  TIMMIE DON PIKE
  (903) 271-9777

INFORMATION FIELDS

Fence	Wood Privacy	Permit Certification	Yes

FEE	TOTAL	PAID	DUE
Fence Permit Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) — 2-3-21 — Date

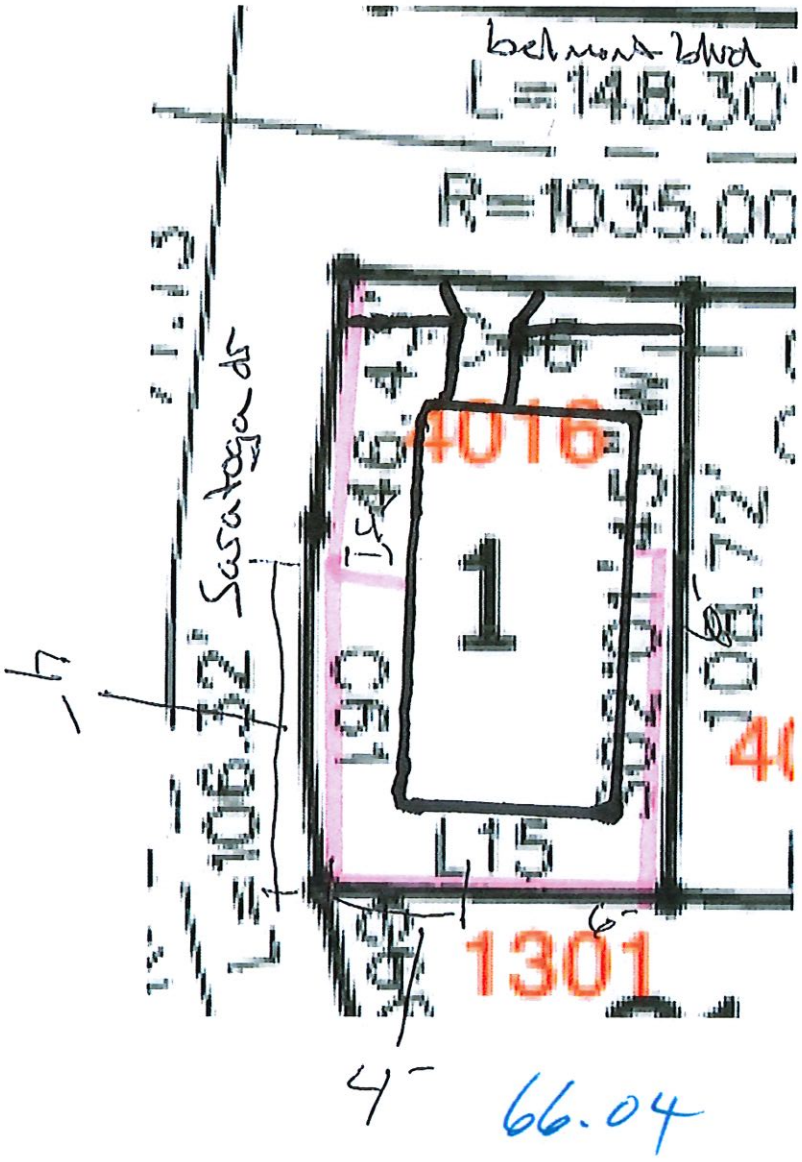
(Approved By) Flood Plain Administrator — 2/3/21 — Date

(Approved By) Building & Zoning) — 2-4-21 — Date

FENCES ERECTED ON PROPERTY LINES

OR IN EASEMENTS ARE AT OWNERS RISK

4016 belmont Blvd



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Wyldewood Homes
3803 Ward Neal Rd.
Bells, TX 75414

Tim Pike
518 Bledsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for an exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District located at 4016 Belmont Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The fence must be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Belmont Boulevard and Saratoga Drive.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being 56.650 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Amending a previously approved Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed The Grove Addition in an R-1 (One-Family Residential) District:

Lot 10, Block B – 36.61'
Lot 11, Block B – 28.72'
Lot 22, Block B - 35.55'
Lot 23, Block B – 35.29'
Lot 41, Block B – 52.86'
Lot 4, Block H – 35.64'
Lot 5, Block H – 37.50'
Lot 6, Block H - 37.50'
Lot 7, Block H – 36.09
Lot 13, Block H – 55.31'
Lot 14, Block H – 45.33'

Planning and Zoning Commission

Final Plat approval of The Grove Addition

Background:

The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. An exception was approved January 12, 2021 to allow six lots to have less than 60' lot widths. The layout of the plat has changed since it was approved and the owner is requesting an amendment to the exception to allow eleven lots to have less than 60' lot widths to plat the property into 193 residential lots.

Adjacent Zoning:

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

Origination:

SSCGC Holdings, LLC (Owner)
Grove Addition Development JV (Applicant)
Civil Point Engineers (Civil Engineeer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

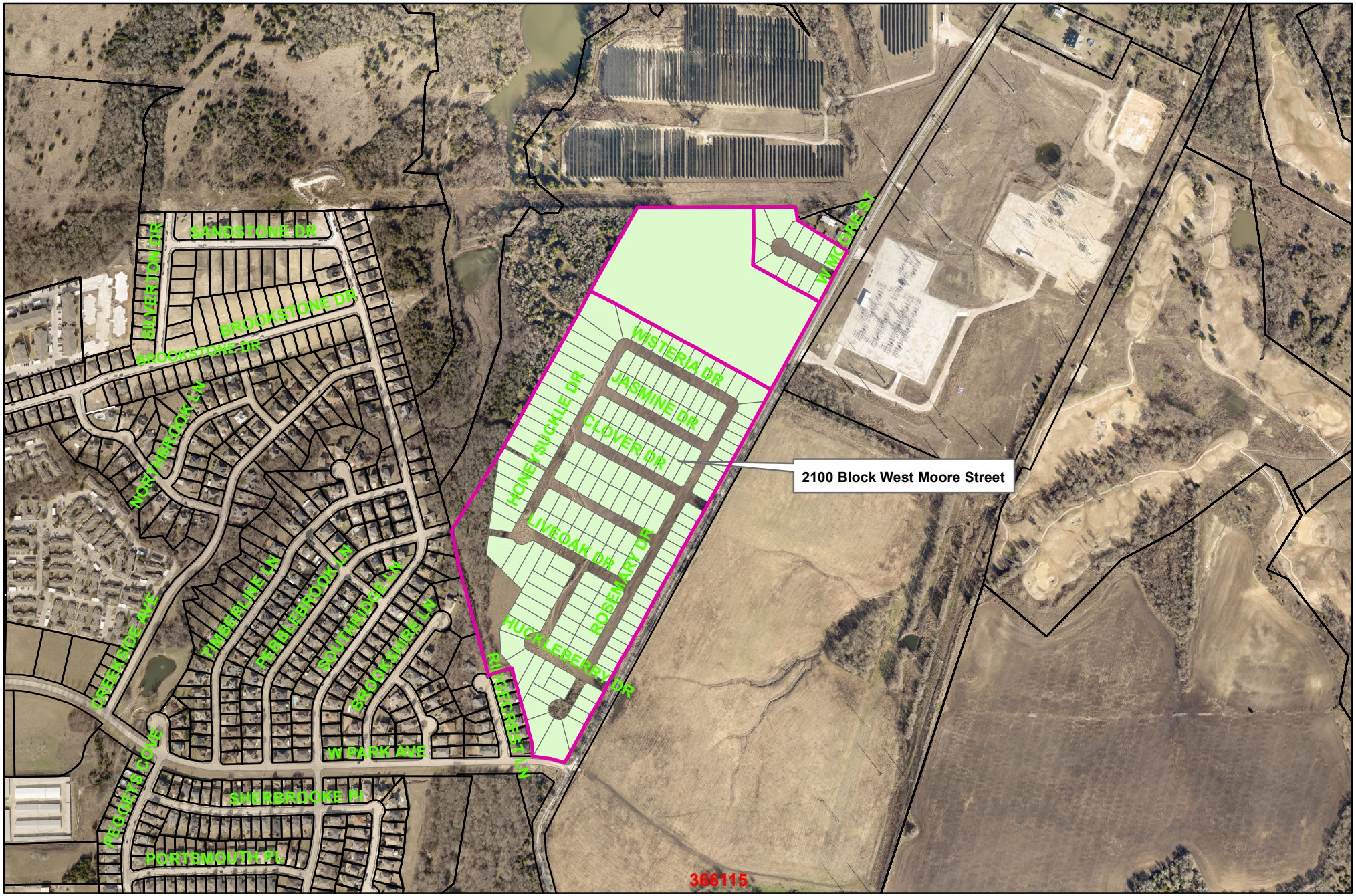
34

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
The Grove Addition
Lots for Exception
Park Land Dedication
Staff Review Letter



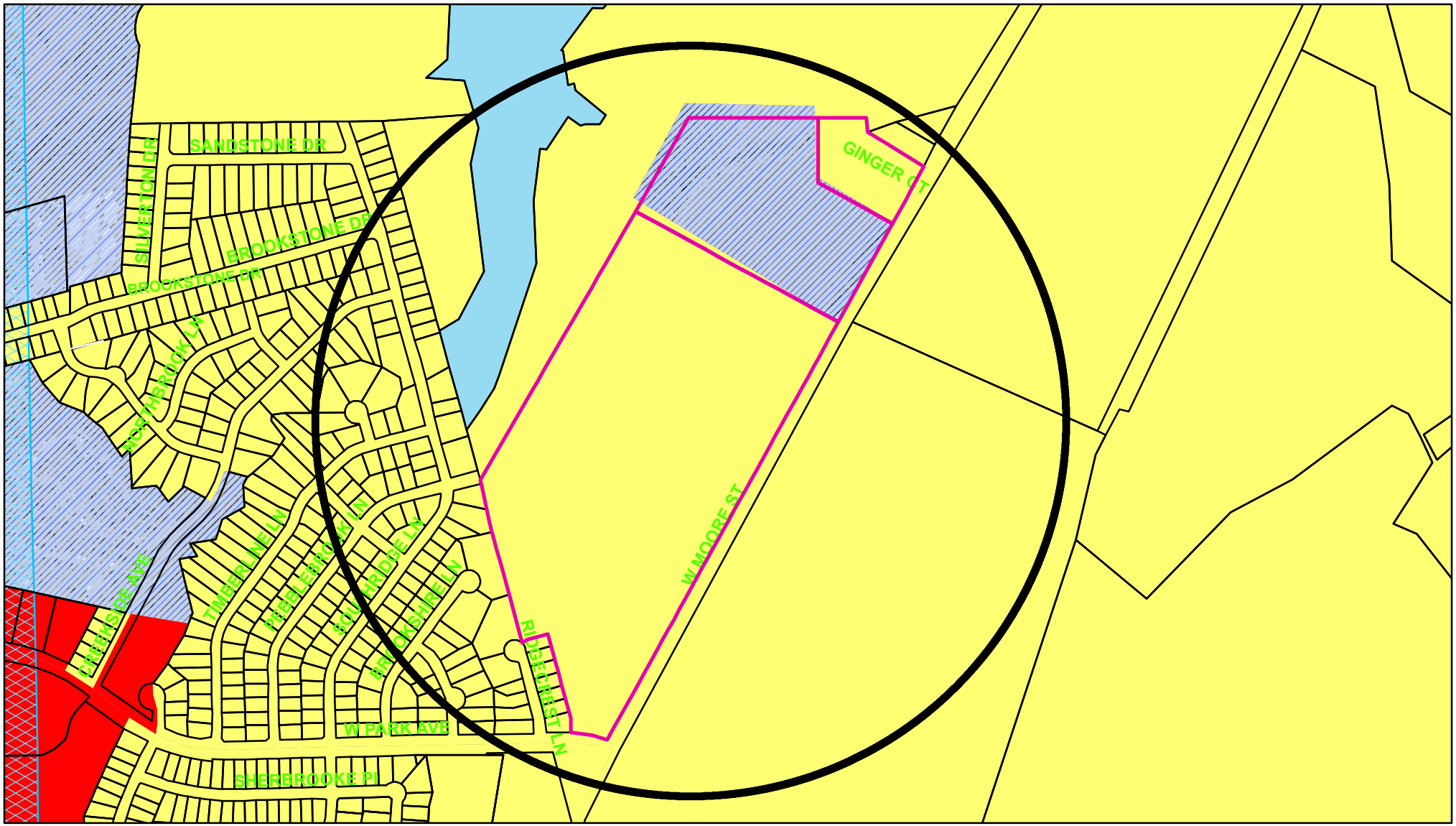
2100 Block West Moore Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 639 ft



Zoning - 2100 Block West Moore 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
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- SH 289
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- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 614 ft

2100 West Moore Street



JOB NO. 20110960

100 0 50 100 200 400

AMENDING PLAT PEBBLEBROOK PHASE 6 VOL. 16, PG. P.R.G.C.T.

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

R=50.00' L=32.18' CRD BRG N 08°54'13" W CHD LEN=31.62'

N 07°14'32" E 371.52'

S 80°28'07" E 122.20'

N 45°02'17" W 247.71'

N 07°14'32" E 98.74'

S 80°28'07" W 113.40'

43.18' N 28°48'14" E

S 61°11'46" E 240.78'

N 61°11'46" W 240.78'

10' UTILITY EASEMENT

HONEYSUCKLE DR

N 28°48'14" E 1035.00'

TULIP DR

ORCHID DR

CLOVER DR

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BOXWOOD DR

ROSEMARY DR

ALEIA COVE

PEBBLEBROOK PHASE 3A, AS RECORDED IN VOLUME 22, PAGE 161, P.R.G.C.T.

N 01°33'52" W 72.93'

POINT-OF-BEGINNING

N 15°14'45" W 387.65'

N 39°04'44" W 81.02'

N 03°25'28" W 120.91'

N 28°48'14" E 226.24'

N 28°32'35" E 198.51'

N 29°50'12" E 83.62'

N 28°48'14" E 126.88'

R=761.42' L=162.82' CRD BRG N 79°44'34" W CHD LEN=162.51'

PARK AVE. 31' BC

S 28°48'14" W 2124.33'

MOORE AVE. 21' ASPHALT PAVING

LOCATION MAP

W. CENTER ST.

N. HERITAGE PKWY (FM 1417)

MOORE AVE.

PROJECT LOCATION

(NOT TO SCALE)

147.48 AC. PANDA SHERMAN POWER, LLC VOL. 5125, PG. 388 O.P.R.G.C.T.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

ACCEPTANCE

Approved this _____ day of _____, 2021, 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

SHEET 1 OF 2

FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2–16–2021

100 0 50 100 200 400

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, The Grove Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the ___ day of _____, 2021, 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 _____,2021.

_____ Clerk, City of Sherman, Texas

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

N 28°48'14" E 1356.14'

S 61°11'46" E 477.47'

CITY OF SHERMAN INST. NO. 2018-12009 O.P.R.G.C.T.

N 89°25'26" E 794.01'

10' UTILITY EASEMENT

HONEYSUCKLE DR

ALEIA COVE

JASMINE DR

PEONY DR

GINGER CT

MOORE AVE. 21' ASPHALT PAVING

ONCORE ELECTRIC DELIVERY COMPANY PAYNE SUBSTATION FACILITIES

REGIONAL DETENTION POND FOR MULTI-FAMILY, TWO-FAMILY, & SINGLE-FAMILY 19,279 SF

LOT 1, BLOCK I 586,568 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°11'46" E	14.14'
L2	N 73°48'14" E	14.14'
L3	S 73°48'14" W	14.14'
L4	N 16°11'46" W	14.14'
L5	S 73°48'14" W	14.14'
L6	N 16°11'46" W	14.14'
L7	S 28°22'09" W	3.36'
L8	S 28°48'14" W	5.01'
L9	N 07°14'32" E	18.09'
L10	S 16°11'46" E	14.14'
L11	N 73°48'14" E	14.14'
L12	N 39°28'11" E	20.00'
L13	S 71°55'28" W	7.06'
L14	S 16°11'46" E	14.14'
L15	S 70°53'58" W	14.82'
L16	S 16°11'46" E	14.14'
L17	N 76°42'42" E	14.82'
L18	S 61°11'46" E	11.00'
L19	S 73°48'14" W	14.14'
L20	S 16°11'46" E	14.14'
L21	N 73°48'14" E	14.14'
L22	N 16°11'46" W	14.14'
L23	S 73°48'14" W	14.14'
L24	N 16°11'46" W	14.14'
L25	N 73°48'14" E	14.14'
L26	S 16°11'46" E	14.14'
L27	S 73°48'14" W	14.14'
L28	N 16°11'46" W	14.14'
L29	N 73°48'14" E	14.14'
L30	S 16°11'46" E	14.14'
L31	S 73°48'14" W	14.14'
L32	N 16°11'46" W	14.14'
L33	N 73°48'14" E	14.14'
L34	S 16°11'46" E	14.14'
L35	S 73°48'14" W	14.14'
L36	N 16°11'46" W	14.14'
L37	N 73°48'14" E	14.14'
L38	S 16°11'46" E	14.14'
L39	S 71°55'28" W	7.76'
L41	N 28°48'14" E	15.00'
L42	N 60°09'48" W	24.99'
L43	N 61°11'46" W	25.00'
L44	N 28°48'14" E	25.00'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.60'	N 10°41'47" E	31.08'
C2	50.00'	28.72'	N 23°51'54" W	28.32'
C3	50.00'	18.22'	N 50°45'27" W	18.12'
C4	50.00'	5.21'	N 58°12'35" W	5.21'
C5	49.95'	1.18'	N 61°52'25" W	1.18'
C6	50.00'	35.55'	N 82°55'06" W	34.81'
C7	50.00'	35.29'	S 56°29'29" W	34.57'
C8	50.00'	6.51'	S 32°32'12" W	6.51'
C9	50.00'	16.82'	S 19°10'03" W	16.74'
C10	50.00'	3.41'	N 32°46'39" E	3.41'
C11	50.00'	35.64'	N 55°09'05" E	34.89'
C12	761.42'	162.82'	N 79°44'34" W	162.51'
C13	50.00'	37.50'	S 82°56'34" E	36.63'
C14	50.00'	37.50'	S 39°58'16" E	36.63'
C15	50.00'	36.09'	S 02°11'44" W	35.32'
C16	50.00'	25.31'	S 46°41'42" E	25.04'
C17	50.00'	45.33'	S 06°13'08" E	43.80'
C18	50.00'	76.44'	S 63°32'59" W	69.21'
C19	50.00'	69.69'	N 80°11'23" E	64.18'
C20	50.00'	28.40'	S 43°36'40" E	28.02'
C21	45.00'	65.28'	S 76°19'27" E	59.70'
C22	45.00'	31.34'	S 14°48'51" E	30.71'
C23	45.00'	48.49'	S 36°00'39" W	46.18'
C24	45.00'	48.45'	N 82°16'17" W	46.14'
C25	45.00'	36.16'	N 28°24'11" W	35.20'
C26	50.00'	74.61'	S 65°37'21" W	67.88'
C27	25.00'	39.27'	N 73°48'14" E	35.36'
C28	25.00'	39.27'	S 16°11'46" E	35.36'

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 211.4 acre Tract 1–A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013–475, 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 at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;

Thence North 15°14'45" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;

Thence over and across said Tract 1–A the following calls and distance:

North 39°04'44" West, a distance of 81.02 feet to a set 1/2" steel rod;
North 03°25'28" West, a distance of 120.91 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 226.24 feet to a set 1/2" steel rod;
North 45°02'17" West, a distance of 247.71 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 98.74 feet to a set 1/2" steel rod;
South 80°28'07" East, a distance of 122.20 feet to a set 1/2" steel rod;
with a non–tangent curve to the right having a radius of 50.00 feet, (chord bears North 08°54'13" West, 31.62 feet) an arc length of 32.18 feet;
North 80°28'07" West, a distance of 113.40 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 371.52 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 43.18 feet to a set 1/2" steel rod;

Thence South 61°11'46" East, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 15.00 feet to a set 1/2" steel rod;

Thence North 61°11'46" West, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 1,356.14 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018–12009, Official Public Records, Grayson County, Texas;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017–5244 of said Official Public Records;

Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;

Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;

Thence over and across said Tract 1–A the following calls and distances:

South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,
with a non–tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point–of–Beginning and containing 56.650 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____,2021.

_____ SSCGC HOLDINGS, LLC Bill Magers, Managing Member

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 Bill Magers 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_____, 2021.

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

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

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

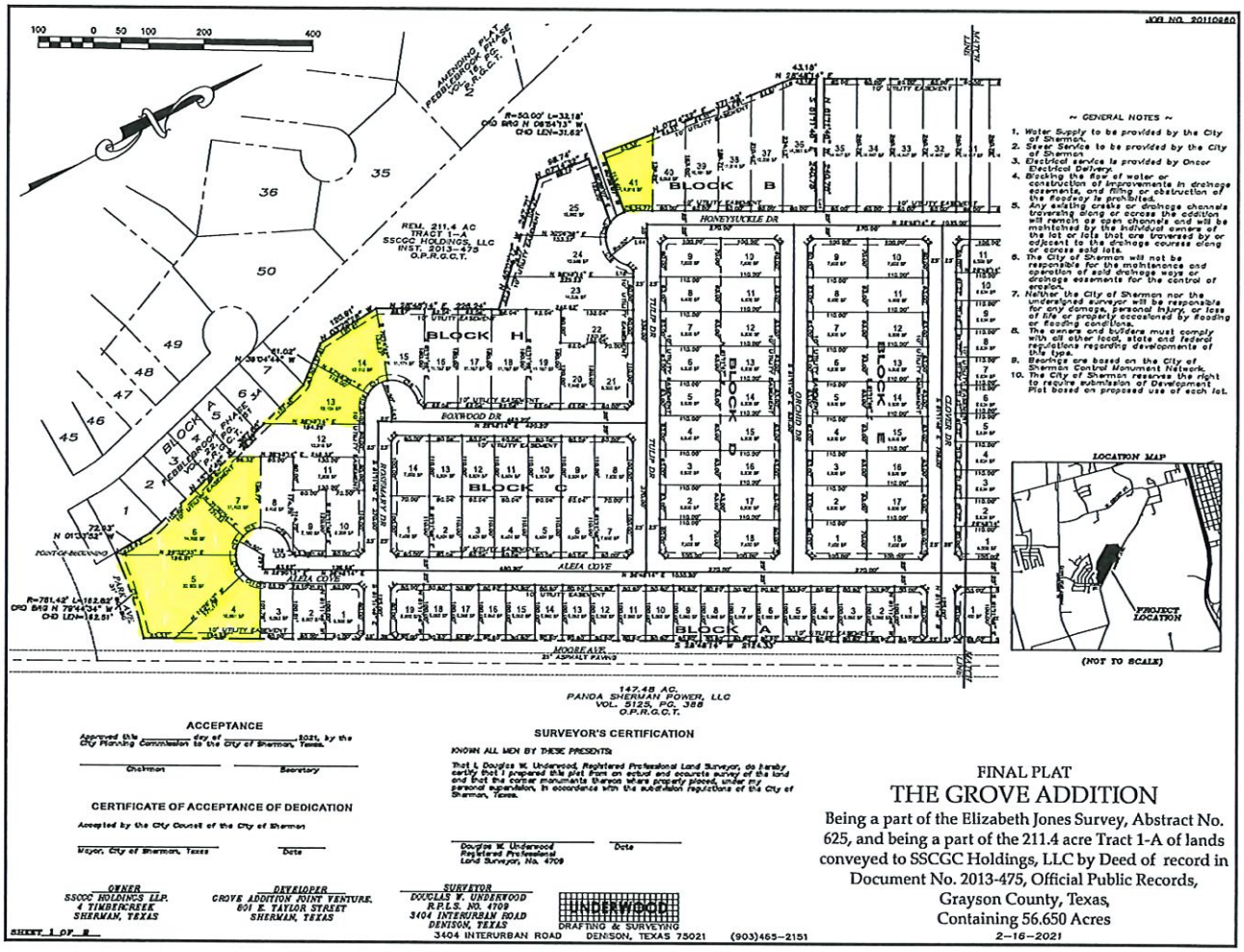
SHEET 2 OF 2

FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2–16–2021

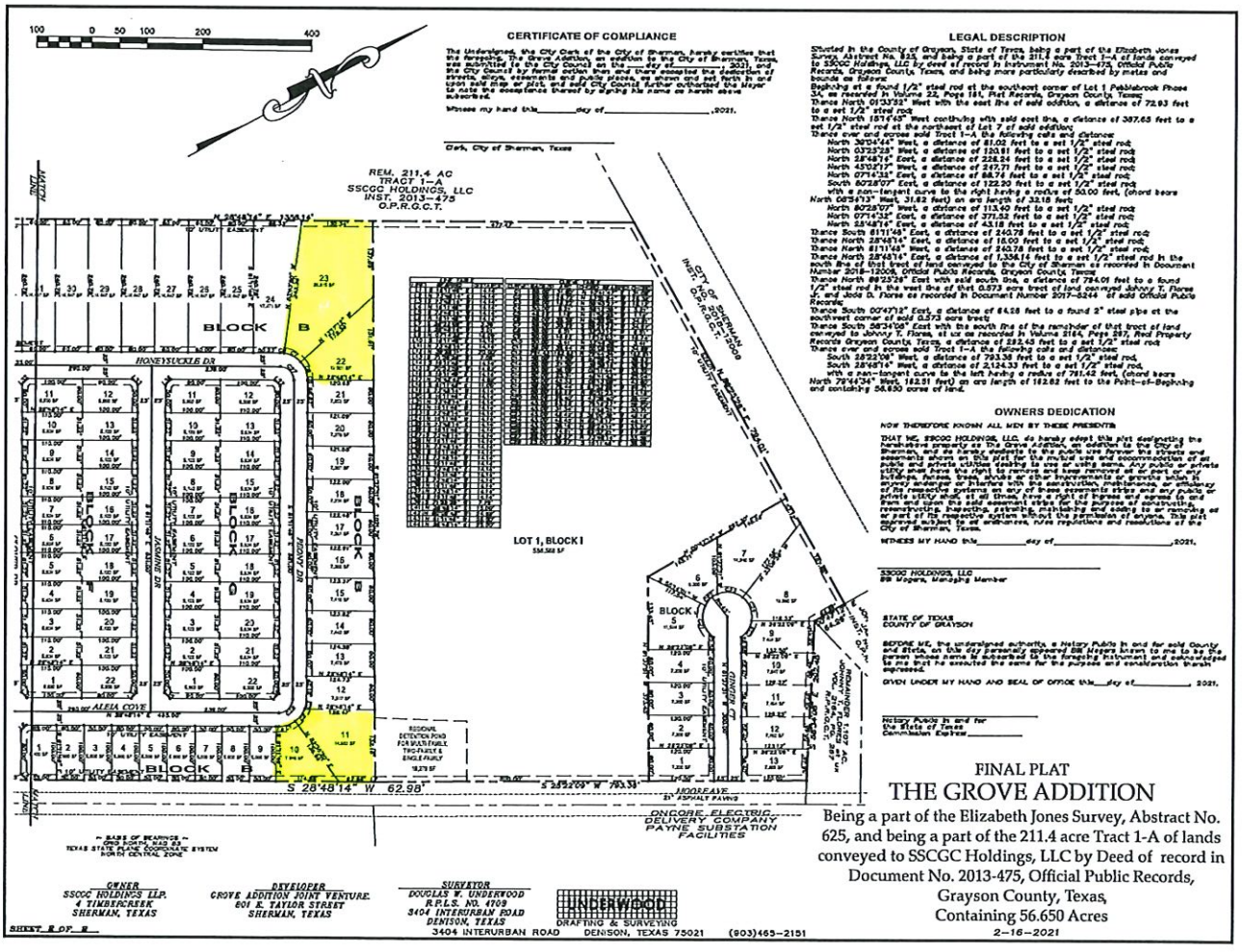


FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2-16-2021

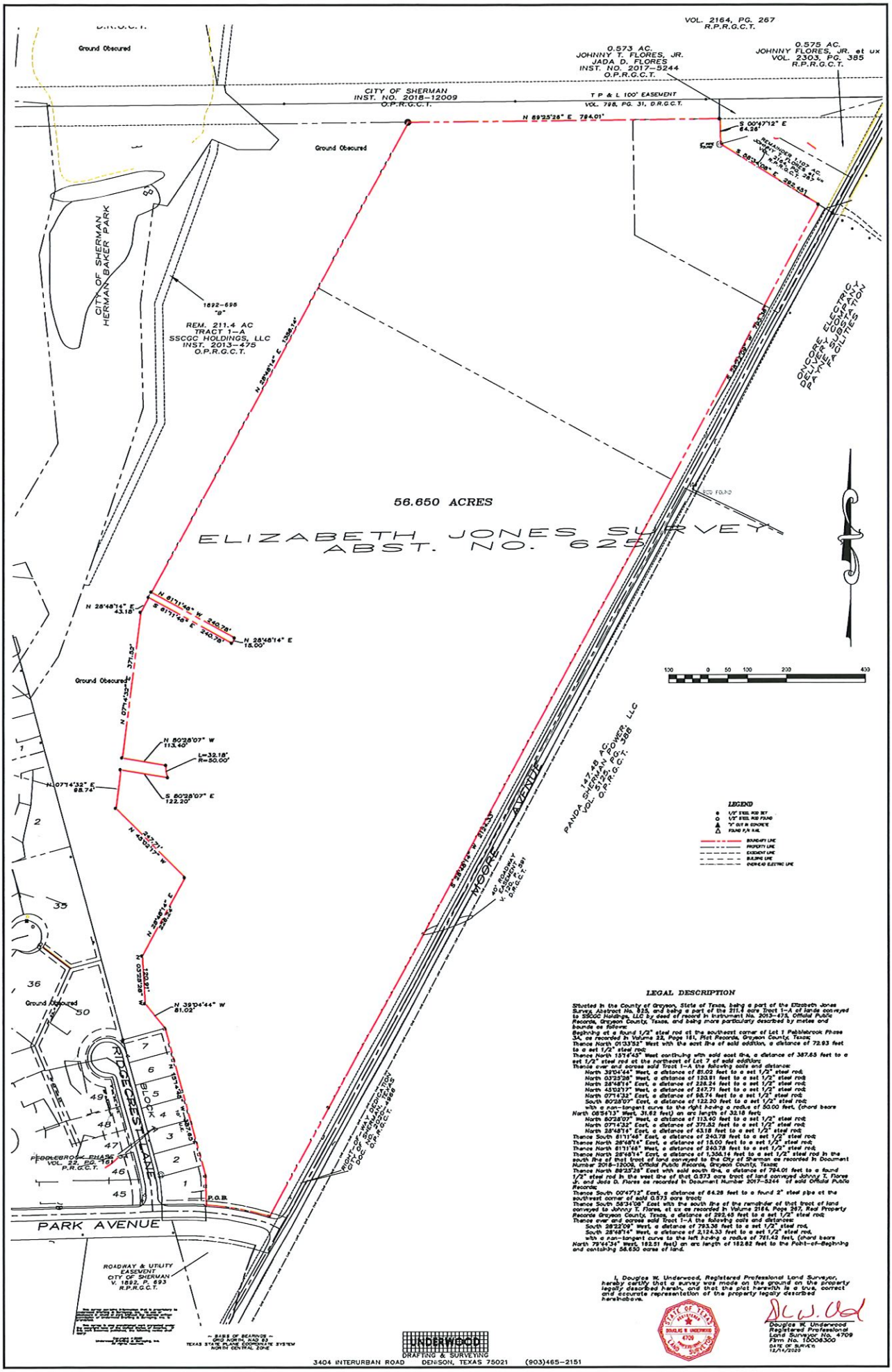


FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2-16-2021



LEGAL DESCRIPTION

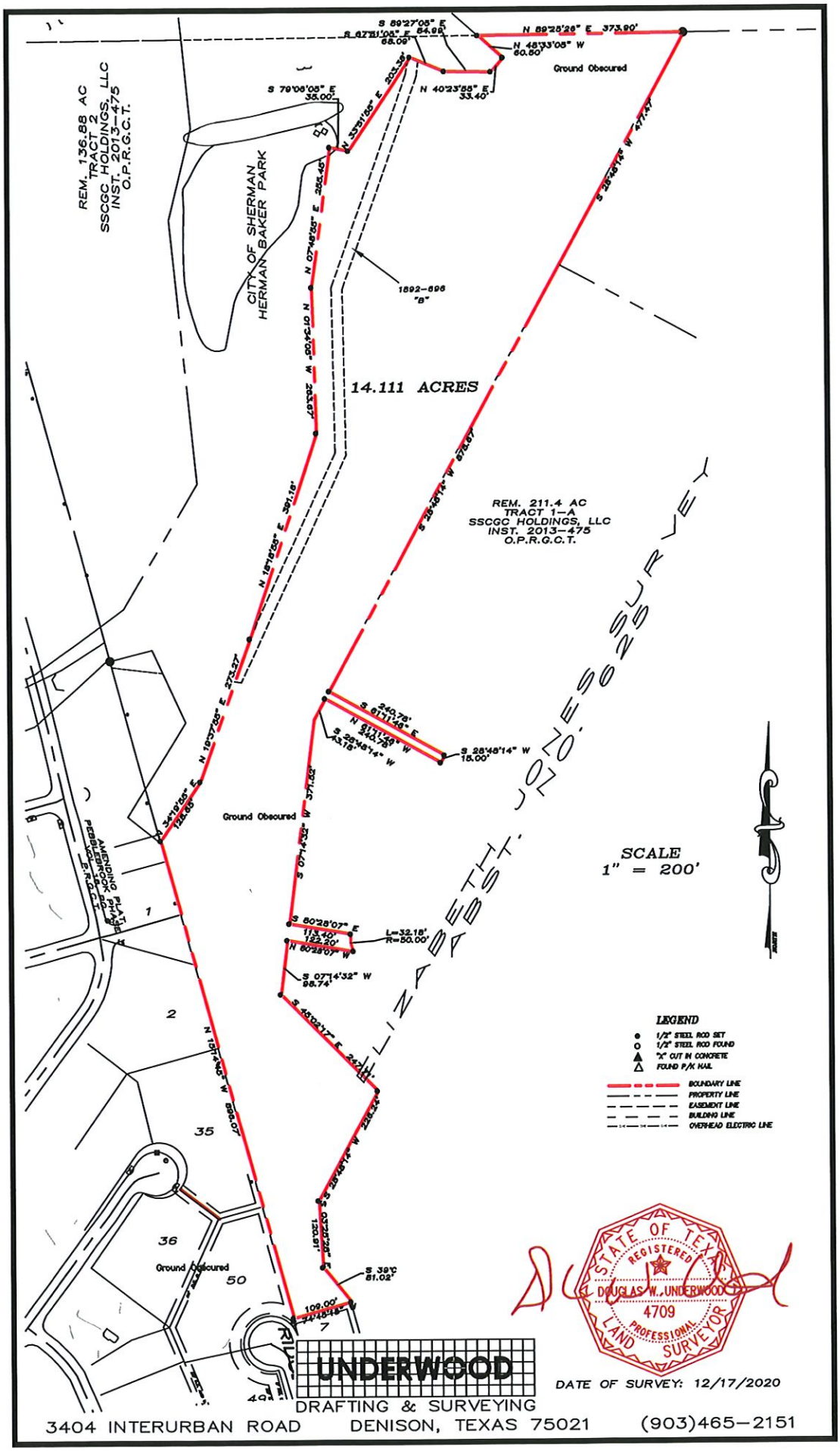
Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 181, Plat Records, Grayson County, Texas;
Thence North 01°33'53" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;
Thence North 15°14'43" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence over and across said Tract 1-A the following calls and distances:
North 39°04'44" West, a distance of 81.02 feet to a set 1/2" steel rod;
North 03°23'26" West, a distance of 120.91 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 228.24 feet to a set 1/2" steel rod;
North 45°23'27" East, a distance of 247.71 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 88.74 feet to a set 1/2" steel rod;
South 80°28'07" East, a distance of 122.20 feet to a set 1/2" steel rod;
with a non-tangent curve to the right having a radius of 50.00 feet, (chord bears North 08°54'13" West, 31.63 feet) an arc length of 32.18 feet;
North 80°28'07" West, a distance of 113.40 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 371.85 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 43.18 feet to a set 1/2" steel rod;
Thence South 61°11'48" East, a distance of 240.78 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 15.00 feet to a set 1/2" steel rod;
Thence North 61°11'48" West, a distance of 240.78 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 1,356.14 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;
Thence North 89°25'28" East with said south line, a distance of 784.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;
Thence South 00°47'12" East, a distance of 84.28 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
Thence South 28°34'09" East with the south line of the remainder of that tract of land owned to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 282.45 feet to a set 1/2" steel rod;
Thence over and across said Tract 1-A the following calls and distances:
South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod;
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod;
with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 78°44'34" West, 182.51 feet) an arc length of 182.82 feet to the Point-of-Beginning and containing 56.650 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described hereon, and that the plat hereon is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
DOUGLAS W. UNDERWOOD
4709
REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY:
12/14/2020


REM. 136.88 AC
TRACT 2
SSCGC HOLDINGS, LLC
INST. 2013-475
O.P.R.G.C.T.
CITY OF SHERMAN
HERMAN BAKER PARK
14.111 ACRES
REM. 211.4 AC
TRACT 1-A
SSCGC HOLDINGS, LLC
INST. 2013-475
O.P.R.G.C.T.
ELIZA BEST, JOHN E. JONES SURVEY
SCALE
1" = 200'
Ground Obscured
AMENDING PLAT
PEBBLEBROOK ROAD
PHASE 1
P.R.G.C.T.
LEGEND
1/2" STEEL ROD SET
1/2" STEEL ROD FOUND
"X" CUT IN CONCRETE
FOUND P/K NAIL
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE
OVERHEAD ELECTRIC LINE
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151
DATE OF SURVEY: 12/17/2020

UNDERWOOD

DRAFTING & SURVEYING, INC.

Parcel 7 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 211.4 acre tract 1-A of land conveyed to SSCGC Holdings, LLC by deed recorded in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set ½" steel rod at the northwest corner of Lot 7, Block A, Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 15°14'45" West, a distance of 896.07 feet to a set ½" steel rod;
Thence North 34°19'55" East, a distance of 128.65 feet to a set ½" steel rod;
Thence North 19°37'55" East, a distance of 273.27 feet to a set ½" steel rod;
Thence North 18°18'55" East, a distance of 391.16 feet to a set ½" steel rod;
Thence North 01°34'05" West, a distance of 263.67 feet to a set ½" steel rod;
Thence North 07°48'55" East, a distance of 255.45 feet to a set ½" steel rod;
Thence South 79°06'05" East, a distance of 35.00 feet to a set ½" steel rod;
Thence North 33°51'55" East, a distance of 203.38 feet to a set ½" steel rod;
Thence South 67°51'05" East, a distance of 68.09 feet to a set ½" steel rod;
Thence South 89°27'05" East, a distance of 84.99 feet to a set ½" steel rod;
Thence North 40°23'55" East, a distance of 33.40 feet to a set ½" steel rod;
Thence North 48°33'05" West, a distance of 60.50 feet to a set ½" steel rod;
Thence North 89°25'26" East, a distance of 373.90 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 477.47 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 878.67 feet to a set ½" steel rod;
Thence South 61°11'46" East, a distance of 240.78 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 15.00 feet to a set ½" steel rod;
Thence North 61°11'46" West, a distance of 240.78 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 43.18 feet to a set ½" steel rod;
Thence South 07°14'32" West, a distance of 371.52 feet to a set ½" steel rod;
Thence South 80°28'07" East, a distance of 113.40 feet to a set ½" steel rod;
Thence with a non-tangent curve to the left having a radius of 50.00 feet, (chord bears South 08°54'13" East, a distance of 31.62 feet) an arc length of 32.18 feet to a set ½" steel rod;
Thence North 80°28'07" West, a distance of 122.20 feet to a set ½" steel rod;
Thence South 07°14'32" West, a distance of 98.74 feet to a set ½" steel rod;
Thence South 45°02'17" East, a distance of 247.71 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 226.24 feet to a set ½" steel rod;
Thence South 03°25'28" East, a distance of 120.91 feet to a set ½" steel rod;
Thence South 39°04'44" East, a distance of 81.02 feet to a set ½" steel rod;
Thence South 74°45'15" West, a distance of 109.00 feet to the Point-of-Beginning and containing 14.111 acres of land.

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

SSCGC Holdings, LLP
4 Timbercreek
Sherman, TX 75090

Grove Addition Joint Venture
801 E. Taylor Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of The Grove Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Rename Honeysuckle Drive. There is already a street named Honeysuckle in West Sherman in the County.
2. Change Moore Avenue to Moore Street.
3. Ginger Court cul-de-sac does not meet City Ordinance. Chapter 10.05, Exhibit A, Sec. 12, B.
4. Knuckles required on lots at both intersections of Peony Drive.
5. Lot 24, Block B and Lots 5-9, Block J do not meet standard. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. Chapter 14, 6.1.1
6. 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. Ownership and Maintenance information to be shown on plat.
7. Detention Area to have its own Lot and Block # and shall be shown as owned and maintained by HOA on plat.
8. Verify fire requirements and code compliance with Fire Marshal.
9. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. Development Agreement required for Public Infrastructures.
11. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
12. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being Lots 1-19, Block A, Lots 1-9, Block B, Lots 1-22, Block F and Lots 1-22, Block G of the proposed The Grove Addition, as follows:

Planning and Zoning Commission

Amending a Specific Use Permit and site plan approval (Ord. 6358) under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 72 patio homes in an R-1 (One-Family Residential) District.

Background:

The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit to allow 48 patio homes was approved by Ordinance 6358, February 1, 2021. The layout of the plat has changed and the owner is requesting to amend the Specific Use Permit to allow patio homes on 72 lots in the proposed The Grove Addition. The owner is dedicating 14.111 acres for park land and walking trails.

Adjacent Zoning:

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

Origination:

SSCGC Holdings, LLC (Owner)
Grove Addition Development JV (Applicant)
Civil Point Engineers (Civil Engineeer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

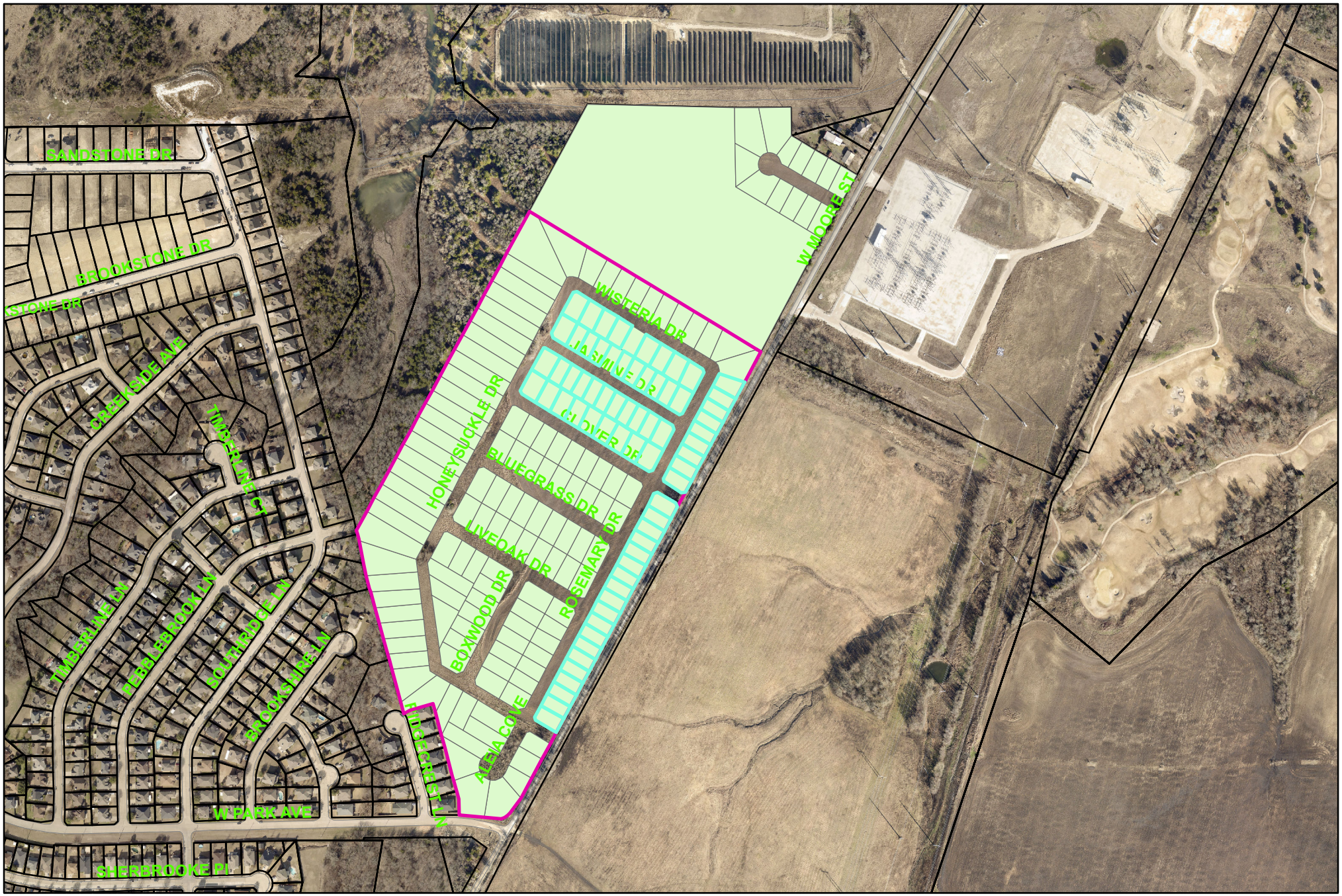
34

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ord 6358
The Grove Addition
Park Land Dedication
Patio Home Lots
Site Plan
Building Elevations
Staff Review Letter



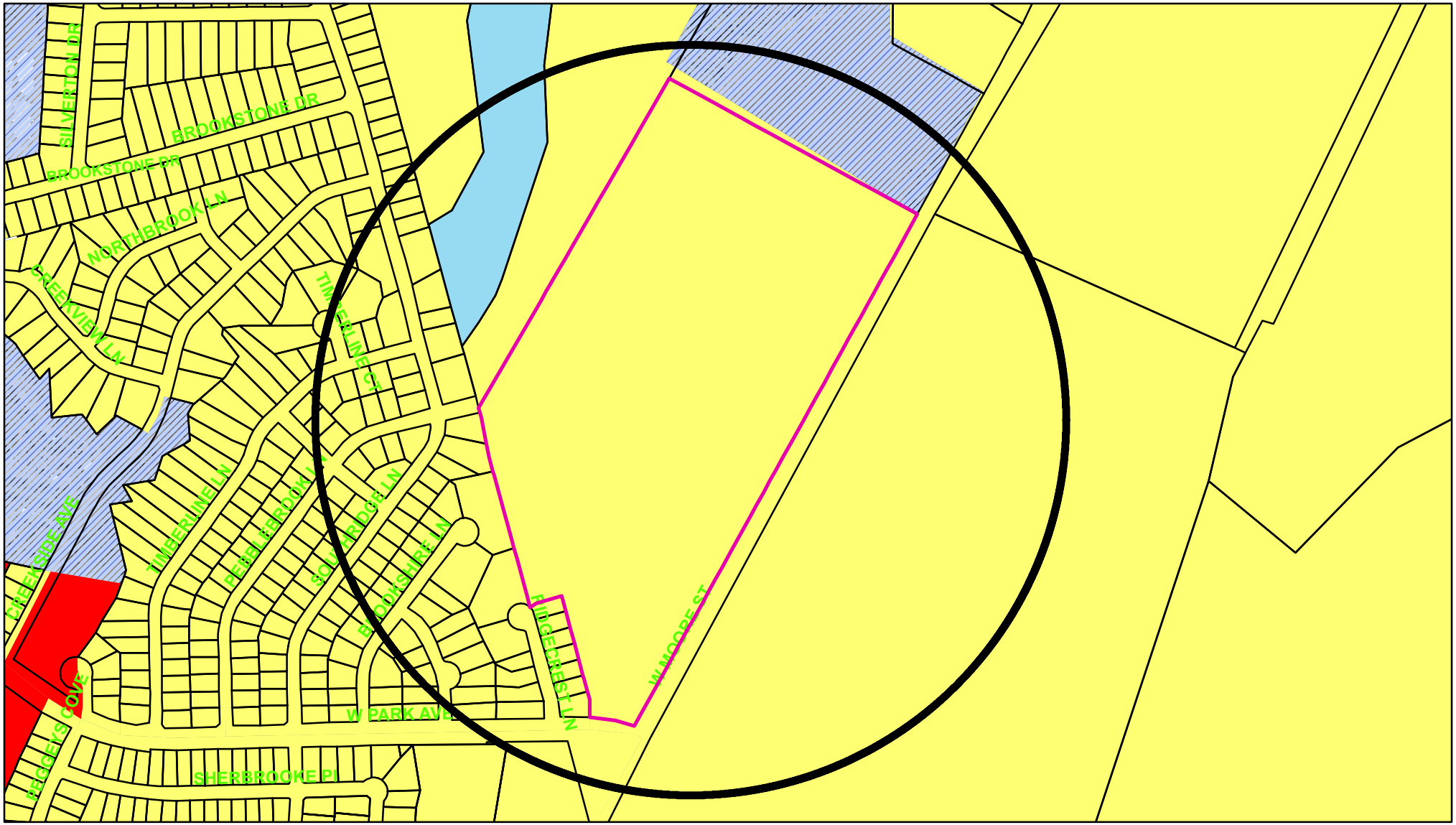
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2100 Block West Moore Street Patio Home Lots

NOT TO SCALE

1 in = 500 ft



Zoning - 2100 Block West Moore Street Patio Homes

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 500 ft

2100 West Moore Street



ORDINANCE NO. 6358

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, BEING LOTS 2-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-11, BLOCK H AND LOTS 10-20, BLOCK G OF THE PROPOSED THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) and certain property located in the 2100 block of West Moore Street, and more particularly described as Lots 2-18, Block A, Lots 1-9, Block B, Lots 1-11, Block H and Lots 10-20, Block G of the proposed The Grove Addition, as depicted in **Exhibit A – Preliminary Plat,** are granted a Specific Use Permit to allow Patio Homes in an R-1 (One-Family Residential) District and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the property described as:

Lots 2-18, Block A, Lots 1-9, Block B, Lots 1-11, Block H and Lots 10-20, Block G of the proposed The Grove Addition.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. Side yard setbacks must be uniform for all homes within a given block.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Sidewalks required along all street frontage. ADA ramps required at all street corners.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate

violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the General Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 1st day of February, 2021.

ADOPTED on this the 1st day of February, 2021.

EFFECTIVE DATE on this the 1st day of February, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

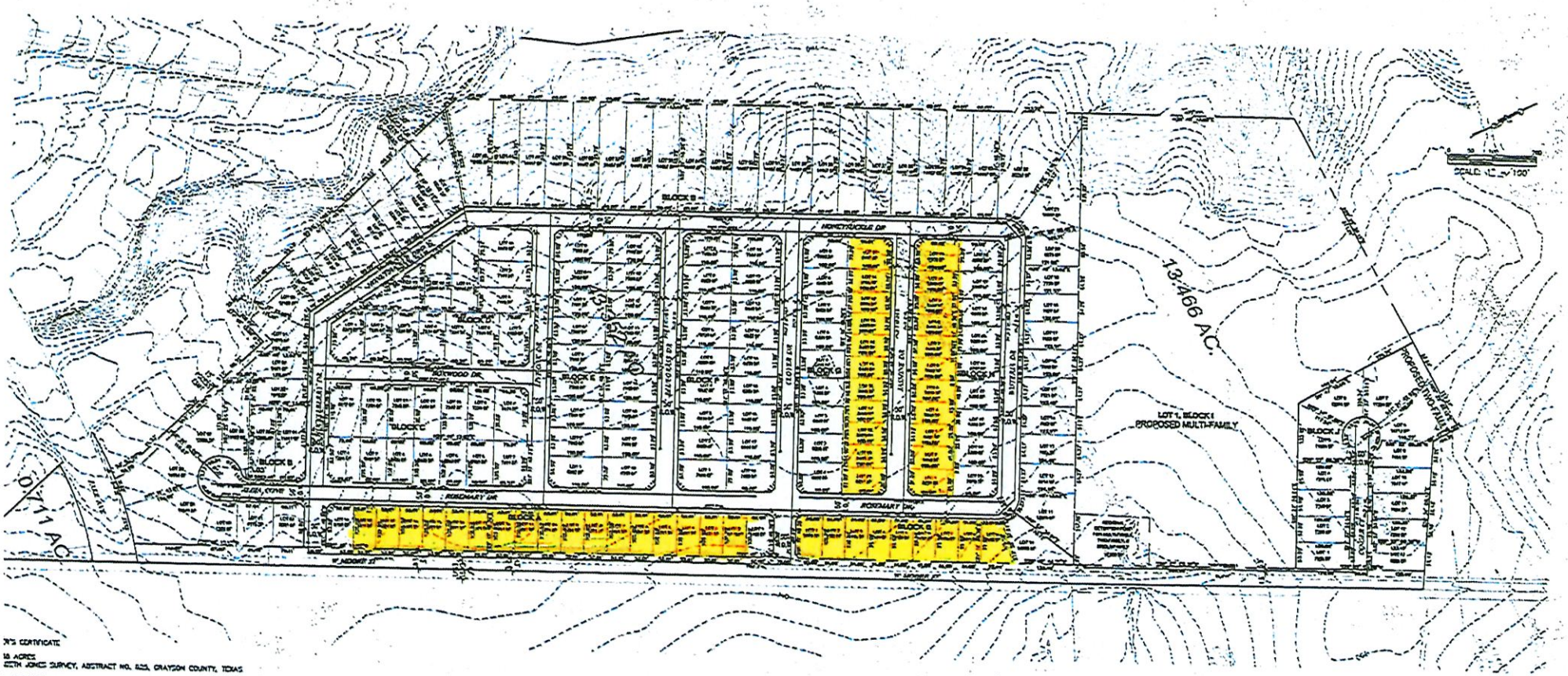
ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Exhibit A - Preliminary Plat



...'S CERTIFICATE

...8 ACRES
...ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS

L DESCRIPTION:

...ted 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 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, ...being more particularly described by metes and bounds as follows:

...ning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;
...e North 01°23'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;
...e North 13°14'45" West continuing with said east line, a distance of 387.63 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
...e South 74°43'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod on the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 8 of said Plat Records, said rod also being in the west line of said Tract 1-A;
...e North 13°14'45" West with said east line and the west line of said Tract 1-A, a distance of 634.64 feet to a set 1/2" steel rod;
...e North 22°49'14" East, a distance of 1,884.05 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2016-12009, Official Public Records, Grayson County, Texas;
...e North 89°23'28" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-3244 of said Official Public Records;
...e South 00°47'12" East, a distance of 64.20 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
...e South 38°24'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 287, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;
...over and across said Tract 1-A the following calls and distances:
...outh 28°07'08" West, a distance of 783.38 feet to a set 1/2" steel rod;
...outh 25°41'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod;
...with a non-tangent curve to the left, having a radius of 701.42 feet, (chord bears North 79°44'34" West, 162.31 feet) an arc length of 162.02 feet to the Point-of-Beginning and containing 60.038 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

...ted, hereby assert this and designating the hereinbefore described property as _____, an addition to the City ...Texas. The City or any public utility shall have the full right to remove and keep removed all or part of any fences, trees, shrubs, or ...other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective ...and each and all of the easements shown on the plat within which the system or utility may at any time be installed or may have the right to ...and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or ...portion of its respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of ...Texas.

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

_____
Owner

STATE OF _____
COUNTY OF _____

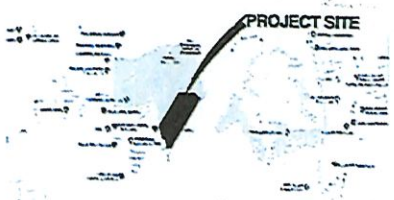
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally ...known to me to be the person whose name is subscribed to the ...instrument and acknowledged to me that he executed the same for the purposes and ...consideration therein.

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

_____
Notary Public, in and for the State of _____

PRELIMINARY
NOT FOR CONSTRUCTION

JOHN H. BECKNER
PE # 85468



LOCATION MAP
(NOT TO SCALE)

Engineer:
CIVIL POINT ENGINEERS
9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:
Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:
Grove Addition
Development Joint Venture
801 E Taylor St
Sherman, TX 75090
903-893-5188

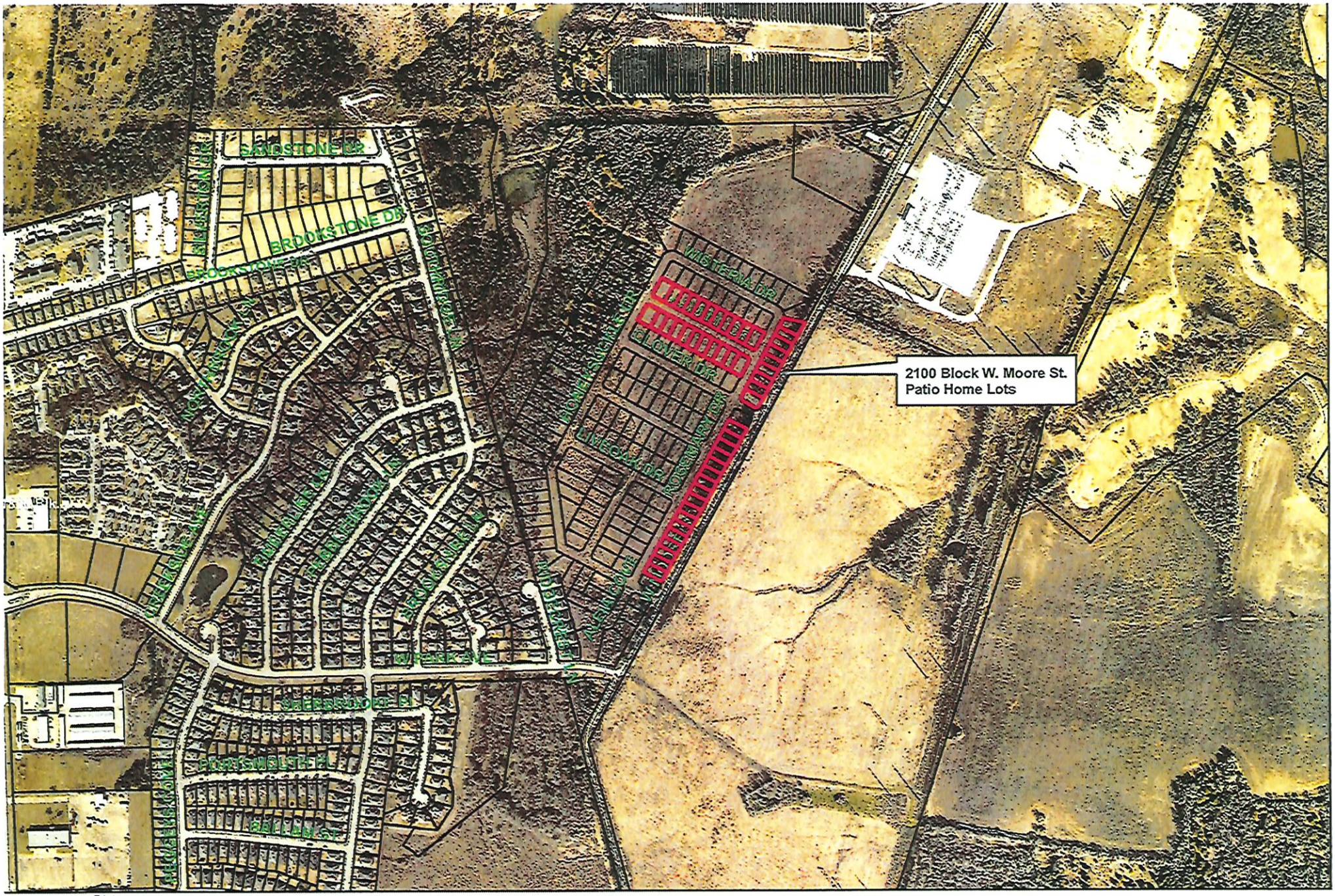
PRELIMINARY PLAT

Tract 1-A

The Grove Addition

Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13
Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas

December 18, 2020



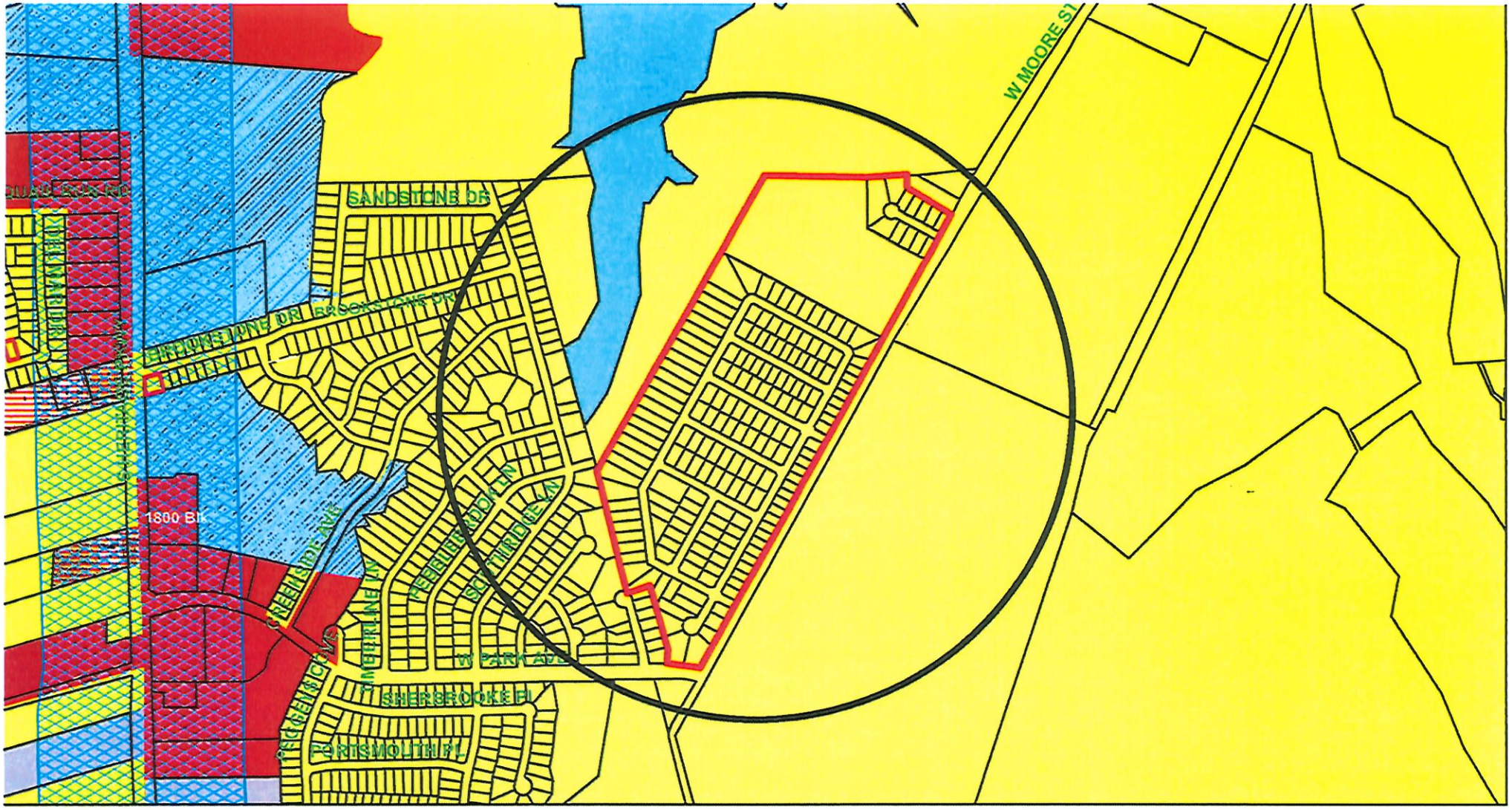
Sherman
CLASSIC TOWN. BROAD HORIZON.

2100 Block W. Moore St. - Patio Home Lots

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 637 ft



Zoning - 2100 Block West Moore Street

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_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

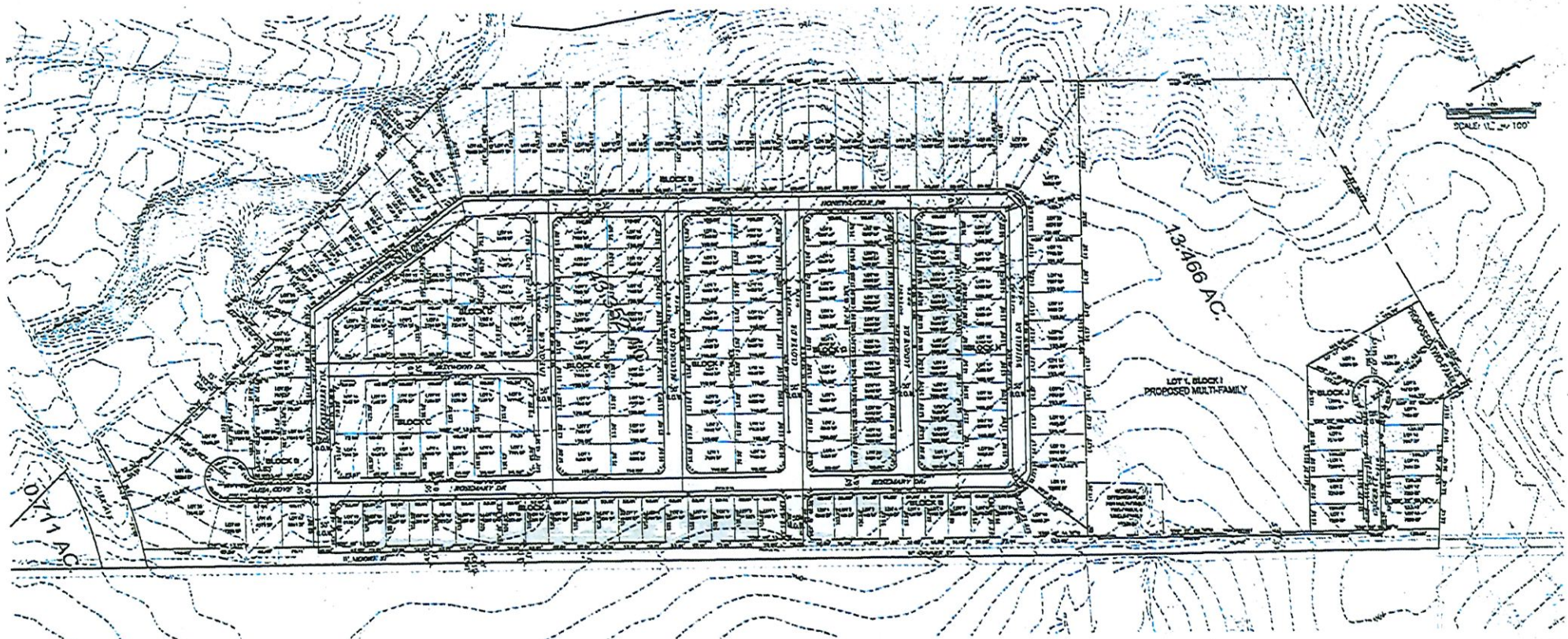
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 800 ft



OWNER'S CERTIFICATE

60.038 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS

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 217.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, 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 at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 101, Plat Records, Grayson County, Texas;
Thence North 01°33'33" West with the east line of said addition, a distance of 72.83 feet to a set 1/2" steel rod;
Thence North 13°14'45" West continuing with said east line, a distance of 387.85 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence South 76°45'15" West with the north line of said Lot 7, a distance of 105.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 8 of said Plat Records, said rod also being in the west line of said Tract 1-A;
Thence North 13°14'45" West with said west line and the west line of said Tract 1-A, a distance of 694.64 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 1,884.08 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:
Thence North 89°25'38" East with said south line, a distance of 784.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;
Thence South 00°47'12" East, a distance of 64.28 feet to a found 2" steel pipe at the southeast corner of said 0.573 acre tract;
Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 282.45 feet to a set 1/2" steel rod;
Thence over and across said Tract 1-A the following calls and distances:
South 25°22'09" West, a distance of 783.36 feet to a set 1/2" steel rod,
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,
with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'24" West, 102.51 feet) an arc length of 102.67 feet to the Point-of-Beginning and containing 60.038 acres of land.



LOCATION MAP
(NOT TO SCALE)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That _____, does hereby adopt this plat, designating the hereinabove described property as _____, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets, alleys, and easements shown thereon. The City of Sherman shall not be responsible for the maintenance, repair, removal or replacement of any improvements in the drainage easements dedicated on this plat, except those improvements which may be required by ordinance or approved by the City of Sherman in connection with the development of the property. The drainage easements dedicated on this plat are subject to the storm water runoff conveyance and flood control purposes as set forth in the subdivision ordinance of the City of Sherman, and no obstructions to the flow of storm water runoff in the drainage easements as dedicated on this plat shall be permitted to be constructed or placed upon, over or across the drainage easements as dedicated on this plat except as approved by the City of Sherman. The City of Sherman and public utility entities shall at all times have the right of ingress and egress to and from and upon said drainage easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

_____
Owner

STATE OF _____ §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of _____

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNIE M. RICHARDSON
RPLS # 5618

Engineer:
CIVIL POINT ENGINEERS
9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:
Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:
Grove Addition
Development Joint Venture
801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT

Tract 1-A

The Grove Addition

Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13
Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas

December 18, 2020

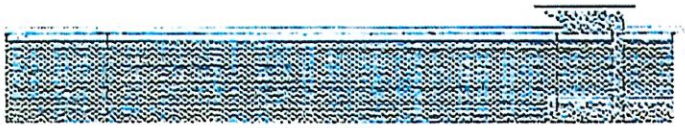
ELEVATION PLAN
PLAN - 3
ELEVATION - A



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION WITH BAY WINDOW OPTION



BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION

GILBERT
SHERMAN, TEXAS 75092
D2LDESIGNS@YAHOO.COM

DATE
09/22/16

SHEET
ELEVATION A

SCALE
3/32" = 1'

JOB NO. 20110960

100 0 50 100 200 400

AMENDING PLAT PEBBLEBROOK PHASE 6 VOL. 16, PG. P.R.G.C.T.

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

R=50.00' L=32.18' CRD BRG N 08°54'13" W CHD LEN=31.62'

N 07°14'32" E 371.52'

S 80°28'07" E 122.20'

N 45°02'17" W 247.71'

N 07°14'32" E 98.74'

S 80°28'07" W 113.40'

43.18' N 28°48'14" E

S 61°11'46" E 240.78'

N 61°11'46" W 240.78'

10' UTILITY EASEMENT

HONEYSUCKLE DR

N 28°48'14" E 1035.00'

TULIP DR

ORCHID DR

CLOVER DR

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BOXWOOD DR

ROSEMARY DR

ALEIA COVE

PEBBLEBROOK PHASE 3A, AS RECORDED IN VOLUME 22, PAGE 161, P.R.G.C.T.

N 01°33'52" W 72.93'

POINT-OF-BEGINNING

N 15°14'45" W 387.65'

N 39°04'44" W 81.02'

N 03°25'28" W 120.91'

N 28°48'14" E 226.24'

N 28°32'35" E 198.51'

N 29°50'12" E 83.62'

N 28°48'14" E 126.88'

R=761.42' L=162.82' CRD BRG N 79°44'34" W CHD LEN=162.51'

PARK AVE. 31' BC

S 28°48'14" W 2124.33'

MOORE AVE. 21' ASPHALT PAVING

LOCATION MAP

W. CENTER ST.

N. HERITAGE PKWY (FM 1417)

MOORE AVE.

PROJECT LOCATION

(NOT TO SCALE)

147.48 AC. PANDA SHERMAN POWER, LLC VOL. 5125, PG. 388 O.P.R.G.C.T.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

ACCEPTANCE

Approved this _____ day of _____, 2021, 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

SHEET 1 OF 2

FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2–16–2021

100 0 50 100 200 400

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, The Grove Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the ___ day of _____, 2021, 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 _____,2021.

_____ Clerk, City of Sherman, Texas

REM. 211.4 AC TRACT 1–A SSCGC HOLDINGS, LLC INST. 2013–475 O.P.R.G.C.T.

MATCH LINE

N 28°48'14" E 1356.14'

S 61°11'46" E 477.47'

CITY OF SHERMAN INST. NO. 2018-12009 O.P.R.G.C.T.

N 89°25'26" E 794.01'

10' UTILITY EASEMENT

HONEYSUCKLE DR

ALEIA COVE

JASMINE DR

PEONY DR

GINGER CT

MOORE AVE. 21' ASPHALT PAVING

ONCORE ELECTRIC DELIVERY COMPANY PAYNE SUBSTATION FACILITIES

REGIONAL DETENTION POND FOR MULTI-FAMILY, TWO-FAMILY, & SINGLE-FAMILY 19,279 SF

LOT 1, BLOCK I 586,568 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°11'46" E	14.14'
L2	N 73°48'14" E	14.14'
L3	S 73°48'14" W	14.14'
L4	N 16°11'46" W	14.14'
L5	S 73°48'14" W	14.14'
L6	N 16°11'46" W	14.14'
L7	S 28°22'09" W	3.36'
L8	S 28°48'14" W	5.01'
L9	N 07°14'32" E	18.09'
L10	S 16°11'46" E	14.14'
L11	N 73°48'14" E	14.14'
L12	N 39°28'11" E	20.00'
L13	S 71°55'28" W	7.06'
L14	S 16°11'46" E	14.14'
L15	S 70°53'58" W	14.82'
L16	S 16°11'46" E	14.14'
L17	N 76°42'42" E	14.82'
L18	S 61°11'46" E	11.00'
L19	S 73°48'14" W	14.14'
L20	S 16°11'46" E	14.14'
L21	N 73°48'14" E	14.14'
L22	N 16°11'46" W	14.14'
L23	S 73°48'14" W	14.14'
L24	N 16°11'46" W	14.14'
L25	N 73°48'14" E	14.14'
L26	S 16°11'46" E	14.14'
L27	S 73°48'14" W	14.14'
L28	N 16°11'46" W	14.14'
L29	N 73°48'14" E	14.14'
L30	S 16°11'46" E	14.14'
L31	S 73°48'14" W	14.14'
L32	N 16°11'46" W	14.14'
L33	N 73°48'14" E	14.14'
L34	S 16°11'46" E	14.14'
L35	S 73°48'14" W	14.14'
L36	N 16°11'46" W	14.14'
L37	N 73°48'14" E	14.14'
L38	S 16°11'46" E	14.14'
L39	S 71°55'28" W	7.76'
L41	N 28°48'14" E	15.00'
L42	N 60°09'48" W	24.99'
L43	N 61°11'46" W	25.00'
L44	N 28°48'14" E	25.00'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	31.60'	N 10°41'47" E	31.08'
C2	50.00'	28.72'	N 23°51'54" W	28.32'
C3	50.00'	18.22'	N 50°45'27" W	18.12'
C4	50.00'	5.21'	N 58°12'35" W	5.21'
C5	49.95'	1.18'	N 61°52'25" W	1.18'
C6	50.00'	35.55'	N 82°55'06" W	34.81'
C7	50.00'	35.29'	S 56°29'29" W	34.57'
C8	50.00'	6.51'	S 32°32'12" W	6.51'
C9	50.00'	16.82'	S 19°10'03" W	16.74'
C10	50.00'	3.41'	N 32°46'39" E	3.41'
C11	50.00'	35.64'	N 55°09'05" E	34.89'
C12	761.42'	162.82'	N 79°44'34" W	162.51'
C13	50.00'	37.50'	S 82°56'34" E	36.63'
C14	50.00'	37.50'	S 39°58'16" E	36.63'
C15	50.00'	36.09'	S 02°11'44" W	35.32'
C16	50.00'	25.31'	S 46°41'42" E	25.04'
C17	50.00'	45.33'	S 06°13'08" E	43.80'
C18	50.00'	76.44'	S 63°32'59" W	69.21'
C19	50.00'	69.69'	N 80°11'23" E	64.18'
C20	50.00'	28.40'	S 43°36'40" E	28.02'
C21	45.00'	65.28'	S 76°19'27" E	59.70'
C22	45.00'	31.34'	S 14°48'51" E	30.71'
C23	45.00'	48.49'	S 36°00'39" W	46.18'
C24	45.00'	48.45'	N 82°16'17" W	46.14'
C25	45.00'	36.16'	N 28°24'11" W	35.20'
C26	50.00'	74.61'	S 65°37'21" W	67.88'
C27	25.00'	39.27'	N 73°48'14" E	35.36'
C28	25.00'	39.27'	S 16°11'46" E	35.36'

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 211.4 acre Tract 1–A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013–475, 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 at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;

Thence North 15°14'45" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;

Thence over and across said Tract 1–A the following calls and distance:

North 39°04'44" West, a distance of 81.02 feet to a set 1/2" steel rod;
North 03°25'28" West, a distance of 120.91 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 226.24 feet to a set 1/2" steel rod;
North 45°02'17" West, a distance of 247.71 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 98.74 feet to a set 1/2" steel rod;
South 80°28'07" East, a distance of 122.20 feet to a set 1/2" steel rod;
with a non–tangent curve to the right having a radius of 50.00 feet, (chord bears North 08°54'13" West, 31.62 feet) an arc length of 32.18 feet;
North 80°28'07" West, a distance of 113.40 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 371.52 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 43.18 feet to a set 1/2" steel rod;

Thence South 61°11'46" East, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 15.00 feet to a set 1/2" steel rod;

Thence North 61°11'46" West, a distance of 240.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 1,356.14 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018–12009, Official Public Records, Grayson County, Texas;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017–5244 of said Official Public Records;

Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;

Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;

Thence over and across said Tract 1–A the following calls and distances:

South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,
with a non–tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point–of–Beginning and containing 56.650 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____,2021.

_____ SSCGC HOLDINGS, LLC Bill Magers, Managing Member

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 Bill Magers 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_____, 2021.

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

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

OWNER
SSCGC HOLDINGS LLP.
4 TIMBERCREEK
SHERMAN, TEXAS

DEVELOPER
GROVE ADDITION JOINT VENTURE.
801 E. TAYLOR STREET
SHERMAN, TEXAS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

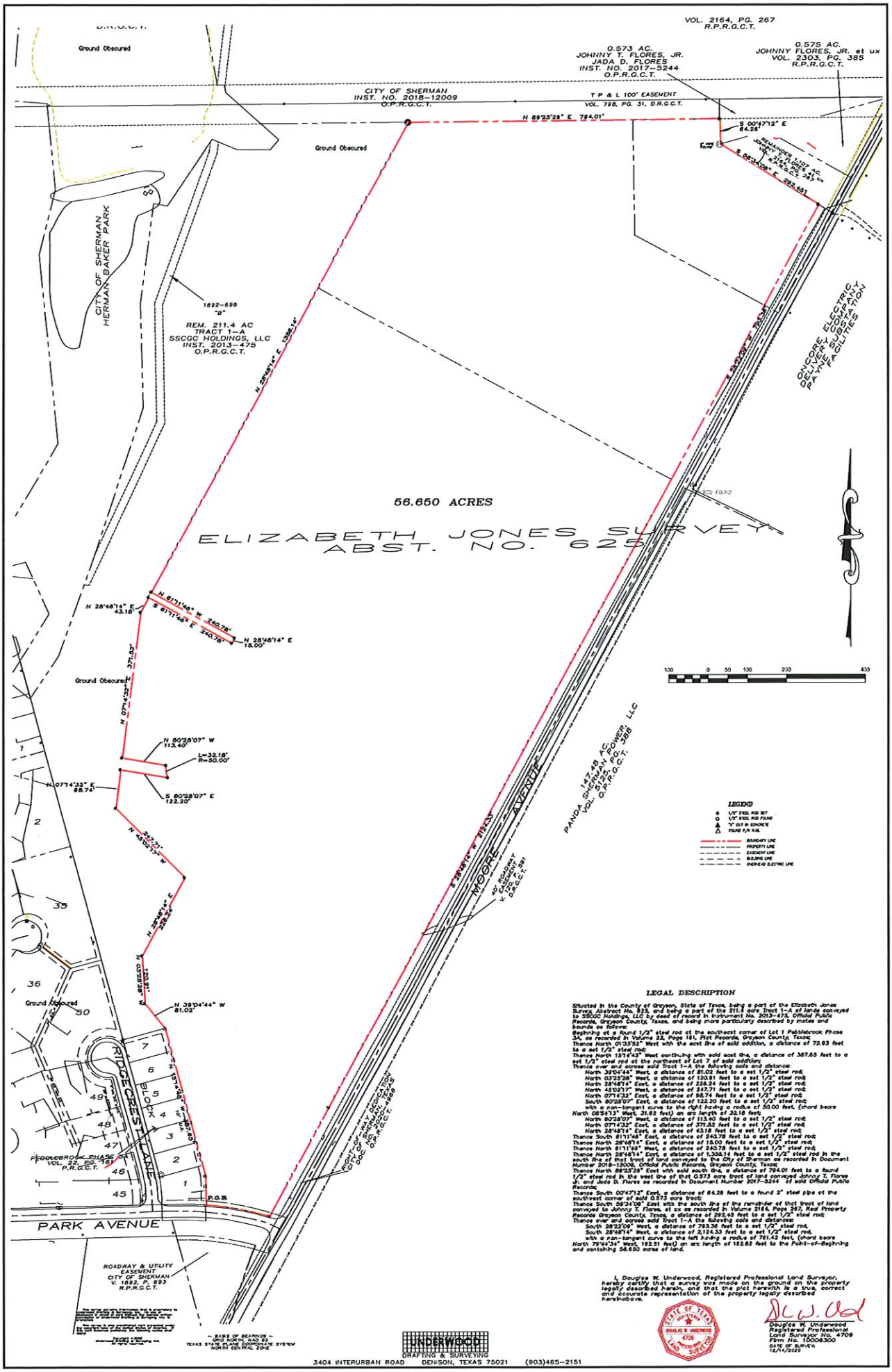
SHEET 2 OF 2

FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2–16–2021



LEGAL DESCRIPTION

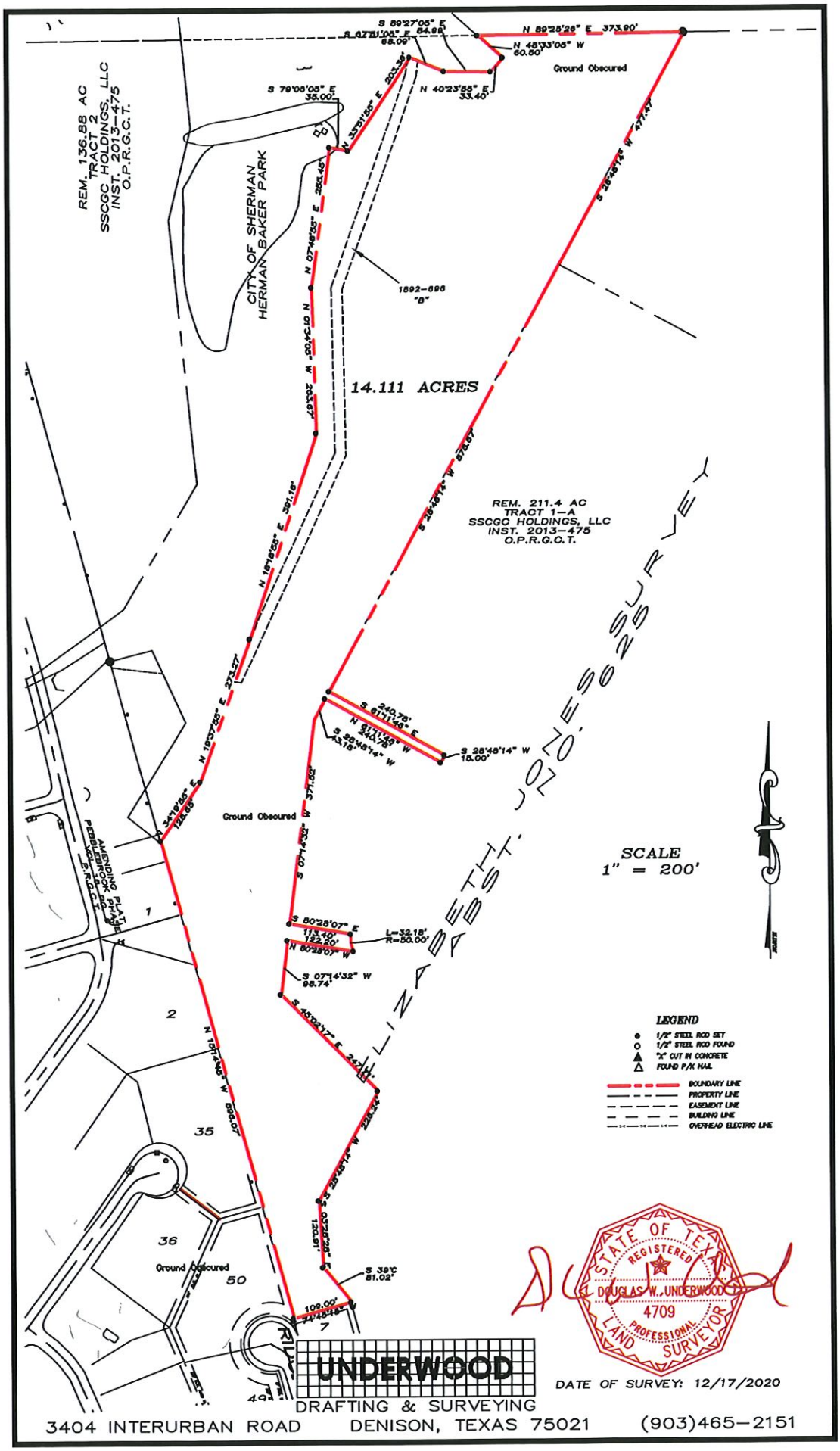
Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 181, Plat Records, Grayson County, Texas;
Thence North 01°33'53" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;
Thence North 15°14'43" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence over and across said Tract 1-A the following calls and distances:
North 39°04'44" West, a distance of 81.02 feet to a set 1/2" steel rod;
North 03°23'26" West, a distance of 120.91 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 228.24 feet to a set 1/2" steel rod;
North 45°23'27" East, a distance of 247.71 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 88.74 feet to a set 1/2" steel rod;
South 80°28'07" East, a distance of 122.20 feet to a set 1/2" steel rod;
with a non-tangent curve to the right having a radius of 50.00 feet, (chord bears North 08°54'13" West, 31.63 feet) an arc length of 32.18 feet;
North 80°28'07" West, a distance of 113.40 feet to a set 1/2" steel rod;
North 07°14'32" East, a distance of 371.85 feet to a set 1/2" steel rod;
North 28°48'14" East, a distance of 43.18 feet to a set 1/2" steel rod;
Thence South 61°11'48" East, a distance of 240.78 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 15.00 feet to a set 1/2" steel rod;
Thence North 61°11'48" West, a distance of 240.78 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 1,356.14 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;
Thence North 89°25'28" East with said south line, a distance of 784.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;
Thence South 00°47'12" East, a distance of 84.28 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
Thence South 28°34'09" East with the south line of the remainder of that tract of land owned to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 282.45 feet to a set 1/2" steel rod;
Thence over and across said Tract 1-A the following calls and distances:
South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod;
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod;
with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 78°44'34" West, 182.51 feet) an arc length of 182.82 feet to the Point-of-Beginning and containing 56.650 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described hereon, and that the plat hereon is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
DOUGLAS W. UNDERWOOD
4709
REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY:
12/14/2020


REM. 136.88 AC
TRACT 2
SSCGC HOLDINGS, LLC
INST. 2013-475
O.P.R.G.C.T.
CITY OF SHERMAN
HERMAN BAKER PARK
14.111 ACRES
REM. 211.4 AC
TRACT 1-A
SSCGC HOLDINGS, LLC
INST. 2013-475
O.P.R.G.C.T.
ELIZA BEST, JOHN E. JONES SURVEY
SCALE
1" = 200'
Ground Obscured
AMENDING PLAT
PEBBLEBROOK ROAD
PHASE 1
P.R.G.C.T.
LEGEND
1/2" STEEL ROD SET
1/2" STEEL ROD FOUND
"X" CUT IN CONCRETE
FOUND P/K NAIL
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE
OVERHEAD ELECTRIC LINE
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151
DATE OF SURVEY: 12/17/2020

UNDERWOOD

DRAFTING & SURVEYING, INC.

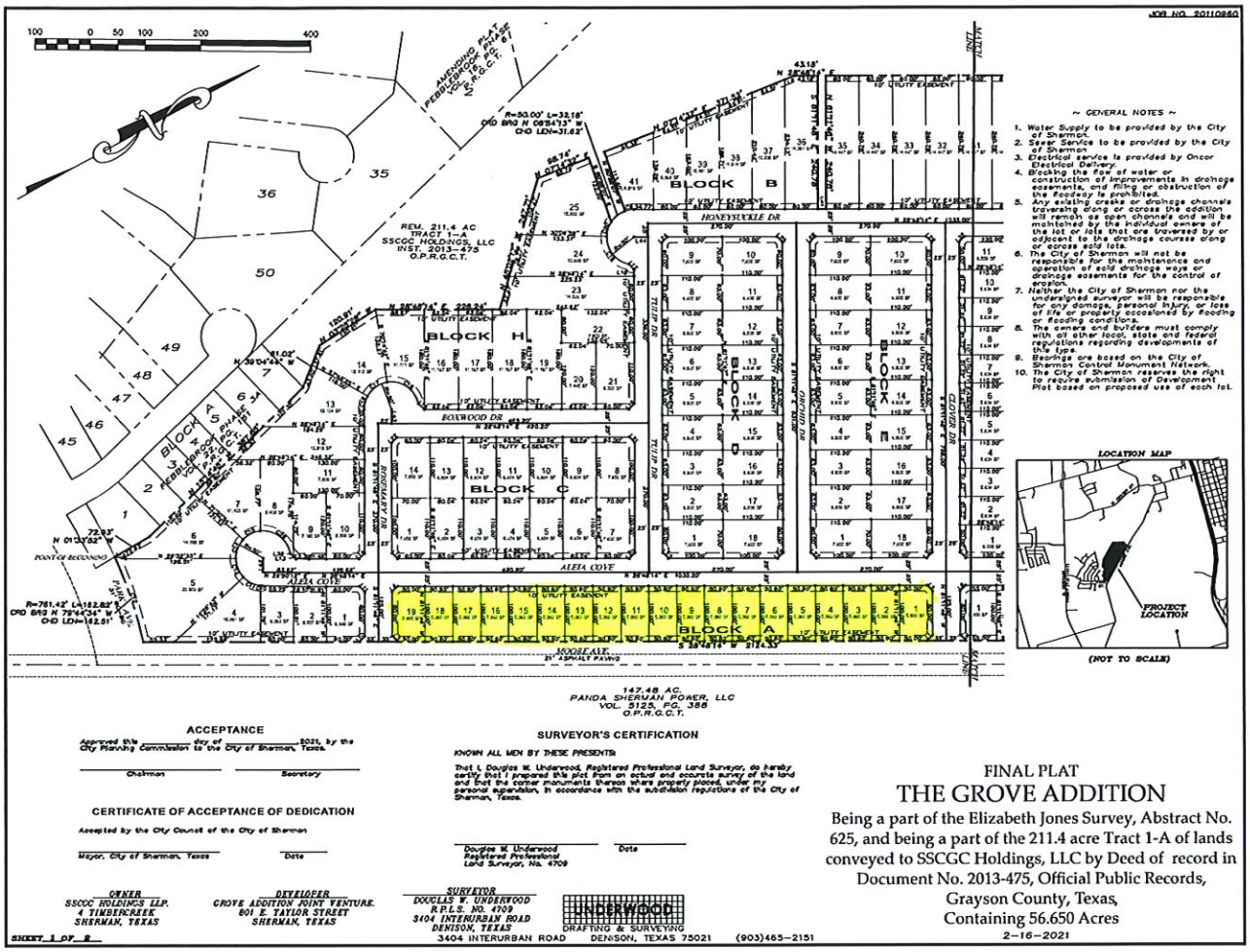
Parcel 7 Legal Description

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 211.4 acre tract 1-A of land conveyed to SSCGC Holdings, LLC by deed recorded in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set ½" steel rod at the northwest corner of Lot 7, Block A, Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 15°14'45" West, a distance of 896.07 feet to a set ½" steel rod;
Thence North 34°19'55" East, a distance of 128.65 feet to a set ½" steel rod;
Thence North 19°37'55" East, a distance of 273.27 feet to a set ½" steel rod;
Thence North 18°18'55" East, a distance of 391.16 feet to a set ½" steel rod;
Thence North 01°34'05" West, a distance of 263.67 feet to a set ½" steel rod;
Thence North 07°48'55" East, a distance of 255.45 feet to a set ½" steel rod;
Thence South 79°06'05" East, a distance of 35.00 feet to a set ½" steel rod;
Thence North 33°51'55" East, a distance of 203.38 feet to a set ½" steel rod;
Thence South 67°51'05" East, a distance of 68.09 feet to a set ½" steel rod;
Thence South 89°27'05" East, a distance of 84.99 feet to a set ½" steel rod;
Thence North 40°23'55" East, a distance of 33.40 feet to a set ½" steel rod;
Thence North 48°33'05" West, a distance of 60.50 feet to a set ½" steel rod;
Thence North 89°25'26" East, a distance of 373.90 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 477.47 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 878.67 feet to a set ½" steel rod;
Thence South 61°11'46" East, a distance of 240.78 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 15.00 feet to a set ½" steel rod;
Thence North 61°11'46" West, a distance of 240.78 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 43.18 feet to a set ½" steel rod;
Thence South 07°14'32" West, a distance of 371.52 feet to a set ½" steel rod;
Thence South 80°28'07" East, a distance of 113.40 feet to a set ½" steel rod;
Thence with a non-tangent curve to the left having a radius of 50.00 feet, (chord bears South 08°54'13" East, a distance of 31.62 feet) an arc length of 32.18 feet to a set ½" steel rod;
Thence North 80°28'07" West, a distance of 122.20 feet to a set ½" steel rod;
Thence South 07°14'32" West, a distance of 98.74 feet to a set ½" steel rod;
Thence South 45°02'17" East, a distance of 247.71 feet to a set ½" steel rod;
Thence South 28°48'14" West, a distance of 226.24 feet to a set ½" steel rod;
Thence South 03°25'28" East, a distance of 120.91 feet to a set ½" steel rod;
Thence South 39°04'44" East, a distance of 81.02 feet to a set ½" steel rod;
Thence South 74°45'15" West, a distance of 109.00 feet to the Point-of-Beginning and containing 14.111 acres of land.

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

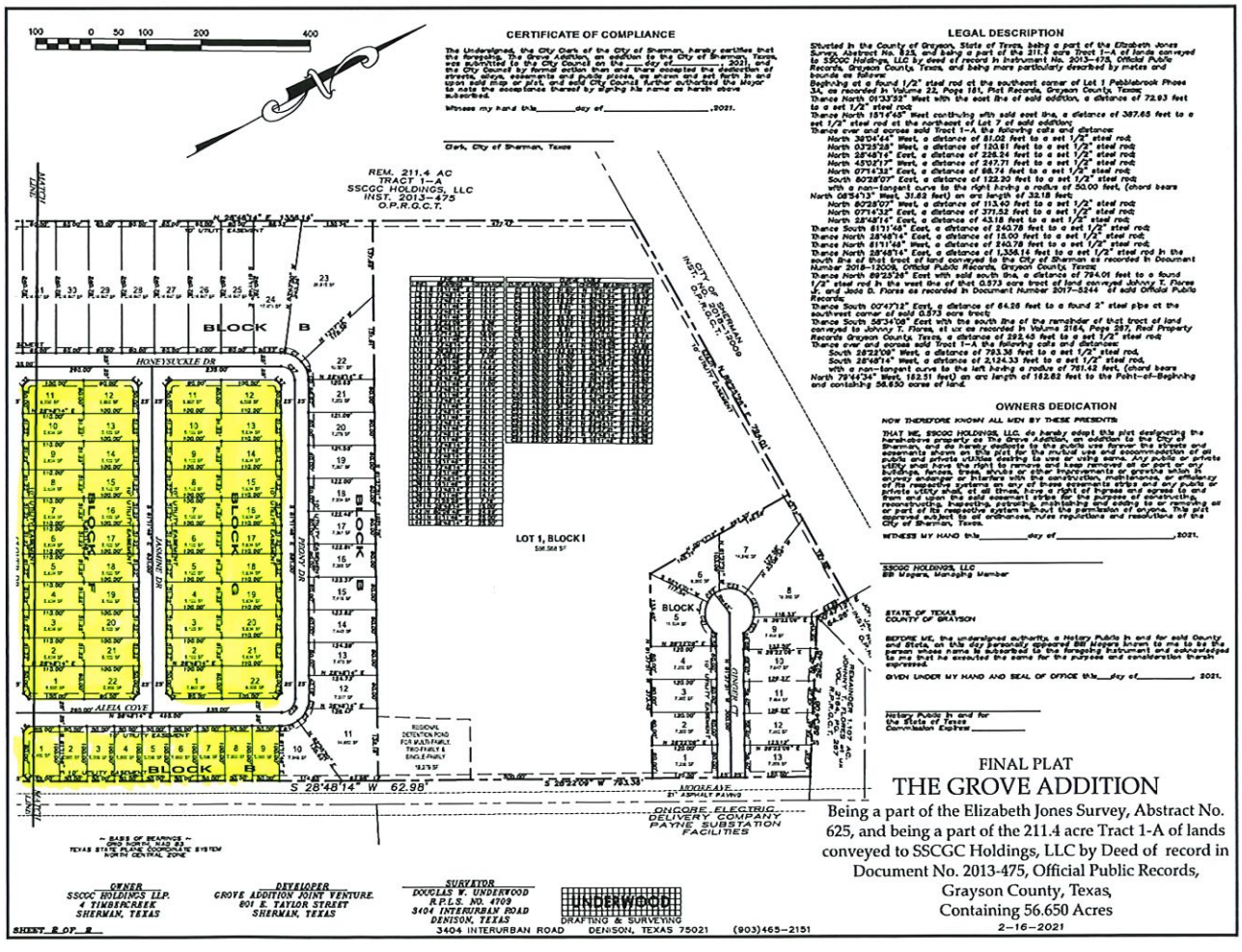


FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

2-16-2021

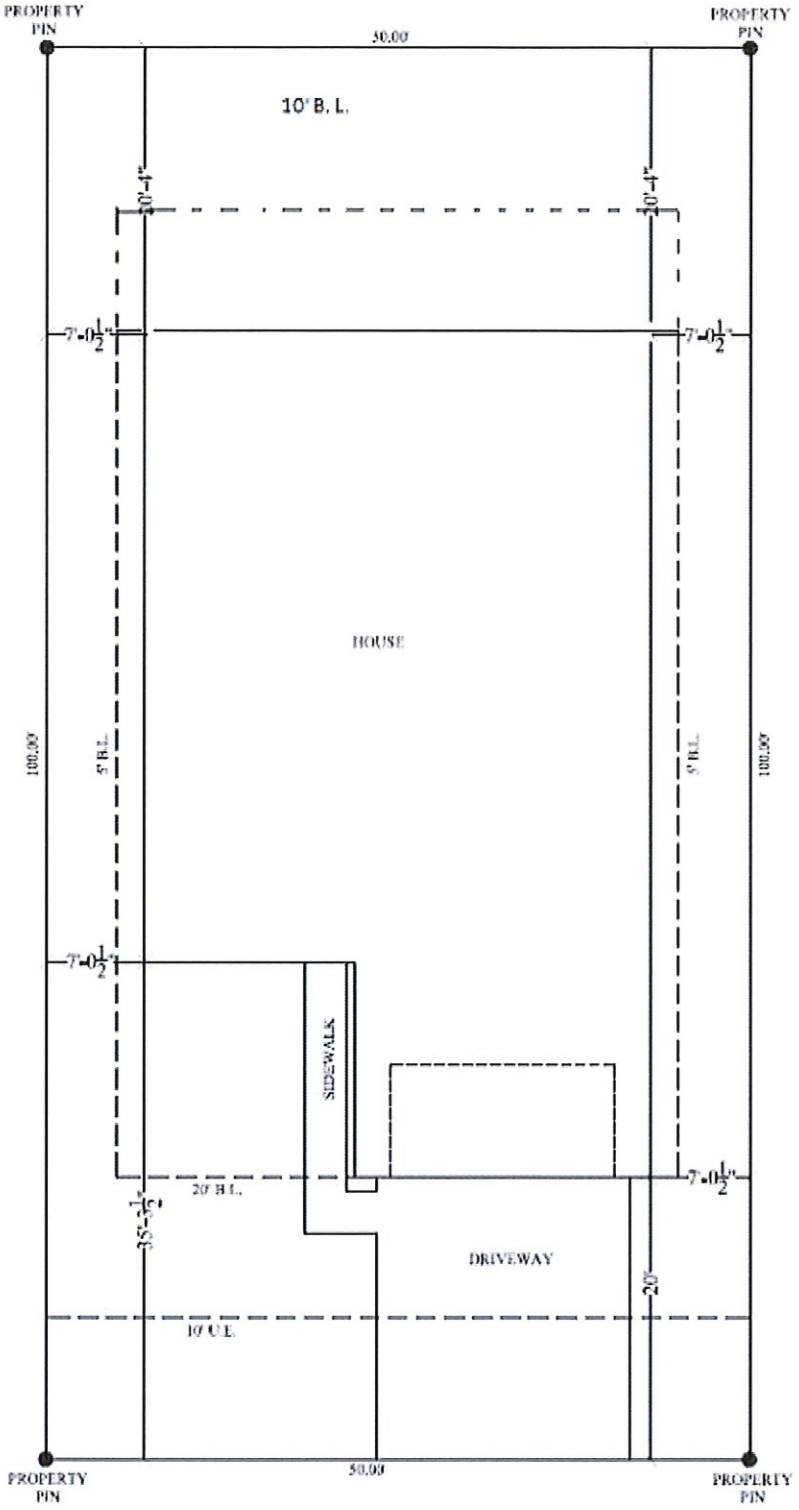


FINAL PLAT

THE GROVE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by Deed of record in Document No. 2013-475, Official Public Records, Grayson County, Texas, Containing 56.650 Acres

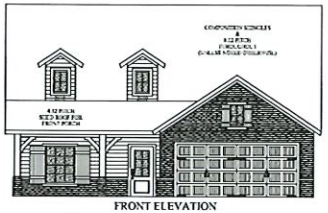
2-16-2021



SITE

SCALE: 3/16 = 1'

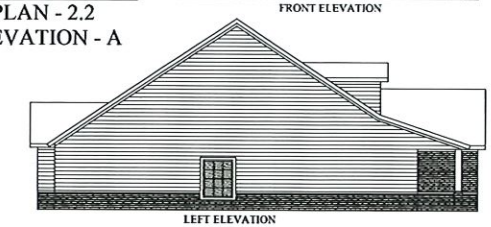
ELEVATION PLAN
PLAN - 2.2
ELEVATION - A



FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



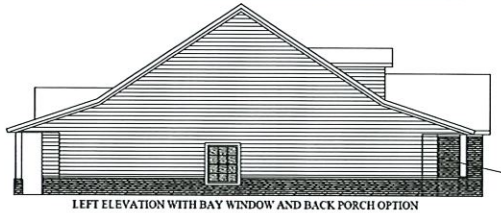
RIGHT ELEVATION



FRONT ELEVATION WITH BAY WINDOW OPTION



BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION WITH BACK PORCH OPTION

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

GILBERT

TBD BROOKSTONE SUBDIVISION
SHERMAN, TEXAS 75092

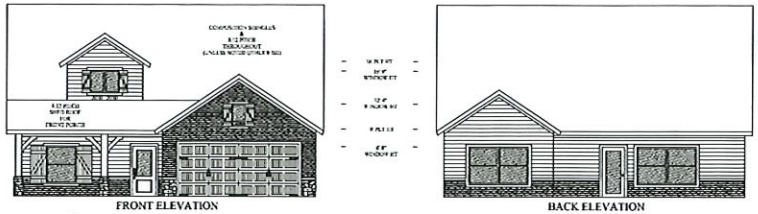
D2LDESIGNS@YAHOO.COM

DATE
08/18/19

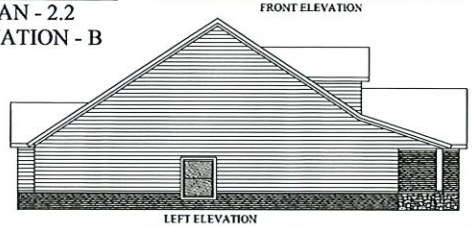
SHEET
ELEVATION A

SCALE
1/16" = 1'

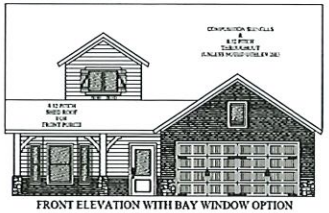
ELEVATION PLAN
PLAN - 2.2
ELEVATION - B


FRONT ELEVATION

BACK ELEVATION

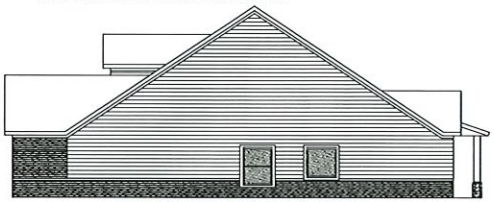

LEFT ELEVATION


RIGHT ELEVATION


FRONT ELEVATION WITH BAY WINDOW OPTION


BACK ELEVATION WITH BACK PORCH OPTION


LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION


RIGHT ELEVATION WITH BAY WINDOW OPTION

D2L DESIGNS, LLC
903.267.3284
HOUSE PLANS

GILBERT

TBD BROOKSTONE SUBDIVISION
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE
08/18/19

SHEET
ELEVATION B

SCALE
1/16" = 1'

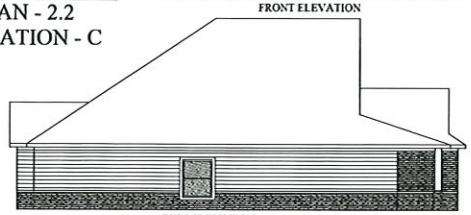
ELEVATION PLAN
PLAN - 2.2
ELEVATION - C



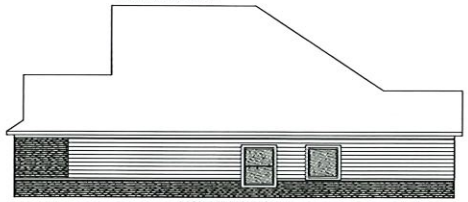
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



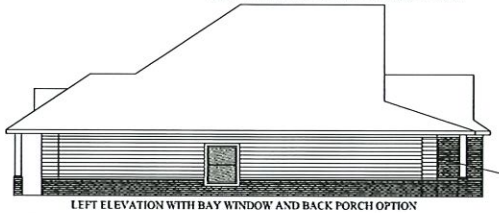
RIGHT ELEVATION



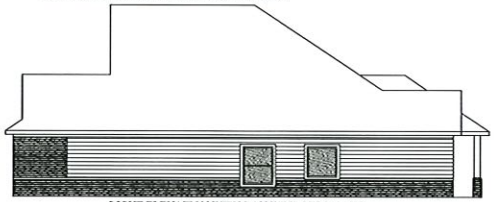
FRONT ELEVATION WITH BAY WINDOW OPTION



BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION WITH BAY WINDOW OPTION

D2L DESIGNS, LLC
903.267.3284
HOUSE PLANS

GILBERT

TBD BROOKSTONE SUBDIVISION
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE
08/18/19

SHEET
ELEVATION C

SCALE
1/16" = 1'

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Grove Addition Development JV
Joe Gilbert
801 E. Taylor St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One-Family Residential) District located in the 2100 block of West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. Side yard setbacks must be uniform for all homes within a given block.
8. Any subdivision developed under the Patio Home (PH) standards of this ordinance shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Usable open space shall not be required for a patio home development if it contains fifty (50) or fewer lots and the property contiguous (abutting or separating only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit patio home development. Properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Sidewalks are required along all street frontages and ADA compliant pedestrian ramp is required at street intersections.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3201 NORTH U.S. HIGHWAY 75, SUITE 101

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) for the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow a black vinyl-coated chain link fence to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Background:

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of U.S. Highway 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. An exception to allow an overhead door facing the front of residentially zoned property was approved March 20, 2018. A Specific Use Permit to allow outdoor displays was approved February 1, 2021 (Ord. 6355). The exception for screening of the displays was tabled at the January 12, 2021 Planning and Zoning Commission Meeting.

Tractor Supply is requesting an Exception to allow a black vinyl-coated chain link fence to be located around the new outdoor storage area in front of the existing fenced in outdoor sales area. The intent is for the merchandise to be visible while also not obstructing the view of the existing building.The need for the additional fenced in area is to allow Tractor Supply the ability to construct a proposed greenhouse within the existing fenced outdoor sales area. The purpose for surrounding the new outdoor sales area is to provide security to merchandise from loss prevention.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

75/82 Sherman Crossing LTD (Owners)
Tractor Supply (Tenant)
Onyx Creative (Architect)
Aaron Blue, (Representative)

Master Plan Designation:

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

Number of notices mailed:

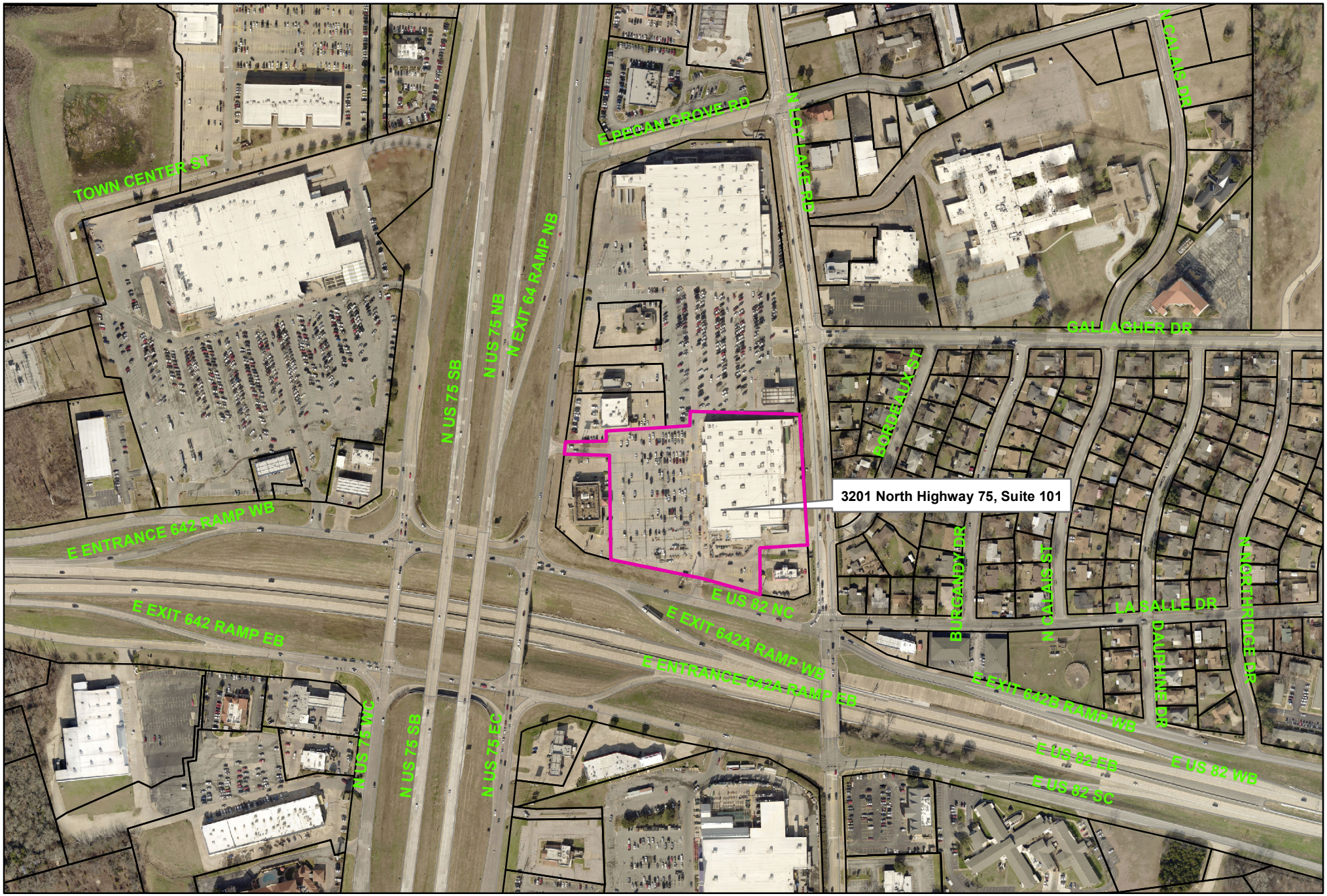
14

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Fence Elevations
Display Area Site Plan
Aerial View/Photos
Ordinance 6355
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3201 North U.S. Highway 75, Suite 101

NOT TO SCALE

1 in = 400 ft



Zoning - 3201 North U.S. Highway 75, Suite 101

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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

ImageGIS.DBO.ORTHOS_2020
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

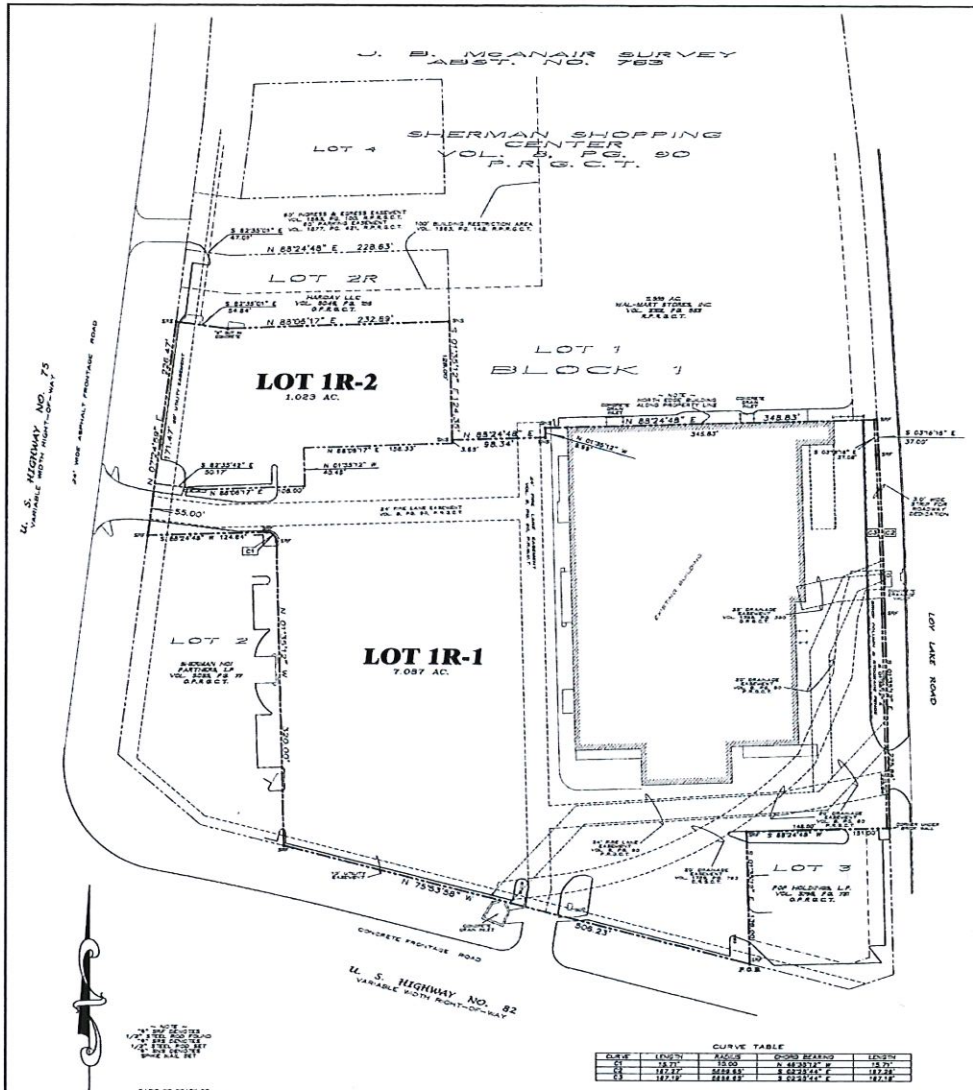
NOT TO SCALE

1 in = 200 ft

3201 North U.S. Highway 75, Suite 101







CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	15.71'	10.00'	N 46°35'52" W	14.14'
C2	167.27'	5628.83'	S 82°35'41" E	167.26'
C3	167.19'	5628.83'	S 82°35'41" E	167.18'

REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION

TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
8-20-13

~ OWNER - DEVELOPER ~
75/82 SHERMAN CROSSING, LTD.
c/o DAVID S. WALLENSTEIN
5001 LBJ FREEWAY, SUITE 809
DALLAS, TEXAS 75244-6151

UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

~ SURVEYOR ~
JAMES R. MARET, R.P.L.S. NO. 5433
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

19156

F-9-198

20166
FILED FOR RECORD
9-20-13
12:05 PM
Recorded in Vol. 5422 Page 149
Grayson County
Deputy

20166
FILED FOR RECORD
9-20-13
12:05 PM
Recorded in Vol. 5422 Page 149
Grayson County
Deputy

JOB NO. 13070351

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 783, and being all Lot 1R of Sherman Crossing Addition to said City of Sherman as shown by plat of record in Volume 21, Pages 83 & 84, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found monitoring the most Southerly Southeast corner of both said Lot 1R and Sherman Crossing Addition in the North right-of-way line of U. S. Highway No. 82, said rod also monitoring the Southwest corner of Lot 3 in Block 1 of A Replat Of Sherman Shopping Center, an addition to said City of Sherman as shown by plat of record in Volume B, Page 90, said Plat Records;

Thence North 75°53'58" West with said North right-of-way line of Highway No. 82 a distance of 508.23 feet to a 1/2" steel rod found monitoring the most Southerly Southwest corner of both said Lot 1R and Sherman Crossing Addition and the Southeast corner of Lot 2 of said Sherman Shopping Center;

Thence North 01°35'12" West a distance of 320.00 feet to a 1/2" steel rod found monitoring the most Easterly Northeast corner of said Lot 2 and the beginning of a curve to the left having a radius of 10.00 feet;

Thence in a Northwesterly direction with said curve, (chord bears North 46°35'52" West, 14.14 feet), an arc distance of 15.71 feet to a 1/2" steel rod found monitoring the end of said curve and the most Northerly Northeast corner of said Lot 2;

Thence South 88°24'48" West a distance of 124.84 feet to a 1/2" steel rod found monitoring the Northeast corner of said Lot 2 and the most Westerly Southwest corner of both said Lot 1R and Sherman Crossing Addition in the East right-of-way line of U. S. Highway No. 75;

Thence North 07°24'59" East with said East right-of-way line of Highway No. 75 and West line of both said Lot 1R and Sherman Crossing Addition a distance of 226.47 feet to a 1/2" steel set marking the most Northerly Northeast corner of said Lot 1R and the Southwest corner of Lot 2A of said Sherman Crossing Addition;

Thence South 82°35'01" East with the North line of said Lot 1R and South line of said Lot 2A, entering and continuing through a concrete parking lot for a total distance of 54.84 feet to a chiseled "X" cut marking an angle point;

Thence North 88°06'17" East continuing through said parking lot a distance of 232.59 feet to a spike-nail set marking the most Northerly Northeast corner of the said Lot 1R and the Southeast corner of said Lot 2A in asphalt along the East edge of said concrete in a West line of that portion of said Block 1 and Lot 1 of Sherman Shopping Center addition described as 11.555 acres as conveyed by Bank One, Texas, N.A. to Wal-Mart Stores, Inc. by deed dated July 8, 1991, recorded in Volume 2162, Page 583, said Real Property Records;

Thence South 01°35'12" East near the East edge of said concrete a distance of 124.35 feet to a spike-nail set marking an inside "L" corner in the North line of the said Lot 1R and the most Southerly Southwest corner of the said 11.555 acre tract;

Thence North 88°24'48" East a distance of 98.34 feet to a spike-nail set marking another inside "L" corner in said North line of Lot 1R and outside "L" corner in the South line of the said 11.555 acre tract;

Thence North 01°35'12" West a distance of 9.99 feet to a spike-nail set marking an outside "L" corner in said North line of Lot 1R and an inside "L" corner in said South line of the 11.555 acre tract;

Thence North 84°24'48" East a distance of 348.83 feet to a 1/2" steel rod found monitoring the most Easterly Northeast corner of both said Lot 1R and Sherman Crossing Addition and the Southeast corner of the said 11.555 acre tract in the West right-of-way line of Loy Lake Road;

Thence South 03°16'16" East with said right-of-way line and East line of Lot 1R a distance of 37.00 feet to a 1/2" steel rod found monitoring the beginning of a curve to the right having a radius of 5628.83 feet;

Thence in a Southerly direction continuing with said right-of-way line and East line with said curve, (chord bears South 02°25'44" East, 167.26 feet), an arc distance of 167.27 feet to a 1/2" steel rod found monitoring the end of said curve;

Thence South 01°35'12" East continuing with said right-of-way line and East line a distance of 225.64 feet to the Northeast corner of said Lot 3 and the most Easterly Southeast corner of both said Lot 1R and Sherman Crossing Addition under the edge of a brick wall bounding a dumpster pad;

Thence South 88°24'48" West a distance of 151.00 feet to a 1/2" steel rod found monitoring the Northwest corner of said Lot 3 and an inside "L" corner in the South line of both said Lot 1R and Sherman Crossings Addition;

Thence South 01°35'12" East with the West line of said Lot 3 and an East line of both said Lot 1R and Sherman Crossing Addition a distance of 139.00 feet to the Point-of-Beginning and containing 8.139 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, James R. Maret, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

James R. Maret
James R. Maret
Registered Professional Land Surveyor, No. 5433

8-28-13
Date

STATE OF TEXAS
REGISTERED
JAMES R. MARET
5433
PROFESSIONAL
LAND SURVEYOR

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, 75/82 Sherman Crossing Ltd., do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOT 1R OF SHERMAN CROSSING 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 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 30 day of Aug, 2013.

David Wallenstein
David S. Wallenstein
(Authorized)

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 David S. Wallenstein, 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 30 day of AUGUST 2013.

BRITTANY LINSON
My Commission Expires
October 29, 2015

Brittany Linson
Notary Public in and for the State of Texas
10/29/15
Commission Expires

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION to the City of Sherman, submitted to the City Council on the 16th day of September, 2013, 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 Mayor hereto subscribed

Witness my hand this 19th day of September, 2013.

Linda Ashby
Clerk, City of Sherman, Texas

Approved this 20th day of August, 2013, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Don Hill
Chairman

Scott Sheldon
Secretary

Accepted by the City Council of the City of Sherman

Charles Wheeler
Mayor, City of Sherman, Texas

9/19/2013
Date

onyx | creative

23001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.2200 onyxcreative.com

10.7.2020

SIDE LOT PROJECT

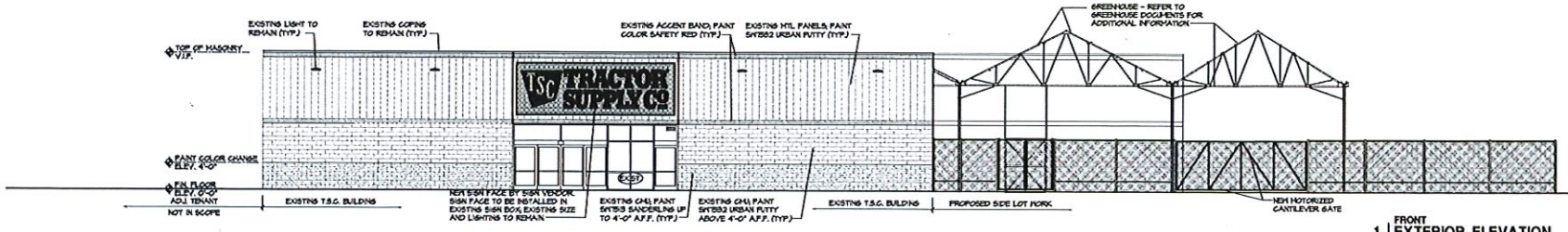
TRACTOR SUPPLY Co.

#967
3201 N. US-75 STE 101
SHERMAN, TX 75090

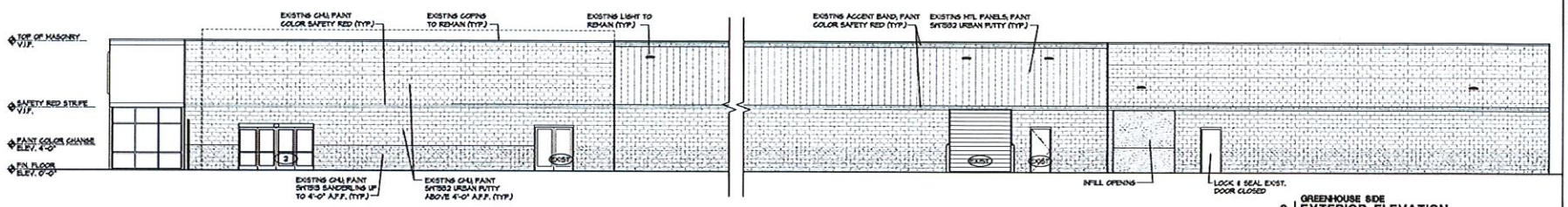
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Drawn By:	
Date	Issue
10-06-20	BID & PERMIT

AS1.0

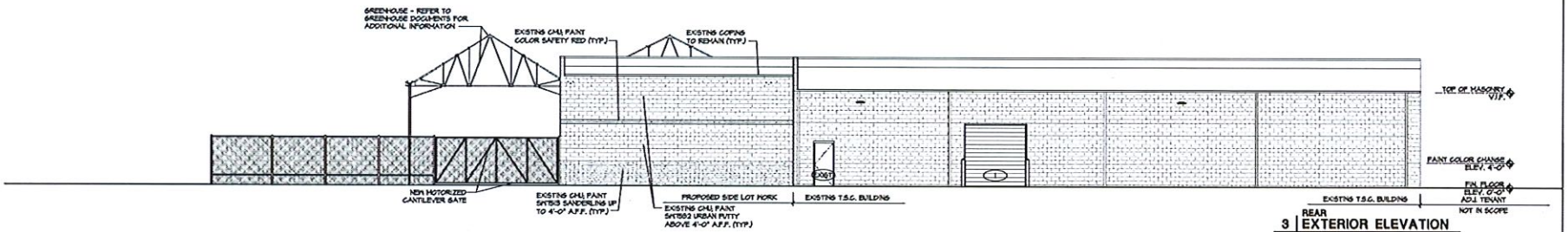
SITE PLAN



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



2 GREENHOUSE SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
1/8" = 1'-0"

onyx | creative
23001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.2200 onyxcreative.com

10-7-20

SIDE LOT PROJECT
#3987
3201 N. US-75 STE 101
SHERMAN, TX 75090

TSC TRACTOR SUPPLY CO.

Project No:	3987
Drawn By:	
Date	Issue
9-28-20	BID & PERMIT

A2.0

EXTERIOR ELEVATIONS

onyx | creative
25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com



onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

SIDE LOT PROJECT

#367
3201 N. US-75 STE 101
SHERMAN, TX 75090

Date:	12-16-20
Proj. No.	17987
Drawn By:	AB

SK-1


Tractor Supply Co.
E Hwy 82




BOOT BARN
WESTERN & WORK WEAR


POPEYES


BULK DISCOUNTS
PROPANE
FIRE LANE

ORDINANCE NO. 6355

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW OUTDOOR DISPLAYS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION (75/82 SHERMAN CROSSING, LTD, OWNER; TRACTOR SUPPLY, TENANT; ONYX CREATIVE, ARCHITECT; AND AARON BLUE, REPRESENTATIVE); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, 75/82 Sherman Crossing LTD (Owner), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) and the property located at 3201 North U.S. Highway 75, Suite 101, and more particularly described as Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, according to the Plat thereof filed of record on September 20, 2013, Real Property Records of Grayson County, Texas are granted a Specific Use Permit to allow outdoor displays as depicted in **Exhibit A – Site Plan,** in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include property described as:

> Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, according to the Plat thereof filed of record on September 20, 2013, Real Property Records of Grayson County, Texas.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted.
8. Shall provide mutual access agreement for the development before a permit will be issued.
9. 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.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Verify fire requirements and code compliance with Fire Marshall.
13. No permanent structures will be permitted within any easements. Coordinate with City Engineering Department regarding water line along Hwy. 82 Service Road.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the General Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect..

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 1st day of February, 2021.

ADOPTED on this the 1st day of February, 2021.

EFFECTIVE DATE on this the1st day of February, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

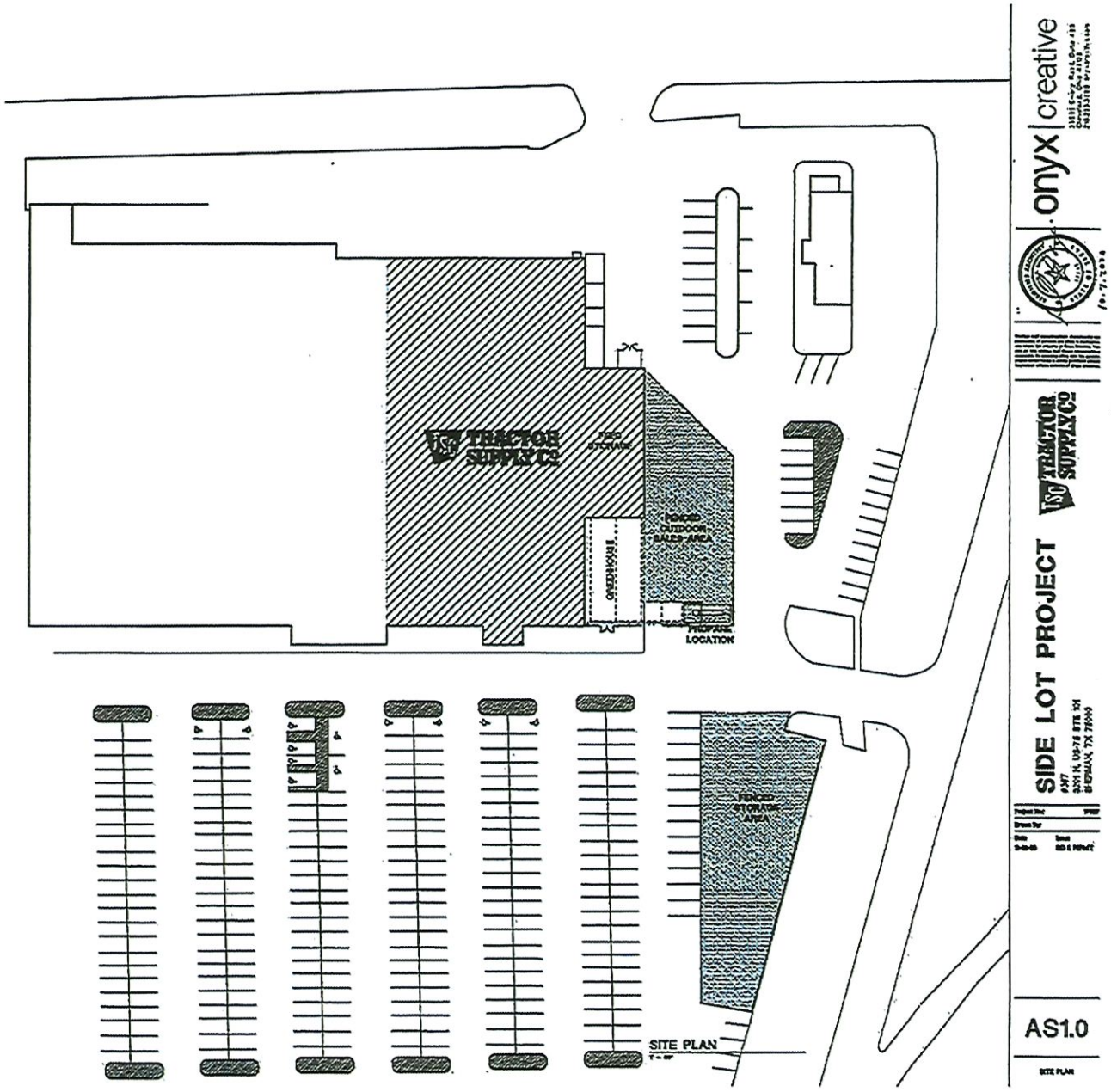
ATTEST:

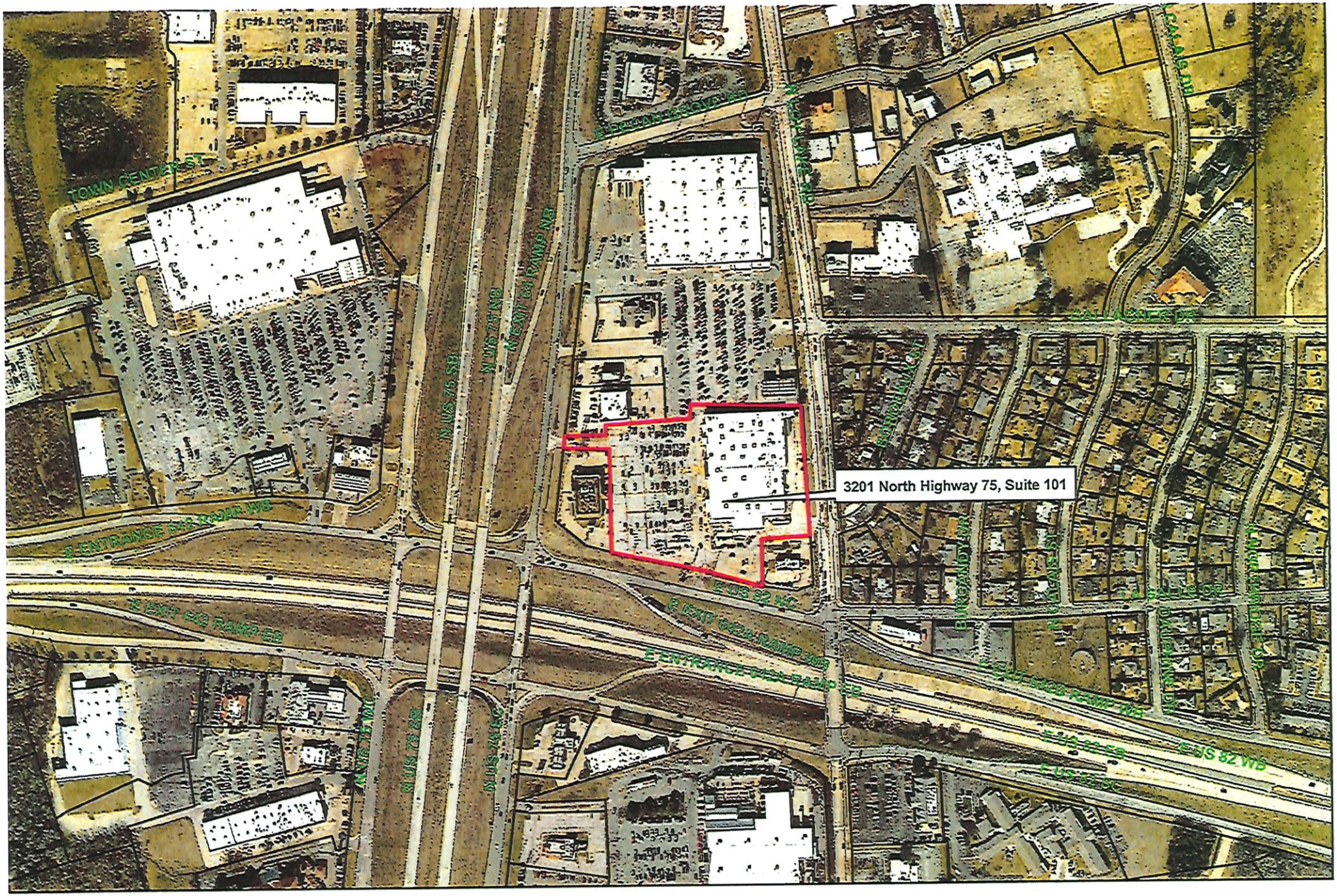
BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Exhibit A - Site Plan





Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3201 North U.S. Highway 75, Suite 101

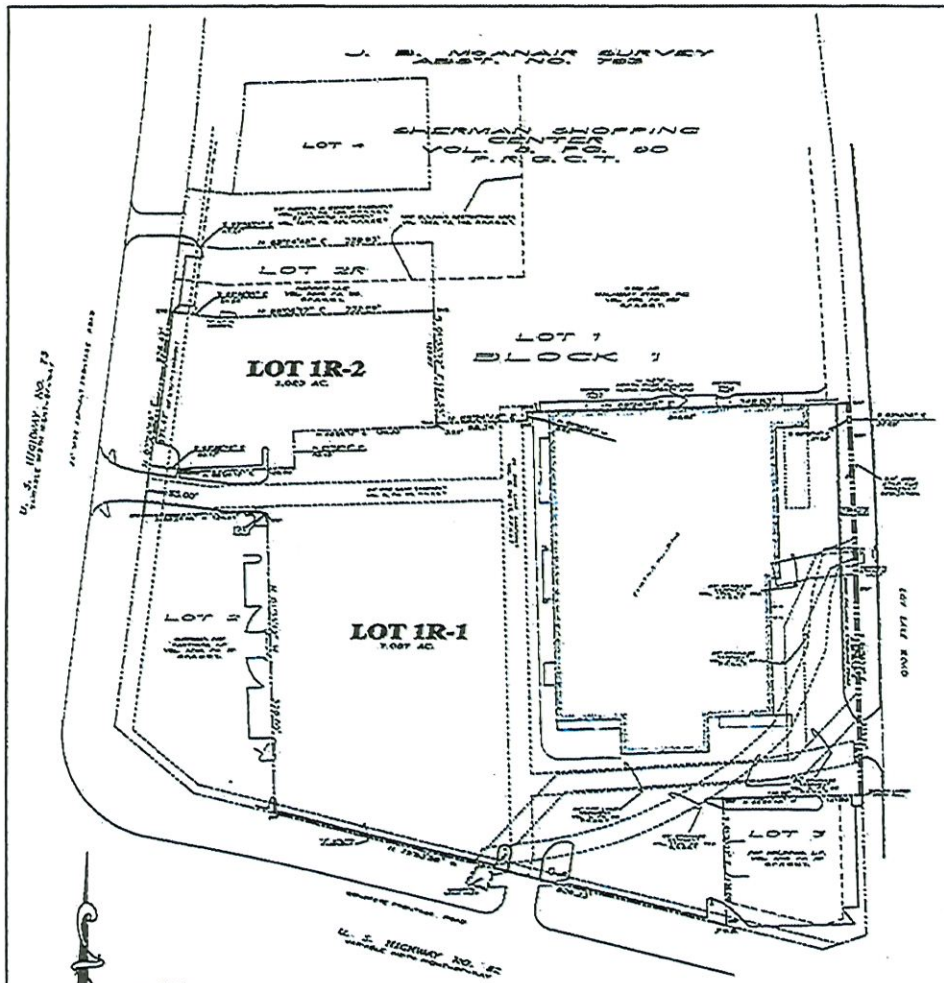
NOT TO SCALE

1 in = 400 ft

3201 North U.S. Highway 75, Suite 101







CURVE TABLE

REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION

TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
8-20-13

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

OWNER — DEVELOPER
72/82 SHERMAN CROSSING, LTD.
C/O DAVID S. HALLENTIN
5001 LEY FREEMAN, SUITE 200
DALLAS, TEXAS 75244-4121

SURVEYOR
JAMES R. WARD, R.P.L.S. NO. 5433
LAGOW-WOOD GROUP, L.P. SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2131

11156 8-9-13

20166

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 783, and being all of Lot 1R of Sherman Crossing Addition to the City of Sherman, as recorded by plat of record in Volume 25, Pages 83 & 84, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found marking the most Southerly Southeast corner of said Lot 1R and Sherman Crossing Addition, the North right-of-way line of U. S. Highway No. 82, same also marking the Southeast corner of Lot 3 in Block 1 of a Replat of Sherman Shopping Center, an addition to the City of Sherman, as shown by plat of record in Volume B, Page 88, said Plat Records;

Thence North 70°58'56" West with said North right-of-way line of Highway No. 82 a distance of 306.72 feet to a 1/2" steel rod found marking the most Southerly Southwest corner of said Lot 1R and Sherman Crossing Addition and the Southeast corner of Lot 2 of said Sherman Crossing Addition;

Thence North 01°33'13" East a distance of 320.00 feet to a 1/2" steel rod found marking the most Easterly Northeast corner of said Lot 2 and the beginning of a curve to the left having a radius of 10.00 feet;

Thence in a northwesterly direction with said curve, through a central angle 46°30'13" (chord bears North 44°38'19" West, 15.54 feet) an arc distance of 15.77 feet to a 1/2" steel rod found marking the end of said curve and the most Northeast corner of said Lot 2;

Thence South 83°24'48" West a distance of 134.85 feet to a 1/2" steel rod found marking the Northwest corner of said Lot 2 and the most Easterly Southeast corner of said Lot 1R and Sherman Crossing Addition in the East right-of-way line of U. S. Highway No. 75;

Thence North 00°08'39" East with said East right-of-way line of Highway No. 75 and said line of said Lot 1R and Sherman Crossing Addition a distance of 238.47 feet to a 1/2" steel rod found marking the most Northerly Northeast corner of said Lot 1R and the Southeast corner of Lot 2A of said Sherman Crossing Addition;

Thence South 87°33'01" East with the North line of said Lot 1R and South line of said Lot 2A crossing and crossing the above mentioned Sherman Creek at a total distance of 34.64 feet to a chiseled "X" cut marking an angle point;

Thence North 88°09'17" East continuing through and crossing said creek a distance of 238.60 feet to a chiseled "X" cut marking the most Northerly Northeast corner of said Lot 1R and the Southeast corner of said Lot 2A in asphalt lining the East edge of said creek, same also being the Northwest corner of Lot 1 of Sherman Shopping Center addition recorded in Vol. B, Page 88, Plat Records, Grayson County, Texas, and being the Southwest corner of a tract of land conveyed by deed from Mary Gino, et al, to Nathaniel Sharp, et al, by deed dated July 8, 1980, recorded in Volume 2182, Page 842, said Deed Records;

Thence South 01°00'12" East near the East edge of said creek a distance of 126.06 feet to a chiseled set marking an angle point in the North line of the said Lot 1R near the most Easterly Southeast corner of the said 11.633 acre tract;

Thence North 83°24'48" East a distance of 99.34 feet to a chiseled set marking another angle point in same North line of Lot 1R and outside "L" corner in the South line of the said 11.633 acre tract;

Thence North 01°33'13" East a distance of 9.99 feet to a chiseled set mark on outside "L" corner in said North line of Lot 1R and an inside "L" corner in said South line of the 11.633 acre tract;

Thence South 84°26'48" East a distance of 348.83 feet to a 1/2" steel rod found marking the most Easterly Northeast corner of said Lot 1R and Sherman Crossing Addition and the Southeast corner of the said 11.633 acre tract in the West right-of-way line of Loy Lake Road;

Thence South 02°16'12" East with said right-of-way line and East line of Lot 1R a distance of 37.00 feet to a 1/2" steel rod found marking the beginning of a curve to the right having a radius of 2,840.00 feet;

Thence in a Southerly direction continuing with said right-of-way line and East line with said curve, (chord bears South 00°28'46" East, 167.26 feet) an arc distance of 167.27 feet to a 1/2" steel rod found marking the end of said curve;

Thence South 01°33'13" East continuing with said right-of-way line and East line a distance of 213.64 feet to the Northeast corner of said Lot 3 and the most Easterly Southeast corner of said Lot 1R and Sherman Crossing Addition (after the edge of a timber) said marking a corner post;

Thence South 48°24'48" West a distance of 194.00 feet to a 1/2" steel rod found marking the Northwest corner of said Lot 3 and an inside "L" corner in the South line of said Lot 1R and Sherman Crossing Addition;

Thence South 01°35'12" East with the West line of said Lot 3 and an outside "L" corner of said Lot 1R and Sherman Crossing Addition a distance of 128.00 feet to the Point-of-Beginning and containing 8.132 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, James R. Ward, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision regulations of the City of Sherman.

James R. Ward
Registered Professional Land Surveyor, No. 5433

8-26-13
Date

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT RC 72/82 Sherman Crossing Ltd., do hereby adopt this plat designating the hereinabove described property as the REPLAT OF LOT 1R OF SHERMAN CROSSING 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 purposes and consideration therein expressed; and do hereby reserve the fee simple title to the easements shown on this plat, subject to the rights of the utilities using the same to use, operate, maintain, 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 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 30 day of May, 2013.

David S. Hallentin
(Authorized)

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 David S. Hallentin, 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 30 day of May, 2013.

Brittany Sweat
Notary Public in and for the State of Texas
My Commission Expires

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION to the City of Sherman was submitted to the City Council on the 16th day of September, 2013, and the City Council, by resolution and minute order, adopted the dedication of streets, alleys, easements and rights-of-way as shown and set forth in and upon said plat and said City Council resolved to accept the same for the purposes and consideration thereof by signing its name as hereinafter subscribed.

Witness my hand this 19th day of September, 2013.

Linda Ashley
City Clerk, City of Sherman, Texas

Approved this 16th day of April, 2014, by the City Planning and Zoning Commission of the City of Sherman, Texas.

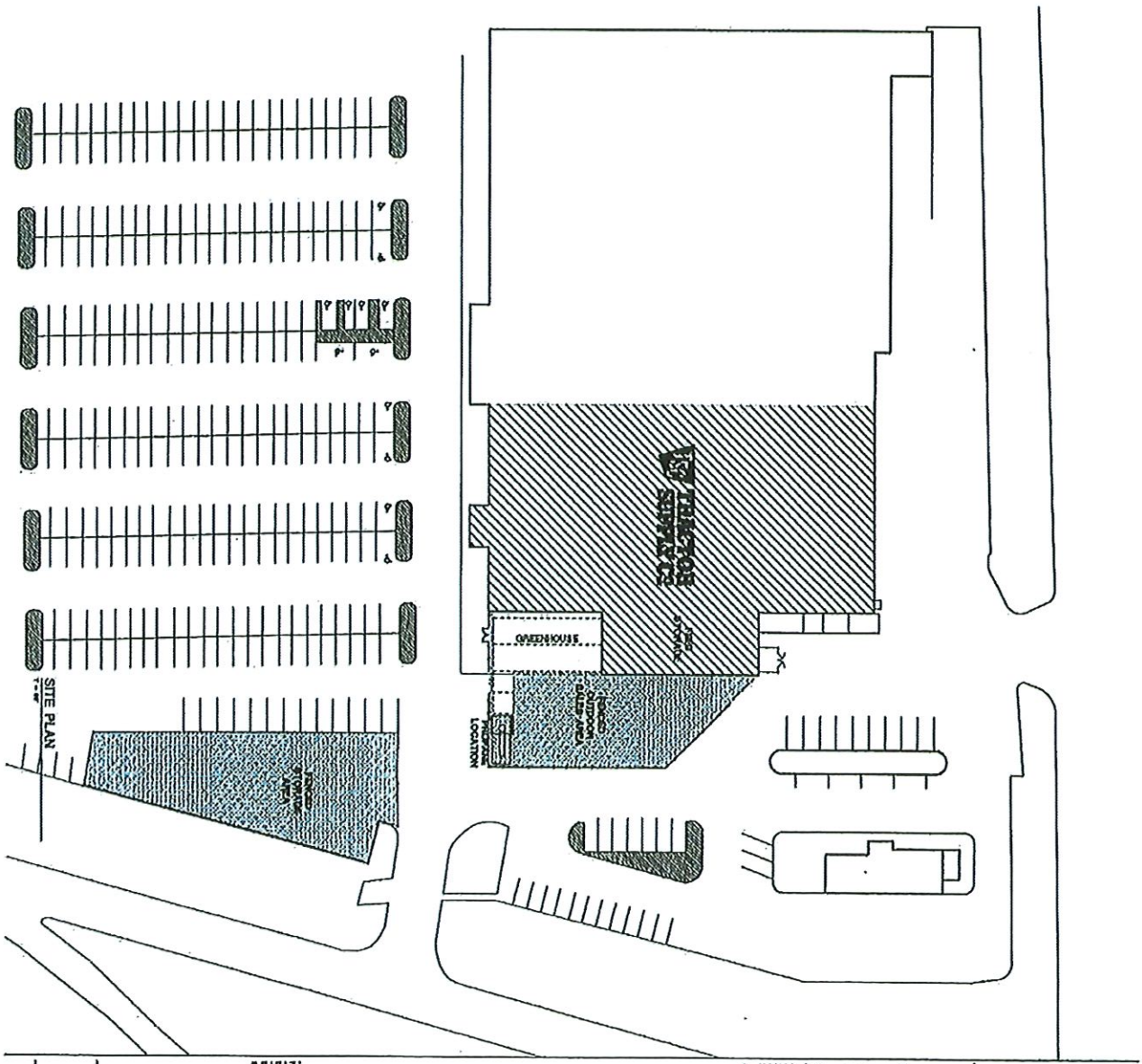
Don Bale, Chairman
Scott Sullivan, Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas
9/19/2013
Date

20166

ADD-NO. 130702334



AS1.0

SITE PLAN

SIDE LOT PROJECT

#947

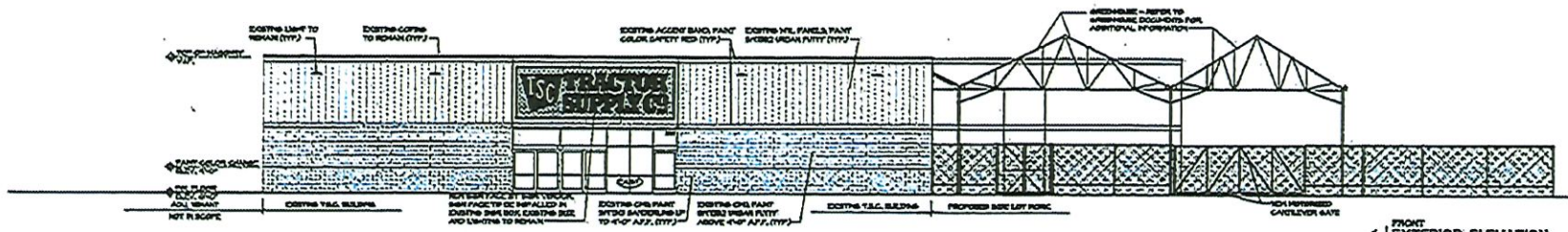
3201 N. US-78 STE 101

WYLIE, TX 75098

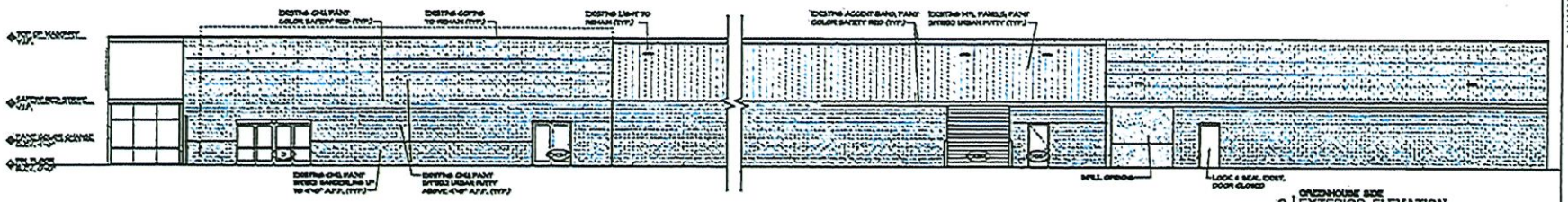
TRACTOR SUPPLY Co.

10.7.2022

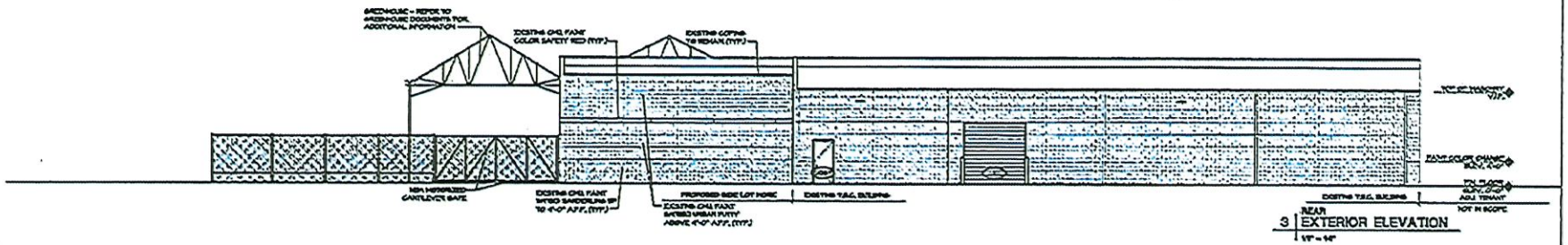
onyx | creative



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



2 GREENHOUSE SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR EXTERIOR ELEVATION
1/8" = 1'-0"

onyx | creative

TSC TRACTOR SUPPLY CO.

SIDE LOT PROJECT

A2.0

EXTERIOR ELEVATIONS

onyx | creative

SIDE LOT PROJECT

A1.0

FLOOR PLAN

A FLOOR PLAN

SHADED AREA IS NOT WITHIN THIS PROJECTS SCOPE OF WORK

D2 VINYL PLANK RETURN DETAIL

D1 TYPICAL DETAILS PROPANE TANK

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

75/82 Sherman Crossing LTD
2727 LBJ Freeway, Ste. 600
Dallas, TX 75234

Onyx Creative
Aaron Blue
25001 Emery Rd., Ste. 400
Cleveland, OH 44128

Dear Applicants,

The request for an exception and site plan approval to allow a black vinyl-coated chain link fence to screen an outdoor storage/display area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District located at 3201 North U.S. Highway 75, Suite 101 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted.
8. Shall provide mutual access agreement for the development before a permit will be issued.
9. 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.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. No permanent structures will be permitted within any easements. Coordinate with City Engineering Department regarding water line along Hwy. 82 Service Road.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4209, 4213, 4217 & 4221 COX STREET

The request of Tobar Properties LLC (Owner), NBS Drafting and Design (Draftsman) and Helvey –Wagner Surveying, Inc. (Surveyor) concerning the property at 4209, 4213, 4217 and 4221 Cox Street, being Lot 6B of the Replat of Lot 6, Block 31, Hilltop Estates, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.
- Site plan approval for two duplexes

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' cedar privacy fence in the side and rear yards in lieu of the required 6' masonry perimeter wall surrounding the development in an R-2 (Multi-Family Residential) District.

Background:

The property is located at 4209, 4213, 4217 and 4221 Cox Street; the northeast corner of Dripping Springs Road and Cox Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a zone change to an R-2 (Multi-Family Residential) District to construct two duplexes on the lot. The duplexes will be three-bedroom, two-bath, one-car garage per unit for a total of six-bedrooms per duplex. Parking will be provided for twelve spaces. He is also requesting an exception to allow a 6' cedar privacy fence in the side and rear yards in lieu of the required 6' masonry perimeter wall surrounding the development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Tobar Properties LLC (Owner)
NBS Drafting and Design (Draftsman)
Helvey –Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

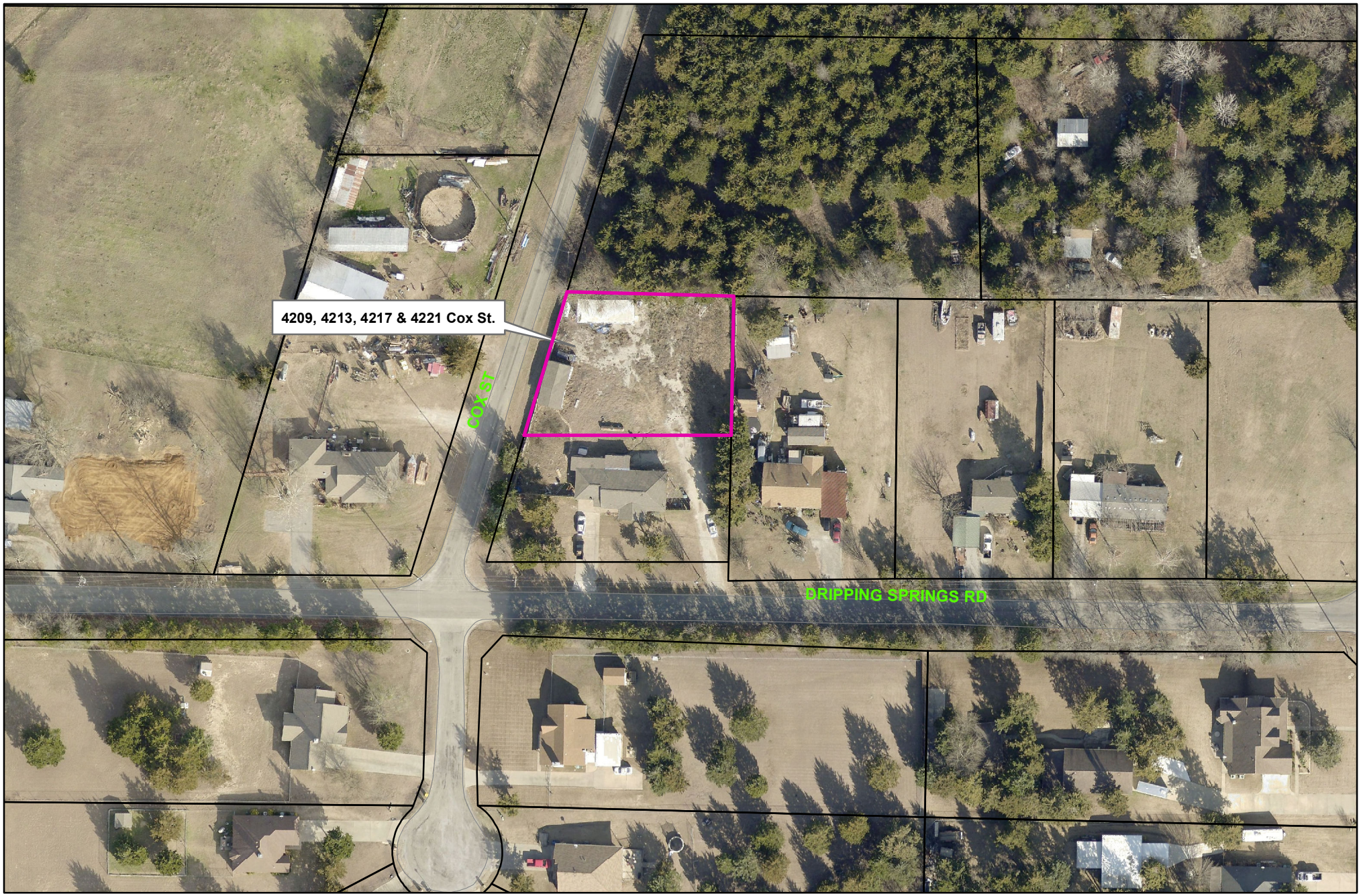
9

Objections Received:

0

Attachments

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



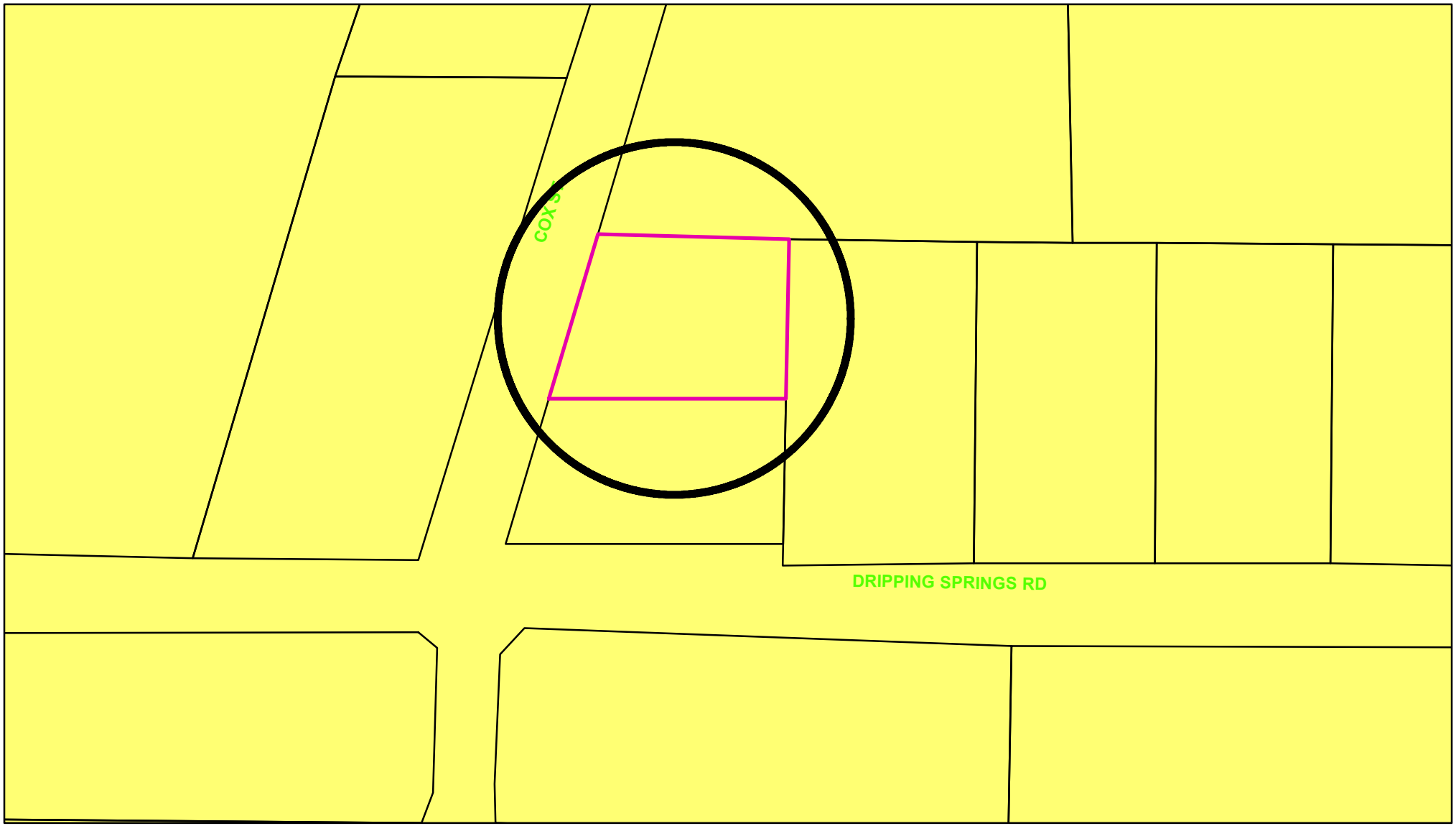
4209, 4213, 4217 & 4221 Cox Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft



Zoning - 4209, 4213, 4217 & 4221 Cox Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

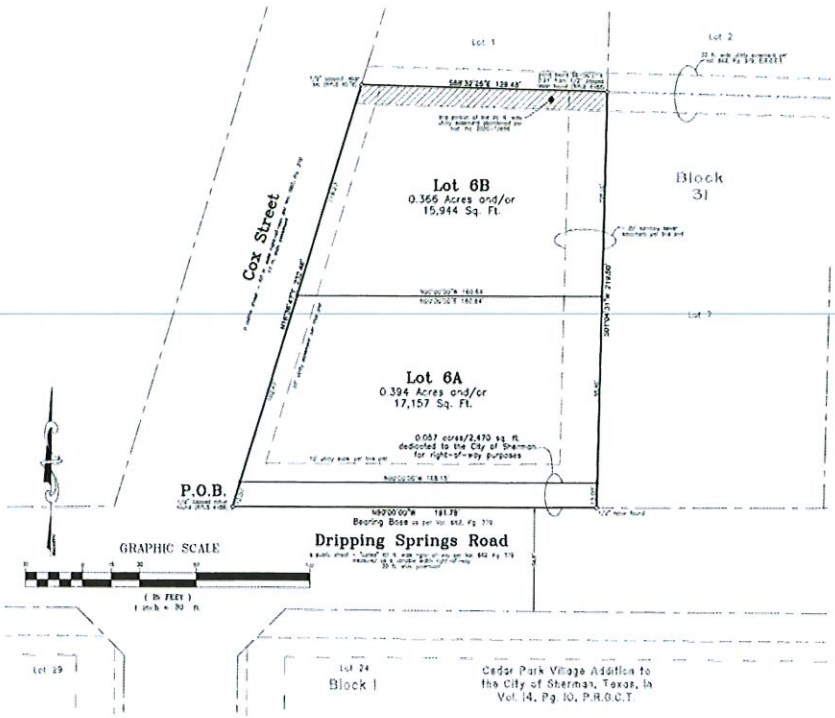
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 93 ft

4209, 4213, 4217 & 4221 Cox Street





Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas

0.817 Acres

in the

J. Hendrix Survey Abstract No. 503

Job No. CGS350920

General Notes:

1. Water Supply to be provided by City of Sherman, Texas
2. Sewer service to be provided by City of Sherman, Texas
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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 26, 2008
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.

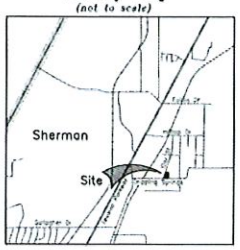
Job No. CGS460220

Halvey-Wagner Surveying, Inc.
222 N. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: halveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10068100

Owner:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/6/2020 11:38:31 AM
In the PLAT Records
HILLTOP ESTATES ADDN
Doc Number: 2020-157
Number of Pages: 2
Amount: 75.00
Order#: 20201006000070
By: MA

Vicinity Map
(not to scale)



22070

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a replat of Lot 6, Block 31, Hilltop Estates Subdivision to Grayson County, Texas as per plat of record in Volume 662, Page 379, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 4688" at the intersection of the North line of Dripping Springs Road, a public road, with the East line of Cox Street, a public road, at the Southwest corner of said Lot 6;

THENCE North 16 deg. 36 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lot 6, a distance of 232.46 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Southwest corner of Lot 1, said Block 31, and the Northwest corner of said Lot 6;

THENCE South 68 deg. 32 min. 26 sec. East, with the South line of said Lot 1 and the North line of said Lot 6, a distance of 129.48 ft. to a point at the Southeast corner of said Lot 1, the Southwest corner of Lot 2, said Block 31, the Northwest corner of Lot 7, said Block 31 and the Northeast corner of said Lot 6, SAID point bears South 61 deg. 00 min. 21 sec. East, 0.21 ft. from a 1/2 inch capped rebar found, stamped "RPLS 4688";

THENCE South 01 deg. 04 min. 31 sec. West, with the West line of said lot 7 and the East line of said Lot 6, a distance of 219.50 ft. to a 1/2 inch rebar found in the North line of said Dripping Springs Road, at the Southwest corner of said Lot 7 and the Southeast corner of said Lot 6;

THENCE West, with the North line of said Dripping Springs Road and the South line of said Lot 6, a distance of 191.78 ft. to the **PLACE OF BEGINNING** and containing **0.817 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, 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 shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 — 9/29/2020 Date

STATE OF TEXAS — KATE A. WAGNER — 6578 — REGISTERED PROFESSIONAL LAND SURVEYOR

I, Tobar's Properties, sole owner of Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Maria Tobar, Representative for Tobar's Properties

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Maria Tobar, 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 2nd day of October, 2020.

Notary Public, Grayson County, Texas

AMBER DOAN — Notary Public, State of Texas — Comm. Expires 08-13-2024 — Notary ID 132479277-8

Sherman
CLASSIC TOWN BROAD HORIZON.

This, the final plat of Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas, is hereby approved this 17th day of March, 2020, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman — Secretary

Approved by Operation of Law on April 20th, 2020.

Mayor, City of Sherman, Texas — 10/05/2020 Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman has thereby been authorized to accept the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 5th day of October, A.D. 2020

Clerk, City of Sherman, Texas

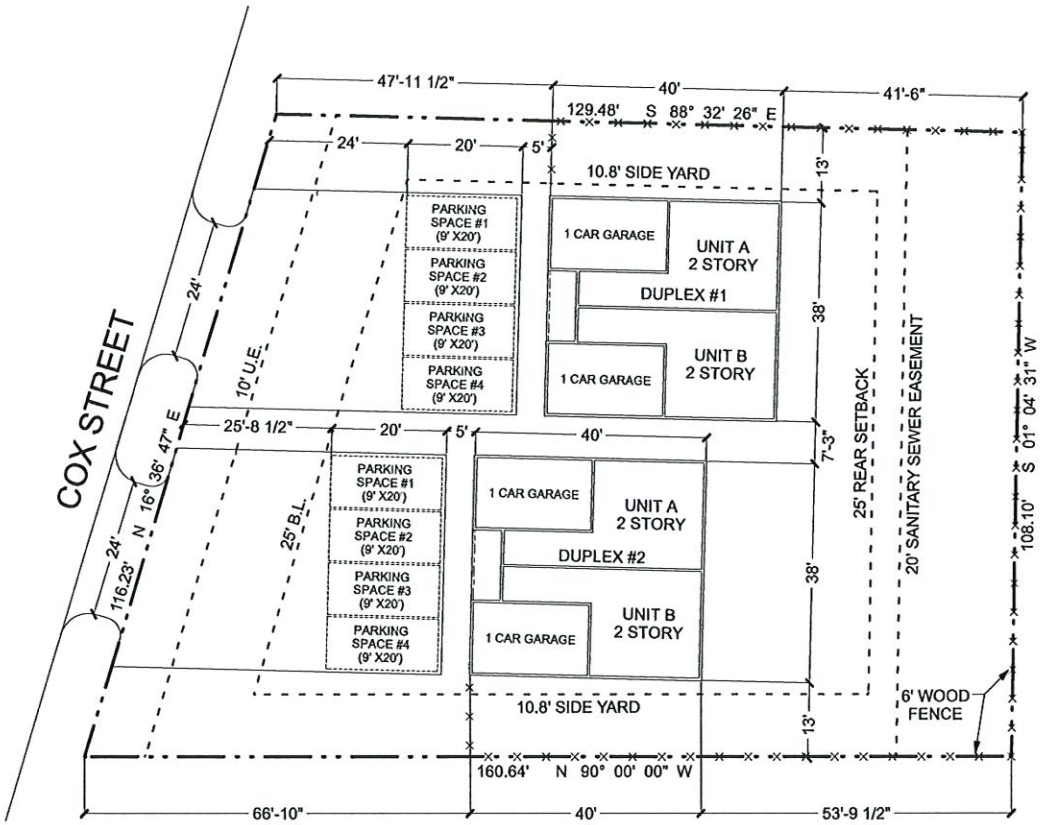
CITY OF SHERMAN, TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 10/6/2020 11:38:31 AM
In the PLAT Records
HILLTOP ESTATES ADDN
Doc Number: 2020-157
Number of Pages: 2
Amount: 75.00
Order#: 20201006000070
By: MA

Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas

Halvey-Wagner Surveying, Inc.
222 N. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: halveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10068100

E-9-412



SITE PLAN

SCALE: 1" = 10'-0"

COX STREET
LOT 6B
SHERMAN, TEXAS
GRAYSON COUNTY

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

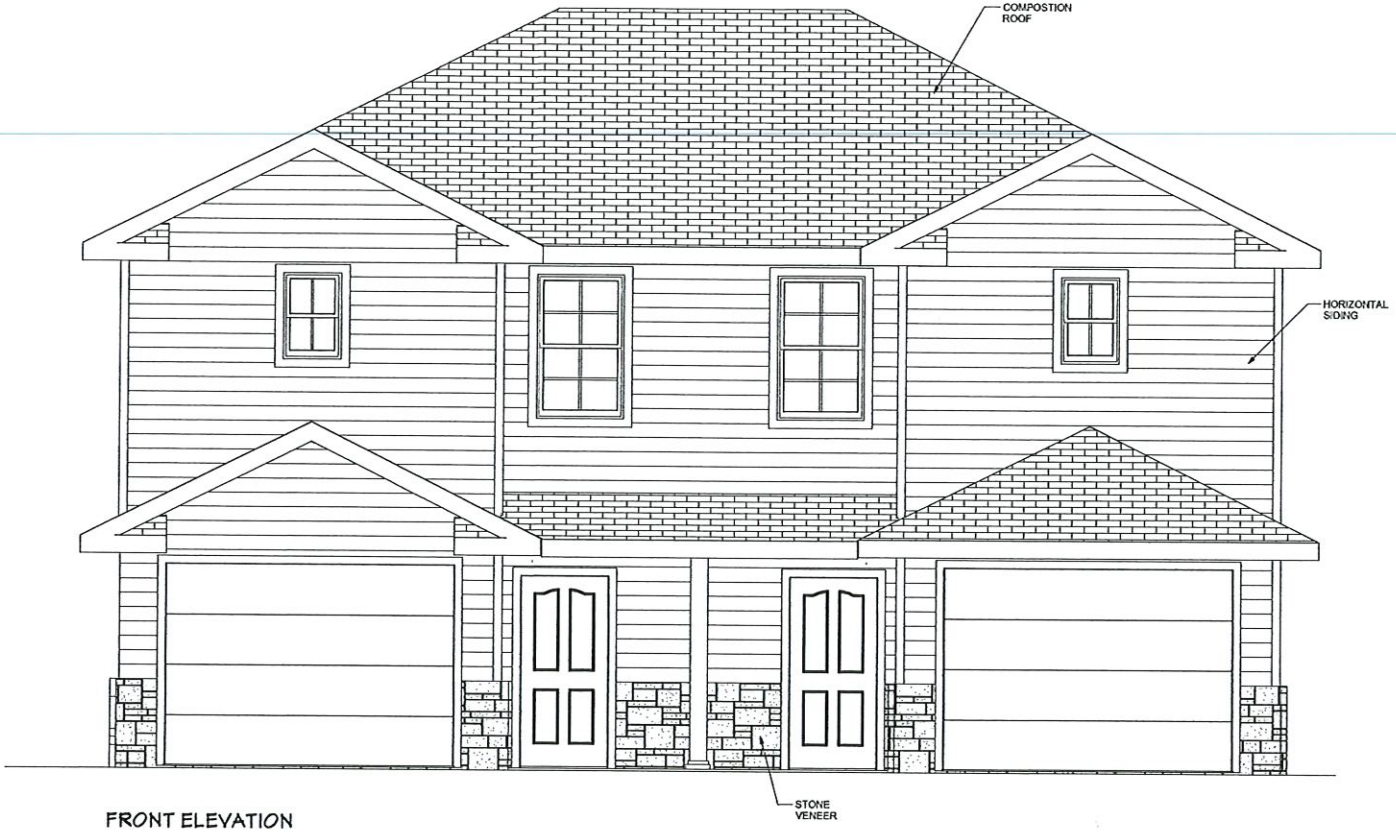
A New Site Plan For
MARIO TOBAR
Lot 6B
Cox Street
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
3/1/2021

SCALE:

SHEET:
A-1



FRONT ELEVATION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

A NEW DUPLEX FOR
Mario Tobar
LOT 6B
COX STREET
SHERMAN, TX

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman Texas 75090
903.892.5620
nalgrey@msn.com

DATE:
2/17/2021

SCALE:

SHEET:
A-1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Mario Tobar
635 Preston Meadows Rd.
Sherman, TX 75092

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

NBS Drafting & Design
303 W. Houston St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for two Two-Family Dwellings (Duplexes) located at 4209, 4213, 4217 and 4221 Cox Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Drive approaches do not appear to meet City standard. Drive approaches must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of

Sherman Engineering Department for review and approval prior to any work being done within public right of way.

10. Water and Sewer must be extended by developer to serve the development.
11. Verify fire requirements and code compliance with Fire Marshal.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

207 & 209 SOUTH DEWEY AVENUE

The request of Miguel A. Avalos (Owner), Miguel Avalos (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of Lot 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Renew Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District.

Background:

The property is located at 207 and 209 South Dewey Avenue between Lamar and Cherry Streets and is zoned a C-2 (General Commercial) District. A Specific Use Permit to allow new and used tire sales and repair, general maintenance with alignments and oil changes was approved March 16, 2020 (Ordinance No. 6287) limited to a one-year time period. Mr. Avalos is requesting to renew the Specific Use Permit to continue his business providing new and used tires sales, service and repair, as well as general maintenance with alignments and oil changes.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

Miguel A. Avalos (Owner)
Miguel Avalos (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

2

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ord 6287
Site Plan
Building Elevations
Photos
Staff Review Letter
Email from Tim Jones
Letter from Sherman Investment of WA LLC



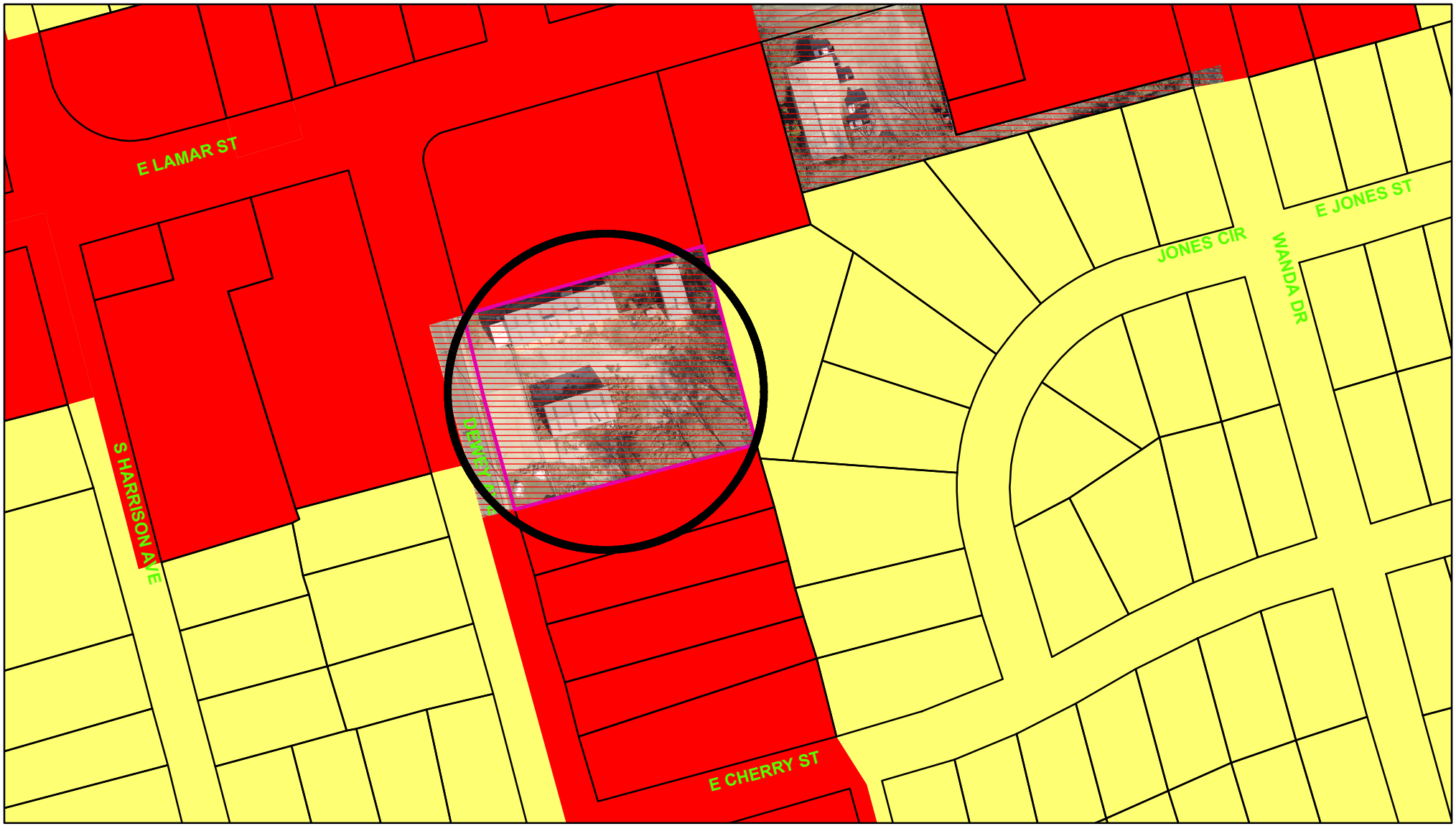
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

207 & 209 South Dewey Avenue

NOT TO SCALE

1 in = 200 ft



Zoning - 207 & 209 South Dewey Avenue

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 128 ft

207 & 209 South Dewey Avenue



ORDINANCE NO. 6287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW NEW AND USED TIRE SALES AND REPAIR, GENERAL MAINTENANCE WITH ALIGNMENTS AND OIL CHANGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 207 AND 209 SOUTH DEWEY AVENUE, BEING 1.091 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963 DESCRIBED AS LOTS 3, 4 AND PART OF LOT 5 INCLUDING THE ALLEY LYING BETWEEN LOTS 3 AND 4, BLOCK 3, J.P. LOVING'S 2ND ADDITION (MIGUEL A. AVALOS, OWNER; MIGUEL AVALOS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) are granted a Specific Use Permit and site plan approval to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District at 207 and 209 South Dewey Avenue and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition,

an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8" iron rod at the intersection of the North line of Lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

THENCE North 73° 52' 16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

THENCE South 16° 06' 10" East a distance of 201.85 ft. to a set 1/2" iron rod;

THENCE South 73° 32' 33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of- Way of Highway 11;

THENCE North 15° 27" 05" West along the East Right-of-Way of Highway I l a distance of 203.22 feet to the **POINT OF BEGINNING and containing 1.091 acres**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. All requirements of the Floodplain Ordinance shall be followed.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

12. Parking permitted on private property only.
13. Parking permitted on improved surfaces only.
14. All aspects of the Stormwater requirements must be followed.
15. Verify fire lane requirements with Fire Marshall.

Planning and Zoning Commission:

16. Limited to Miguel Avalos
17. Limited to a one-year time period.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 16th day of March, 2020.

ADOPTED on this the 16th day of March, 2020.

EFFECTIVE DATE on this the 16th day of March, 2020

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

207 & 209 Dewey Ave.

NOT TO SCALE

1 in = 200 ft



Zoning - 207 & 209 South Dewey Avenue

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

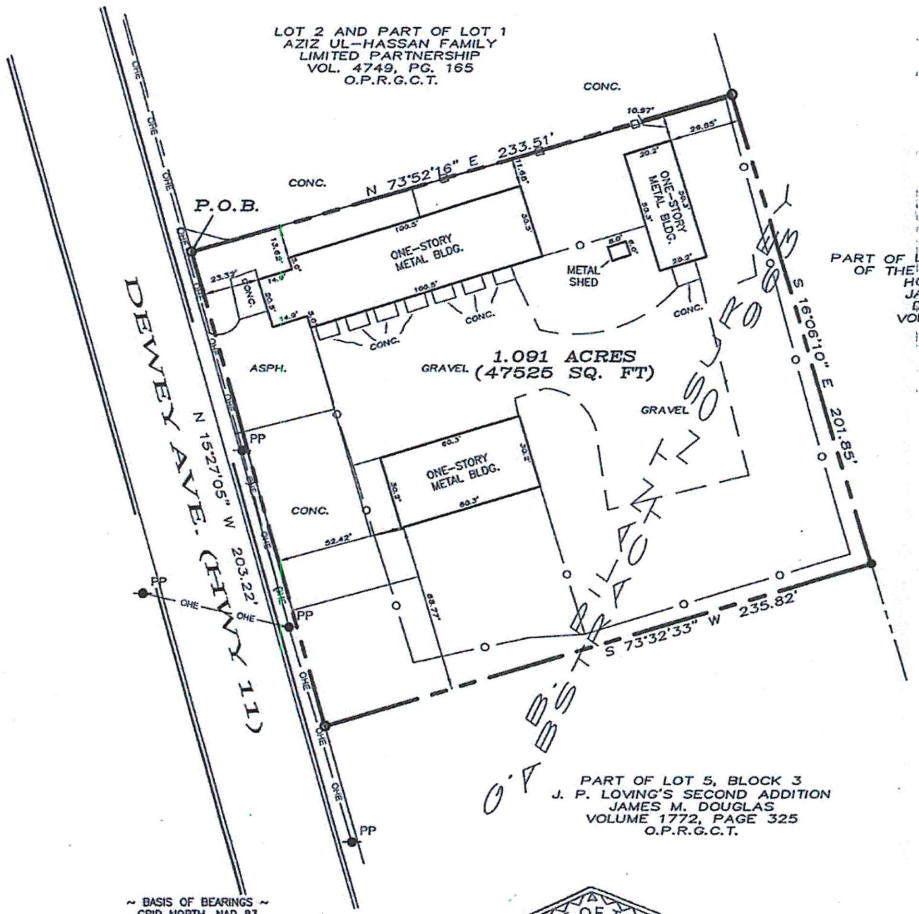
NOT TO SCALE

1 in = 100 ft

207 & 209 South Dewey Avenue



JOB NO. 19110858
FW:AS — DFT:JP



PART OF LOTS 4 AND 5, BLOCK 1
OF THE REPLAT OF PRESTON
HOLLOW ADDITION
JAMES W. BUNCH
DIXIE Y. BUNCH
VOL. 1702, PG. 621
O.P.R.G.C.T.

PART OF LOT 5, BLOCK 3
J. P. LOVING'S SECOND ADDITION
JAMES M. DOUGLAS
VOLUME 1772, PAGE 325
O.P.R.G.C.T.

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

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP — POWER POLE
- W — WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- OHE — OHE — OVERHEAD ELECTRIC LINE



SCALE
1" = 50'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a found 5/8" iron rod at the intersection of the North line of lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

Thence North 73°52'16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

Thence South 16°06'10" East a distance of 201.85 ft. to a set 1/2" iron rod;

Thence South 73°32'33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of-Way of Highway 11;

Thence North 15°27'05" West along the East Right-of-Way of Highway 11 a distance of 203.22 ft to the Point of Beginning and containing 1.091 acres.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/25/19

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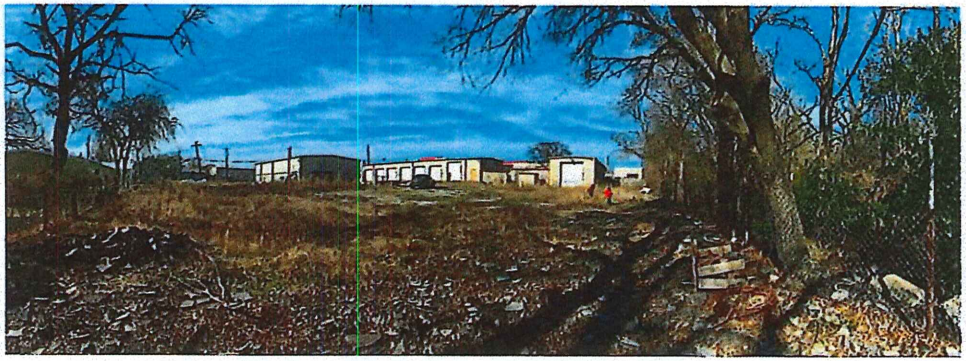
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UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

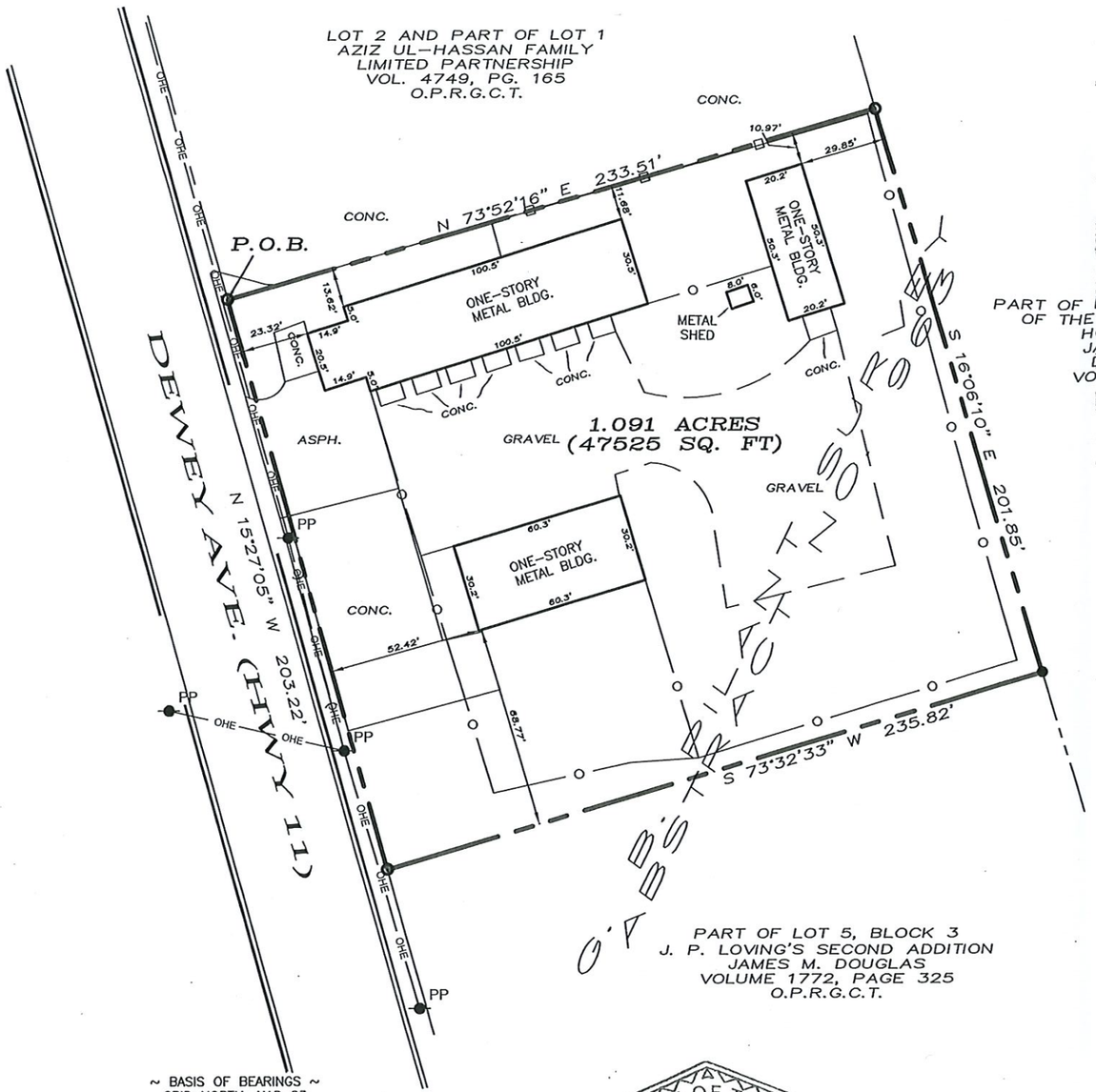



EXXON

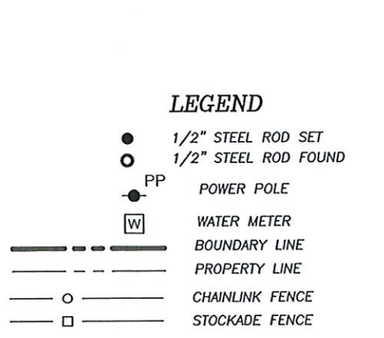




JOB NO. 19110858
FW:AS — DFT:JP



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





SCALE
1" = 50'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a found 5/8" iron rod at the intersection of the North line of lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

Thence North 73°52'16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

Thence South 16°06'10" East a distance of 201.85 ft. to a set 1/2" iron rod;

Thence South 73°32'33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of-Way of Highway 11;

Thence North 15°27'05" West along the East Right-of-Way of Highway 11 a distance of 203.22 ft to the Point of Beginning and containing 1.091 acres.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/25/19

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

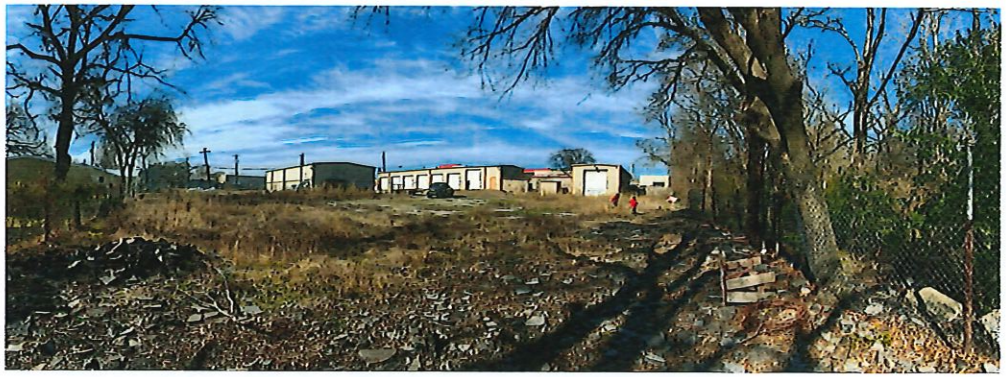
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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Underwood Drafting & Surveying, Inc.
All rights reserved.

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

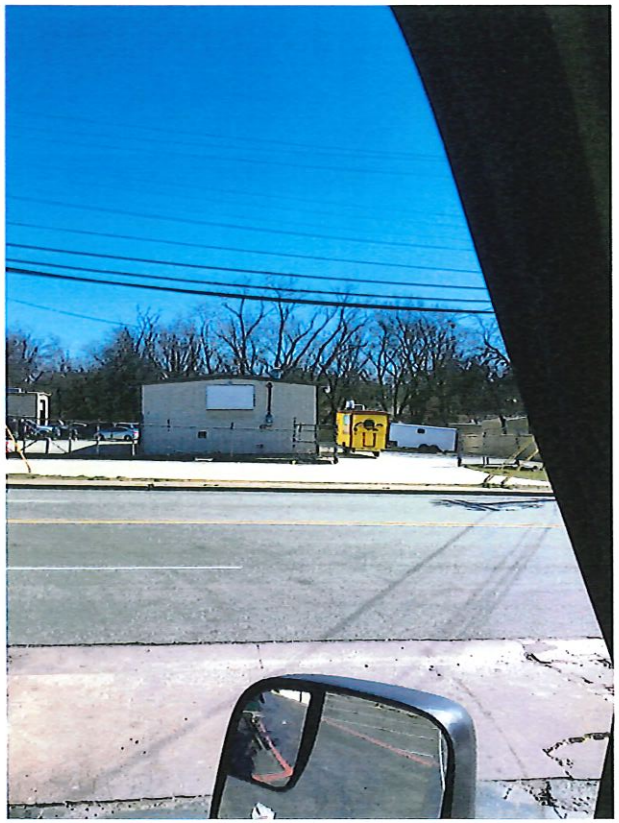



EXXON













Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Miguel Avalos
2105 S. First St.
Sherman, TX 75090

Miguel Avalos
207 S. Dewey Ave.
Sherman, TX 75090

Dear Applicants,

The request to Renew a Specific Use Permit and site plan approval to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District located at 207 and 209 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Fence Ordinance, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires, parts or displays is allowed.
5. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. All requirements of the Floodplain Ordinance shall be followed.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standard and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within the public right of way.
12. Parking permitted on private property only.
13. Parking permitted on improved surfaces only.
14. All aspects of the Stormwater requirements must be followed.

15. Verify fire requirements and code compliance with Fire Marshal.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Reeves, Patsy

From: Rae, Rob
Sent: Tuesday, March 2, 2021 10:18 AM
To: Tim Jones
Cc: Reeves, Patsy; Liss, Andreas
Subject: RE: Zoning and Planning

Mr. Jones,

I have received your comments and will include a copy of it for each of the Planning and Zoning Commission members. I will do some digging before the meeting to determine if the sales and installation of truck accessory's is a permitted use or part of his Specific Use Permit. We will also forward this comment to our Code Enforcement officers to determine if there are any noise violations.

Thanks,

Rob Rae, AICP
Director of Development Services
City of Sherman, Texas
P 903.892.7333
robr@cityofsherman.com
www.ci.sherman.tx.us
Sherman
CLASSIC TOWN. BROAD HORIZON.

The City of Sherman is a public entity; therefore, this correspondence may be subject to disclosure under the Texas Public Records Act. Any views or opinions presented herein are solely those of the author and do not necessarily represent official City of Sherman policy.

CONFIDENTIALITY NOTICE: This correspondence and any files accompanying its transmission are intended only for the recipient to whom they are addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this in error, please notify the sender (only) and permanently delete this message.

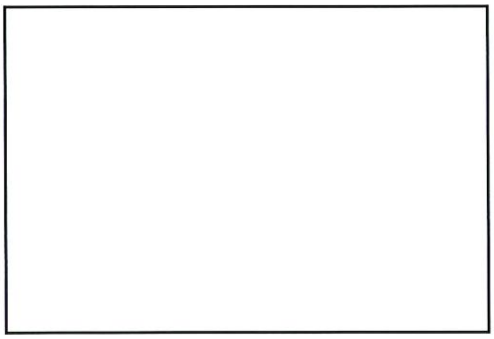
From: Tim Jones <pictxterowner@hotmail.com>
Sent: Tuesday, March 2, 2021 9:33 AM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: Zoning and Planning

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

To Rob Rae
Thank you for the notice of the hearing on the day of March 16, 2021 Concerning business located at 207 and 209 S Dewey Avenue.
200 ft or less from my Homestead.
In the letter it says that I do not have to appear but I may voice my views to you.
The applicant Miguel A. Avlos (owner/representative) Has not specified Sales and Instillation of Truck Accessory's, specifically Air Horns/Train Horns.
It is possible that the Horns are personal property of Miguel A. Avlos and not a part of his services, it is unclear

untill you speak with him.
I do see the Modified Trucks frequent the business and I am going to send a link to help you understand exactly what type of service I am referring to.
https://hornblasters.com/
I am not the only person disturbed by these horns, I have been in the General Dollar as the employees were startled by this also and it does occur after dark as well. Most people know we can't even honk regular horns after dark unless necessary to insure safe operation whitch would make it a service provide by Mr. Avlos.
To save you time, seconds probably I am including the Ordinance I believe closely corresponds to this Infraction.
Texas Transportation Code § 547.501. Audible Warning Devices - (a) A motor vehicle shall be equipped with a horn in good working condition that emits a sound audible under normal conditions at a distance of at least 200 feet. (b) A vehicle may not be equipped with and a person may not use on a vehicle a siren, whistle, or bell unless the vehicle is: (1) a commercial vehicle that is equipped with a theft alarm signal device arranged so that the device cannot be used as an ordinary warning signal; or (2) an authorized emergency vehicle that is equipped with a siren, whistle, or bell that complies with Section 547.702 . (c) A motor vehicle operator shall use a horn to provide audible warning only when necessary to insure safe operation. (d) A warning device, including a horn, may not emit an unreasonably loud or harsh sound or a whistle.

I have no problems with the services he has listed.
Tim Jones
310 S Dewey Ave.



HornBlasters - Don't Blow Your Temper, Blow Your Horns!

YOUR ONE-STOP PNEUMATIC SHOP. Train Horns, Air Horns, Onboard Air Systems, and Air Suspension, we have it all!We bring the real sound of a locomotive right to your vehicle and service all your pneumatic needs. Our Horn Kits are simply ridiculous and provide your vehicle with a voice on the road! To learn more about our company, please visit our About Us section to get the whole story!

hornblasters.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

February 26, 2021

Sherman Investment of WA LLC
% Royal Property Mgmt.
PO Box 60218
Shoreline, WA 98160

RECEIVED
MAR 0 8 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, March 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Miguel A. Avalos (Owner), Miguel Avalos (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of Lot 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd Addition

The request is as follows:
Planning and Zoning Commission
Renew Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) 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:

Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

What precautions will be taken to protect the soil from contamination from petroleum products?

Harley D. O'Neil, Jr.
Sherman Investment of WA, LLC
(206) 353-5516

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 **29.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 729 EAST TAYLOR STREET**

The request of Altona, Inc, (Owner), GFM Architecture (Architect), Arris Consulting (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 729 East Taylor Street, being 3.381 acres in the J. B. McAnair Survey, Abstract No. 763 and being all of Lot B of the Taylor Plaza Addition, as follows;

Planning and Zoning Commission

- Replat approval of Altona's Replat of Lot B, Taylor Plaza Addition.
- Site plan approval for HteaO

Background:

The property is located at 729 East Taylor Street; the northwest corner of Loy Lake Road and Taylor Street. The property is zoned a C-2 (General Commercial) District and an M-1 (Light Manufacturing) District.

The owner would like to Replat the property into two lots for commercial development of HTeaO, an iced tea business. HTeaO is a franchise business which originated in Amarillo, Texas. Originally created as "Texas Tea" in 2009, as an extension of a burger restaurant, sales of the tea became popular, the owners decided to franchise the business under the name "H Tea O" in 2017. Currently they are operating five company owned stores, three under the Texas Tea brand and two under the HTeaO brand. These stores are located in Amarillo, Dumas and Midland, Texas. HTeaO continues to expand with over 30 locations under development in North Texas including Plano, Frisco and McKinney.

Kate and Doyle Whitson would like to open the first HTeaO business in Sherman by constructing a 2,400 square foot building with drive thru at the northwest corner of Loy Lake Road and Taylor Street. Parking will be provided twelve (12) cars.

Adjacent Zoning:

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

Origination:

Altona, Inc, (Owner)
GFM Architecture (Architect)
Arris Consulting (Architect)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

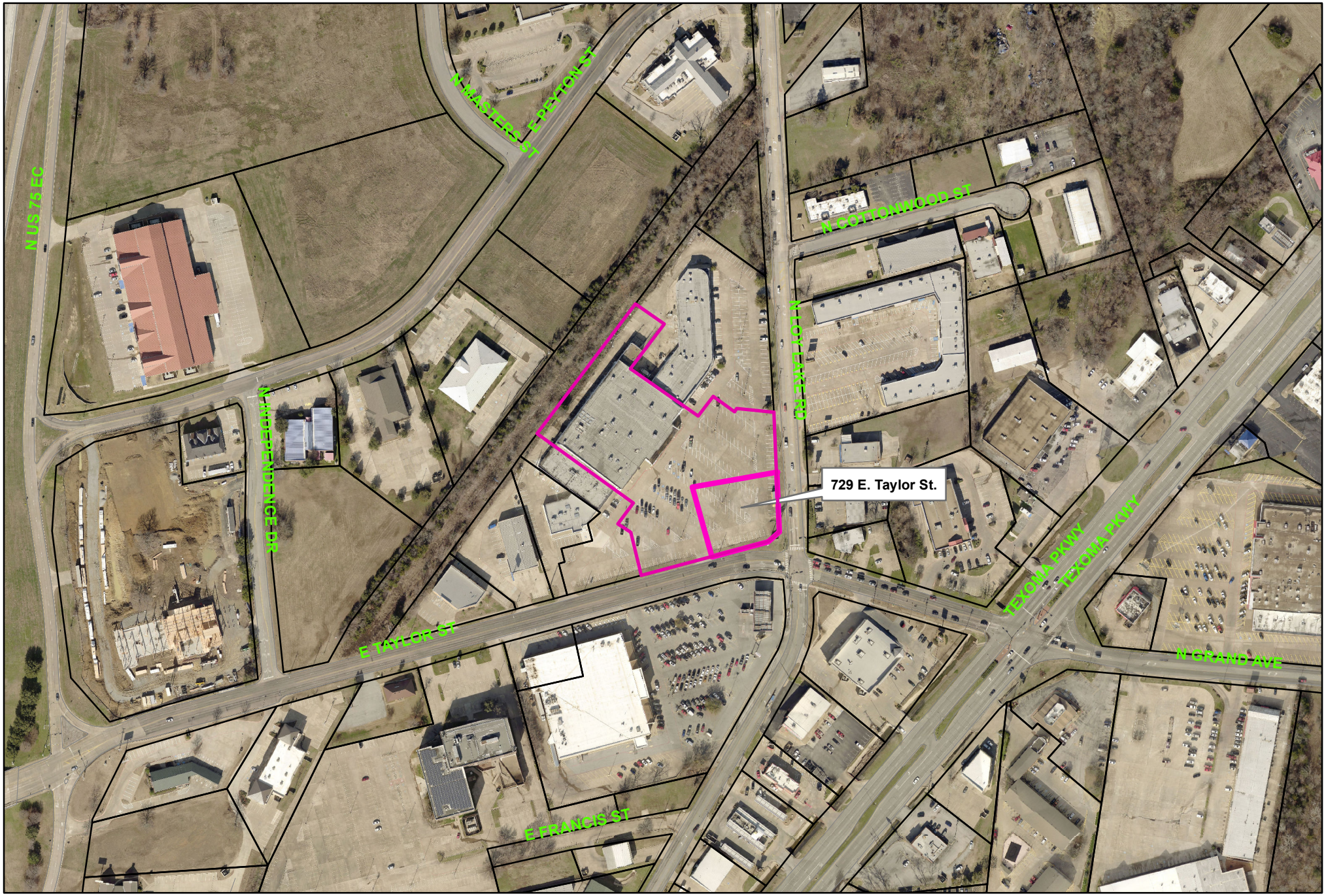
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Altona's Replat
Site Plan
Building Elevations
Floor Plan
Staff Review Letter - Replat
Staff Review Letter - Site Plan



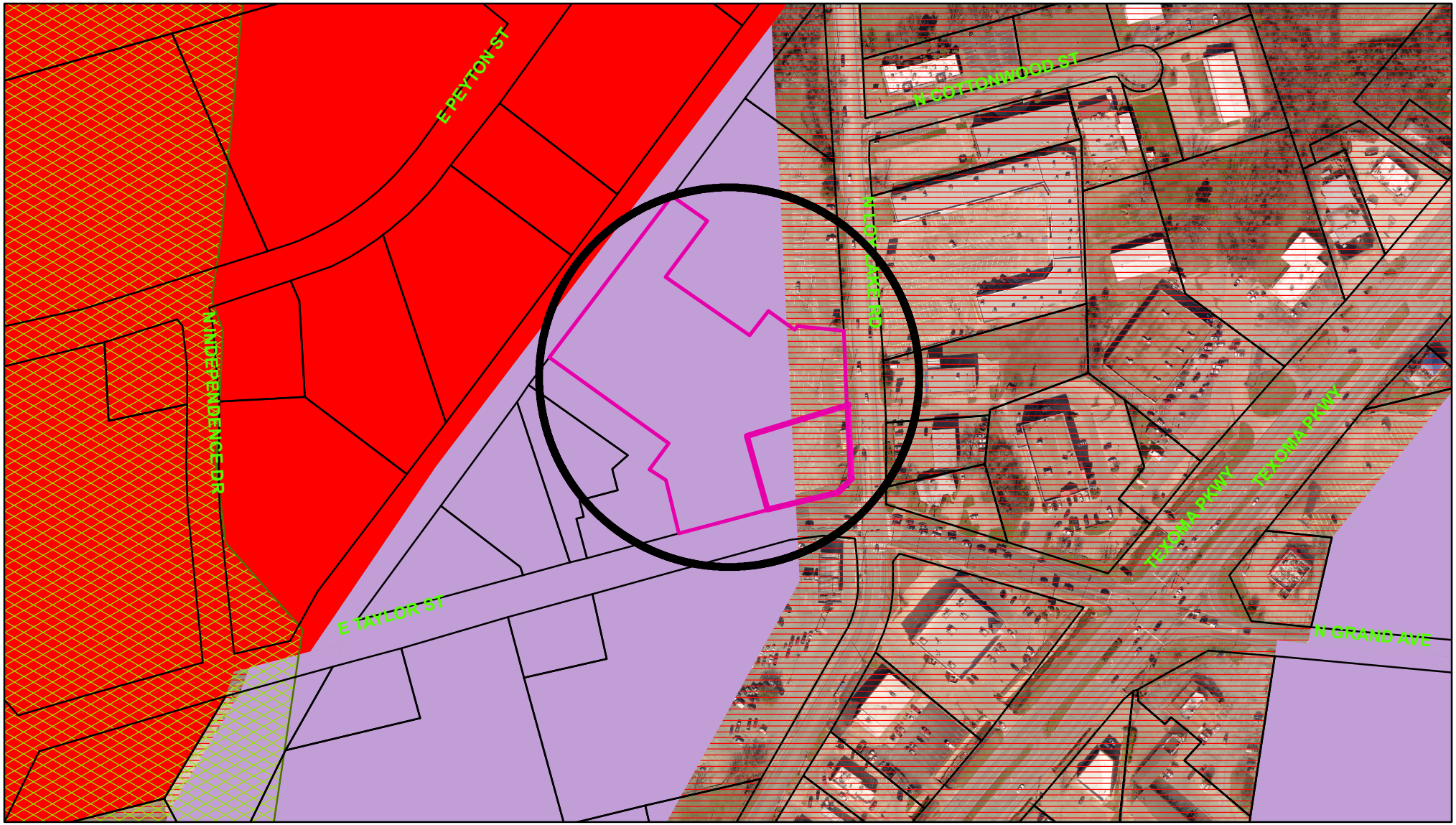
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

729 East Taylor Street

NOT TO SCALE

1 in = 289 ft



Zoning - 729 East Taylor Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_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 Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 256 ft

I. EXECUTIVE SUMMARY

HTeaO is a franchise business which originated in Amarillo Texas. Originally created as "Texas Tea "in 2009, as an extension of a burger restaurant, sales of the tea became so popular, the owners decided to franchise the business under the name "H Tea O" in 2017.
Currently they are operating five company owned stores, three under the Texas Tea brand, and two under the HTeaO brand. These stores are located in Amarillo, Dumas and Midland Texas.
HTeaO continues to expand, with over 30 locations under development in North Texas including Plano, Frisco and McKinney. They have awarded franchises in 8 different states, including Texas, New Mexico, Oklahoma, Georgia, Missouri, Florida, Colorado, and Kansas. Total franchises awarded now exceeds 130.

Kate O'Donoghue Whitson has over 30 years' experience in retail and wholesale operations. Her husband , Doyle Whitson has over 20 years' experience in retail and also operates a local roofing company.

Based on information given by HTeaO on several of its corporate store locations , we have set a conservative first year sales plan at $600,000. Net Operating profit is expected to be between 18%-22%.

Sales plan data and expenses are attached as HTeaO P& L statement, HTeaO Sales projections.

Our business will operate as Whitson Corp. dba HTeaO.

Business Goals and Objectives

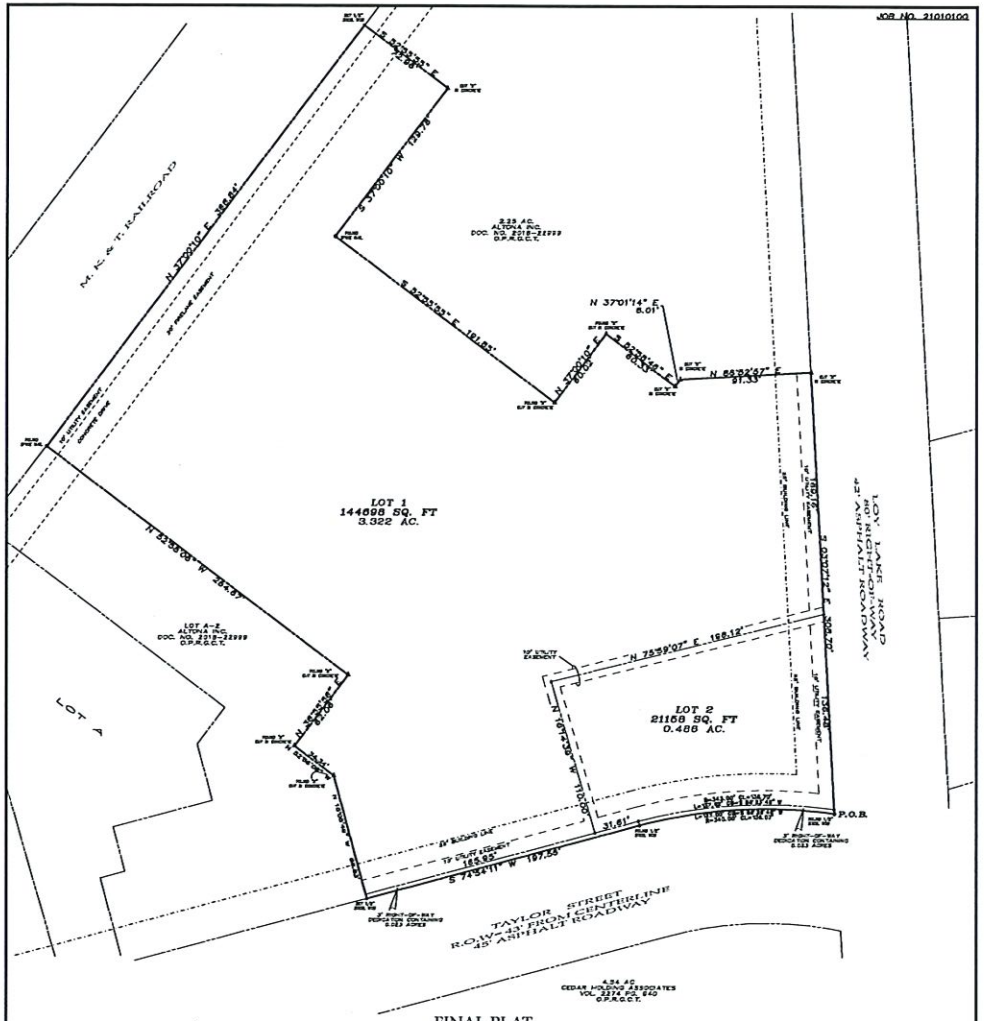
Short Term:
To establish our HTeaO franchise as a destination in the Sherman Denison area. We expect to generate revenue of $600,000 in our initial year.

Long Term:
To maintain a profitable business and destination for both local residents and tourists who visit the area to enjoy Lake Texoma, local attractions, including entertainment venues and nearby casinos. We expect our business to grow to $1,000,000 by year 5 of operations.

II. LOCATION

The location of this franchise will be in the Sherman- Denison area of Grayson County in North Texas.

JOB NO. 21010100



FINAL PLAT

ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA

BEING ALL OF LOT B OF THE TAYLOR PLAZA ADDITION RECORDED IN VOLUME 8, PAGE 80, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 3.381 ACRES

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

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

OWNERS/DEVELOPER
ALTONA, INC.
610 CLARIDEN RANCH
SOUTHLAKE, TEXAS

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

2-8-2021

UNDERWOOD
DRAFTING & SURVEYING

SHEET 1 OF 2

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

JOB NO. 21010100

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J.B. McNAIR Survey, Abstract No. 783, and being all of Lot B of the Taylor Plaza Addition recorded in Volume 8, Page 80, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Found ½" steel rod at the southeast corner of said Lot B and being at the intersection of the North Right-of-Way of Taylor Street and the West Right-of-Way of Loy Lake Road;

Thence with a non-tangent curve to the left having a radius of 340.00 feet, (chord bears South 83°26'46" West, a distance of 138.07 feet) an arc length of 137.00 feet to a found ½" steel rod;

Thence South 74°34'11" West with the said North line of Taylor Street a distance of 197.58 feet to a set ½" steel rod;

Thence the following calls and distances with the west line of said Lot B;
North 15°05'49" West a distance of 88.83 feet to a Found "X" cut in concrete;
North 52°58'08" West a distance of 34.34 feet to a Found "X" cut in concrete;
North 36°55'58" East a distance of 62.06 feet to a Found "X" cut in concrete;
North 52°58'08" West a distance of 254.87 feet to a Found Spike Nail in the Easterly Right-of-Way of the M.K. & T. Railroad;

Thence North 37°00'10" East with the M.K. & T. Railroad Right-of-Way a distance of 368.64 feet to a set ½" steel rod;

Thence the Following calls and distances with the North Easterly line of said Lot B;
South 52°55'55" East a distance of 72.98 feet to a Found "X" in concrete;
South 37°00'10" West a distance of 129.78 feet to a Found Spike Nail;
South 52°55'55" East a distance of 191.85 feet to a Found "X" in concrete;
North 37°00'10" East a distance of 60.02 feet to a Found "X" in concrete;
South 52°58'46" East a distance of 60.33 feet to a Found "X" in concrete;
North 37°01'14" East a distance of 8.01 feet to a Found "X" in concrete;
North 88°52'57" East a distance of 91.33 feet to a Found "X" in concrete;

Thence South 03°07'12" East with the West Right-of-Way of said Loy Lake Road a distance of 308.70 feet
to the Point of Beginning and containing 3.831 acres or 166881 square feet of land.

ACCEPTANCE

Approved this _____ day of _____, 2021, 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 _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

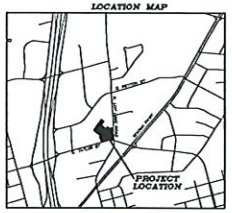
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, ALTONA, INC. do hereby adopt this plat designating the hereinabove property as the ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA 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 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 any manner 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 _____, 2021.

AMAR B. ALI
PRESIDENT

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 AMAR B. ALI 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 _____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2021, 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 _____, 2021.

Clerk, City of Sherman, Texas

FINAL PLAT

ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA

BEING ALL OF LOT B OF THE TAYLOR PLAZA ADDITION RECORDED IN VOLUME 8, PAGE 80, O.P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 3.381 ACRES

OWNERS/DEVELOPER
ALTONA, INC.
610 CLARIDEN RANCH
SOUTHLAKE, TEXAS

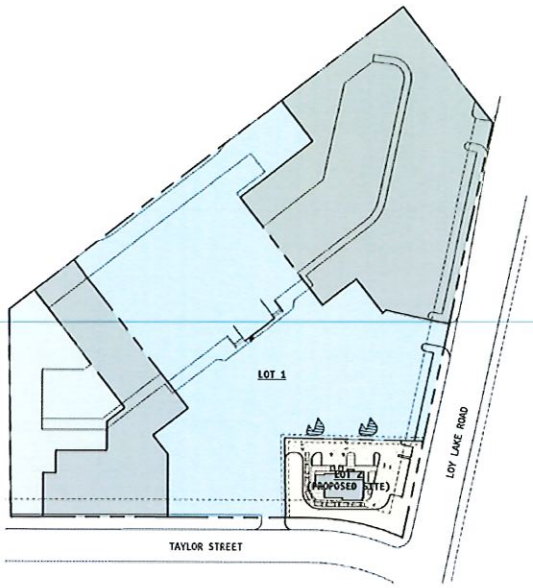
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

2-8-2021

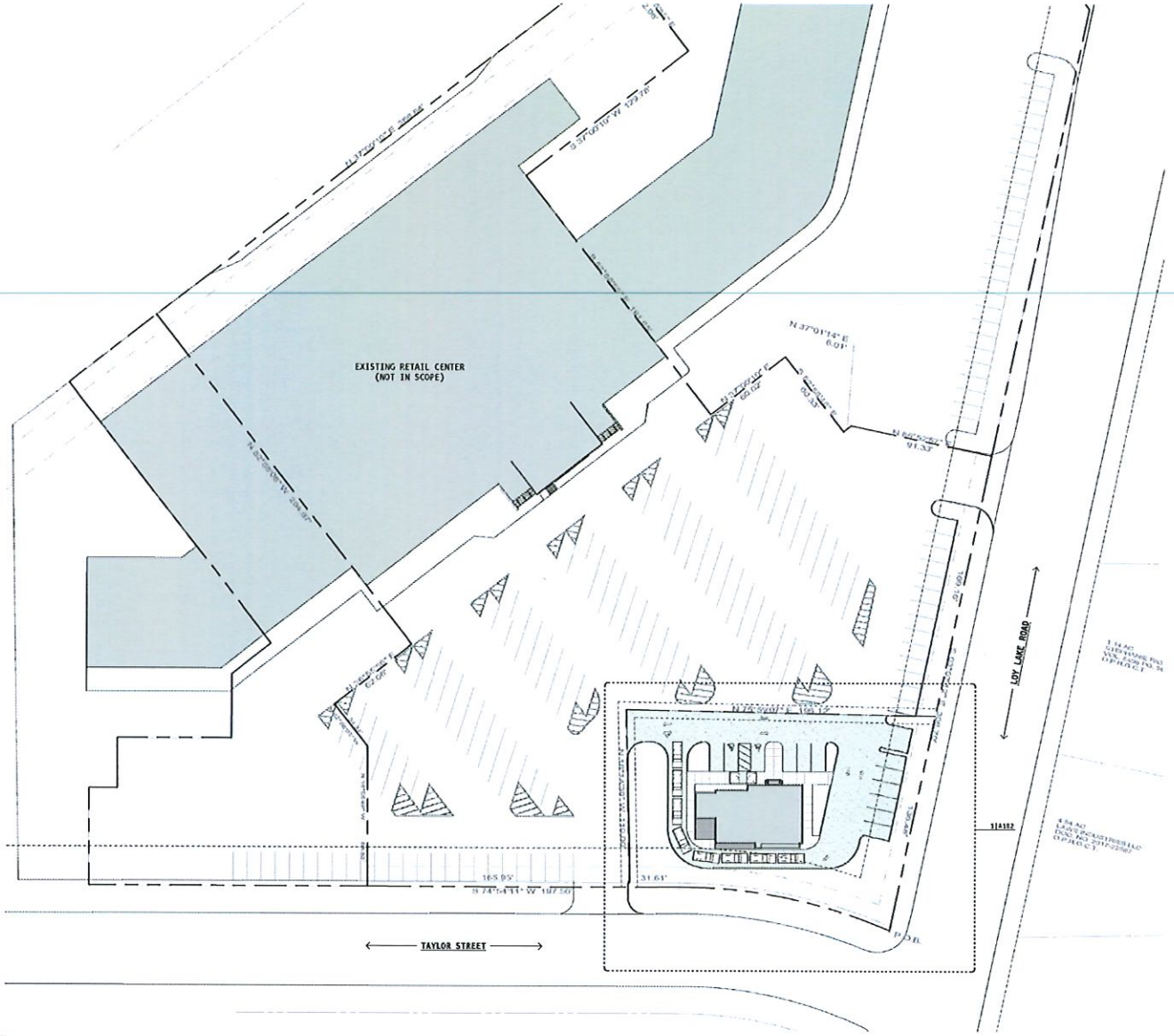
UNDERWOOD
DRAFTING & SURVEYING

SHEET 2 OF 2

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



2 KEY PLAN (OVERALL SITE)
1" = 86'-8"



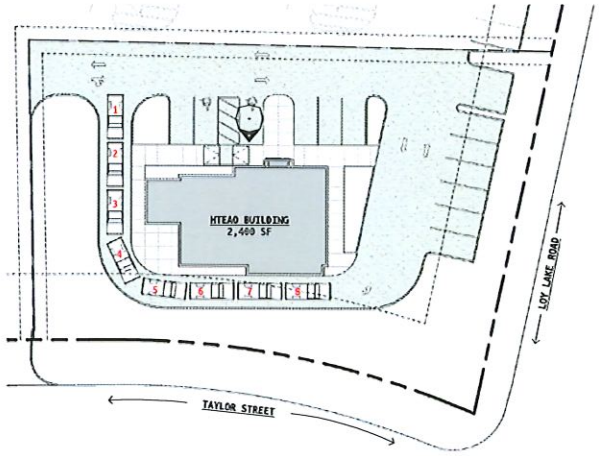
1 PROJECT OVERALL SITE PLAN
1/32" = 1'-0"

GFM Architecture LLC

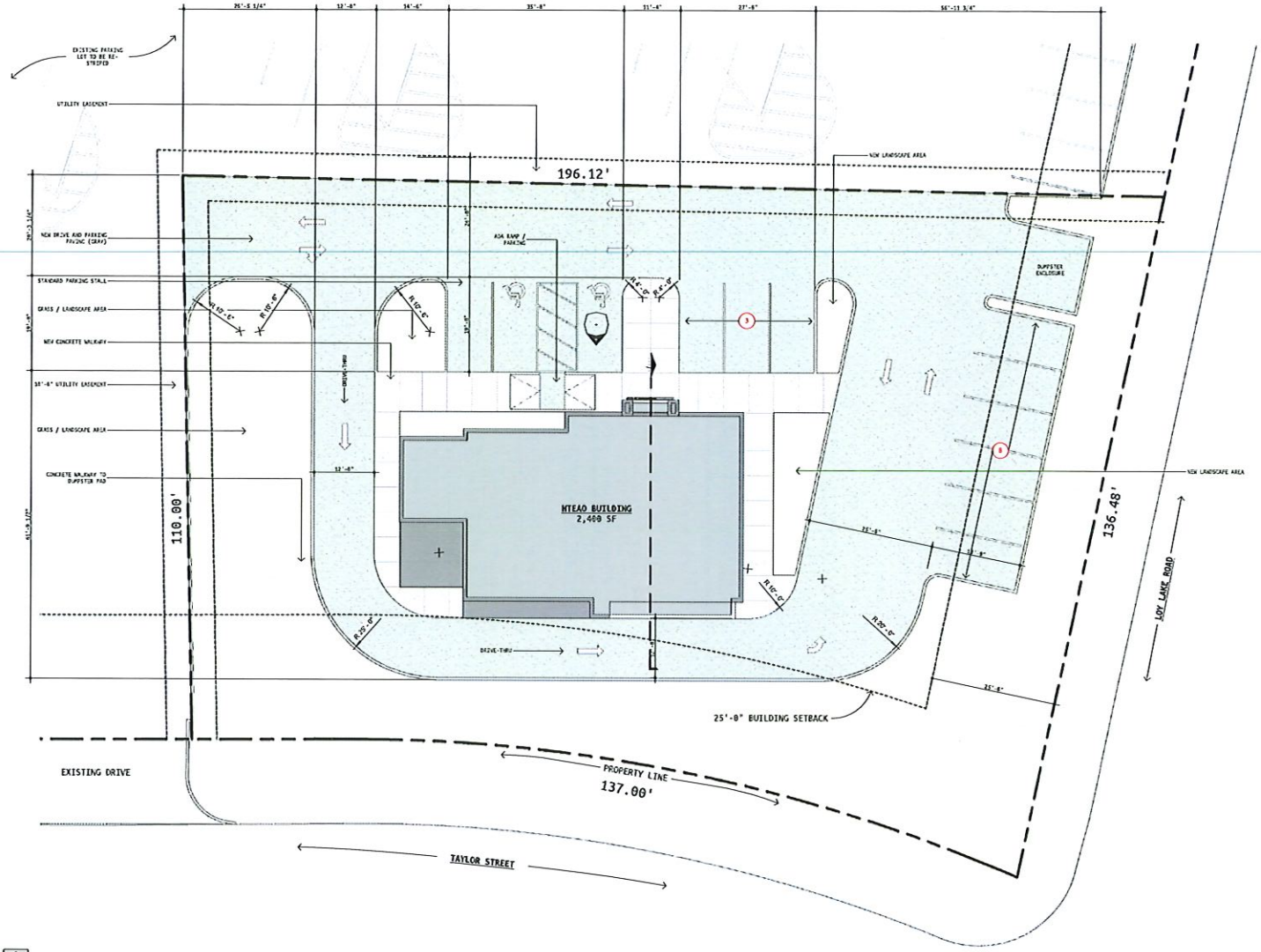
HTea0 - SHERMAN TEXAS | Project No. 21-01 | Date 02.18.2021 | A101



2 KEY PLAN (OVERALL SITE)
1" = 80'-0"



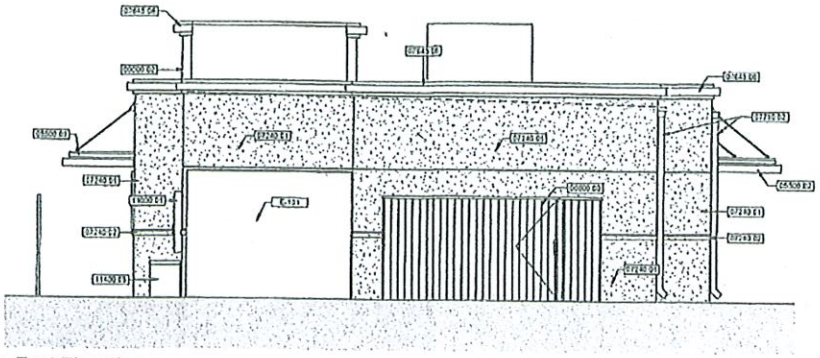
3 VEHICLE DRIVE-THROUGH STACK
3/64" = 1'-0"



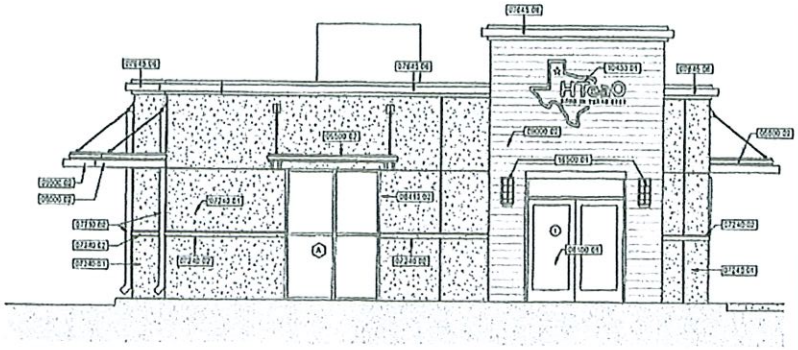
1 PROJECT SITE PLAN
1" = 10'-0"

GFM Architecture LLC

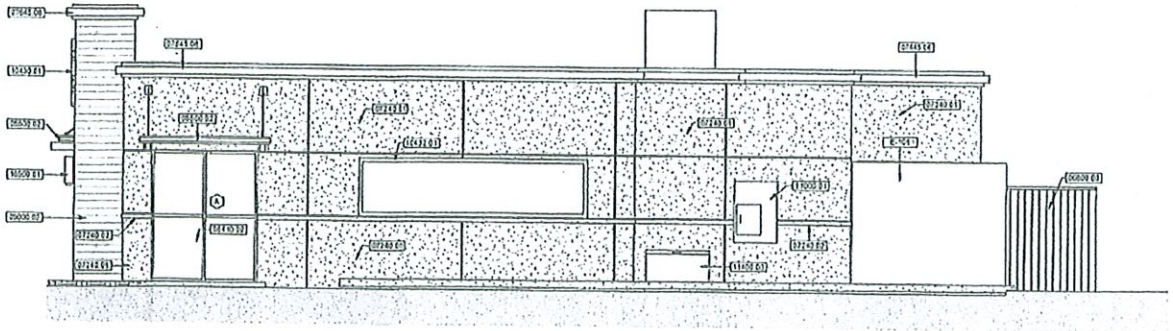
HTeaO - SHERMAN TEXAS | Project No. 21-01 | Date 02.18.2021 | A102



2 A-201 East Elevation
1/4" = 1'-0"



4 A-201 South Elevation
1/4" = 1'-0"



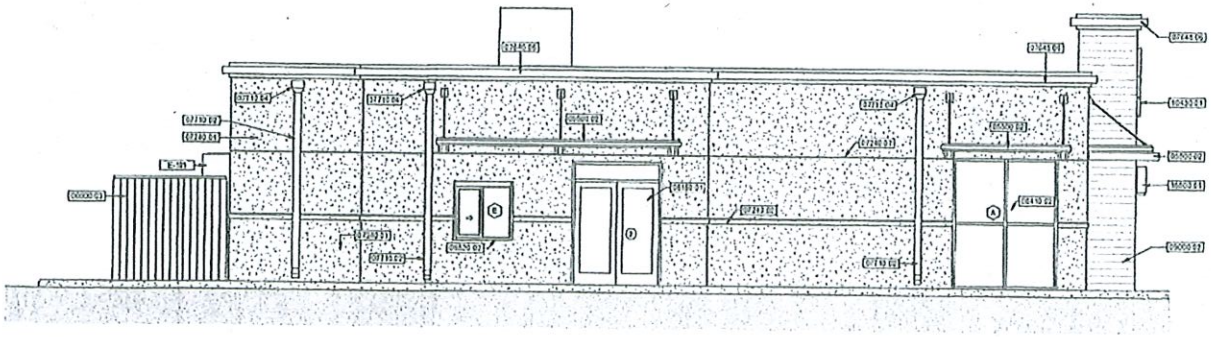
1 A-201 East Elevation
1/4" = 1'-0"

Keynote Legend

Key Value	Keynote Text
05500.02	METAL CANOPY - SEE DETAILS SHEET A-108
06000.03	CEDAR WOOD FENCE & GATE
07240.01	EIFS - COLOR #1
07240.02	EIFS - COLOR #2
07240.07	HORIZONTAL 3/4" "V" JOINT IN EIFS FINISH
07540.08	STANDING SEAM FINISHED METAL ROOFING ASSEMBLY
07712.02	PRE FINISHED METAL DOWNSPOUT
07713.04	PRE FINISHED SHEET METAL LEADER BOX
08100.04	ALUMINUM BUILDING GLASS DOOR - AUTOMATIC OPERATION
08100.01	ALUMINUM BUILDING GLASS DOOR - MANUAL OPERATION
08410.02	ALUMINUM STOREFRONT - REF ISO SCALE FOR TYPE - GLAZING AND FINISH
08520.02	PASS-THROUGH WINDOW - AUTOMATIC OPERATION
10000.02	COMPOSITE PLANK SIDING - NEVATECH WOOD TONGUE & GROOVE SYSTEM - COLOR BLEND AS SPECIFIED IN FINISH SELECTIONS SCHEDULE - RAIN SCREEN INSTALLATION AS DETAILED - W/ WATER RESISTANT MEMBRANE SUBSTRATE
10430.01	ILLUMINATED SIGNAGE BY OTHERS - GC TO PROVIDE POWER AS REQUIRED SIG
10430.01	3D WALL MURAL
11000.01	WALL MOUNTED WATER VENDING MACHINES - BY OWNER - POWER PROVIDED BY GC
11400.03	ICE MACHINE - BY OWNER
16000.01	LIGHTING FIXTURE - REF ELECTRICAL

Keynote Legend Equipment

Key Value	Keynote Text
E-101	WALK-IN COOLER



3 A-201 South Elevation
1/4" = 1'-0"

ARRIS consulting
219 34th Street Lubbock, Texas
806-773-6763

5-20-19

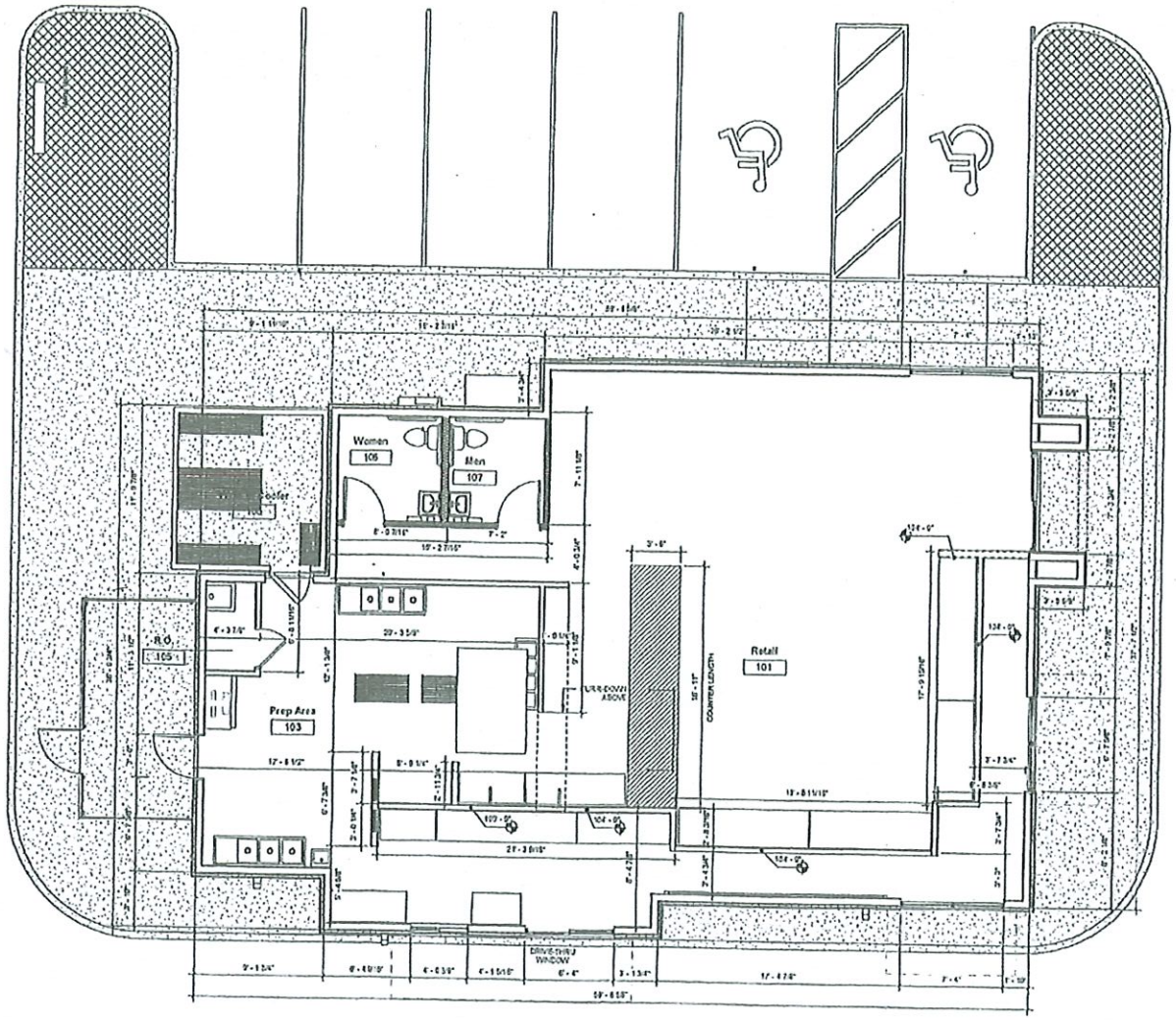
No.	Description	Date

HTeaO
BORN IN TEXAS 2009
1209 South Main Street
Weatherford, Texas

Exterior Elevations

A-201

5/20/2019 2:48:57 PM



General Notes

1. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF STUD AND OUTSIDE FACE OF MASONRY VENEER.
2. DIMENSIONS TO CENTERLINES OF PLUMBING FIXTURES ON FLOOR PLANS ARE TO FINISHED FACE OF WALL. THERE IS NO TOLERANCE FOR DIMENSIONS EXCEEDING INDICATED "MAXIMUM" ON DRAWINGS.
3. PROJECT CONVENTION IS TO DIMENSION INTERIOR STUD WALLS TO ONE SIDE FOR CLARITY, TYPICALLY TO "FACE OF" SIDE AS READING DIMENSIONS FOR EXTERIOR WALLS, WING WALLS, ETC. DIMENSION LOCATIONS MAY VARY FROM THIS CONVENTION.
4. NOMINAL STUD SIZES ARE AS DEFINED IN PARTITION SCHEDULE ON SHEET A-601, AND WALL SECTIONS, SHEETS A-301 AND A-302. REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS.
5. OPENINGS FOR DOORS, WINDOWS AND STOREFRONT ARE NOMINAL MASONRY DIMENSIONS. ROUGH FRAMING OPENINGS MAY VARY DEPENDING ON REQUIREMENTS OF INSTALLED ITEMS.
6. PROVIDE FIRE-RETARDANT BLOCKING BEHIND ALL WALL-MOUNTED FIXTURES AND EQUIPMENT. REFER TO EQUIPMENT PLAN AND KITCHEN ELEVATIONS FOR LOCATIONS.

Wall Symbols Legend

- WOOD STUD INTERIOR PARTITION (EXTENDS TO ROOF DECK - WIDTH VARIES)
- WOOD STUD INTERIOR PARTITION W/ BATT ACOUSTICAL INSULATION (WIDTH VARIES - WALL EXTENDS TO ROOF DECK, BUT IS NOT EXTENDED 1'-0" PAST CEILING LINE)
- WOOD STUD INTERIOR PARTITION (EXTENDS TO BOTTOM OF TRUSSES - WIDTH VARIES)
- WOOD STUD EXTERIOR WALL (BATT THERMAL INSULATION WHERE SHOWN)

PROJECT NORTH
TRUE NORTH

ARRIS consulting
219 34th Street Lubbock, Texas
806-773-0765

REGISTERED ARCHITECT STATE OF TEXAS

5-20-19

No.	Description	Date

HTeaO
BORN IN TEXAS 2009
1208 South Main Street
Weatherford, Texas

Dimensioned Floor Plan

A-102

5/20/2019 2:49:23 PM

1 A-102 Dimensioned Floor Plan
1/4" = 1'-0"

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Altona, Inc.
610 Clariden Ranch
Southlake, TX 76092

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

Dear Applicants,

The request for approval of the Final Plat of Altona's Replat of Lot B, Taylor Plaza has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Mutual Access Easements must be shown on plat.
2. Remove building line from plat.
3. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
4. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Altona, Inc.
Amar B. Ali
616 Clariden Ranch Road
Southlake, TX 76092

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

Kate O'Donoghue Whitson
3227 Berry Hollow Dr.
Melissa, TX 75454

Arris Consulting
219 34th Street
Lubbock, TX 79404

Dear Applicants,

The request for site plan approval for HTeaO located at 729 East Taylor Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the M-1 (Light Manufacturing) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
5. The trash dumpster will need to be located inside the main building area and screened.
6. Shall provide mutual access agreement for the development before a permit will be issued.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Platting of subject property is required.
10. Verify fire requirements and code compliance with Fire Marshal.
11. The location of the trash receptors must be approved by the Public Works Department.
12. Parking will be permitted on private property only.

13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
14. Sidewalk and ADA ramp required along Taylor Street and Loy Lake Road.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2300-2600 BLOCKS GRAYSTONE ROAD & 3200–3500 BLOCKS NORTH FRISCO ROAD**

The request of Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property in the 2300-2600 blocks of Graystone Road and the 3200-3500 blocks of North Frisco Road, being 19.950 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows;

Planning and Zoning Commission

Final Plat approval of Lloyd Plyler Addition.

Background:

The property is located in the 2300-2600 blocks of Graystone Road and the 3200-3500 blocks of North Frisco Road; the northeast corner of Graystone Road and North Frisco Road. The property is zoned a C-2 (General Commercial) District. The owner would like to Plat the property into thirteen lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Lloyd Plyler Construction, LLC (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

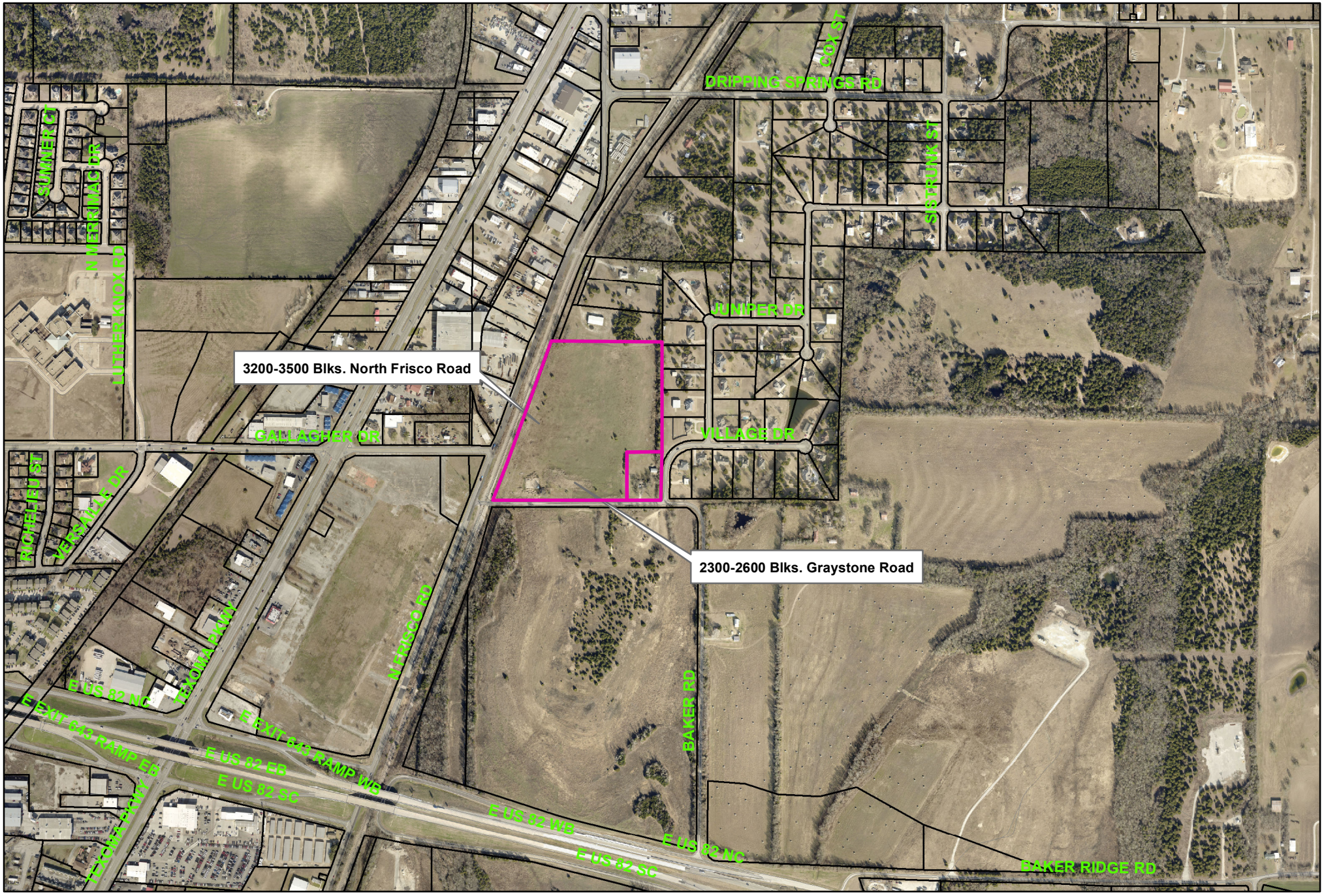
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Lloyd Plyler Addition
Staff Review Letter



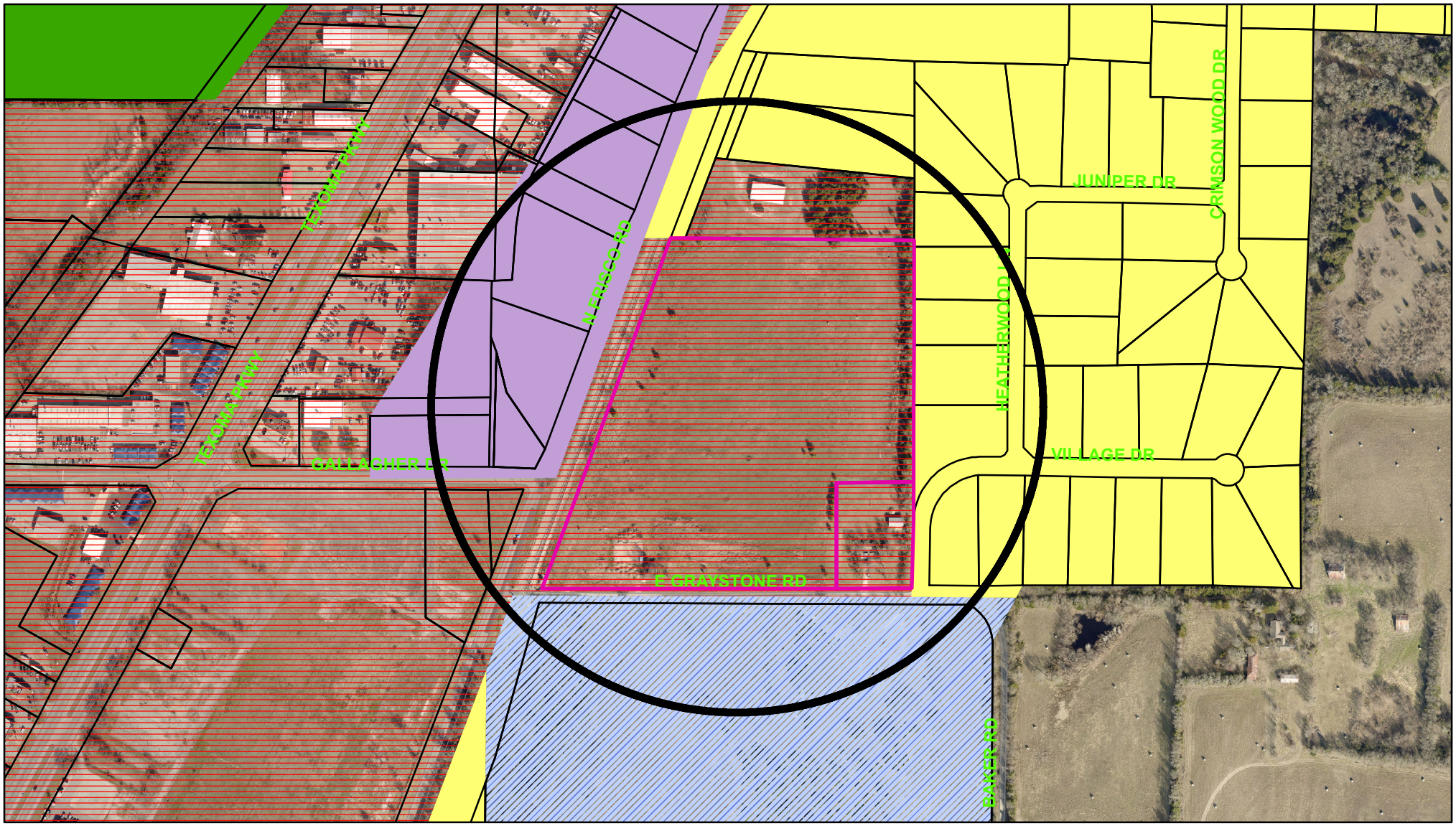
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2300-2600 Blocks Graystone Road & 3200-3500 Blocks North Frisco Road

NOT TO SCALE

1 in = 800 ft



2300-2600 Blocks Graystone Road & 3200-3500 Blocks North Frisco Road

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

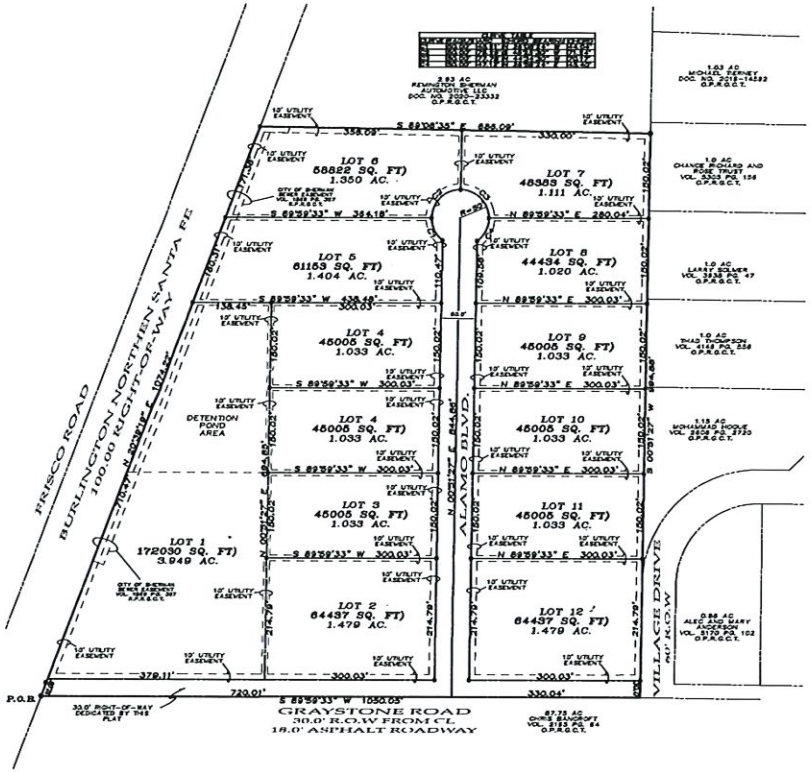
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

JOB NO. 21020121



FINAL PLAT

LLOYD PLYLER ADDITION

BEING ALL OF THE 19.95 ACRE TRACT OF LAND
CONVEYED TO LLOYD PLYLER CONSTRUCTION, LLP
IN VOLUME 4897, PAGE 547, O.P.R.G.C.T. AN ADDITION
TO THE CITY OF SHERMAN, GRAYSON COUNTY,
TEXAS
BEING 19.95 ACRES

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

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
LLOYD PLYLER CONSTRUCTION LLP.
P.O. BOX 2406
SHERMAN, TEXAS

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

2-17-2021

UNDERWOOD
DRAFTING & SURVEYING

SHEET 1 OF 2

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

JOB NO. 21020121

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel M. McGlothlin Survey, Abstract No. 811, and being a part of the same tract of land described as 19.95 acres conveyed to Lloyd Plyler Construction LLP, by deed recorded in Volume 4897, Page 548, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel road at the southwest corner of said 19.95 acre tract, being at the intersection of the east Right-of-Way of the Burlington Northern Santa Fe railroad and the center of Graystone Road;

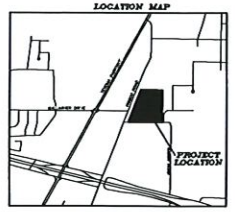
Thence North 20°39'19" East, with the said East Right-of-Way of the Burlington Northern Santa Fe railroad a distance of 1074.22 feet to a set ½" steel rod;

Thence South 89°08'35" East with the south line of a 2.83 acre tract of land conveyed to Remington Sherman Automotive LLC. Recorded in Document Number 2020-23332 of said Official Public Records, a distance of 888.09 feet to a found ½" steel rod;

Thence South 00°31'27" West, with the west line of the Cedar Park Village Addition a distance of 894.85 feet to a found P/K nail in the center of said Graystone Road;

Thence South 89°59'33" West with the center of said Graystone Road a distance of 1050.05 feet to the Point of Beginning and containing 19.950 acres of land.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, LLOYD PLYLER CONSTRUCTION LLP, do hereby adopt this plat designating the hereinabove property as the LLOYD PLYLER 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 buildings, fences, trees, shrubs or other improvements or growths which in anyway may endanger or interfere with the construction, maintenance and efficiency of its respective systems on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems 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_____, 2021.

DAVID PLYLER

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 DAVID PLYLER 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_____, 2021.

Notary Public in and for
the State of Texas
Commission Expires_____

ACCEPTANCE

Approved this _____ day of _____, 2021, 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ALTERATE REPLAT OF LOT 8, TAYLOR PLAZA ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of_____, 2021, 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_____, 2021.

Clerk, City of Sherman, Texas

FINAL PLAT

LLOYD PLYLER ADDITION

BEING ALL OF THE 19.95 ACRE TRACT OF LAND
CONVEYED TO LLOYD PLYLER CONSTRUCTION, LLP
IN VOLUME 4897, PAGE 547, O.P.R.G.C.T. AN ADDITION
TO THE CITY OF SHERMAN, GRAYSON COUNTY,
TEXAS
BEING 19.95 ACRES

OWNERS/DEVELOPER
LLOYD PLYLER CONSTRUCTION LLP.
P.O. BOX 2406
SHERMAN, TEXAS

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

2-17-2021

UNDERWOOD
DRAFTING & SURVEYING

SHEET 2 OF 2

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Lloyd Plyler Construction LLP
P.O. Box 2406
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat of Lloyd Plyler Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Indicate purpose of dashed line on proposed Lot 1.
2. Vesting info in title block is incorrect. Correct appropriately.
3. Dedicate Sanitary Sewer Easement from Southern boundary of SSE in Vol. 1869, Page 357 extending to property line.
4. Show Easement for water line along northern border of property. Dedicate a 10' Waterline Easement around existing water line if no easement found.
5. 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. Ownership and Maintenance information to be shown on plat.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 4000-4300 BLOCKS OF HUMMINGBIRD DRIVE & 700 BLOCK SWAN RIDGE DRIVE**

The request of Westar Home Builders (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive, being 16.393 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of The Preserve, Phase III.

Background:

The property is located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive; the southeast corner of Swan Ridge Drive and Hummingbird Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to Plat the property into 57 lots for residential development.

Adjacent Zoning:

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

Origination:

Westar Home Builders (Owner)
Ron Westervelt (Representative)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

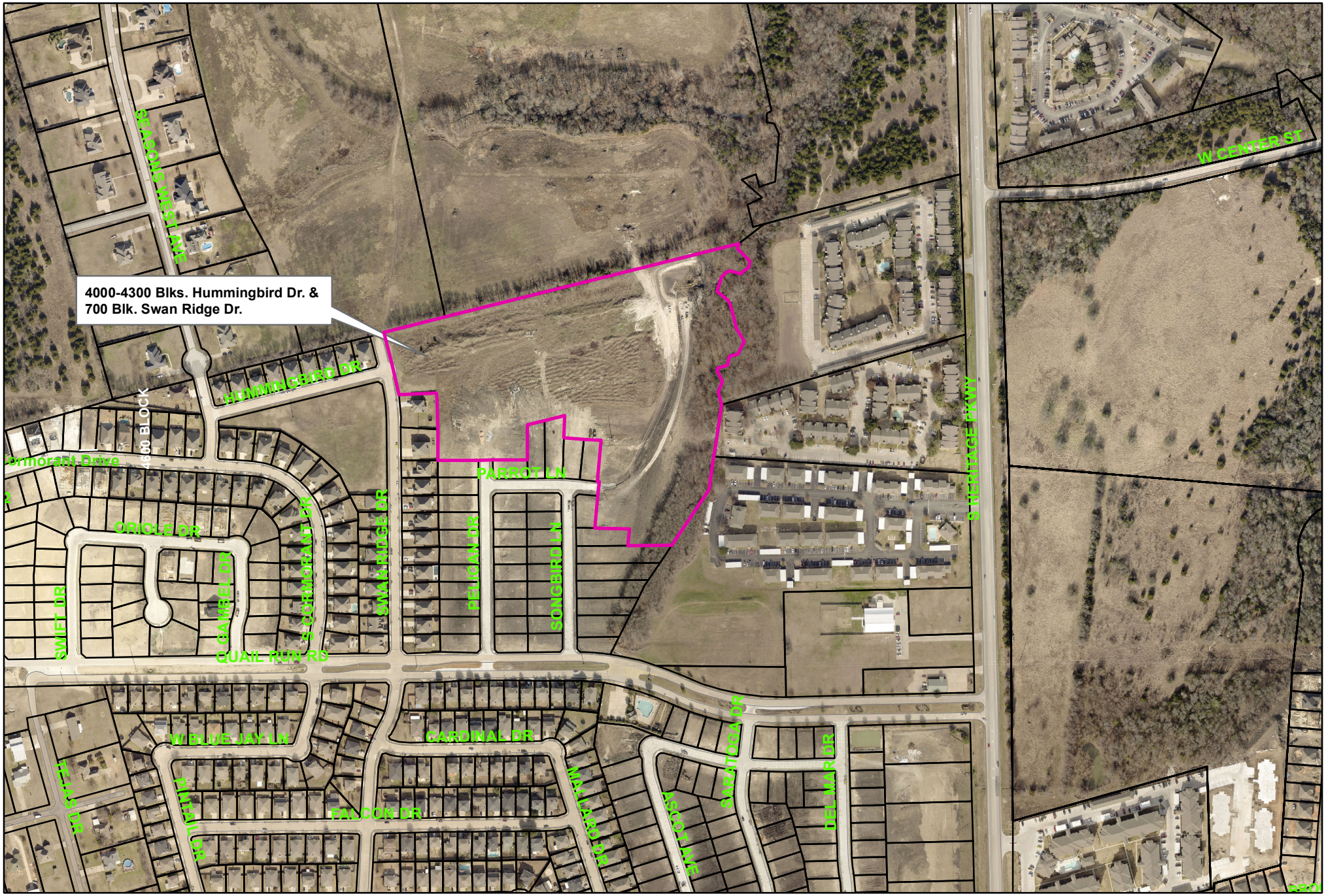
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
The Preserve, Phase III
Staff Review Letter



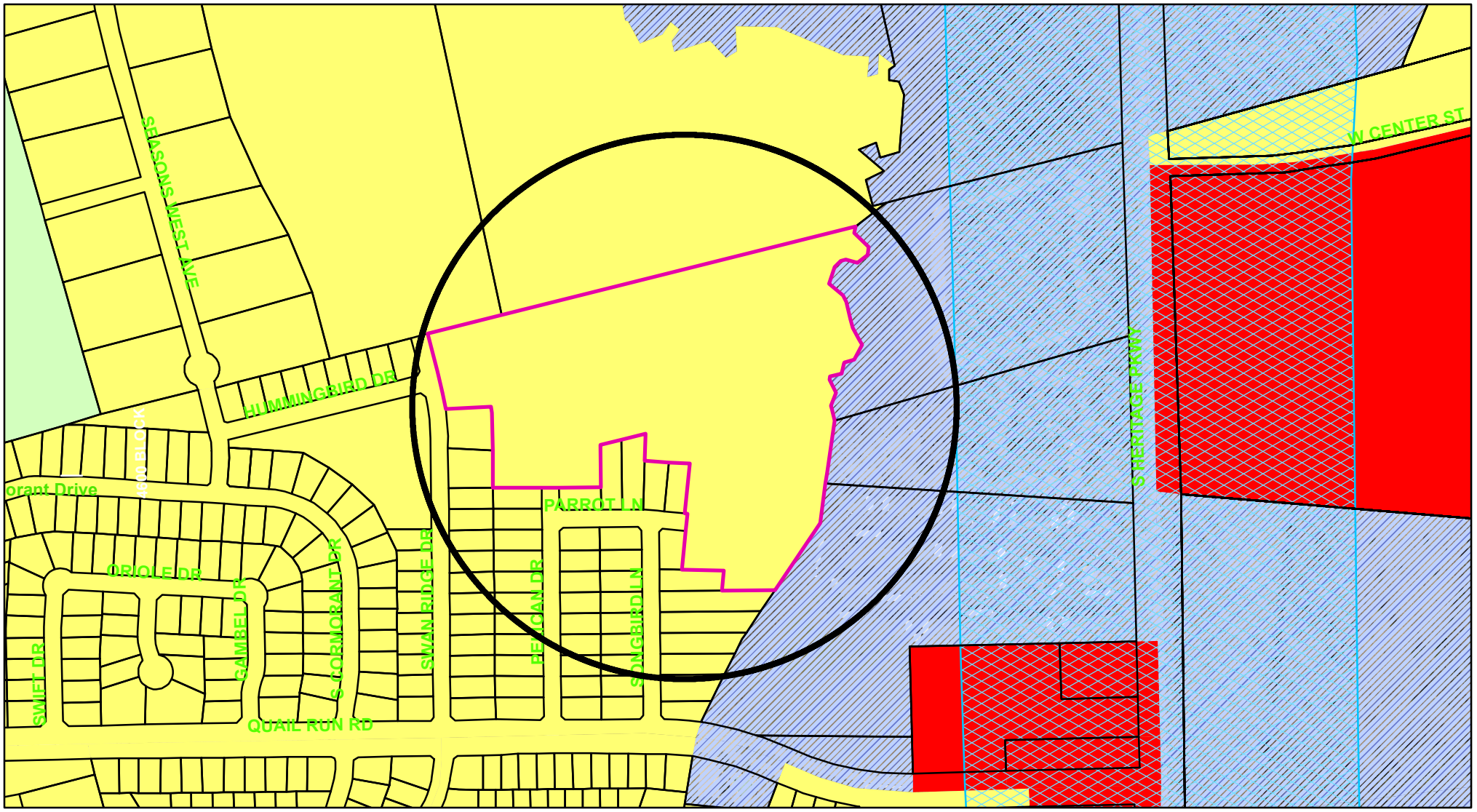
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4000-4300 Blocks Hummingbird Drive & 700 Block Swan Ridge Drive

NOT TO SCALE

1 in = 433 ft



Zoning - 4000-4300 Blocks Hummingbird Drive & 700 Block Swan Ridge Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

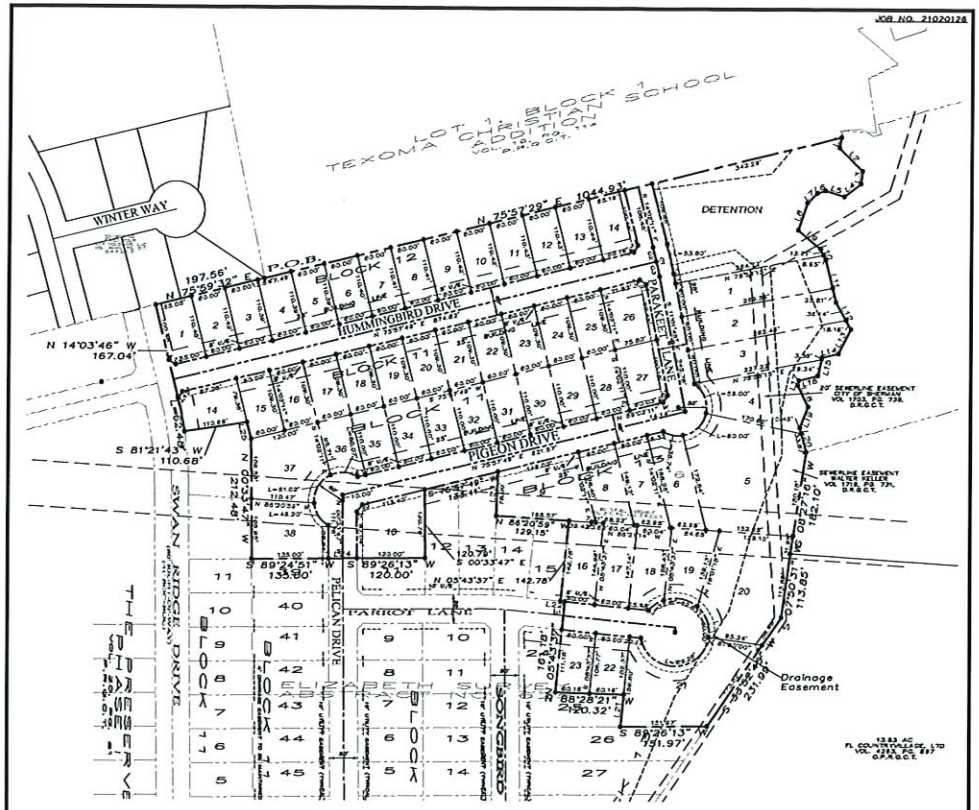
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 400 ft

JOB NO. 210201.28



Block	Lot	S.F.	Block	Lot	S.F.	Block	Lot	S.F.
11	14	7980	12	1	7133	13	1	16078
11	15	6558	12	2	6626	13	2	16432
11	16	6558	12	3	6624	13	3	16427
11	17	6558	12	4	6623	13	4	16494
11	18	6558	12	5	6624	13	5	36029
11	19	6558	12	6	6624	13	6	10360
11	20	6558	12	7	6624	13	7	6621
11	21	6558	12	8	6625	13	8	9020
11	22	6558	12	9	6625	13	9	16231
11	23	6558	12	10	6625	13	10	12722
11	24	6558	12	11	6626	13	16	6632
11	25	6558	12	12	6626	13	17	8763
11	26	8548	12	13	6626	13	18	6590
11	27	7970	12	14	7146	13	19	9265
11	28	6600				13	20	25550
11	29	6600				13	21	25773
11	30	6600				13	22	6274
11	31	6600				13	23	6539
11	32	6600				DET		55833
11	33	6600						
11	34	6600						
11	35	6600						
11	36	6073						
11	37	15540						
11	38	12987						

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°24'51" W	135.00'
L2	N 00°43'47" E	142.78'
L3	S 89°26'13" W	120.00'
L4	S 00°33'47" W	120.79'
L5	S 89°26'13" W	120.00'
L6	S 89°14'02" W	50.00'
L7	S 89°24'51" W	135.00'
L8	N 00°33'47" W	212.48'
L9	N 14°02'10" W	29.94'
L10	S 81°21'43" W	110.68'
L11	S 89°26'13" W	251.97'
L12	N 14°03'46" W	167.04'
L13	N 75°59'32" E	197.56'
L14	S 89°26'13" W	120.00'
L15	N 00°43'47" E	142.78'
L16	S 89°26'13" W	129.15'
L17	N 02°00'05" E	78.00'
L18	S 75°57'49" W	133.41'
L19	S 00°33'47" E	120.79'
L20	S 89°26'13" W	120.00'
L21	S 89°14'02" W	50.00'
L22	S 89°24'51" W	135.00'
L23	N 00°33'47" W	212.48'
L24	N 14°02'10" W	29.94'
L25	S 81°21'43" W	110.68'
L26	S 89°26'13" W	251.97'
L27	N 14°03'46" W	167.04'
L28	N 75°59'32" E	197.56'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25.00'	39.27'	S 30°33'47" E	35.36'
C2	25.00'	39.27'	S 59°26'13" W	35.36'
C3	25.00'	39.27'	N 30°33'47" W	35.36'
C4	25.00'	39.27'	N 59°26'13" E	35.36'
C5	25.00'	39.27'	S 30°33'47" E	35.36'
C6	25.00'	39.27'	S 59°26'13" W	35.36'
C7	25.00'	39.27'	N 30°33'47" W	35.36'
C8	25.00'	39.27'	N 59°26'13" E	35.36'
C9	25.00'	39.27'	S 30°33'47" E	35.36'
C10	25.00'	39.27'	S 59°26'13" W	35.36'
C11	25.00'	39.27'	N 30°33'47" W	35.36'
C12	25.00'	39.27'	N 59°26'13" E	35.36'
C13	25.00'	39.27'	S 30°33'47" E	35.36'
C14	25.00'	39.27'	S 59°26'13" W	35.36'
C15	25.00'	39.27'	N 30°33'47" W	35.36'
C16	25.00'	39.27'	N 59°26'13" E	35.36'
C17	25.00'	39.27'	S 30°33'47" E	35.36'
C18	25.00'	39.27'	S 59°26'13" W	35.36'
C19	25.00'	39.27'	N 30°33'47" W	35.36'
C20	25.00'	39.27'	N 59°26'13" E	35.36'
C21	25.00'	39.27'	S 30°33'47" E	35.36'
C22	25.00'	39.27'	S 59°26'13" W	35.36'
C23	25.00'	39.27'	N 30°33'47" W	35.36'
C24	25.00'	39.27'	N 59°26'13" E	35.36'
C25	25.00'	39.27'	S 30°33'47" E	35.36'
C26	25.00'	39.27'	S 59°26'13" W	35.36'
C27	25.00'	39.27'	N 30°33'47" W	35.36'
C28	25.00'	39.27'	N 59°26'13" E	35.36'
C29	25.00'	39.27'	S 30°33'47" E	35.36'
C30	25.00'	39.27'	S 59°26'13" W	35.36'
C31	25.00'	39.27'	N 30°33'47" W	35.36'
C32	25.00'	39.27'	N 59°26'13" E	35.36'
C33	25.00'	39.27'	S 30°33'47" E	35.36'
C34	25.00'	39.27'	S 59°26'13" W	35.36'
C35	25.00'	39.27'	N 30°33'47" W	35.36'
C36	25.00'	39.27'	N 59°26'13" E	35.36'
C37	25.00'	39.27'	S 30°33'47" E	35.36'
C38	25.00'	39.27'	S 59°26'13" W	35.36'
C39	25.00'	39.27'	N 30°33'47" W	35.36'
C40	25.00'	39.27'	N 59°26'13" E	35.36'
C41	25.00'	39.27'	S 30°33'47" E	35.36'
C42	25.00'	39.27'	S 59°26'13" W	35.36'
C43	25.00'	39.27'	N 30°33'47" W	35.36'
C44	25.00'	39.27'	N 59°26'13" E	35.36'
C45	25.00'	39.27'	S 30°33'47" E	35.36'
C46	25.00'	39.27'	S 59°26'13" W	35.36'
C47	25.00'	39.27'	N 30°33'47" W	35.36'
C48	25.00'	39.27'	N 59°26'13" E	35.36'
C49	25.00'	39.27'	S 30°33'47" E	35.36'
C50	25.00'	39.27'	S 59°26'13" W	35.36'
C51	25.00'	39.27'	N 30°33'47" W	35.36'
C52	25.00'	39.27'	N 59°26'13" E	35.36'
C53	25.00'	39.27'	S 30°33'47" E	35.36'
C54	25.00'	39.27'	S 59°26'13" W	35.36'
C55	25.00'	39.27'	N 30°33'47" W	35.36'
C56	25.00'	39.27'	N 59°26'13" E	35.36'
C57	25.00'	39.27'	S 30°33'47" E	35.36'
C58	25.00'	39.27'	S 59°26'13" W	35.36'
C59	25.00'	39.27'	N 30°33'47" W	35.36'
C60	25.00'	39.27'	N 59°26'13" E	35.36'
C61	25.00'	39.27'	S 30°33'47" E	35.36'
C62	25.00'	39.27'	S 59°26'13" W	35.36'
C63	25.00'	39.27'	N 30°33'47" W	35.36'
C64	25.00'	39.27'	N 59°26'13" E	35.36'
C65	25.00'	39.27'	S 30°33'47" E	35.36'
C66	25.00'	39.27'	S 59°26'13" W	35.36'
C67	25.00'	39.27'	N 30°33'47" W	35.36'
C68	25.00'	39.27'	N 59°26'13" E	35.36'
C69	25.00'	39.27'	S 30°33'47" E	35.36'
C70	25.00'	39.27'	S 59°26'13" W	35.36'
C71	25.00'	39.27'	N 30°33'47" W	35.36'
C72	25.00'	39.27'	N 59°26'13" E	35.36'
C73	25.00'	39.27'	S 30°33'47" E	35.36'
C74	25.00'	39.27'	S 59°26'13" W	35.36'
C75	25.00'	39.27'	N 30°33'47" W	35.36'
C76	25.00'	39.27'	N 59°26'13" E	35.36'
C77	25.00'	39.27'	S 30°33'47" E	35.36'
C78	25.00'	39.27'	S 59°26'13" W	35.36'
C79	25.00'	39.27'	N 30°33'47" W	35.36'
C80	25.00'	39.27'	N 59°26'13" E	35.36'
C81	25.00'	39.27'	S 30°33'47" E	35.36'
C82	25.00'	39.27'	S 59°26'13" W	35.36'
C83	25.00'	39.27'	N 30°33'47" W	35.36'
C84	25.00'	39.27'	N 59°26'13" E	35.36'
C85	25.00'	39.27'	S 30°33'47" E	35.36'
C86	25.00'	39.27'	S 59°26'13" W	35.36'
C87	25.00'	39.27'	N 30°33'47" W	35.36'
C88	25.00'	39.27'	N 59°26'13" E	35.36'
C89	25.00'	39.27'	S 30°33'47" E	35.36'
C90	25.00'	39.27'	S 59°26'13" W	35.36'
C91	25.00'	39.27'	N 30°33'47" W	35.36'
C92	25.00'	39.27'	N 59°26'13" E	35.36'
C93	25.00'	39.27'	S 30°33'47" E	35.36'
C94	25.00'	39.27'	S 59°26'13" W	35.36'
C95	25.00'	39.27'	N 30°33'47" W	35.36'
C96	25.00'	39.27'	N 59°26'13" E	35.36'
C97	25.00'	39.27'	S 30°33'47" E	35.36'
C98	25.00'	39.27'	S 59°26'13" W	35.36'
C99	25.00'	39.27'	N 30°33'47" W	35.36'
C100	25.00'	39.27'	N 59°26'13" E	35.36'
C101	25.00'	39.27'	S 30°33'47" E	35.36'
C102	25.00'	39.27'	S 59°26'13" W	35.36'
C103	25.00'	39.27'	N 30°33'47" W	35.36'
C104	25.00'	39.27'	N 59°26'13" E	35.36'
C105	25.00'	39.27'	S 30°33'47" E	35.36'
C106	25.00'	39.27'	S 59°26'13" W	35.36'
C107	25.00'	39.27'	N 30°33'47" W	35.36'
C108	25.00'	39.27'	N 59°26'13" E	35.36'
C109	25.00'	39.27'	S 30°33'47" E	35.36'
C110	25.00'	39.27'	S 59°26'13" W	35.36'
C111	25.00'	39.27'	N 30°33'47" W	35.36'
C112	25.00'	39.27'	N 59°26'13" E	35.36'
C113	25.00'	39.27'	S 30°33'47" E	35.36'
C114	25.00'	39.27'	S 59°26'13" W	35.36'
C115	25.00'	39.27'	N 30°33'47" W	35.36'
C116	25.00'	39.27'	N 59°26'13" E	35.36'
C117	25.00'	39.27'	S 30°33'47" E	35.36'
C118	25.00'	39.27'	S 59°26'13" W	35.36'
C119	25.00'	39.27'	N 30°33'47" W	35.36'
C120	25.00'	39.27'	N 59°26'13" E	35.36'
C121	25.00'	39.27'	S 30°33'47" E	35.36'
C122	25.00'	39.27'	S 59°26'13" W	35.36'
C123	25.00'	39.27'	N 30°33'47" W	35.36'
C124	25.00'	39.27'	N 59°26'13" E	35.36'
C125	25.00'	39.27'	S 30°33'47" E	35.36'
C126	25.00'	39.27'	S 59°26'13" W	35.36'
C127	25.00'	39.27'	N 30°33'47" W	35.36'
C128	25.00'	39.27'	N 59°26'13" E	35.36'
C129	25.00'	39.27'	S 30°33'47" E	35.36'
C130	25.00'	39.27'	S 59°26'13" W	35.36'
C131	25.00'	39.27'	N 30°33'47" W	35.36'
C132	25.00'	39.27'	N 59°26'13" E	35.36'
C133	25.00'	39.27'	S 30°33'47" E	35.36'
C134	25.00'	39.27'	S 59°26'13" W	35.36'
C135	25.00'	39.27'	N 30°33'47" W	35.36'
C136	25.00'	39.27'	N 59°26'13" E	35.36'
C137	25.00'	39.27'	S 30°33'47" E	35.36'
C138	25.00'	39.27'	S 59°26'13" W	35.36'
C139	25.00'	39.27'	N 30°33'47" W	35.36'
C140	25.00'	39.27'	N 59°26'13" E	35.36'
C141	25.00'	39.27'	S 30°33'47" E	35.36'
C142	25.00'	39.27'	S 59°26'13" W	35.36'
C143	25.00'	39.27'	N 30°33'47" W	35.36'
C144	25.00'	39.27'	N 59°26'13" E	35.36'
C145	25.00'	39.27'	S 30°33'47" E	35.36'
C146	25.00'	39.27'	S 59°26'13" W	35.36'
C147	25.00'	39.27'	N 30°33'47" W	35.36'
C148	25.00'	39.27'	N 59°26'13" E	35.36'
C149	25.00'	39.27'	S 30°33'47" E	35.36'
C150	25.00'	39.27'	S 59°26'13" W	35.36'
C151	25.00'	39.27'	N 30°33'47" W	35.36'
C152	25.00'	39.27'	N 59°26'13" E	35.36'
C153	25.00'	39.27'	S 30°33'47" E	35.36'
C154	25.00'	39.27'	S 59°26'13" W	35.36'
C155	25.00'	39.27'	N 30°33'47" W	35.36'
C156	25.00'	39.27'	N 59°26'13" E	35.36'
C157	25.00'	39.27'	S 30°33'47" E	35.36'
C158	25.00'	39.27'	S 59°26'13" W	35.36'
C159	25.00'	39.27'	N 30°33'47" W	35.36'
C160	25.00'	39.27'	N 59°26'13" E	35.36'
C161	25.00'	39.27'	S 30°33'47" E	35.36'
C162	25.00'	39.27'	S 59°26'13" W	35.36'
C163	25.00'	39.27'	N 30°33'47" W	35.36'
C164	25.00'	39.27'	N 59°26'13" E	35.36'
C165	25.00'	39.27'	S 30°33'47" E	35.36'
C166	25.00'	39.27'	S 59°26'13" W	35.36'
C167	25.00'	39.27'	N 30°33'47" W	35.36'
C168	25.00'	39.27'	N 59°26'13" E	35.36'
C169	25.00'	39.27'	S 30°33'47" E	35.36'
C170	25.00'	39.27'	S 59°26'13" W	35.36'
C171	25.00'	39.27'	N 30°33'47" W	35.36'
C172	25.00'	39.27'	N 59°26'13" E	35.36'
C173	25.00'	39.27'	S 30°33'47" E	35.36'
C174	25.00'	39.27'	S 59°26'13" W	35.36'
C175	25.00'	39.27'	N 30°33'47" W	35.36'
C176	25.00'	39.27'	N 59°26'13" E	35.36'
C177	25.00'	39.27'	S 30°33'47" E	35.36'
C178	25.00'	39.27'	S 59°26'13" W	35.36'
C179	25.00'	39.27'	N 30°33'47" W	35.36'
C180	25.00'	39.27'	N 59°26'13" E	35.36'
C181	25.00'	39.27'	S 30°33'47" E	35.36'
C182	25.00'	39.27'	S 59°26'13" W	35.36'
C183	25.00'	39.27'	N 30°33'47" W	35.36'
C184	25.00'	39.27'	N 59°26'13" E	35.36'
C185	25.00'	39.27'	S 30°33'47" E	35.36'
C186	25.00'	39.27'	S 59°26'13" W	35.36'
C187	25.00'	39.27'	N 30°33'47" W	35.36'
C188	25.00'	39.27'	N 59°26'13" E	35.36'
C189	25.00'	39.27'	S 30°33'47" E	35.36'
C190	25.00'	39.27'	S 59°26'13" W	35.36'
C191	25.00'	39.27'	N 30°33'47" W	35.36'
C192	25.00'	39.27'	N 59°26'13" E	35.36'
C193	25.00'	39.27'	S 30°33'47" E	35.36'
C194	25.00'	39.27'	S 59°26'13" W	35.36'
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C200	25.00'	39.27'	N 59°26'13" E	35.36'
C201	25.00'	39.27'	S 30°33'47" E	35.36'
C202	25.00'	39.27'	S 59°26'13" W	35.36'
C203	25.00'	39.27'	N 30°33'47" W	35.36'
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C211	25.00'	39.27'	N 30°33'47" W	35.36'
C212	25.00'	39.27'	N 59°26'13" E	35.36'
C213	25.00'	39.27'	S 30°33'47" E	35.36'
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C220	25.00'	39.27'	N 59°26'13" E	35.36'
C221	25.00'	39.27'	S 30°33'47" E	35.36'
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C231	25.00'	39.27'	N 30°33'47" W	35.36'
C232	25.00'	39.27'	N 59°26'13" E	35.36'
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C251	25.00'	39.27'	N 30°33'47" W	35.36'
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C268	25.00'	39.27'	N 59°26'13" E	35.36'
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C270	25.00'	39.27'	S 59°26'13" W	35.36'
C271	25.00'	39.27'	N 30°33'47" W	35.36'
C272	25.00'	39.27'	N 59°26'13" E	35.36'
C273	25.00'	39.27'	S 30°33'47" E	35.36'
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C282	25.00'	39.27'	S 59°26'13" W	35.36'
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C284	25.00'	39.27'	N 59°26'13" E	35.36'
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C286	25.00'	39.27'	S 59°26'13" W	35.36'
C287	25.00'	39.27'	N 30°33'47" W	35.36'
C288	25.00'	39.27'	N 59°26'13" E	35.36'
C289	25.00'	39.27'	S 30°33'47" E	35.36'
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C292	25.00'	39.27'	N 59°26'13" E	35.36'
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C302	25.00'	39.27'	S 59°26'13" W	35.36'
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C304	25.00'	39.27'	N 59°26'13" E	35.36'
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C308	25.00'	39.27'	N 59°26'13" E	35.36'
C309	25.00'	39.27'	S 30°33'47" E	35.36'
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C312	25.00'	39.27'	N 59°26'13" E	35.36'
C313	25.00'	39.27'	S 30°33'47" E	35.36'
C314	25.00'	39.27'	S 59°26'13" W	35.36'
C315	25.00'	39.27'	N 30°33'47" W	35.36'
C316	25.00'	39.27'	N 59°26'13" E	35.36'
C317	25.00'	39.27'	S 30°33'47" E	35.36'
C318	25.00'	39.27'	S 59°26'13" W	35.36'
C319	25.00'	39.27'	N 30°33'47" W	35.36'
C320	25.00'	39.27'	N 59°26'13" E	35.36'
C321	25.00'	39.27'	S 30°33'47" E	35.36'
C322	25.00'	39.27'	S 59°26'13" W	35.36'
C323	25.00'	39.27'	N 30°33'47" W	35.36'
C324	25.00'	39.27'	N 59°26'13" E	35.36'
C325	25.00'	39.27'	S 30°33'47" E	35.36'
C326	25.00'	39.27'	S 59°26'13" W	35.36'
C327	25.00'	39.27'	N 30°33'47" W	35.36'
C328	25.00'	39.27'	N 59°26'13" E	35.36'
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C330	25.00'	39.27'	S 59°26'13" W	35.36'
C331	25.00'	39.27'	N 30°33'47" W	35.36'
C332	25.00'	39.27'	N 59°26'13" E	35.36'
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C334	25.00'	39.27'	S 59°26'13" W	35.36'
C335	25.00'	39.27'	N 30°33'47" W	35.36'
C336	25.00'	39.27'	N 59°26'13" E	35.36'
C337	25.00'	39.27'	S 30°33'47" E	35.36'
C338	25.00'	39.27'	S 59°26'13" W	35.36'
C339	25.00'	39.27'	N 30°33'47" W	35.36'
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C346	25.00'	39.27'	S 59°26'13" W	35.36'
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C349	25.00'	39.27'	S 30°33'47" E	35.36'
C350	25.00'	39.27'	S 59°26'13" W	35.36'
C351	25.00'	39.27'	N 30°33'47" W	35.36'
C352	25.00'	39.27'	N 59°26'13" E	35.36'
C353	25.00'	39.27'	S 30°33'47" E	35.36'
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C355	25.00'	39.27'	N 30°33'47" W	35.36'
C356	25.00'	39.27'	N 59°26'13" E	35.36'
C357	25.00'	39.27'	S 30°33'47" E	35.36'
C358	25.00'	39.27'	S 59°26'13" W	35.36'
C359	25.00'	39.27'	N 30°33'47" W	35.36'
C360	25.00'	39.27'	N 59°26'13" E	35.36'
C361	25.00'	39.27'	S 30°33'47" E	35.36'
C362	25.00'	39.27'	S 59°26'13" W	35.36'
C363	25.00'	39.27'	N 30°33'47" W	35.36'
C364	25.00'	39.27'	N 59°26'13" E	35.36'
C365	25.00'	39.27'	S 30°33'47" E	35.36'
C366	25.00'	39.27'	S 59°26'13" W	35.36'
C367	25.00'	39.27'	N 30°33'47" W	35.36'
C368	25.00'	39.27'	N 59°26'13" E	35.36'
C369	25.00'	39.27'	S 30°33'47" E	35.36'
C370	25.00'	39.27'	S 59°26'13" W	35.36'
C371	25.00'	39.27'	N 30°33'47" W	35.36'
C372	25.00'	39.27'	N 59°26'13" E	35.36'
C373	25.00'	39.27'	S 30°33'47" E	35.36'
C374	25.00'	39.27'	S 59°26'13" W	35.36'
C375	25.00'	39.27'	N 30°33'47" W	35.36'
C376	25.00'	39.27'	N 59°26'13" E	35.36'
C377	25.00'	39.27'	S 30°33'47" E	35.36'
C378	25.00'	39.27'	S 59°26'13" W	35.36'
C379	25.00'	39.27'	N 30°33'47" W	35.36'
C380	25.00'	39.27'	N 59°26'13" E	35.36'
C381	25.00'	39.27'	S 30°33'47" E	35.36'
C382	25.00'	39.27'	S 59°26'13" W	35.36'
C383	25.00'	39.27'	N 30°33'47" W	35.36'
C384	25.00'	39.27'	N 59°26'13" E	35.36'
C385	25.00'	39.27'	S 30°33'47" E	35.36'
C386	25.00'	39.27'	S 59°26'13" W	35.36'
C387	25.00'	39.27'	N 30°33'47" W	35.36'
C388	25.00'	39.27'	N 59°26'13" E	35.36'
C389	25.00'	39.27'	S 30°33'47" E	35.36'
C390	25.00'	39.27'	S 59°26'13" W	35.36'
C391	25.00'	39.27'	N 30°33'47" W	35.36'
C392	25.00'	39.27'	N 59°26'13" E	35.36'
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C403	25.00'	39.27'	N 30°33'47" W	35.36'
C404	25.00'	39.27'	N 59°26'13" E	35.36'
C405

Sherman
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STAFF REVIEW LETTER

March 5, 2021

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

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

Dear Applicants,

The request for approval of the Final Plat of The Preserve, Phase III has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Remove building line from plat.
2. Lots 1 and 14, Block 12 must show Easement as noted in Volume 1995, Page 320, Real Property Records, Grayson County, Texas.
3. Dedicate 20' Utility Easement along street Swan Ridge Drive for Lots 1 and 14, Block 12.
4. Lot 36, Block 11 and Lot 4, Block 13 do not meet minimum lot with of 60 feet at property line. Variance required for all lots not meeting 60 feet. Chapter 14, Sec. 6.1.1
5. Drainage Easement on Eastern boundary shall be changed to Private Drainage Easement.
6. Detention Lot must be assigned Lot number and be notated as owned and maintained by the HOA.
7. All existing easements shall be clearly identified and show filing information.
8. Show exact location of Sewer line Easement in Volume 1719, Page 731 on drawing.
9. Dedicate 10' Utility Easement along all street frontage.
10. Calls are not clearly shown on drawing. Correct appropriately.
11. Curve data missing from drawing on 3rd from last call in metes and bounds description.
12. Typos in metes and bounds description. Correct appropriately.
13. Subdivision with Winter Way shall be removed from drawing. Site does not exist.
14. Any subdivision developed under the Patio Home (PH) standards shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Usable open space shall not be required for a patio home development if it contains fifty (50) or fewer lots and the property contiguous (abutting or separating only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit patio home development. Properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.
15. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.

16. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **32.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4000-4300 BLOCKS OF HUMMINGBIRD DRIVE, 700 BLOCK SWAN RIDGE DRIVE

The request of Westar Home Builders (Owner), Ron Westervelt (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 4000-4300 blocks of Hummingbird Drive, and the 700 block of Swan Ridge Drive, being Lots 14-38, Block 11, Lots 1-14, Block 12, Lots 1-10 and 16-23, Block 13 of the proposed The Preserve Addition, Phase III, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval (Ord. 6358) under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow patio homes in an R-1 (One-Family Residential) District.

Background:

The property is located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive; the southeast corner of Swan Ridge Drive and Hummingbird Drive. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow patio homes on 57 lots in The Preserve, Phase III Addition.

Adjacent Zoning:

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

Origination:

Westar Home Builders (Owner)
Ron Westervelt (Representative)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

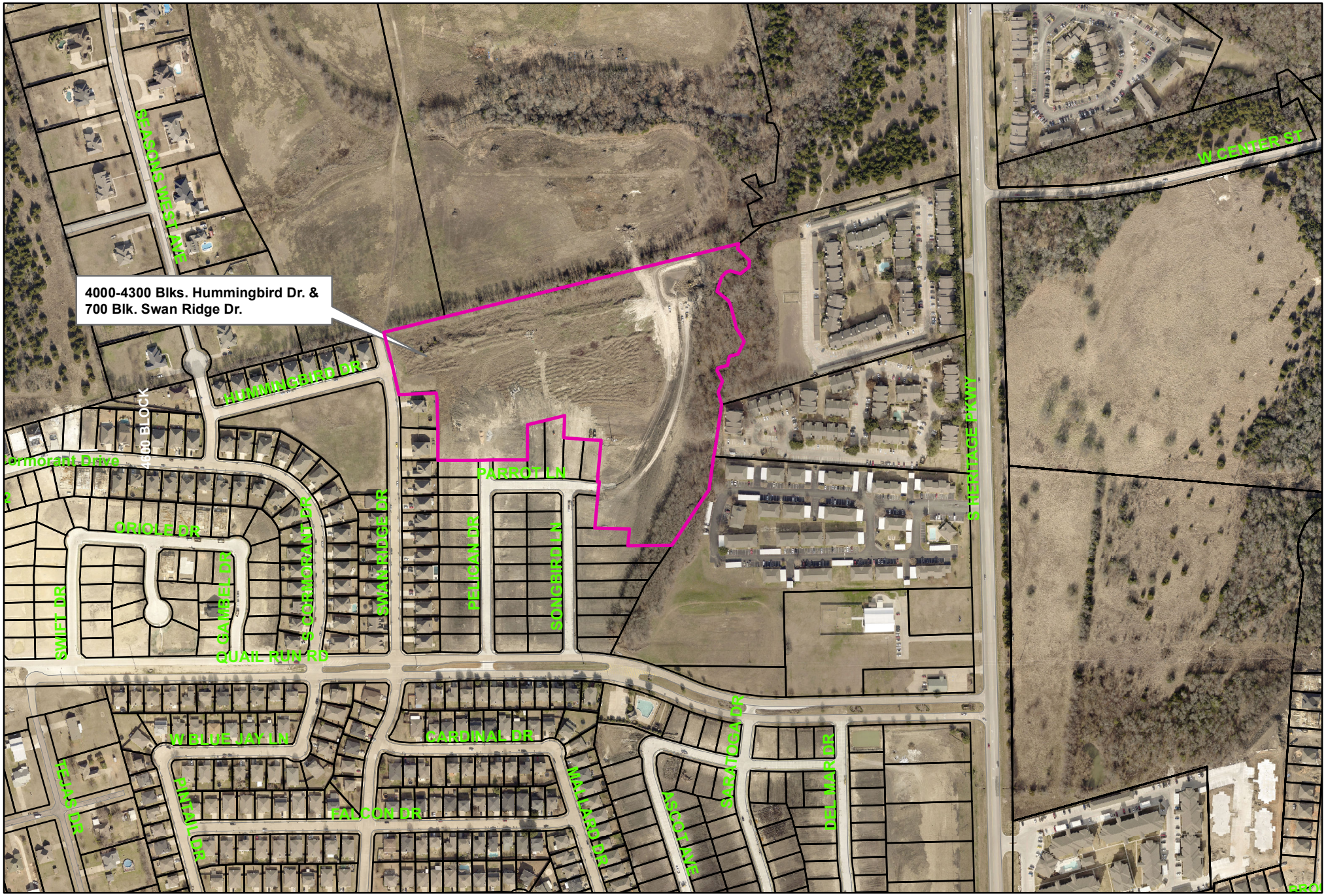
17

Objections Received:

0

Attachments

Location Map
Location Map Patio Homes
Zoning Map
Zoning Sign Photo
Patio Home Lots
Building Elevations
Staff Review Letter



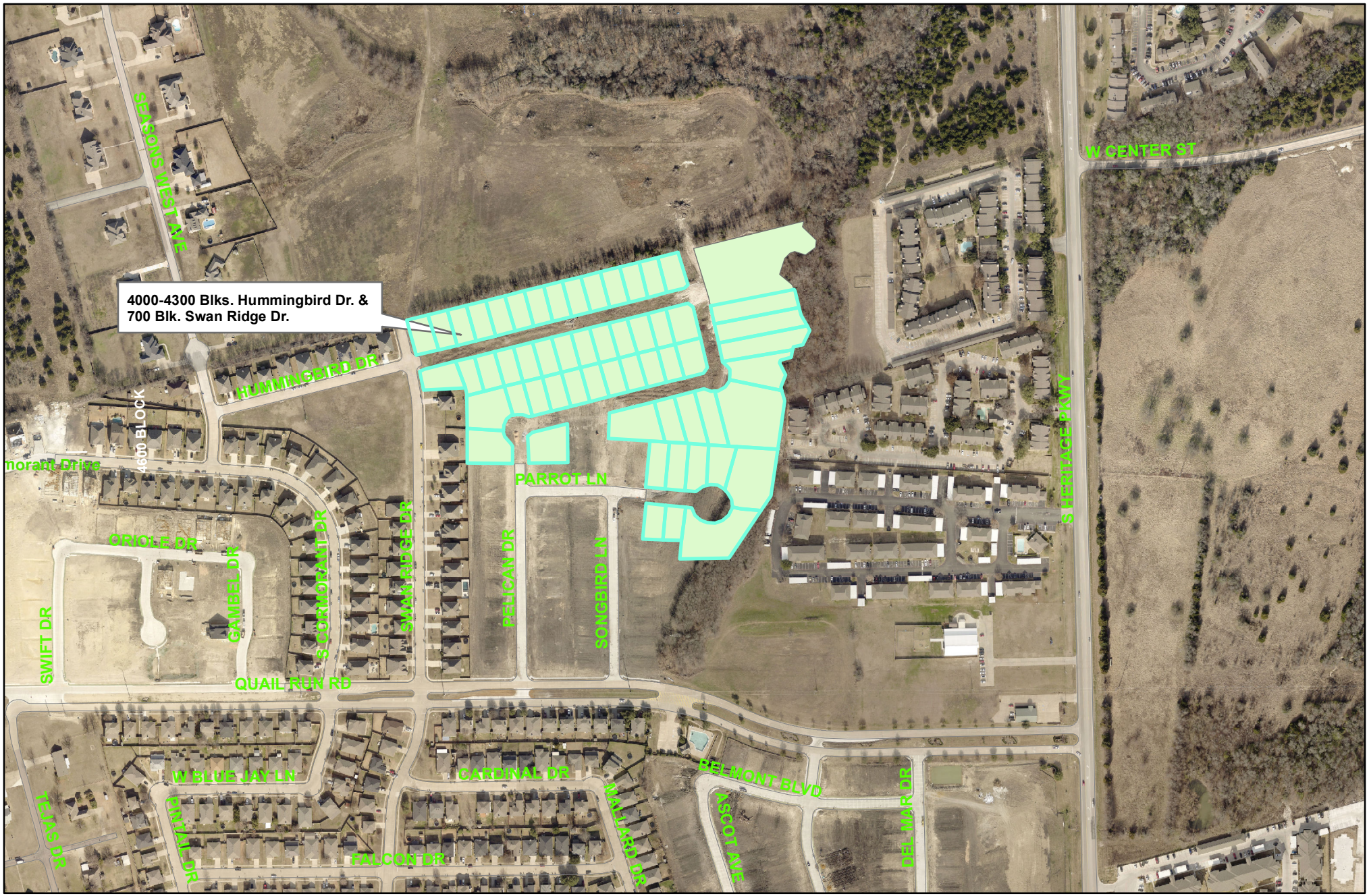
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4000-4300 Blocks Hummingbird Drive & 700 Block Swan Ridge Drive

NOT TO SCALE

1 in = 433 ft



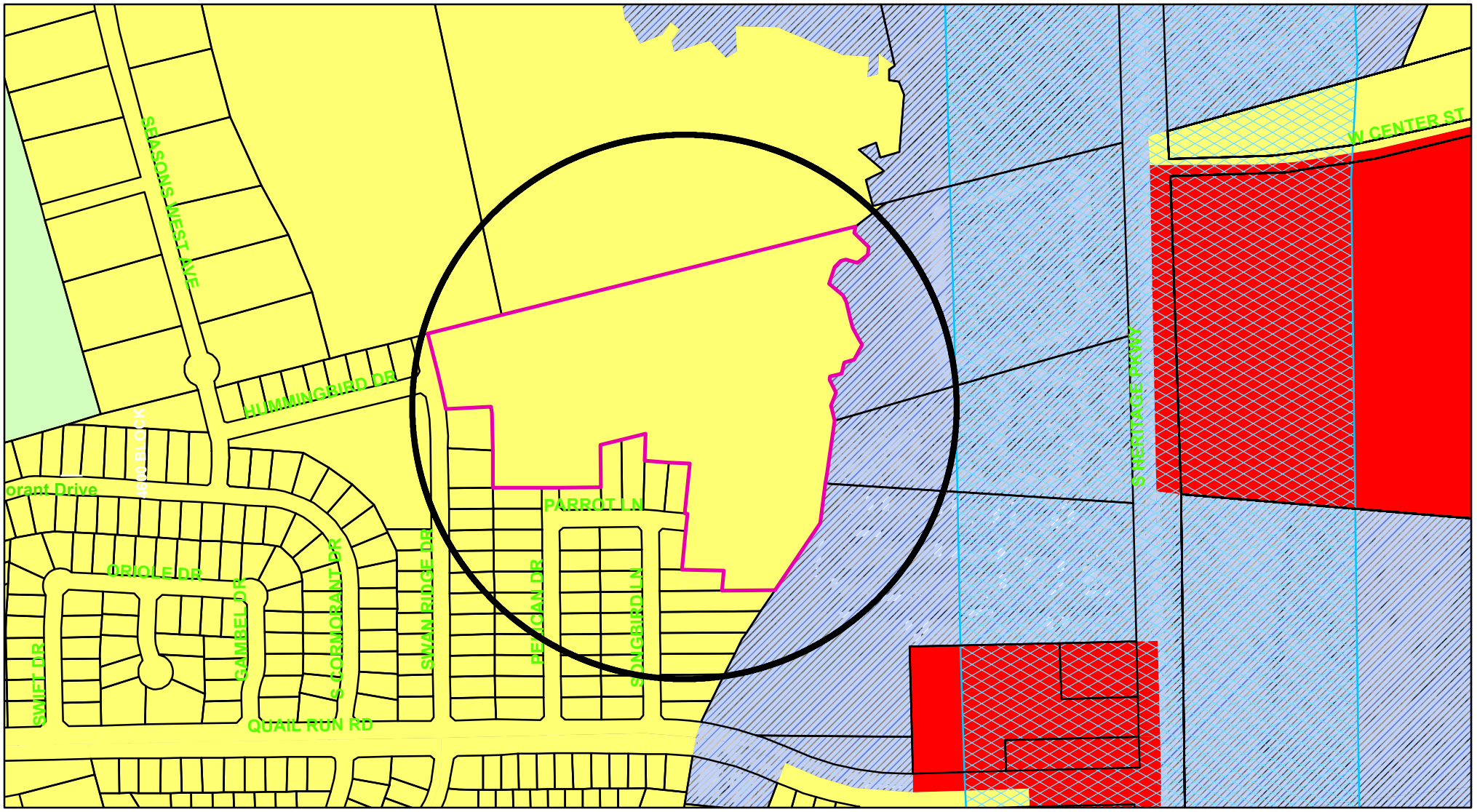
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4000-4300 Blks. Hummingbird Drive & 700 Blk.Swan Ridge Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 4000-4300 Blocks Hummingbird Drive & 700 Block Swan Ridge Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

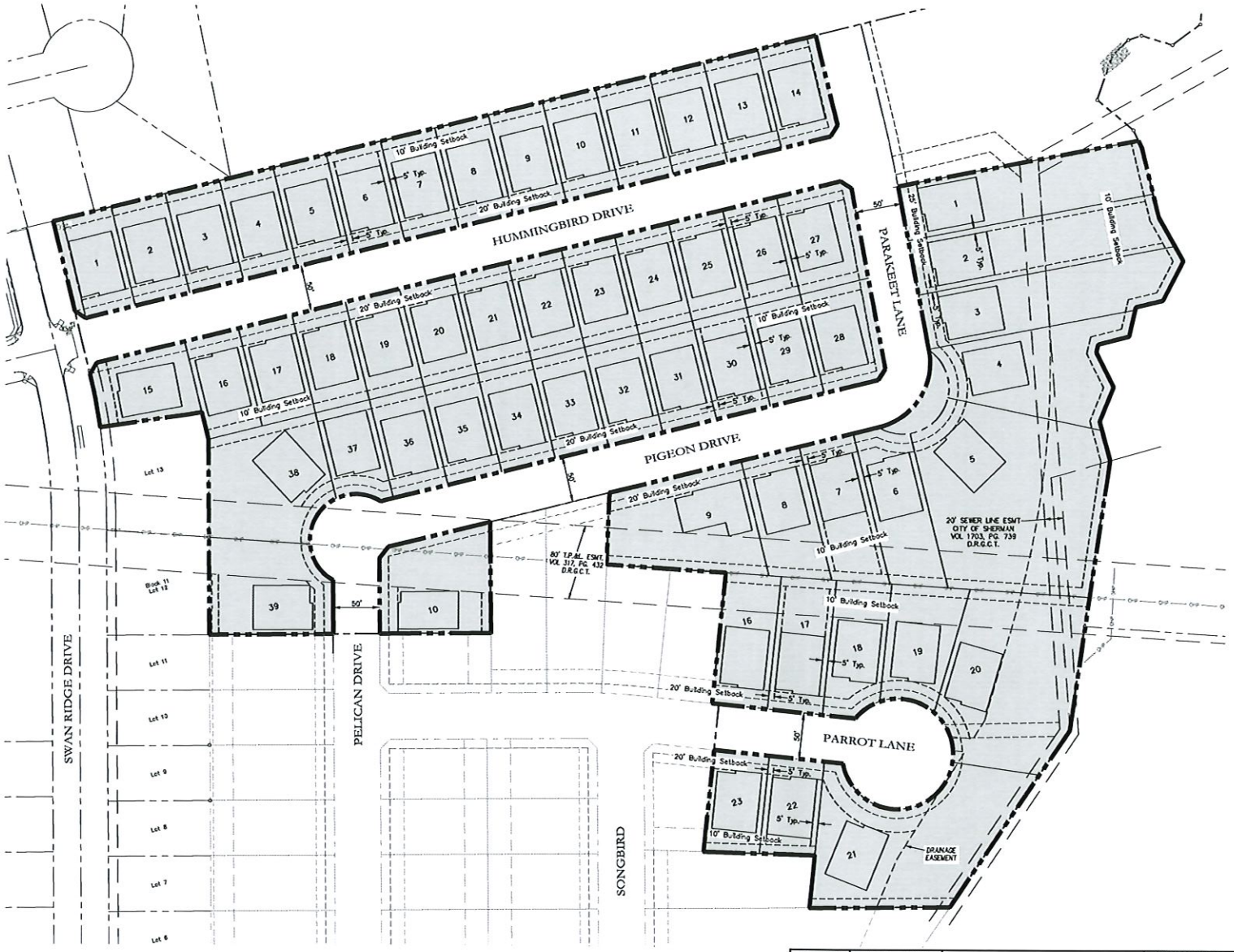
NOT TO SCALE

1 in = 400 ft

4000-4300 Hummingbird Drive &
700 Block Swan Ridge Drive







0 50 100

GRAPHIC SCALE
1"=50'

LEGEND

SITE DATA

Existing Zoning:	R-1 Single Family Residential
Lot Count:	57
Lot Width:	60'
Front Setback:	20'
Rear Setback:	10'
Side Yard:	5'

Area:	16.393 Ac (714,079.08 sf)
No Lots:	57
Density:	3.48 Lots/Acre

STOP!
CALL BEFORE YOU DIG
Texas 811
Know what's below.
(@ least 72 hours prior to digging)

BENCHMARK:
Rim of existing sanitary sewer manhole located at the southeast corner of property
Elevation = 621.20

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 09/15/2020	1	
2 11/13/2020	2	
3 01/08/2021	3	
4 02/11/2021	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street, McKinney, Texas 75069
972.562.4439 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.F.C.T.	C.F.C.T.	1"=60'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CASEY R. McBROOM, P.E. NO. 110104 ON 02/11/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SPECIFIC USE PERMIT

THE PRESERVE PHASE 3

Westar Home Builders, LLC
Sherman, Texas

Sheet No. SUP

Project No. 20048

THE PRESERVE PHASE 3



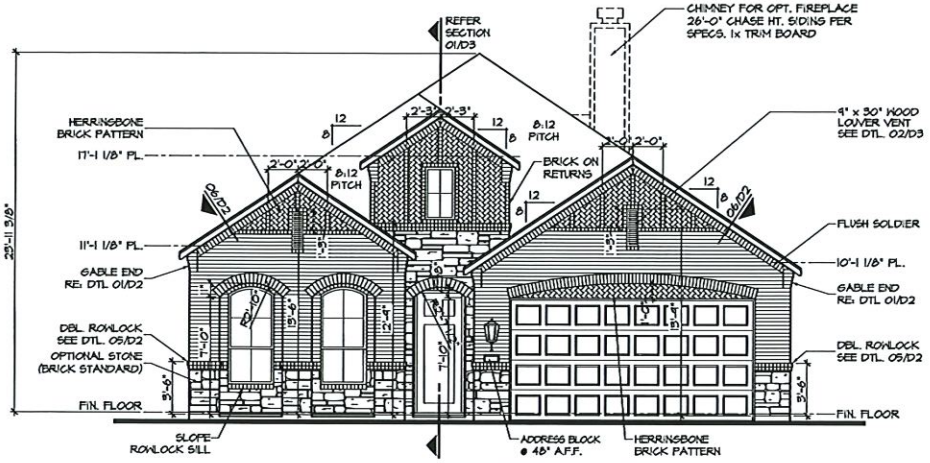






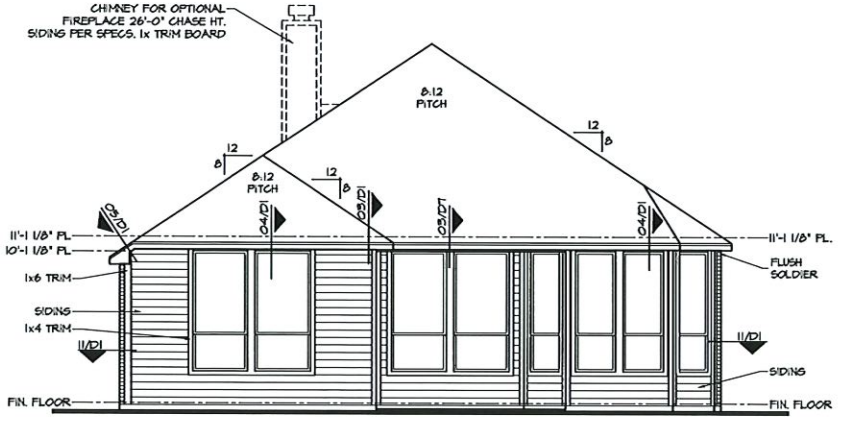
NOTE: SIDING TO BE FURRED OUT FLUSH W/ BRICK.

NOTE: ALL SIDING & TRIM SHALL BE OF CEMENTITIOUS MATERIAL.



FRONT ELEVATION

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



REAR ELEVATION

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

HIGHLAND HOMES
5601 DEMOCRACY DRIVE
SUITE 300
PLANO, TEXAS 75024
(972) 769-3500

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REVISIONS

No.	DATE	DESCRIPTION	BY
1	08/03/18	REV#18-142 UPDATE GARAGE VE.	SC
2	03/08/19	REV#19-009 B.O.W. KITCHEN #4, M.SHOWER ILO TUB	JK
3	05/13/19	REV#19-023 REVISED PATIO & EXT. PATIO FRAMING	JK
4	06/07/19	REV#19-042 CORRECTED GARAGE CEILING FRAMING	JK
5	11/14/19	REV#19-084 MISC. UPDATES, NEW KITS, NEW M.BATH OPTIONS.	SC

PRODUCTION RELEASE

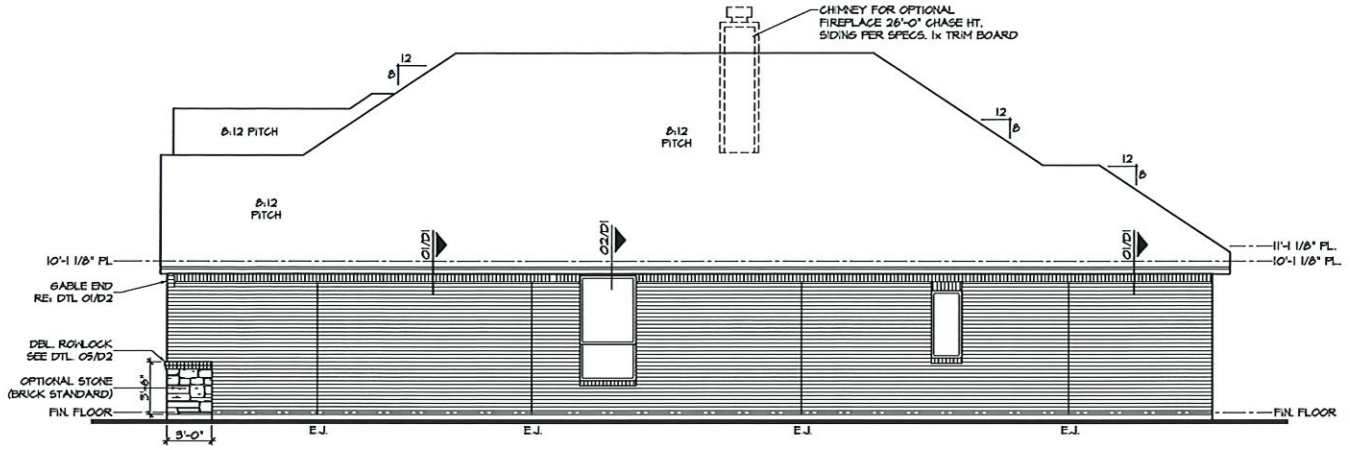
CONSTRUCTION

DATE: 05/18/18
RELEASED BY: SC
DRAWN BY: SC

PLAN INFORMATION

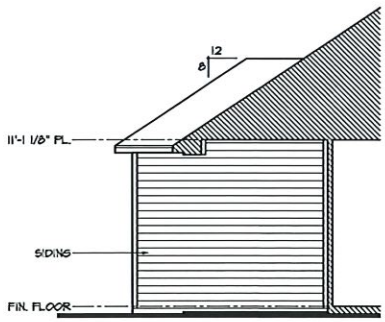
OPTION(S): BASE

SHEET No: 1
ELEVATION: "A"
PLAN NAME: **AMBERLEY**



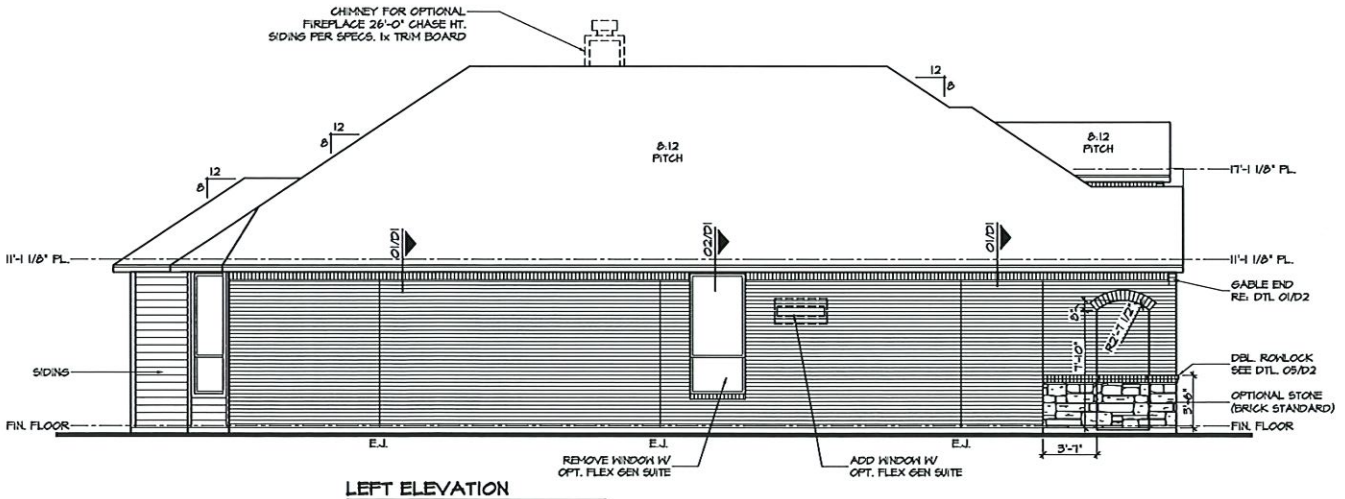
RIGHT ELEVATION

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



LEFT PATIO SECTION

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



LEFT ELEVATION

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

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4	06/07/19	REV#19-042 CORRECTED GARAGE CEILING FRAMING	JK
5	11/14/19	REV#19-084 MISC. UPDATES, NEW KIT#5, NEW M.BATH OPTIONS.	SC

PRODUCTION RELEASE

CONSTRUCTION

DATE: 05/18/18
RELEASED BY: SC
DRAWN BY: SC

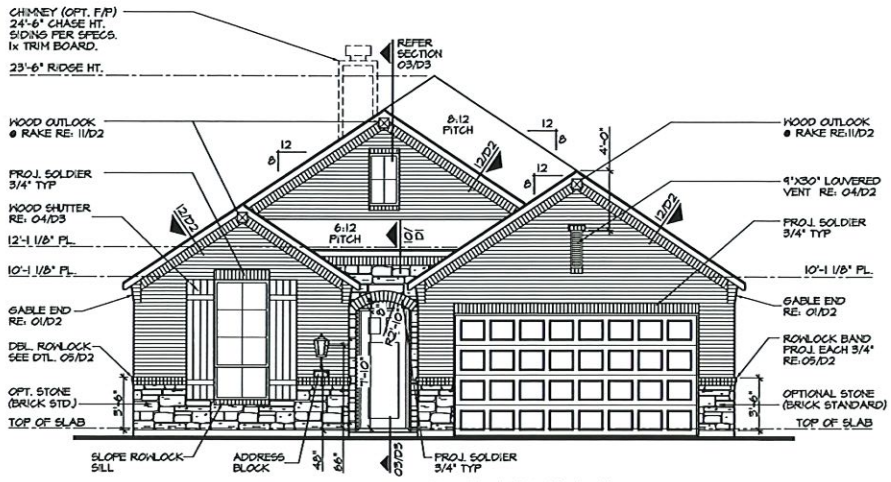
PLAN INFORMATION

OPTION(S):
BASE

SHEET No: 2
ELEVATION: "A"
PLAN NAME:
AMBERLEY

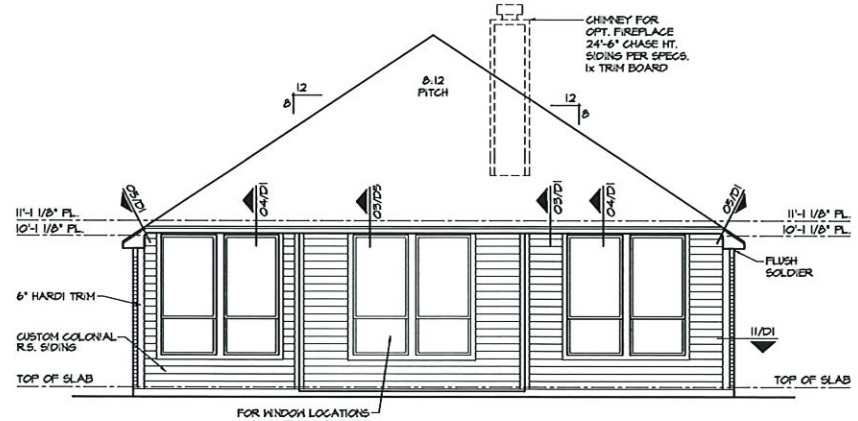
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FRONT ELEVATION

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



REAR ELEVATION

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REVISIONS

No.	DATE	DESCRIPTION	BY
1	05/31/18	REV# 18-086 REVISED PLATE HEIGHTS.	mu
2	08/03/18	REV# 18-142 UPDATE GARAGE VE	DC
3	08/31/18	REV# 18-162 BREAKFAST WINDOW SIZE CORRECTED.	SG
4	03/08/19	REV# 19-009 B.O.W. KITCHEN #4, M.SHOWER 1.0 TUB	JAK
5	11/14/19	REV# 19-087 MISC. UPDATES, NEW KIT. #5, NEW M.BATH OPTIONS DLC	

PRODUCTION RELEASE

CONSTRUCTION

DATE: 12/04/15

RELEASED BY: DC

DRAWN BY: DC

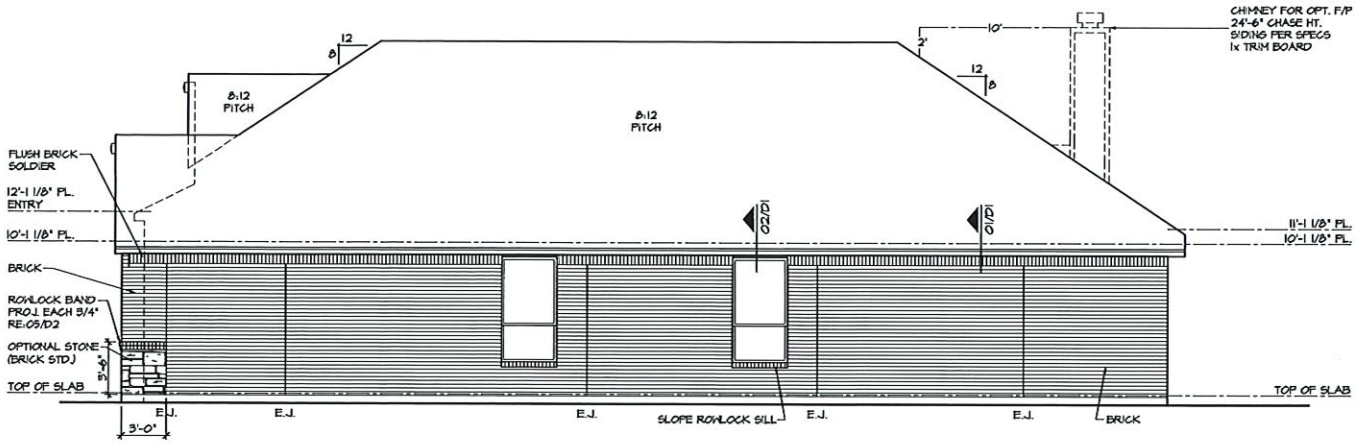
PLAN INFORMATION

OPTION(S): **BASE**

SHEET No: 1

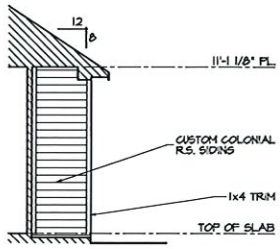
ELEVATION: "C"

PLAN NAME: **DORCHESTER**



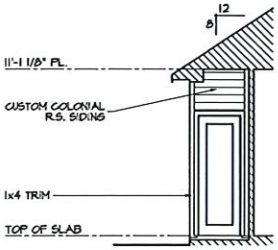
RIGHT ELEVATION

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



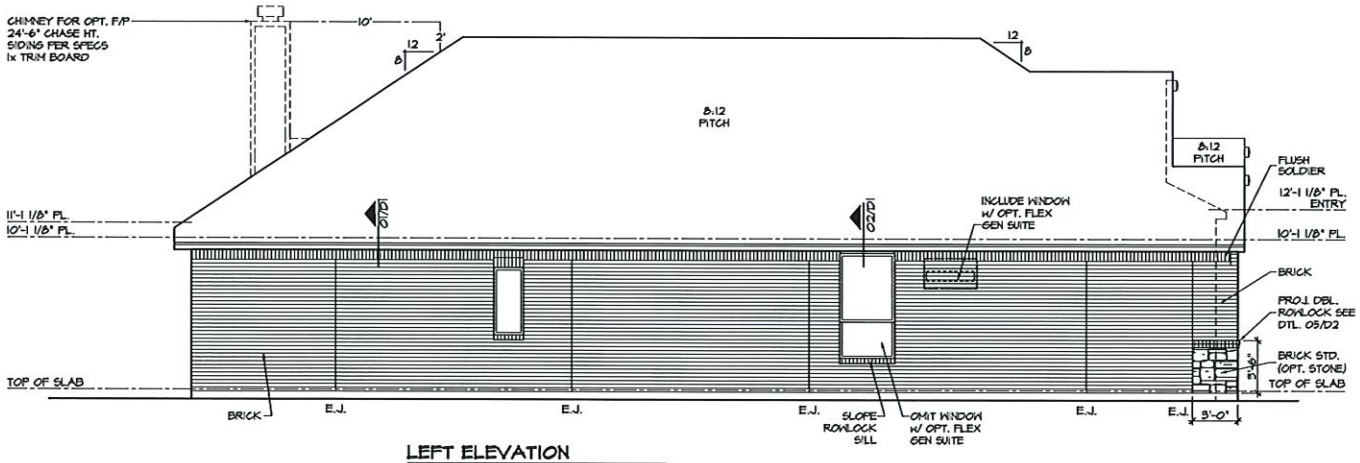
RIGHT PATIO SECTION

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



LEFT PATIO SECTION

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



LEFT ELEVATION

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

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(972) 789-3500

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REVISIONS

No.	DATE	DESCRIPTION	BY
6	05/31/18	REV# 18-088 REVISED PLATE HEIGHTS.	mw
8	08/03/18	REV# 18-142 UPDATE GARAGE VE	DC
9	08/31/18	REV# 18-162 BREAKFAST WINDOW SIZE CORRECTED.	SC
10	03/08/19	REV# 19-009 B.O.W. KITCHEN #4, M.SHOWER 1LO TUB	JK
11	11/14/19	REV# 19-087 MISC. UPDATES, NEW KIT. #5, NEW M.BATH OPTIONS DLC	

PRODUCTION RELEASE

CONSTRUCTION

DATE: 12/04/15
RELEASED BY: DC
DRAWN BY: DC

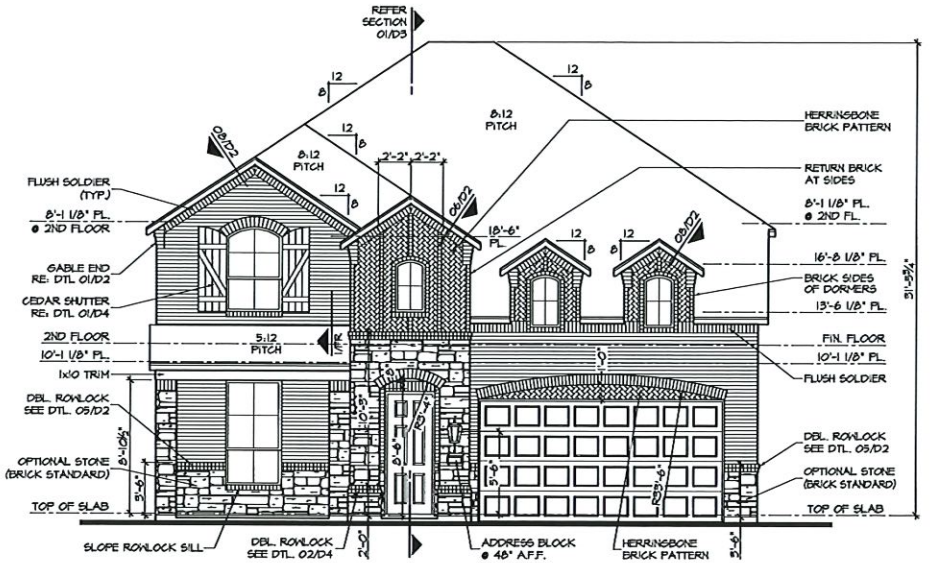
PLAN INFORMATION

OPTION(S): BASE

SHEET No: 2
ELEVATION: "C"
PLAN NAME: **DORCHESTER**

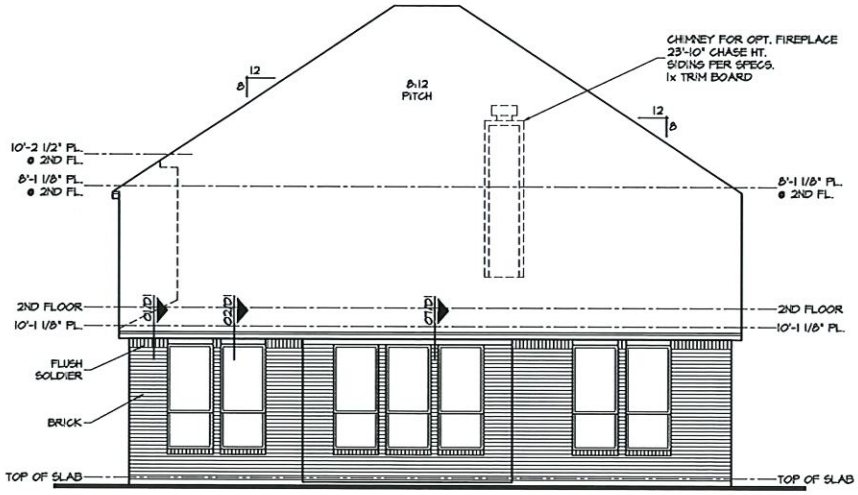
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FRONT ELEVATION

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REAR ELEVATION

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

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REVISIONS

No.	DATE	DESCRIPTION	BY
1	05/08/18	REV# 18-057, UPDATE VE ENGINEERING	IDG
2	08/30/18	REV# 18-088, UPDATE ROOF PLATES, FOYER ELEVS.	SC
3	08/03/18	REV# 18-142, GARAGE VE	IDG
4	03/08/19	REV# 19-009, B.O.W., KITCHEN #4, M.SHOWER, I.O. TUB	JG
5	11/14/19	REV# 19-093, MISC. UPDATES, NEW KIT. #5, NEW M.BATH OPTIONS	DLC
6	12/30/19	REV# 19-124, SWAPPED FLEX, GEN. SHOWER W/ TOILET ROOM	DLC

PRODUCTION RELEASE

CONSTRUCTION

DATE:

RELEASED BY:

DRAWN BY:

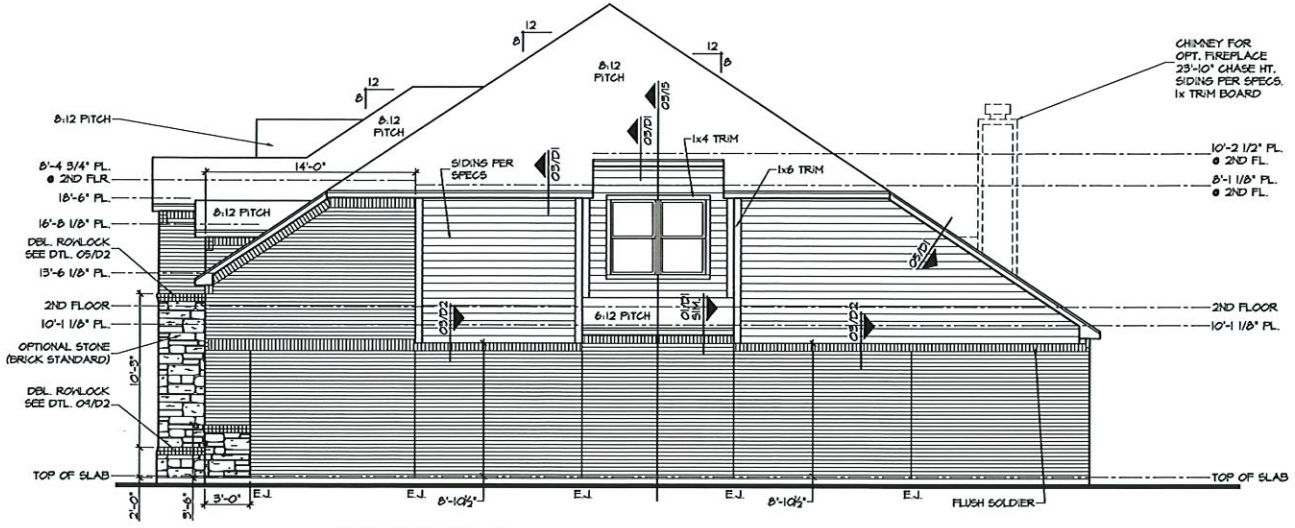
PLAN INFORMATION

OPTION(S):
BASE

SHEET No: 1

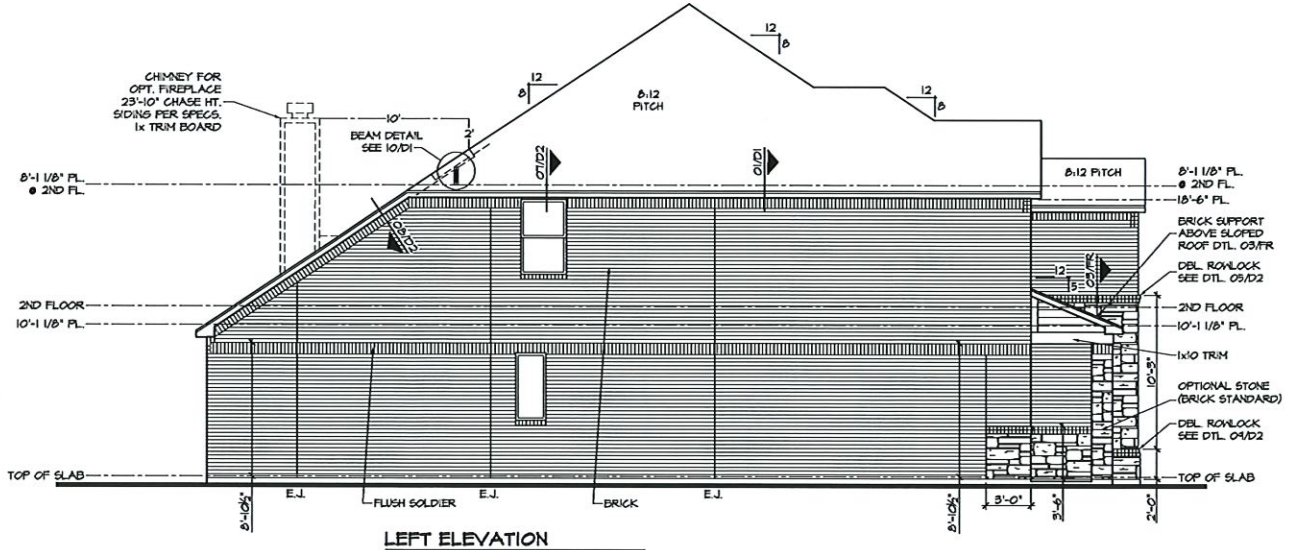
ELEVATION: "A"

PLAN NAME:
WESTBURY



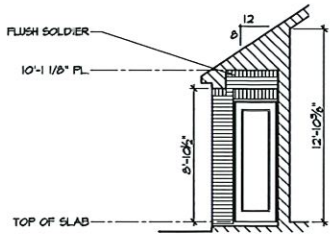
RIGHT ELEVATION

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



LEFT ELEVATION

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



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8	08/03/18	REV# 18-142_GARAGE VE	IDG
9	03/08/19	REV# 19-009_B.O.W., KITCHEN #4, M.SHOWER, I.O. TUB	JK
10	11/14/19	REV# 19-093_MISC. UPDATES, NEW KIT. #5, NEW M.BATH OPTIONS	DJC
11	12/30/19	REV# 19-124_SWAPPED FLEX, GEN. SHOWER W/ TOILET ROOM	DJC

PRODUCTION RELEASE

CONSTRUCTION

DATE:

RELEASED BY:

DRAWN BY:

PLAN INFORMATION

OPTION(S):
BASE

SHEET No: 2

ELEVATION: "A"

PLAN NAME:
WESTBURY

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

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

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One-Family Residential) District located in the 4000-4300 blocks of Hummingbird Drive and the 700 block of Swan Ridge Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Patio Home Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. Side yard setbacks must be uniform for all homes within a given block.
8. Any subdivision developed under the Patio Home (PH) standards of this ordinance shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Usable open space shall not be required for a patio home development if it contains fifty (50) or fewer lots and the property contiguous (abutting or separating only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit patio home development. Properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 3509 SOUTH U.S. HIGHWAY 75**

The request of Christy's Properties LLC (Owner), Drake Hitchcock (Representative), Barry Boothe, Bluestone Partners, LLC (General Contractor) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 3509 South U.S. Highway 75, being 3.807 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Site plan approval for a Commercial Retail Center.

Background:

The property is located at 3509 South U.S. Highway 75, the vacant property north of the Days Inn at East FM 1417 (Vietnam Veterans Parkway) and Highway 75 access road. The property is zoned a C-2 (General Commercial) District and located in the Blalock Commercial Overlay District.The owner is requesting site plan approval for a 10,000 square foot, single-story, commercial retail center. The exterior of the building will be brick, stucco and architectural metal siding. Parking will be provided for 52 spaces.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

Christy's Properties LLC (Owner)
Drake Hitchcock (Representative)
Barry Boothe, Bluestone Partners, LLC (General Contractor)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

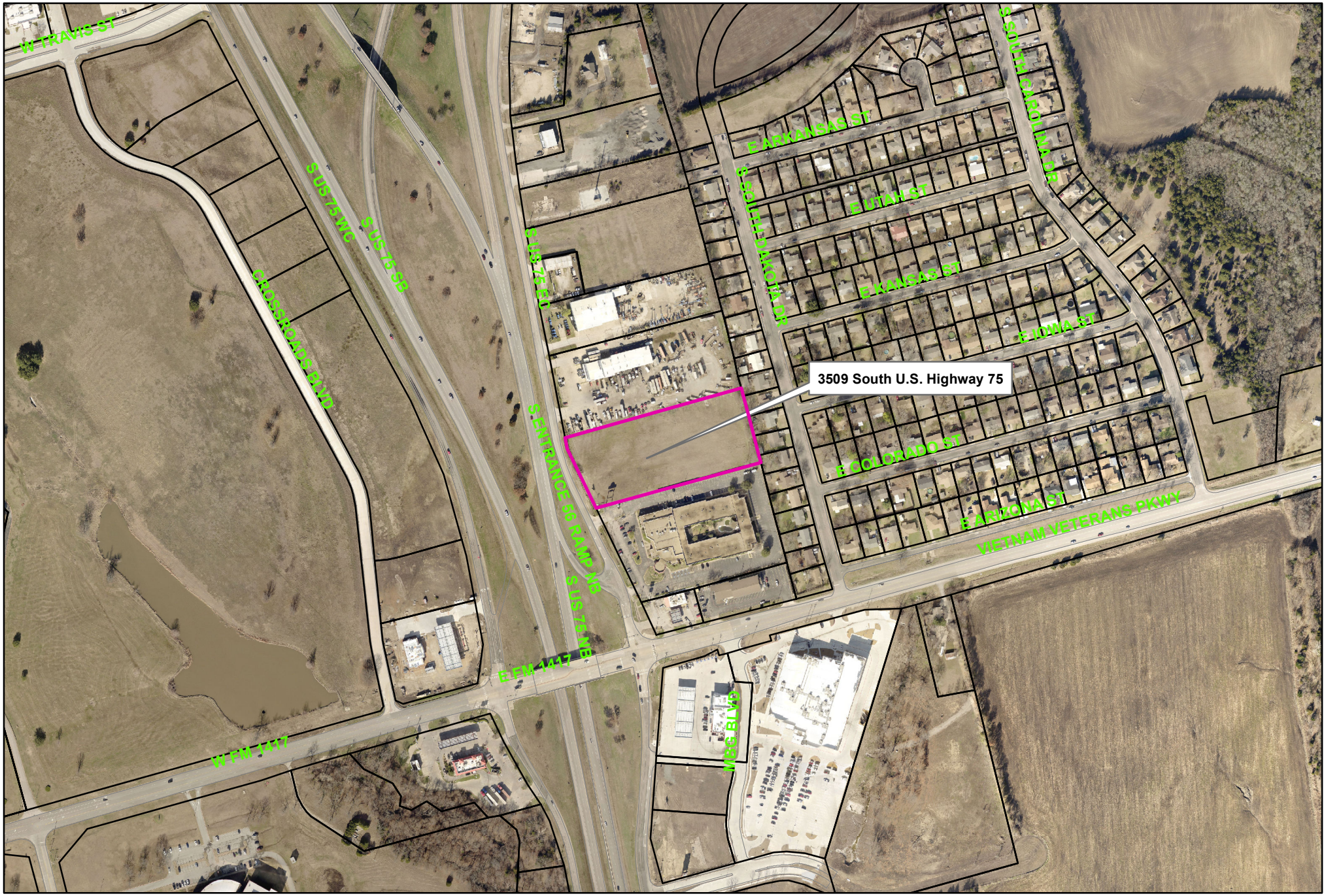
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Survey
Site Plan
Building Elevations
Staff Review Letter



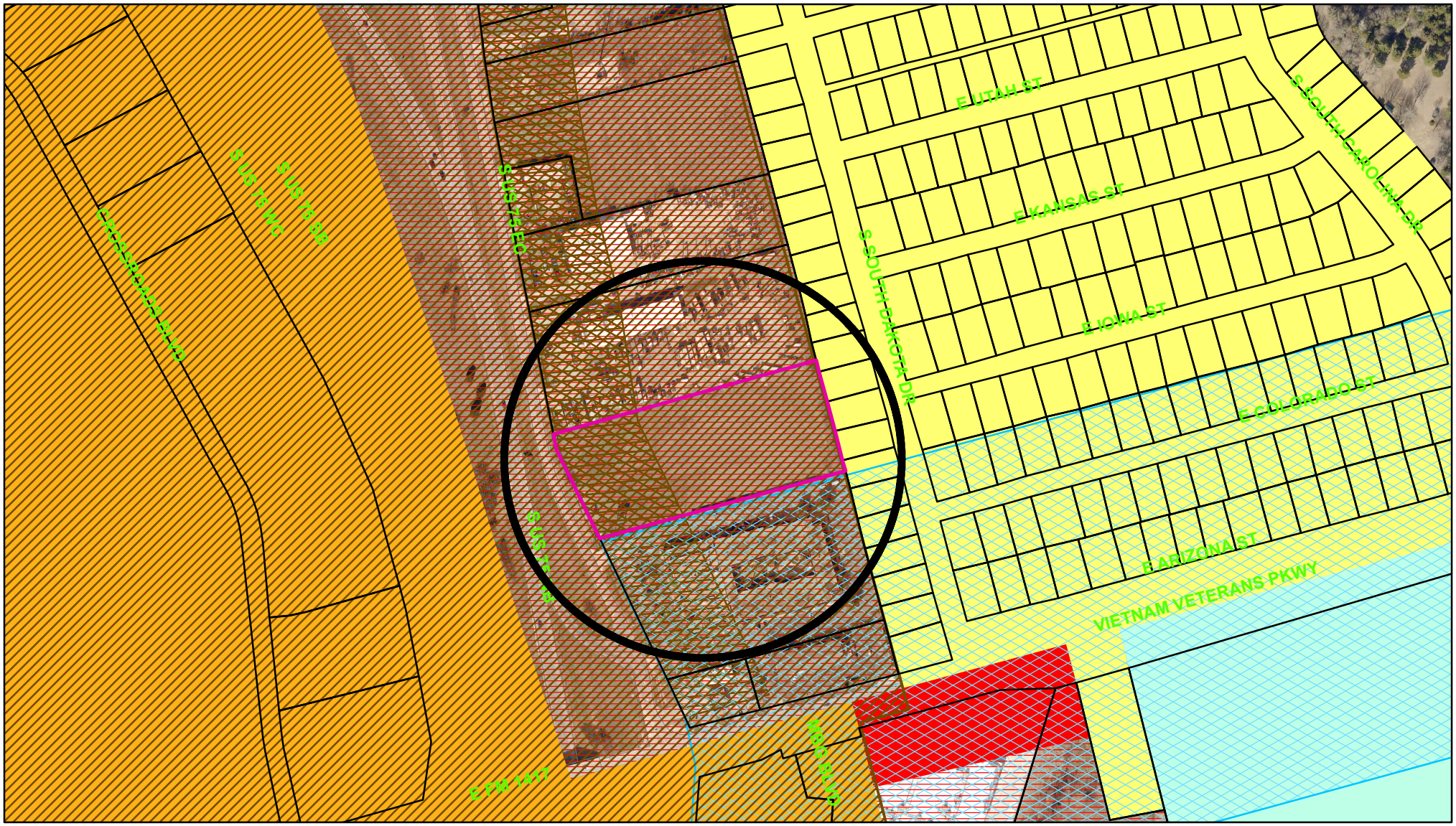
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3509 South U.S. Highway 75

NOT TO SCALE

1 in = 433 ft



Zoning - 3509 South U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
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- C-1 Retail Business District
- C-2 General Commercial District
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- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 320 ft

BLUESTONE
PARTNERS, LLC

4708 N. F.M. 1417
Sherman, Texas 75092
Office: 903-813-1415

To:
City of Sherman
Developmental Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Zoning Application – Site Plan Approval

for the

Commercial Building for 3509 S. US Hwy. 75

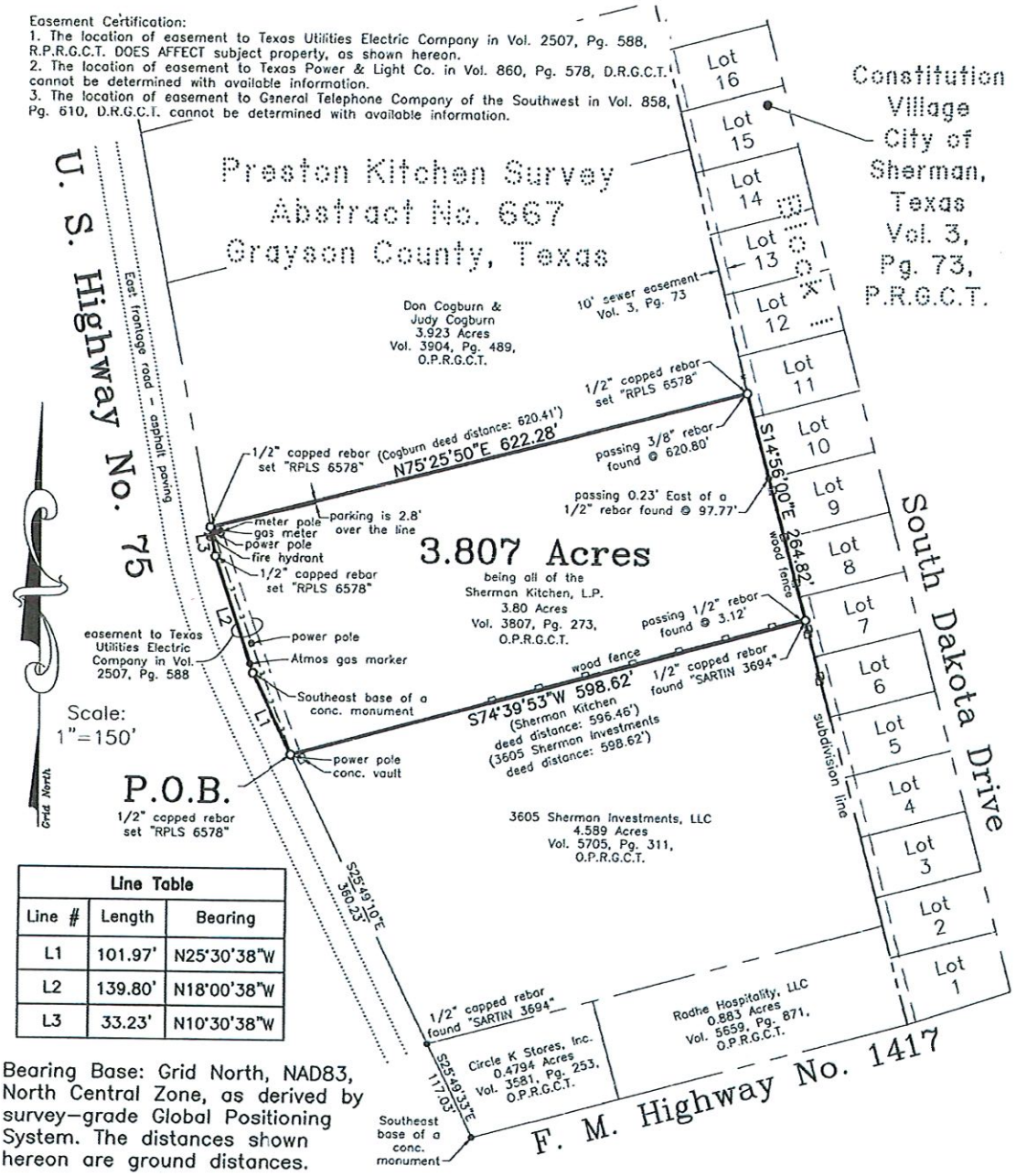
Project Narrative:

Bluestone Partners, LLC. is working with Christy's Properties, LLC. to develop the property located at 3509 S. US Highway 75. It is a 3.807 acre property, and our plan currently involves the building of an approximately 10,000 square-foot commercial building (single story), with the supporting 52 parking spaces, fire lanes, and trash enclosure.

There is a future vision of parceling the land into 3 pieces, as shown on the site – but for the intent of this project, we are not considering this yet. Because of this, we have designed the main drive into the property as a 30' wide lane, which would become part of a shared access easement amongst the parcels.

To further expand on the Site Plan layout, we have centered the entry to keep maximum distance from property entrances to the South and North properties. The 30' width on the drive will help with parking during peak hours, giving drivers some extra room to maneuver. The parking configuration allows for spaces at the 'front' of retail stores, with overflow located to the rear of the building. The trash enclosure is also located in the rear of the property, and is easily accessible for trash trucks. Fire lane access has been considered, with adequate space for a turn-around behind the building (shown as hatched area on the drive lane).

Bluestone and Christy's Properties are excited that this new commercial building will enhance the current commercial area, and exemplify the growth that Sherman has seen along the US 75 and F.M. 1417 South interchange.



Line Table		
Line #	Length	Bearing
L1	101.97'	N25°30'38"W
L2	139.80'	N18°00'38"W
L3	33.23'	N10°30'38"W

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

Owner: Sherman Kitchen, L.P.

Buyer: Christy's Property

Address: 3509 S. U. S. Highway 75
Sherman, Texas

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

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

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 F, Revised Date: September 29, 2010.

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 16, 2019

Job No. BGS350819

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

S:\Land Projects RZ\3.80-Acres-Preston-Kitchen-Survey\Drawings\3509-S-Highway-75.dwg Layout: Legal-Portrait Plot Date Aug 19 19 Time: 8:54 AM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

FIELD NOTES
3.807 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667 (AKA: Preston Kitches Survey) and being all of the 3.80 acre tract of land conveyed by Special Warranty Deed, from Nortex Hotels, Inc., to Sherman Kitchen, L.P., on February 9, 2005, recorded in Volume 3807, Page 273, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "*RPLS 6578*" in the East right-of-way line of U. S. Highway No. 75, at the Southwest corner of said Sherman Kitchen 3.80 ac. and the Northwest corner of the 3605 Sherman Investments, LLC 4.589 acre tract of land, recorded in Volume 5705, Page 311, said Official Public Records, **SAID** rebar being North 25 deg. 49 min. 10 sec. West, 360.23 ft. from a 1/2 inch capped rebar found stamped "*SARTIN 3694*" at the Southwest corner of said Sherman Investments 4.589 ac.;

THENCE Northerly, with the East right-of-way line of said U. S. Highway No. 75 and the West lines of said Kitchen 3.80 ac. the following calls and distances:

1. North 25 deg. 30 min. 38 sec. West, a distance of 101.97 ft. to the Southeast base of a concrete monument found at an angle point;
2. North 18 deg. 00 min. 38 sec. West, a distance of 139.80 ft. to a 1/2 inch capped rebar set stamped "*RPLS 6578*" at an angle point;
3. North 10 deg. 30 min. 38 sec. West, a distance of 33.23 ft. to a 1/2 inch capped rebar set stamped "*RPLS 6578*" at the Northwest corner of said Sherman Kitchen 3.80 ac.;

THENCE North 75 deg. 25 min. 50 sec. East, with the North line of said Sherman Kitchen 3.80 ac., **PASSING** a 3/8 inch rebar found at 620.80 ft. and continuing for a **TOTAL** distance of 622.28 ft. to a 1/2 inch capped rebar set stamped "*RPLS 6578*" in the West line of Block 1, Constitution Village, to the City of Sherman, Texas, as per plat of record in Volume 3, Page 73, Plat Records, Grayson County, Texas, at the Northeast corner of said Sherman Kitchen 3.80 ac.;

THENCE South 14 deg. 56 min. 00 sec. East, with the East line of said Sherman Kitchen 3.80 ac. and the West line of said Block 1, Constitution Village, **PASSING** 0.23 ft. East of a 1/2 inch rebar found at 97.77 ft. and continuing for a **TOTAL** distance of 264.82 ft. to a 1/2 inch capped rebar found stamped "*SARTIN 3694*" at the Northeast corner of said Sherman Investments 4.589 ac. and the Southeast corner of said Sherman Kitchen 3.80 ac.;

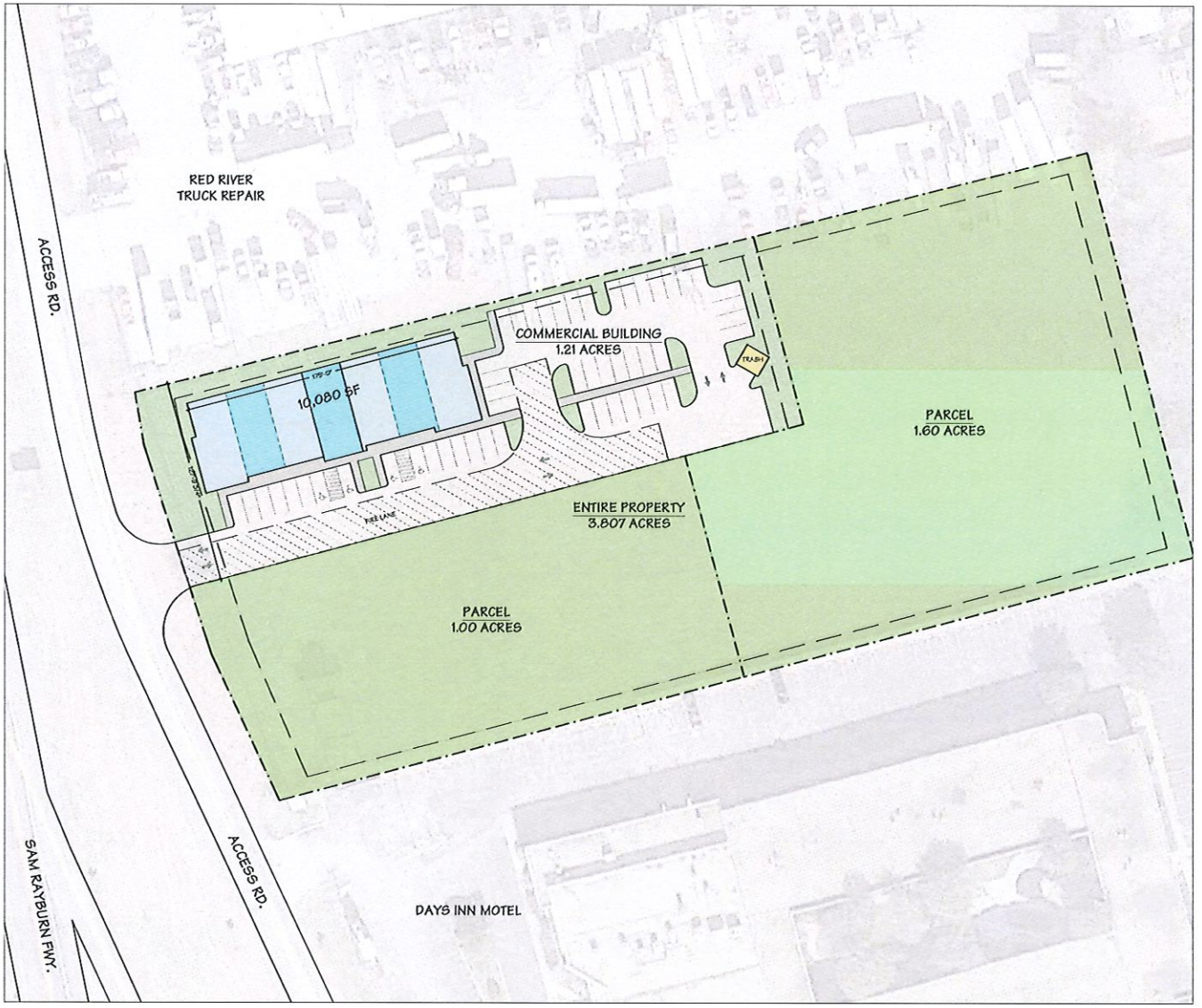
THENCE South 74 deg. 39 min. 53 sec. West, with the South line of said Sherman Kitchen 3.80 ac. and the North line of said Sherman Investments 4.589 ac., **PASSING** a 1/2 inch rebar found at 3.12 ft. and continuing for a **TOTAL** distance of 598.62 ft. to the **PLACE OF BEGINNING** and containing **3.807 ACRES** of land.



Kate A. Wagner, R.P.L.S. No. 6578
August 16, 2019



C1 SITE - LOCATION
Scale: N.T.S.



F7 SITE - PROPOSED
Scale: 1/32" = 1'-0"

BLUESTONE PARTNERS, LLC
4708 N. FM 1417
Sherman, Texas 75092
903.893.1415
www.bluestonepartners.com

Drake R. Hitchcock, Architect
TX Registration # 21450

PRELIMINARY NOT FOR CONSTRUCTION

These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

US 75 & FM 1417 Property
3509 S US 75
Sherman, Texas 75090
DRAFT

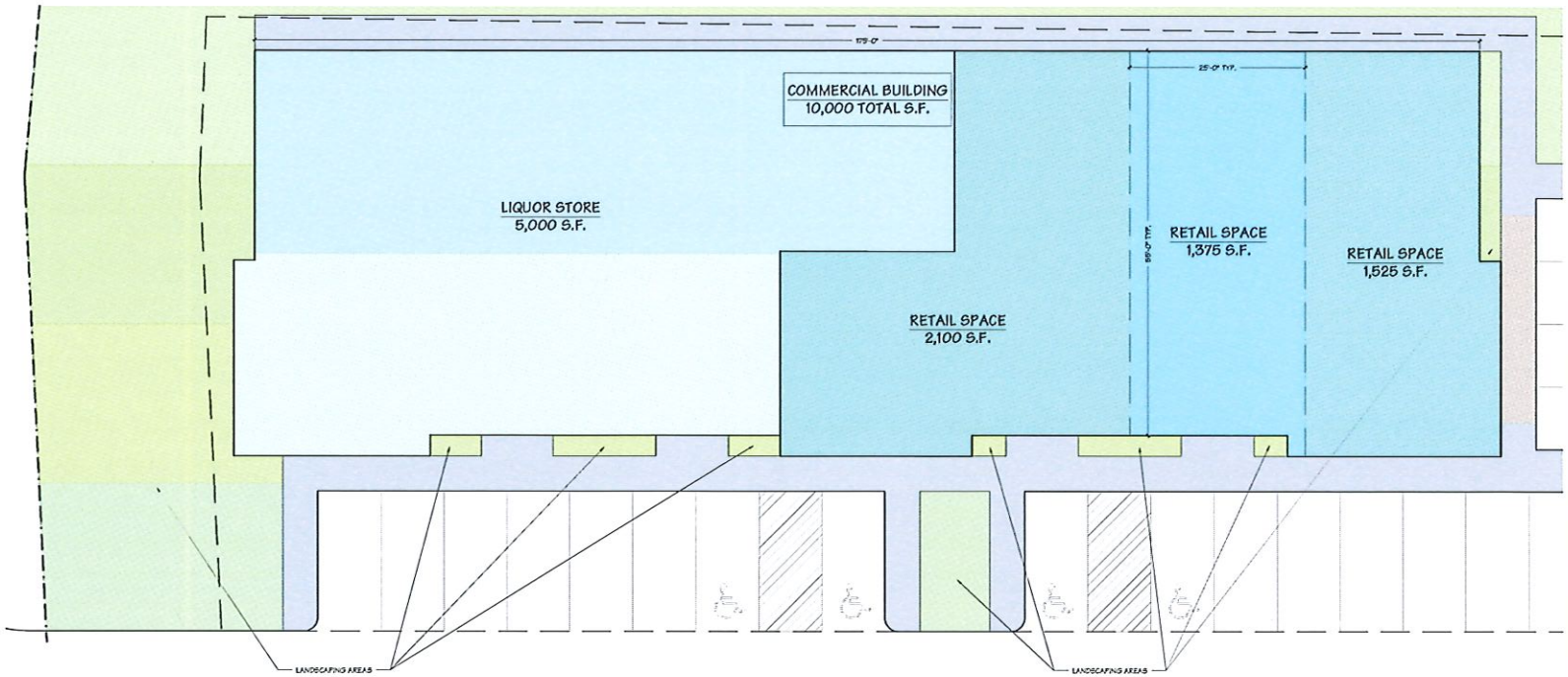
REVISIONS

No.	DATE	NOTE

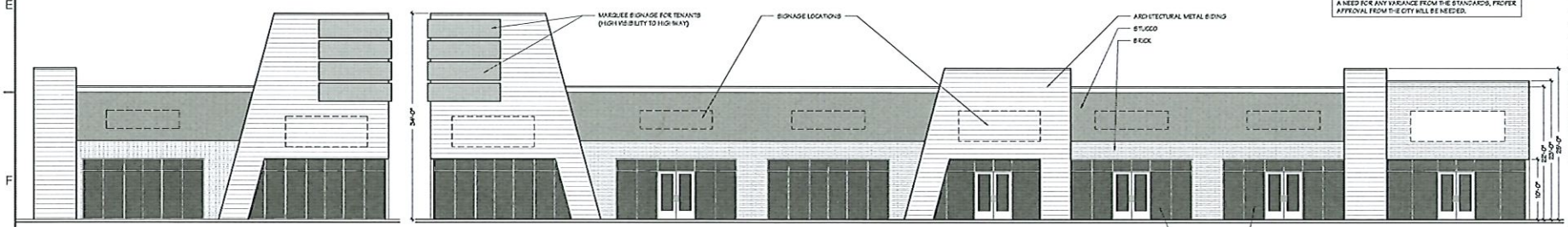
Drawn by: ----
Checked by: ----
Project No: ----
Date: February 16, 2021

Proposed Site Plan

Sheet: A-100



D7 PLAN - BUILDING
Scale: 1/8" = 1'-0"



ALL MATERIALS, COLORS, AND EXTERIOR FINISHES ARE TO MEET THE OVERLAY DISTRICT STANDARDS. SHOULD THERE BE A NEED FOR ANY VARIANCE FROM THE STANDARDS, PROPER APPROVAL FROM THE CITY WILL BE NEEDED.

F1 ELEVATION - WEST
Scale: 1/8" = 1'-0"

F7 ELEVATION - SOUTH
Scale: 1/8" = 1'-0"

BLUESTONE PARTNERS, LLC

Drake R. Hitchcock, Architect
TX Registration # 31459

PRELIMINARY
NOT FOR CONSTRUCTION

These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

US 75 & FM 1417 Property
3509 S. US 75
Sherman, Texas 75090
DRAFT

REVISIONS

No.	DATE	NOTE

Drawn by: ---
Checked by: ---
Project No: ####
Date: February 18, 2021

Plan & Elevation
Proposed Building

Sheet:
A-101

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Christy's Properties
5901 Begonia Dr.
Rowlett, TX 75089

Barry Boothe
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Drake Hitchcock
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

Dear Applicants,

The request for site plan approval for a Commercial Retail Center located at 3509 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Blalock Commercial Overlay District, the Sign Ordinance, the Screening Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
5. The number of parking spaces shall be determined by use.
6. The trash dumpster will need to be located inside the main building area and screened.
7. Screening shall be provided abutting any residentially zoned property.
8. Signs illuminated or flashing to such intensity or in a manner to cause a glare or brightness that constitutes a hazard or nuisance to traffic or to adjoining residential uses is prohibited. Brightness shall be no more than 0.3 foot-candles over ambient light.
9. 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.
10. All mechanical equipment shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Platting of the subject property required.
14. Verify fire requirements and code compliance with Fire Marshal.
15. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
16. Mutual Access Easement and fire lane required to connect to 3605 S. U.S. Hwy. 75.
17. The location of trash receptors must be approved by the Public Works Department.
18. 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. Ownership and Maintenance information to be shown on plat.
19. Water and sewer pro-rata will be due upon development.
20. Sewer capacity shall be verified for proposed use.
21. Internal water and sewer lines will be privately owned and maintained.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **34.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Terra Perpetua LLC (Owners), David Newman, Mesa Design Group (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Site plan approval of Bel Air Village, Phases I and II.

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development and amended the planned development to include this acreage for a total of 278.313 acres and rename it to Bel Air Village (Ord. 6319).

This request is for site plan approval for Phase I, containing 57.31 acres and Phase II containing 105.96 acres of residential mixed-use development including 40', 50' and 60' standard lots as well as ninety-seven (97) lots for townhomes. Parking will be provided for: 2 driveway stalls per lot - 194; on-street parallel parking - 140; pull off parking - 46 for a total of 380 spaces excluding garages.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
Blalock Industrial Park

Origination:

Terra Perpetua LLC (Owners)
David Newman, Mesa Design Group (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

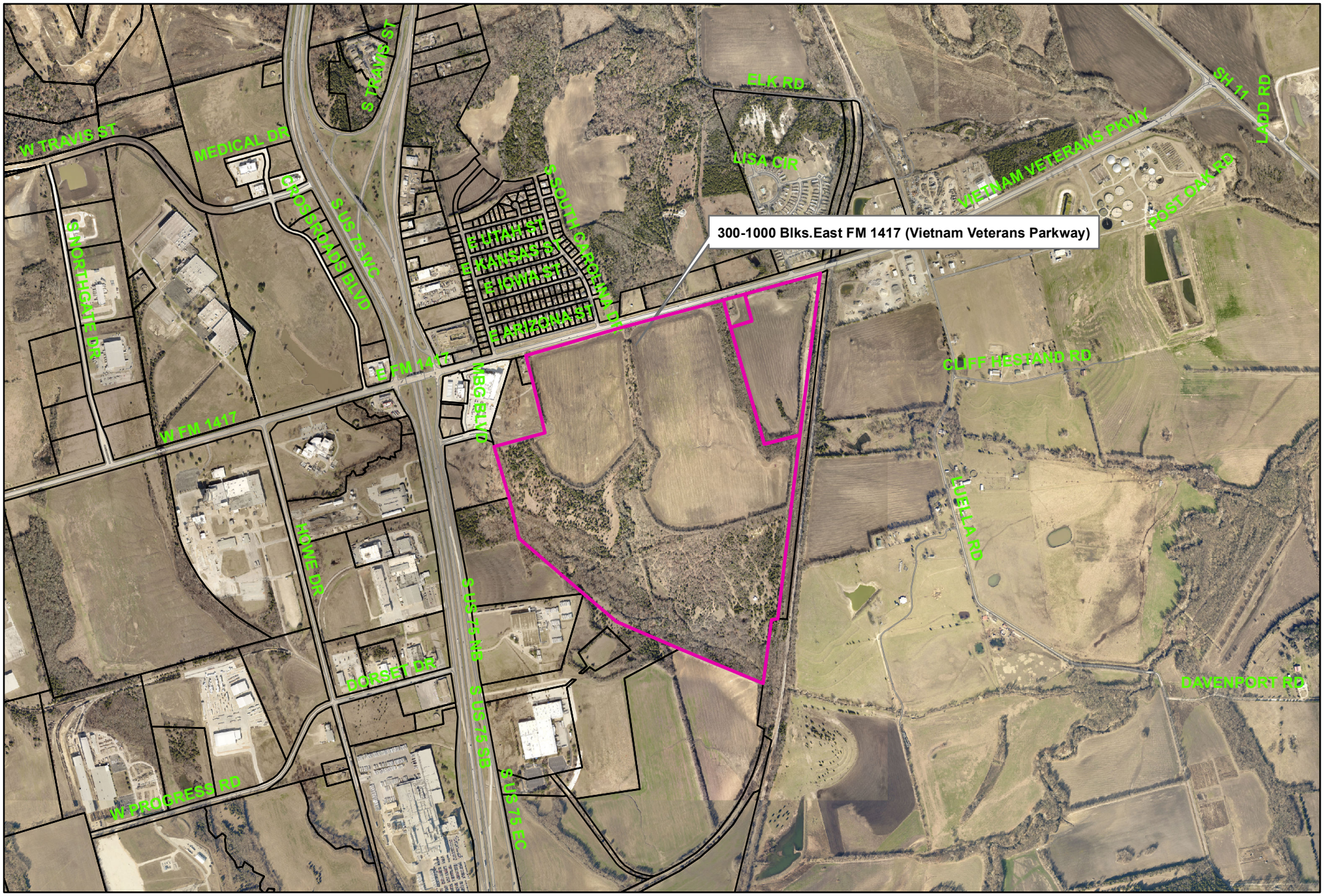
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Parking Summary
Staff Review Letter



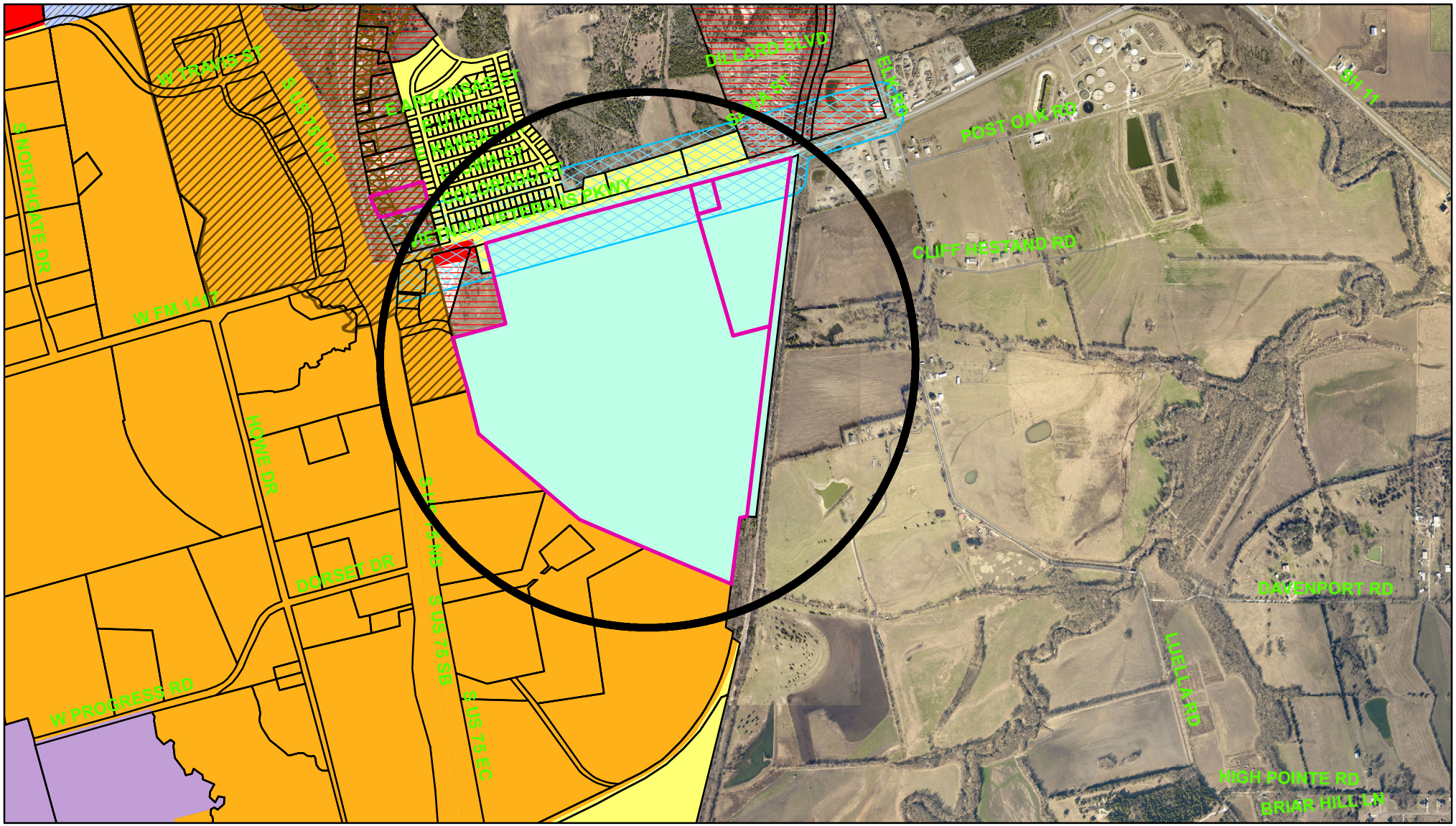
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



Zoning - 300+1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,598 ft

PHASE 1

NEIGHBORHOOD PARK
(Play Features, Seating Area, Trails)
0.91 AC.

FUTURE PHASE

NEIGHBORHOOD PARK
(Play Features, Seating Area, Trails)
0.96 AC.

Trails (Width Varies)

FUTURE PHASE

PHASE 2

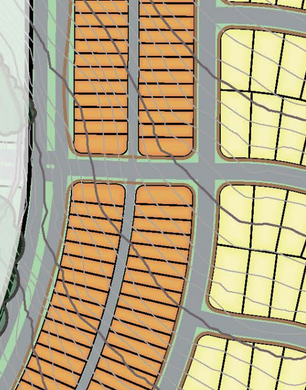
NEIGHBORHOOD PARK
(Play Features, Seating Area, Trails)
1.30 AC.

LAND USE SUMMARY

Land Use	Area
Phase 1 Gross Area	**57.31 acres**
ROW	2.18 acres
Neighborhoods	49.27 acres
Parks	0.91 acres
Open space	4.95 acres

Land Use	Area
Phase 2 Gross Area	**105.96 acres**
ROW	3.24 acres
Neighborhoods	94.46 acres
Parks	2.26 acres
Open space	6.00 acres

SINGLE FAMILY LOT STANDARDS



TOWNHOME LOT STANDARD

22' UNIT WIDTH (INTERIOR)
23' UNIT WIDTH (END UNIT)
100' LOT DEPTH (MIN.)

10' FRONT YARD SETBACK
20' REAR YARD SETBACK
0/5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)
ALLEY PRODUCT
20' x 70' NET BUILDING PAD (MIN.)



40' LOT STANDARD

40' LOT WIDTH (MIN.)
115' LOT DEPTH (TYPICAL)

20' FRONT YARD SETBACK
25' GARAGE SETBACK
15' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

30' x 80' NET BUILDING PAD (TYPICAL)



50' LOT STANDARD

50' LOT WIDTH (MIN.)
115' LOT DEPTH (TYPICAL)

20' FRONT YARD SETBACK
25' GARAGE SETBACK
15' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

40' x 80' NET BUILDING PAD (TYPICAL)



60' LOT STANDARD

60' LOT WIDTH (MIN.)
120' LOT DEPTH (TYPICAL)

20' FRONT YARD SETBACK
25' GARAGE SETBACK
15' REAR YARD SETBACK
5' SIDE YARD SETBACK
10' CORNER SETBACK (BUILDING)

50' x 85' NET BUILDING PAD (TYPICAL)

DETAILED SITE PLAN
PHASES 1 & 2
BEL AIR VILLAGE
SHERMAN, TX

AMERICAN COMMUNITIES MESA
2001 North Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

0 200 400 600

Scale: 1"=200'

NORTH

February 16, 2021

P:\2020\202291\CAD\1_MP\Framework Alt E-lotitng ver 1.dwg



DETAILED SITE PLAN
PHASE 1 PARKING PLAN

BEL AIR VILLAGE
SHERMAN, TX

AMERICAN COMMUNITIES MESA

0 50 100 150
Scale 1"=50'
NORTH
February 9, 2021
P:\2500\2025\CAD\1_MPF\Framework All E-master listing.xls 5.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Terra Perpetua, LLC
2800 N. Dallas Parkway, Ste. 324
Plano, TX 75093

Mesa Design Group
David Newman
2001 North Lamar St., Ste. 100
Dallas, TX 75202

Dear Applicants,

The request for site plan approval for Bel Air Village, Phases I and II located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the Planned Development Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Residential buildings must comply with the Architectural Standards in the Planned Development Ordinance.
4. Single-Family Residential Detached and Attached shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles. Additional visitor parking (on or off street) shall be provided for Single-Family Residential uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any single-family residential lot providing parking for less than four (4) vehicles. (In other words: If there is not a garage (2 spaces) and a driveway (2 spaces), then guest parking needs to be provided).
5. On-street parallel parking shall be 8 feet in depth and 22 feet in length
6. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved Detailed Site Plan.
7. Must comply with the Landscaping and Park/Open Space Standards.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Platting of the subject property is required.
11. Verify fire requirements and code compliance with Fire Marshal.
12. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
13. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat.
15. All requirements of the Floodplain Ordinance shall be followed.
16. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
17. Development Agreement required for Public Infrastructures.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **35.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 608 SOUTH THROCKMORTON STREET**

The request of Texoma Rent House LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 608 South Throckmorton Street, being Lots 13, 14, 15, 16, 17, 18 & 19, Block 5, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of Texoma Rentals Addition, being a Replat of Lots 13, 14, 15, 16, 17, 18 and 19, Block 5, W. Elliott's Addition.

Background:

The property is located at 608 South Throckmorton Street; the southwest corner of Throckmorton and King Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Texoma Rent House LLC (Owner)
Underwood Drafting and 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:
162

Objections Received:
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Texoma Rentals Addition Replat
Staff Review Letter



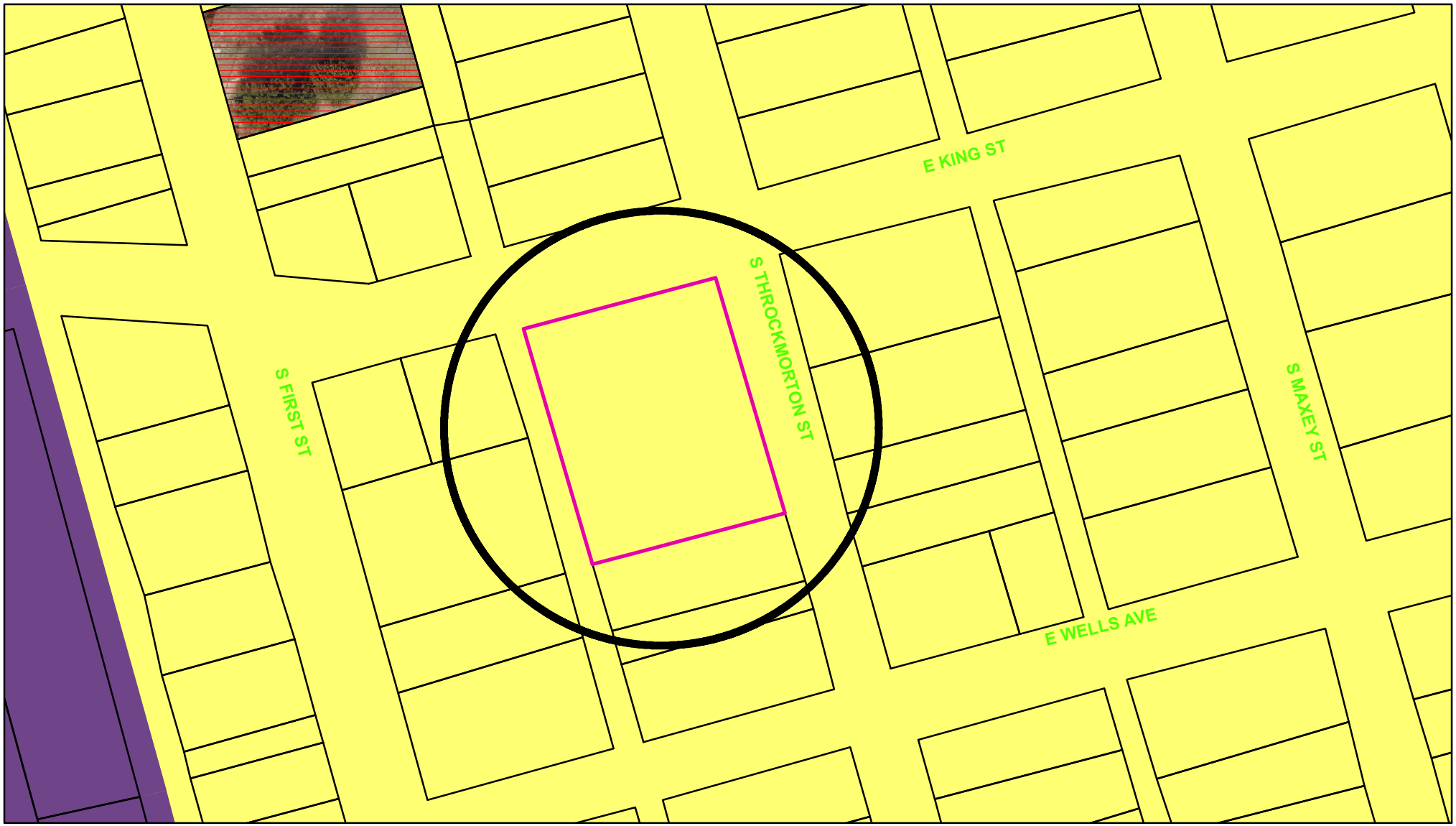
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

608 South Throckmorton Street

NOT TO SCALE

1 in = 200 ft



Zoning - 608 South Throckmorton Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

608 South Throckmorton Street





NORTH

REPLAT

TEXOMA RENTALS ADDITION

BEING A REPLAT OF LOTS 13, 14, 15, 16, 17, 18, AND 19, BLOCK 5, OF THE W. ELLIOTTS ADDITION RECORDED IN VOL. 101, PG. 4 D.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 0.562 ACRES

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OWNERS/DEVELOPER
TEXOMA RENT HOUSE LLC.
920 W. MAIN ST.
DENISON, TEXAS

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

2-17-2021

UNDERWOOD
DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the W. Elliotts Addition , and being Lots 13, 14, 15, 16, 17, 18, and 19 conveyed to Texoma Rent House LLC by deed recorded in Volume 5750, Page 301, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found ½" steel rod at the intersection of the South Right-of-Way of King Street and the West Right-of-Way of Throckmorton Street being the Northeast Corner of said Lot 13;

Thence South 14°52'01" East with the said West Right-of-Way of Throckmorton Street a distance of 175.00 feet to a found ½" steel rod;

Thence South 75°07'59" West with the North line of a tract of land conveyed to Cesar Fredy Rivera-Rodriguez, Recorded in Volume 5584, Page 770 of said Official Public Records a distance of 140.00 feet to a found ½" steel rod in the east line of a 20' alley;

Thence North 14°52'01" West with said East line of the alley a distance of 175.00 feet to a set ½" steel rod in the South Right-of-Way of said King Street;

Thence North 75°07'59" East with the South Right-of-Way of King Street a distance of 140.00 feet to the Point of Beginning and containing 0.562 acres of land.

ACCEPTANCE

Approved this _____ day of _____,2021, 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*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____,2021

TANNER BARCLAY

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 TANNER BARCLAY 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_____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, TEXOMA RENTAL ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2021, 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 _____,2021.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. *Water Supply to be provided by the City of Sherman.*
2. *Sewer Service to be provided by the City of Sherman.*
3. *Electrical service is provided by Oncor Electrical Delivery.*
4. *Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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. *The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.*
7. *Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.*
8. *The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.*
9. *Bearings are based on the City of Sherman Control Monument Network.*
10. *The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.*

REPLAT

TEXOMA RENTALS ADDITION

BEING A REPLAT OF LOTS 13, 14, 15, 16, 17, 18, AND 19, BLOCK 5, OF THE W. ELLIOTTS ADDITION RECORDED IN VOL. 101, PG. 4 D.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS BEING 0.562 ACRES

OWNERS/DEVELOPER
TEXOMA RENT HOUSE LLC.
920 W. MAIN ST.
DENISON, TEXAS

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

2-17-2021

UNDERWOOD
DRAFTING & SURVEYING

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 5, 2021

Texoma Rent House, LLC
920 W. Main Street
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Final Plat of Texoma Rentals Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, March 16, 2021 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. Sewer main must be extended in accordance with City criteria within King Street to serve proposed Lot 3. Chapter 13, Sec. 13.07.282
2. Remove 5' Utility Easement from West and South boundary lines.
3. Remove 10' Utility Easement from internal lot lines.
4. Remove "Replat" from title block. Should read "Texoma Rentals Addition being a Replat of Lots …"
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
6. Upon final staff approval, 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **36.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4601 NORTH TRAVIS STREET

The request of BMT Global LLC (Owner), Howard Akin, Jr. (Prospective Buyer), Humphreys & Partners Architects LP (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4601 North Travis Street, being 21.799 acres in the John Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4601 North Travis Street between Forest Creek Drive and North Creek Drive. The property is zoned an R-1 (One Family Residential) District. The owner would like to rezone the property to an R-2 (Multi-Family Residential) District for development of an apartment community to be completed in two phases of approximately 260 units each. The site plan is conceptual and will require a more detailed site before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

BMT Global LLC (Owner)
Howard Akin, Jr. (Prospective Buyer)
Humphreys & Partners Architects LP (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

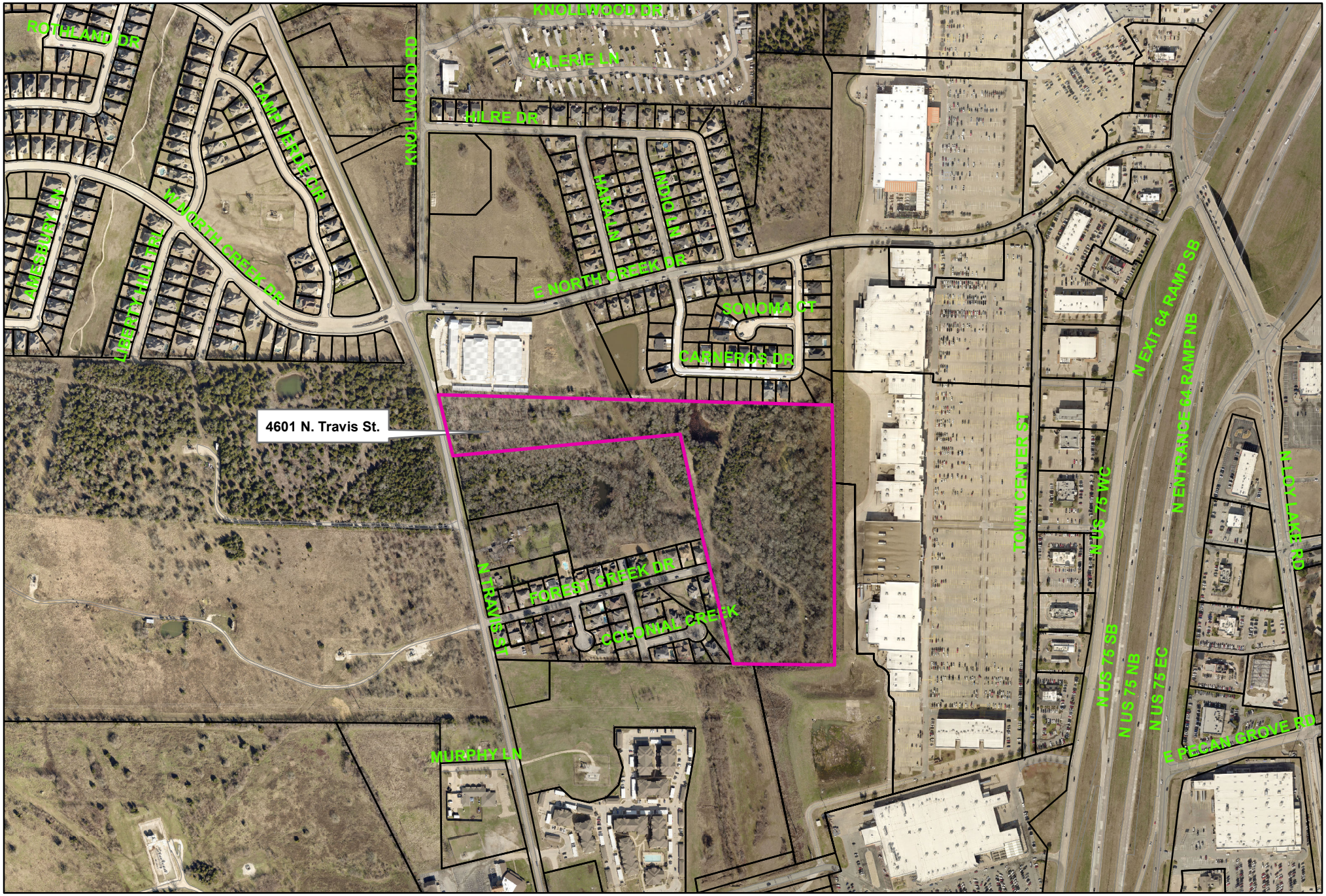
24

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Conceptual Site Plan
Conceptual Building Elevations
Conceptual Building Elevations
Email from David Reeder
Staff Review Letter



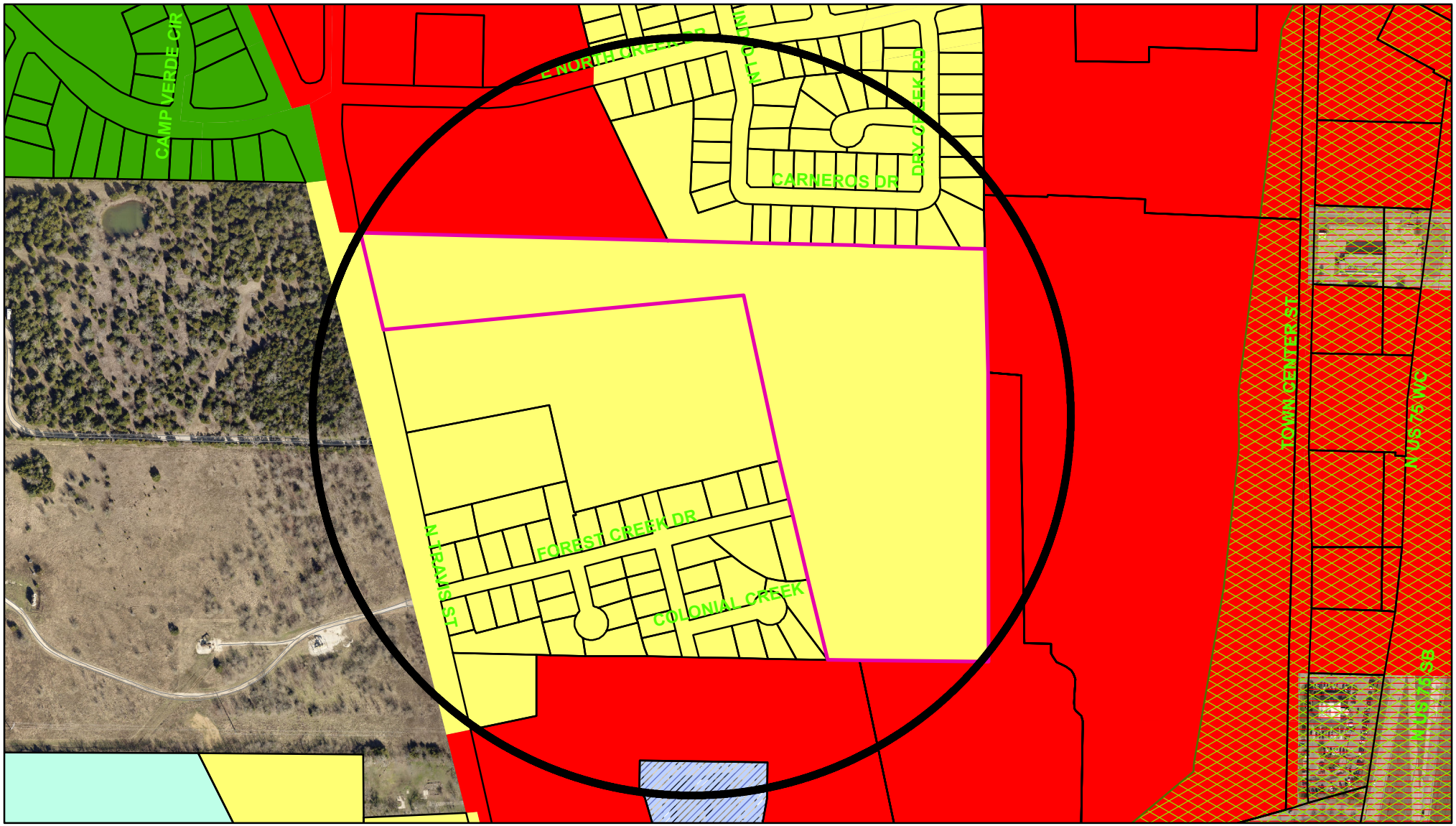
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

4601 North Travis Street

NOT TO SCALE

1 in = 578 ft



Zoning - 4601 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: 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
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- R-2 Multi-Family Residential District
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- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

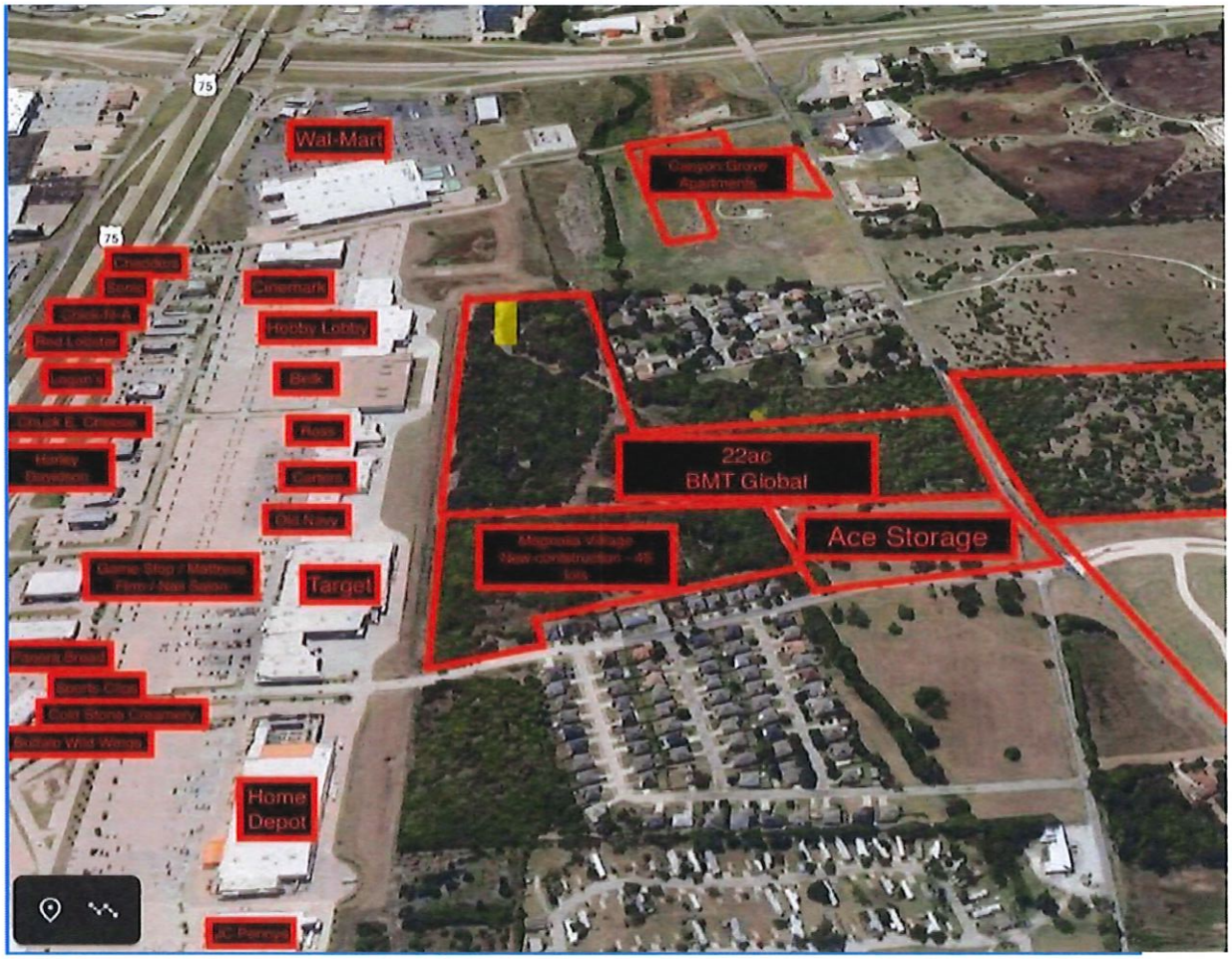
NOT TO SCALE

1 in = 400 ft

4601 North Travis Street



Zoning Request Memorandum



Residences of Sherman Land – Request for Rezoning to 26 Units per Acre Multifamily

P R E S E N T E D B Y

Howard Akin
Partner
US Prime Group, LLC
On behalf of Montford Management, LP
Tel: (972) 628-4705
hakin@usprimegroup.com

RESIDENCES OF SHERMAN DEVELOPMENT NOTES

Property: Currently Zoned Single Family

Requested Zoning: R-2 Multi-Family Residential District

Applicant: Montford Management, LP or its assigns.

We anticipate the development will accommodate up to 26 units per acre. The development would be completed in two phases of approximately 260 units each. We plan to submit to Fema a request to reclaim land in the flood zone. All city development requirements for multi-family housing to include parking, height restrictions etc will be followed.

We have attached a "Conceptual" site plan along with elevations/renderings of the product type the development will have. Each building will have a percentage of "direct access" garages and be two and three story(see elevations). The development will have number amenities for the residents.

Address: FM 131, Travis Street, Sherman TX, 75090, behind Town Center Development

Phases: Two (2)

Type of Ownership: Fee Simple

Number of Units: Up to 520 units would be developed in two phases.

Lot Size (AC): 21.799

Density: Maximum 26 units/acre

Residences of Sherman Land – 26 Unit/Acre Multifamily Development

The subject property consists of one parcel and is ready for development. The parcel sits adjacent to the Town Center Drive Development. The apartment home residents will have easy access to the retail shopping and dining options at Town Center along with quick access to downtown and I-75.

Median home values in Sherman have continued to go up over the past year. The Residences of Sherman apartment home development will provide housing for those who must rent because they are priced out of the single-family market and by those who choose to rent as they prefer renting as a lifestyle choice.

We anticipate working with FEMA to reclaim a portion of the tract from the flood plain but if we are not successful the conceptual project site map as presented would provide approximately 380 apartment homes.

Job No. BGS450121

Owner: BMT Global, LLC

Buyer: _____

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

A portion of the subject property shown hereon lies within the limits of a Zone "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010. No base flood elevations determined during the course of this survey.

Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9 North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One Vol. 24, Pg. 30, P.R.G.C.T.

Amended Plat of Magnolia Village City of Sherman, Texas Doc. No. 2017-3272, P.R.G.C.T.

approximate location of survey line

Carneros Drive

Block A

Block B

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 2

Lot One-R

Open Space

15' Chevron easement Vol. 1896, Pg. 582, R.P.R.G.C.T.

S88°12'03"E 1790.06' wire fence

P.O.B. 1/2" rebar found

20' wide sanitary sewer easement to Sherman Oaks Corporation Vol. 1138, Pg. 490, D.R.G.C.T.

20' wide City of Sherman sanitary sewer easement "Easement A" Vol. 5026, Pg. 431, O.P.R.G.C.T.

20' wide sanitary sewer easement (Easement "B") Vol. 4682, Pg. 643, O.P.R.G.C.T.

20' x 50' channel easement Vol. 556, Pg. 142, D.R.G.C.T.

S85°41'54"W 1042.65' wire fence

1/2" rebar found

21.799 Acres

a all of the BMT Global, LLC 21.799 Acres (Tract One) Inst. No. 2018-12534, O.P.R.G.C.T.

30' wide easement to Enserch Corporation Vol. 1462, Pg. 442, D.R.G.C.T.

Saeed Rouhani-Nasab & Moisa Sapozhnikova 11.065 Acres Vol. 5846, Pg. 345, O.P.R.G.C.T.

20' Oncor easment Vol. 3812, Pg. 334, O.P.R.G.C.T.

Lot 3

Sherman Town Center Vol. 17, Pg. 10, P.R.G.C.T.

N12°02'29"W 405.81'

approximate location of Zone "AE" 100-year flood hazard area, as scaled from the FEMA Flood Insurance Rate Map referenced below.

N13°47'26"W 1107.90'

20' wide City of Sherman sanitary sewer easement "Easement B" Vol. 5026, Pg. 431, O.P.R.G.C.T.

S00°28'01"W 1188.30'

1/2" rebar found

John A. Spears, Trustee of the John A. Spears Trus 1.50 Acres Vol. 4906, Pg. 908, O.P.R.G.C.T.

F. M. Highway No. 131

a public street - asphalt paving (aka: Travis Street)

Block 2

Lot 2 Lot 3

Block 4

Lot 10 Lot 11

Lot 8

Lot 7

Forest Creek Drive

Moorman-Moore Addition Vol. 7, Pg. 64, P.R.G.C.T.

approximate location of Zone "AE" 100-year flood hazard area, as scaled from the FEMA Flood Insurance Rate Map referenced below.

20' utility easement Vol. 17, Pg. 10, P.R.G.C.T.

N89°42'53"W wire fence 441.51'

2" pipe corner post

1/2" capped rebar set "RPLS 6578"

passing 5/8" capped rebar found @ 358.97'

Lot 5

Creed Canyon Partners, LTD 28.78 Acres Vol. 3807, Pg. 320, O.P.R.G.C.T.

John Jennings Survey Abstract No. 647 Grayson County, Texas

Legend:
crs = 1/2" capped rebar set "RPLS 6578"
wm = water meter
fh = fire hydrant
tp = telephone pedestal
agm = Atmos gas marker
ssmh = sanitory sewer manhole

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

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Boundary survey: December 28, 2017
Revised Date: April 25, 2018
Date of Preparation: January 19, 2021

S:\Land Projects R2\37-and-22-Acres-John-Jennings-Survey\Civil 3D\21.799-Acres.dwg 1/18/2021 2:42 PM



SCALE: 1" = 90' - 0" (24"x36" SHEET)

0' 90' 180' 360'

N

TRAVIS ST. APTS					HOWARD AKIN	2021013
UNIT TABULATION -2/3 STORY STACK HOUSE						2/22/21
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	735	38	10%	27,930	70%
A2	1br/1ba	775	76	20%	58,900	
A3	1br/1ba	845	152	40%	128,440	
B1	2br/2ba	1,030	38	10%	39,140	30%
B2	2br/2ba	1,187	38	10%	45,106	
B3	2br/2ba	1,230	38	10%	46,740	
TOTALS			380	100%	346,256	

UNIT AVERAGE NET SF : 911

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	911	S.F.
ACREAGE:	21.80	GROSS ACRES
DENSITY:	17	UNITS/ACRE
PARKING:		
REQUIRED	684	SPACES
PROVIDED	650	SPACES
GARAGE PARKING	190	GARAGE SPACES
TANDEM PARKING	114	SURFACE SPACES
SURFACE PARKING	346	SURFACE SPACES
	1.7	SPACES/UNIT

A201

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT NAME or LOGO

ARCHITECTURAL SITEPLAN
SCHEME 01
February 1, 2021

PROJECT NAME
CITY,ST
HPA# XXXXX

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SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

DFWTXGC, LLS

RENDERING

November 1, 2019

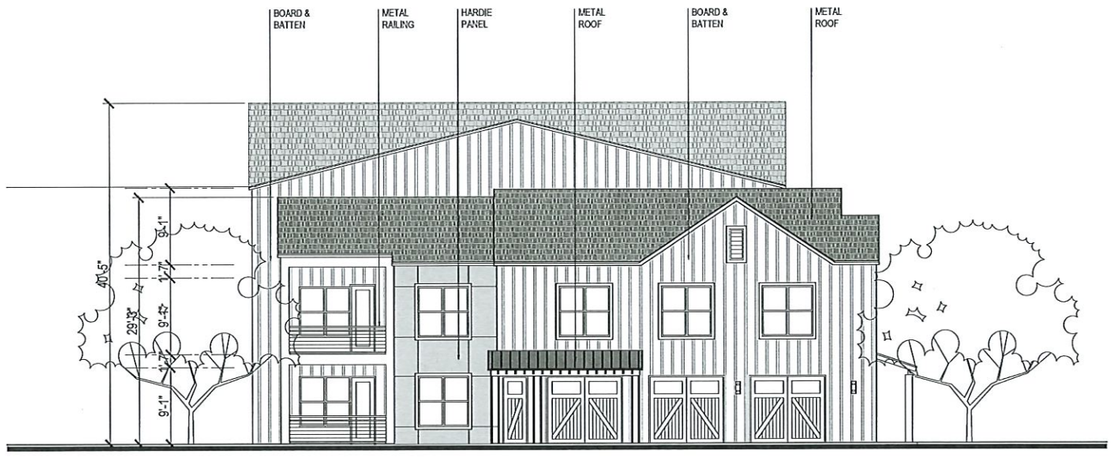
STAK HOUSE MODULAR

HPA# 19307

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FRONT ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

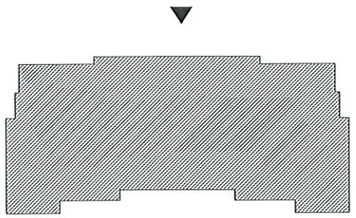
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

DFWTXGC, LLS

ELEVATION
November 1, 2019

A414
STAK HOUSE MODULAR
HPA# 19307

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REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

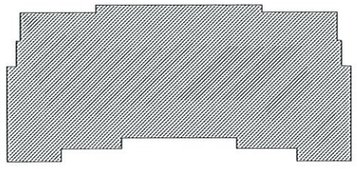
HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

DFWTXGC, LLS

ELEVATION
November 1, 2019

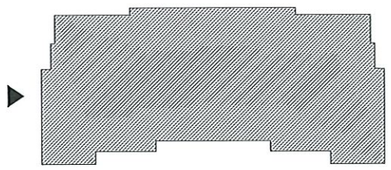
A415
STAK HOUSE MODULAR
HPA# 19307

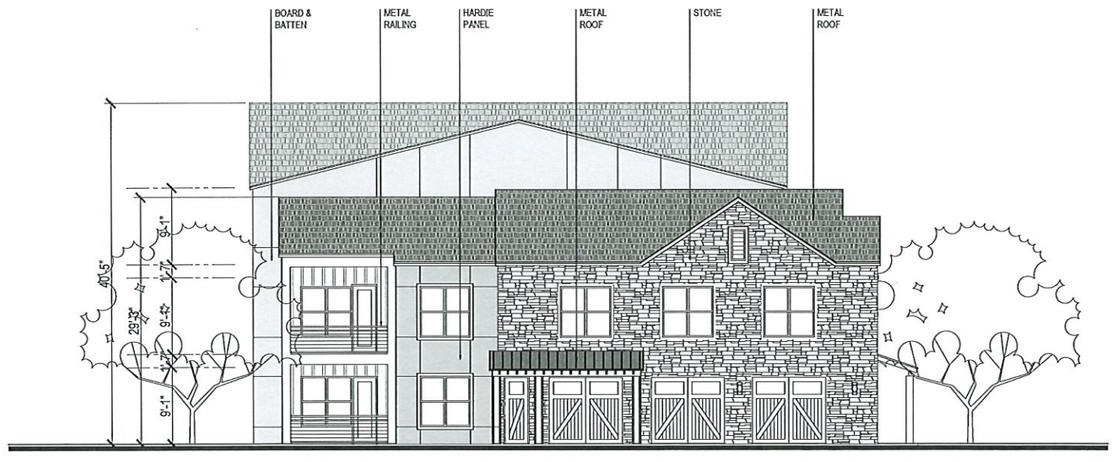
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FRONT ELEVATION





LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

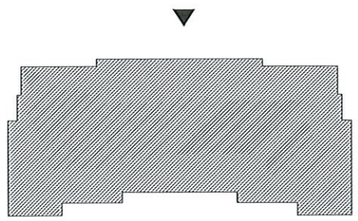
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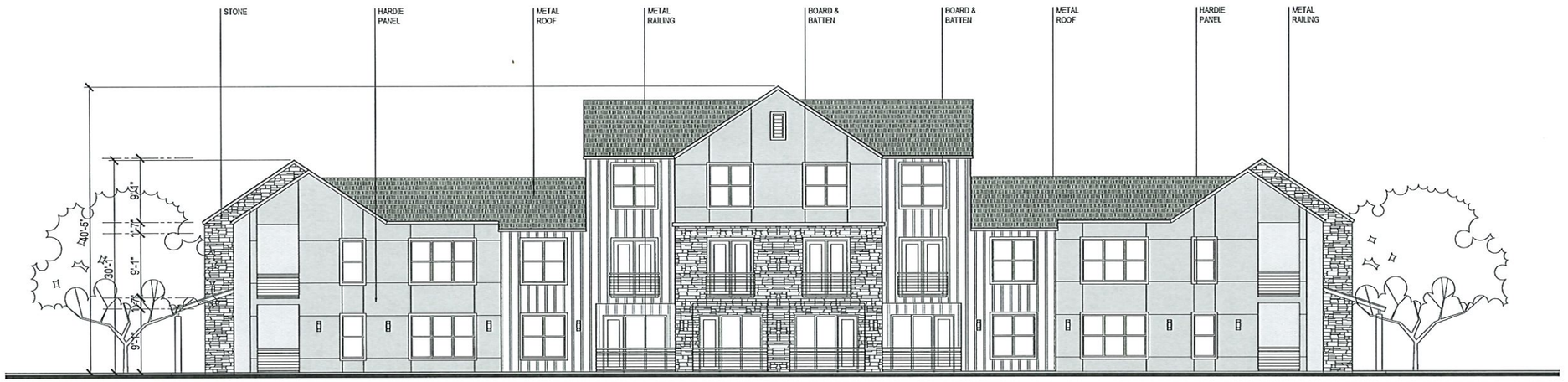
DFWTXGC, LLS

ELEVATION
November 1, 2019

A416
STAK HOUSE MODULAR
HPA# 19307

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REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

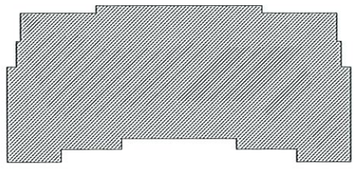
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ELEVATION
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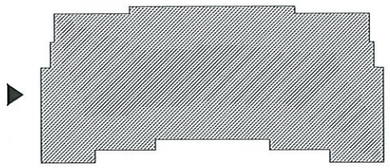
A417
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HPA# 19307

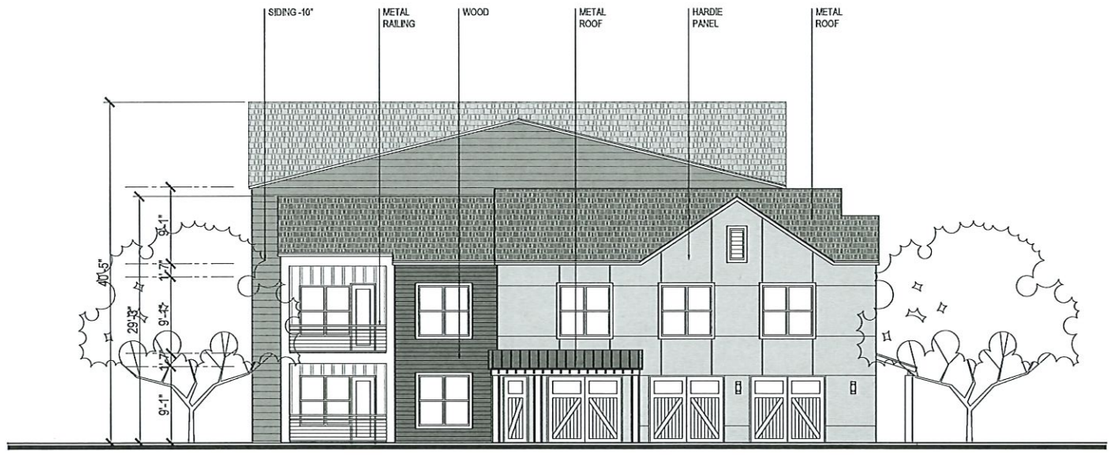
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FRONT ELEVATION





LEFT ELEVATION

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0' 8' 16' 32'

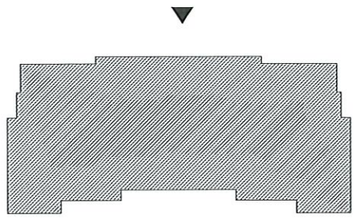
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DFWTXGC, LLS

ELEVATION
November 1, 2019

A418
STAK HOUSE MODULAR
HPA# 19307

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0' 8' 16' 32'

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ELEVATION
November 1, 2019

A419
STAK HOUSE MODULAR
HPA# 19307

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DFWTXGC, LLS

RENDERING
November 1, 2019

STAK HOUSE MODULAR
HPA# 19307

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November 1, 2019

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Reeves, Patsy

From: David Reeder <forestcreek@cableone.net>
Sent: Wednesday, March 3, 2021 12:59 PM
To: Reeves, Patsy
Subject: BMT GLOBAL LLC ZONING PROPOSAL

Importance: High

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Mr. Rob Rae
Secretary, Planning and Zoning Board
PO Box 1106 Sherman, TX 75091

I am writing you regarding the proposed zoning issue on the change from R-1 to R-2 for the Property located at 4601 North Travis, Sherman, TX.

I AM AGAIST THIS PROPOSAL.

REASON:

North Travis is already a highly traveled street and this will only ADD to the congestion. I live in the secluded neighborhood off Travis Street on Forest Creek Drive and live at then End of the street. We have a highly wooded area that provides refuge for wildlife. I do NOT Want this area to be disturbed. (this area that is beside our house is in a flood plain and I do NOT see how anything could be built in that area and would OPPOSE the building In this area. Also I do NOT want Forest Creek Drive to become a through Street to Towne Center. This is a very narrow neighborhood street and we do NOT need added Traffic. I would NOT want to see any access from our neighborhood to the proposed apartment Neighborhood.

I feel that the current proposal of the number of apartment buildings is EXCESSIVE for this area. I know that Sherman has a shortage of housing and I would rather see SINGLE FAMILY HOMES Built in this area and leave the zoning at its current status of R-1. Leaving it at this status will Create enough traffic on North Travis Street.

Building all these apartments crammed into such a small area would create additional traffic and

Would effect our home values in this secluded neighborhood.

Please register my vote as NO to changing zoning to R-2.

DAVID F. REEDER
308 Forest Creek Dr.
Sherman, TX 75092
972-658-6773 Cell

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

BMT Global, LLC
3000 Overland Trail
Sherman, TX 75092

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

Howard Akin, Jr.
418 Jones Street, #300
Lewisville, TX 75057

Humphreys & Partners Architects, LP
5339 Alpha Rd., Ste. 300
Dallas, TX 75240

Dear Applicants,

The request for a Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located at 4601 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed the height of 45 feet unless an exception is granted.
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. The Floodplain Ordinance shall be followed.
7. Any structures built over any easements will require an encroachment easement approved by the City Council.
8. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20' unless an exception is granted.
9. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
10. The trash dumpster will need to be located inside the main building area and screened.
11. The site plan is conceptual in nature and will require a more detailed site plan approval from the Planning and Zoning Commission before construction begins.
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Platting of the subject property is required.
15. 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.
16. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
17. All requirements of the Floodplain Ordinance shall be followed. *Chapter 3, Article 3.12*
18. Verify fire requirements and code compliance with Fire Marshal.
19. The location of trash receptors must be approved by the Public Works Department.
20. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
21. Internal water and sewer lines will be privately owned and maintained.
22. Show flood fringe on plans. Plans must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **37.**

Meeting Date: 03/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

801 SOUTH CORMORANT DRIVE

The request of Shawn and Shannon Rennwanz (Owners) and Proline Surveying, LTD. (Surveyor) concerning the property at 801 South Cormorant Drive, being Lot 5, Block 9, The Preserve, Phase I, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 15' rear setback in lieu of the required 25' for an attached patio cover in an R-1 (One-Family Residential) District.

Background:

The property is located at 801 South Cormorant Drive between Seasons West Avenue and Quail Run Road. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a patio cover over an existing 10' X 16' concrete slab, 15' from the rear property line. The patio cover will be treated wood, stained dark walnut with shingles matching the existing house.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Shawn and Shannon Rennwanz (Owners)
Proline Surveying, LTD. (Surveyor)

Master Plan Designation:

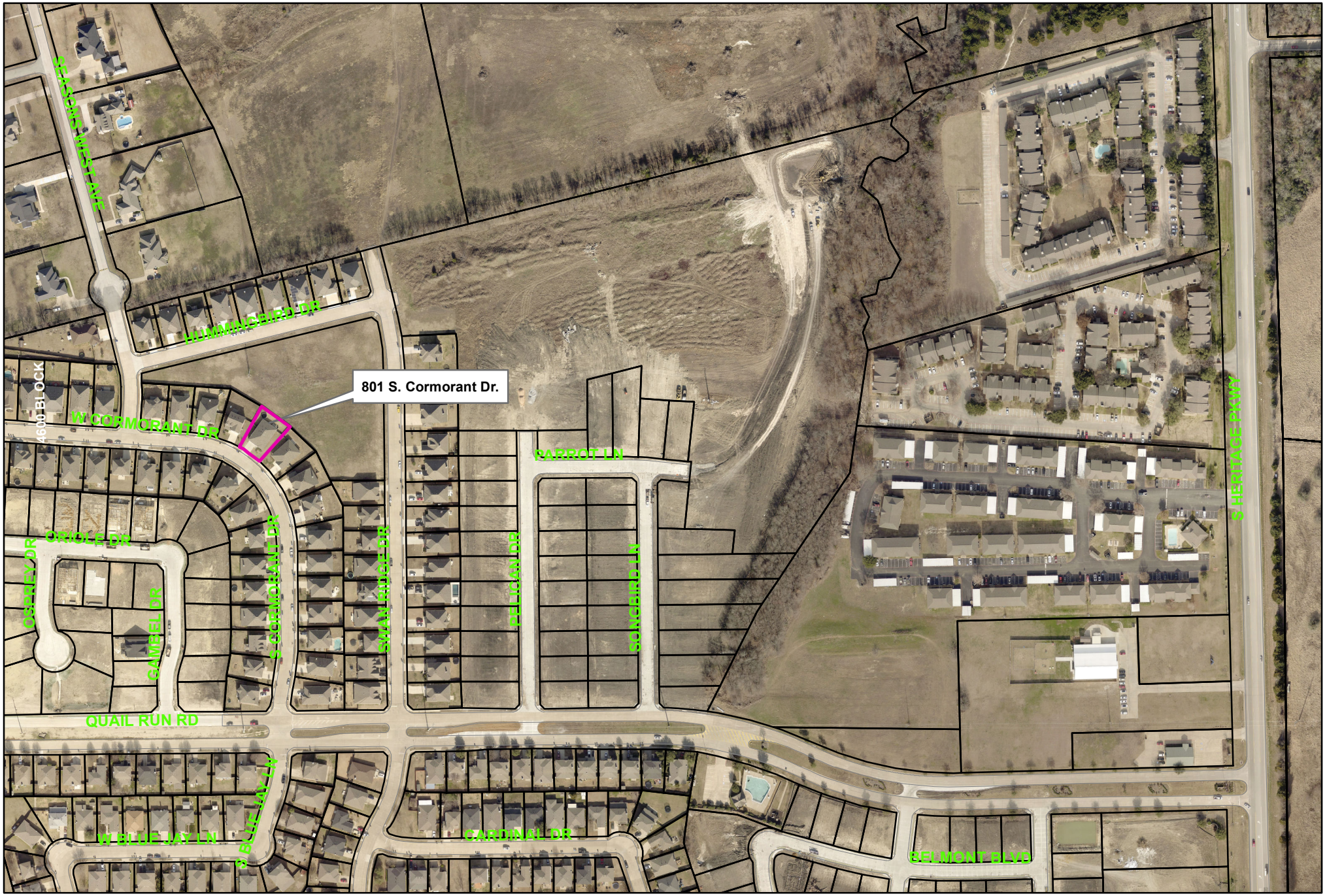
Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and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

Number of notices mailed:
19

Objections Received:
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Narrative
Current Patio
Building Elevations
Staff Review Letter



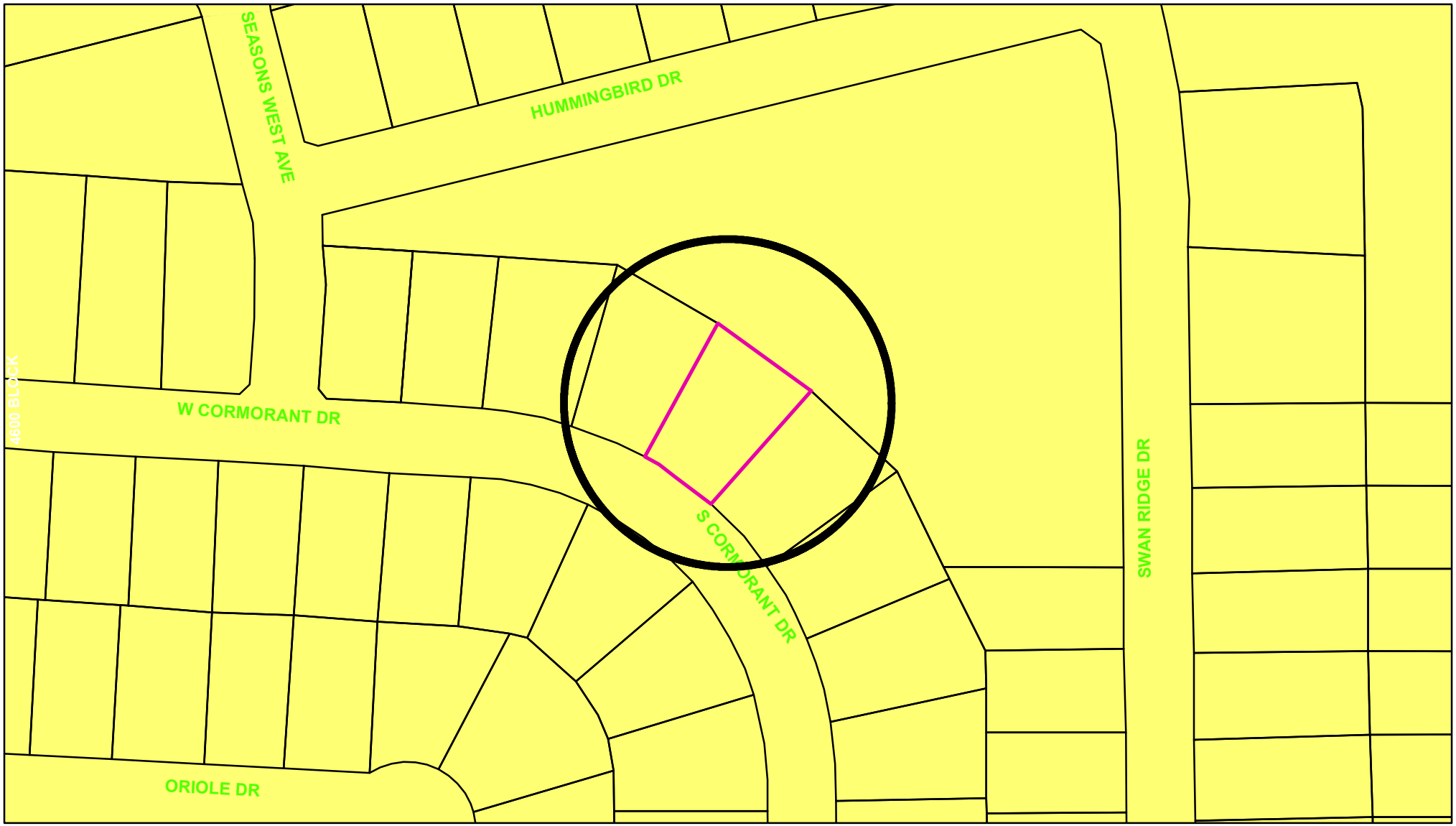
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

801 South Cormorant Drive

NOT TO SCALE

1 in = 300 ft



Zoning - 801 South Cormorant Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

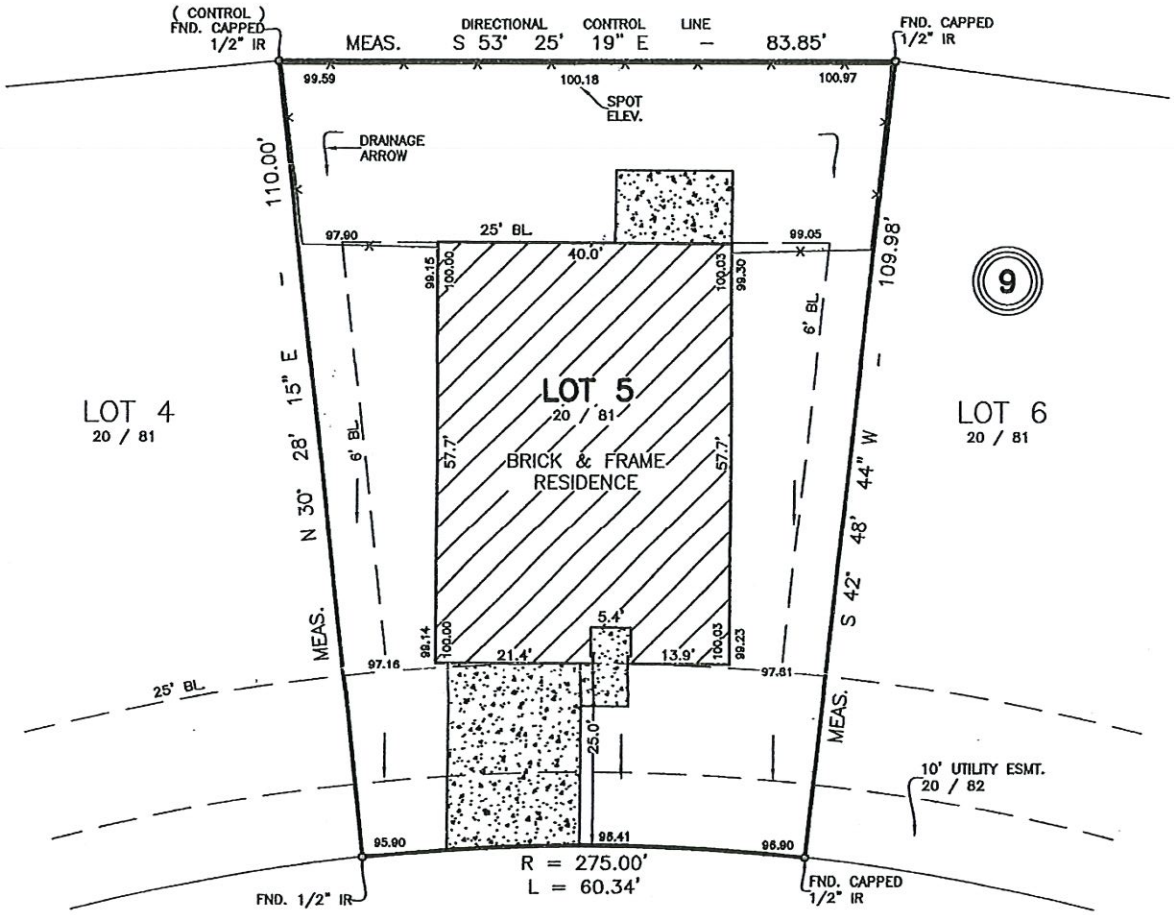
801 South Cormorant Drive



Reference No: 1504240801 G.F. No: 01128-15689
Title Co: STEWART TITLE COMPANY
Purchaser: WINKING & ROBINSON

PROPERTY DESCRIPTION

Lot 5, in Block 9, of The Preserve Phase I, an Addition to the City of Sherman, Grayson County, Texas, according to the Map or Plat thereof recorded in/under Volume 20, Page 81, Plat Records, Grayson County, Texas.



801 CORMORANT DRIVE

SCALE: 1" = 20'

LEGEND
- OVERHEAD UTILITIES
- FENCE
- BRICK
- WOOD DECK
- CONCRETE

This survey is hereby accepted and approved.
Purchaser
Purchaser
Date

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

STATE FIRM REGISTRATION NUMBER 10193797

NOTE: Elevations are based on an assumed elevation of 100.0 on finished floor of residence.

STATE OF TEXAS * REGISTERED * WILLIAM H. MOSS PROFESSIONAL LAND SURVEYOR

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 Info@prolinesurveyors.com

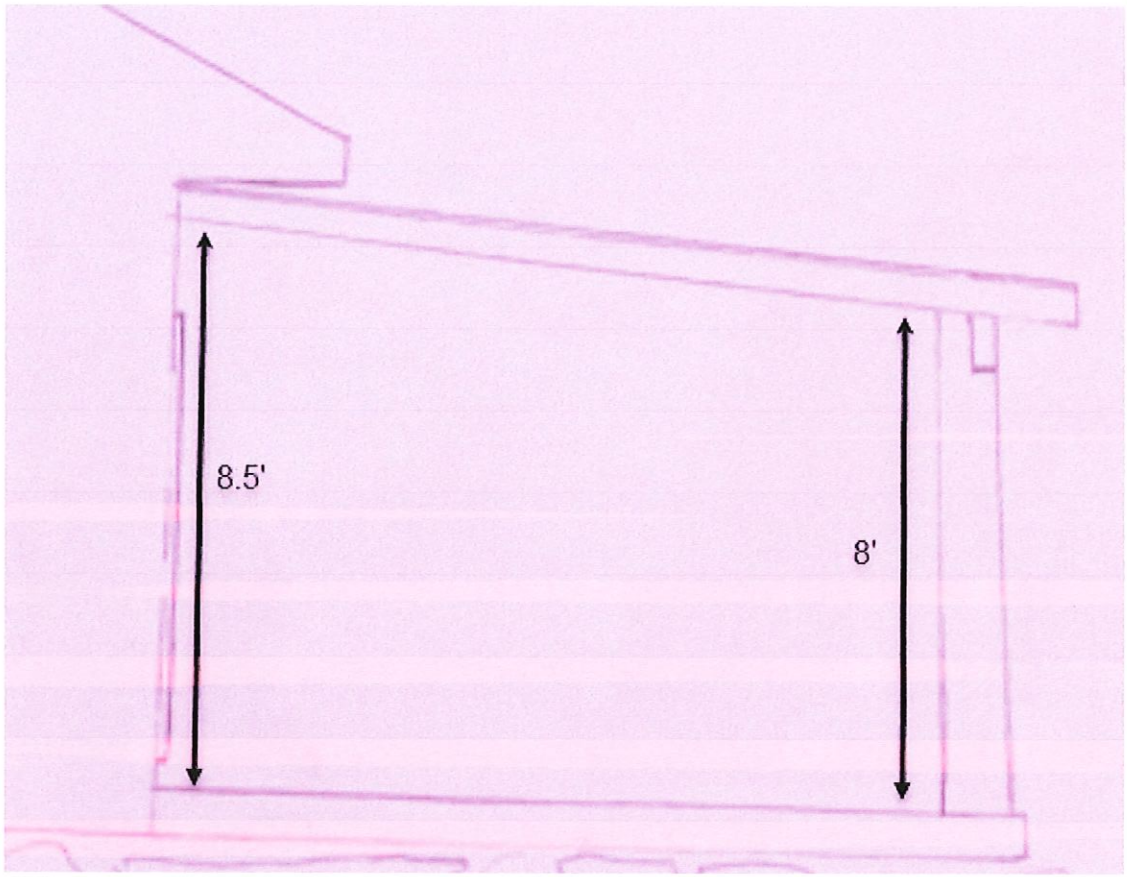
© Proline Surveying, LTD. 2015
SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: MS/AV DATE: 4/29/15

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

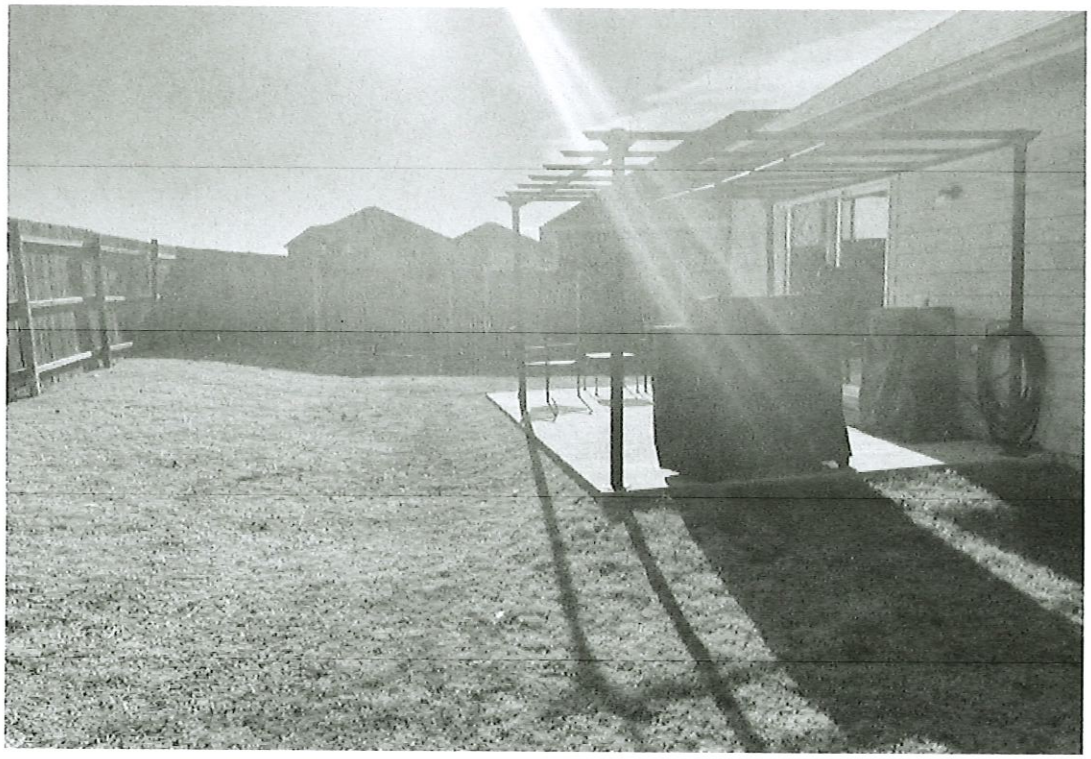
Description:

We are looking to add a patio cover to the existing concrete slab as shown in example photo. The current concrete slab is 10' x 16'. The patio cover will be tied into the house underneath the eve of the home, keeping the existing gutter system. The height of the cover, starting directly next to the home will be 8.5' tall and will have a grade going down towards the end of the concrete slab, furthest away from the home to 8' tall. Using treated wood with 2 6" x 6" post and it will be finished with matching shingles. All exposed wood will be stained using Ready Seal Stain, color Dark Walnut.

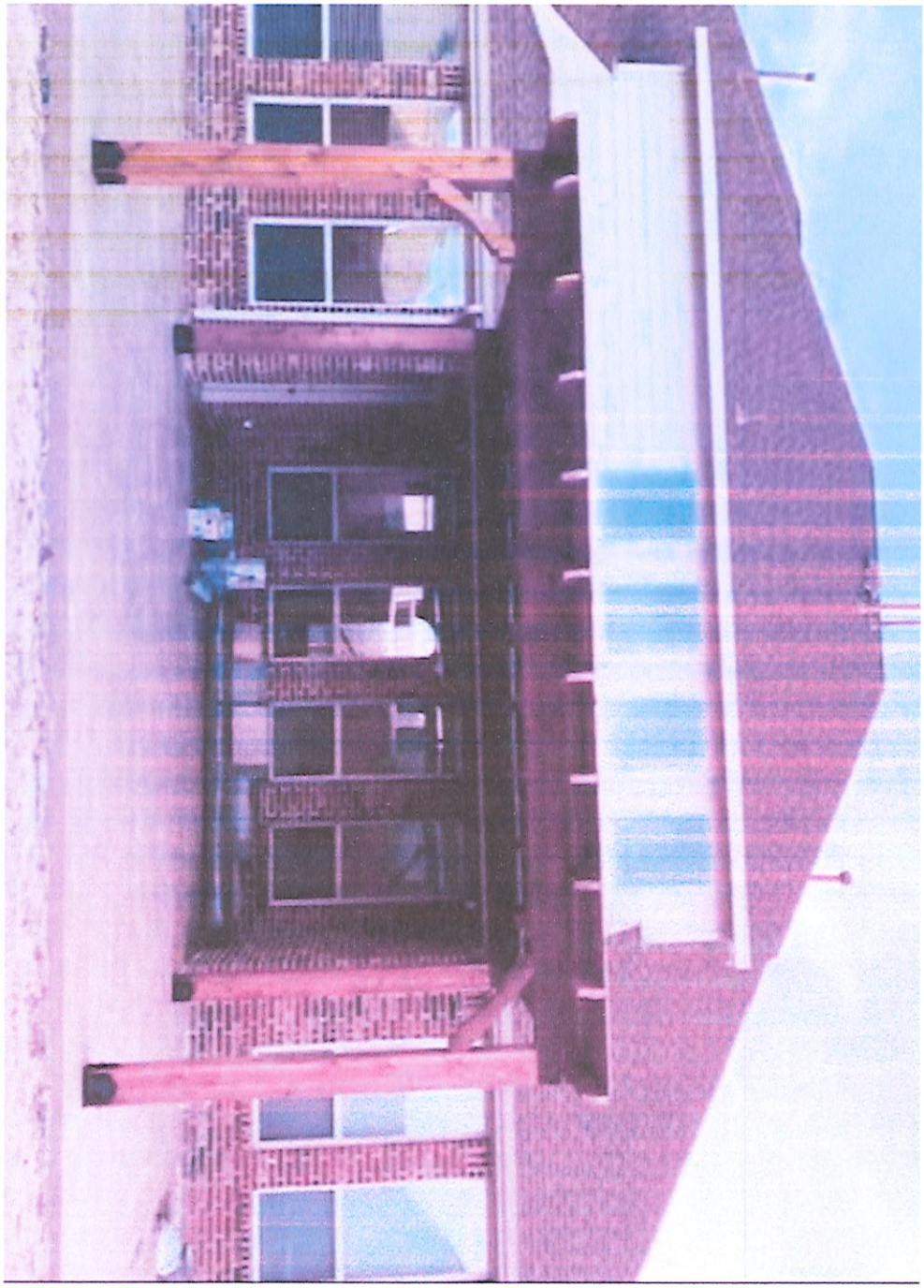


Current Pictures





Example Picture



Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

March 9, 2021

Shawn & Shannon Rennwanz
801 S. Cormorant Drive
Sherman, TX 75092

Dear Applicants,

The request for a variance and site plan approval to allow 15' rear setback in lieu of the required 25' for an attached patio cover in an R-1 (One-Family Residential) District located at 801 South Cormorant Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 16, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
3. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Billy Hartsfield, Fire Marshal

Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **39.**

Meeting Date: 03/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

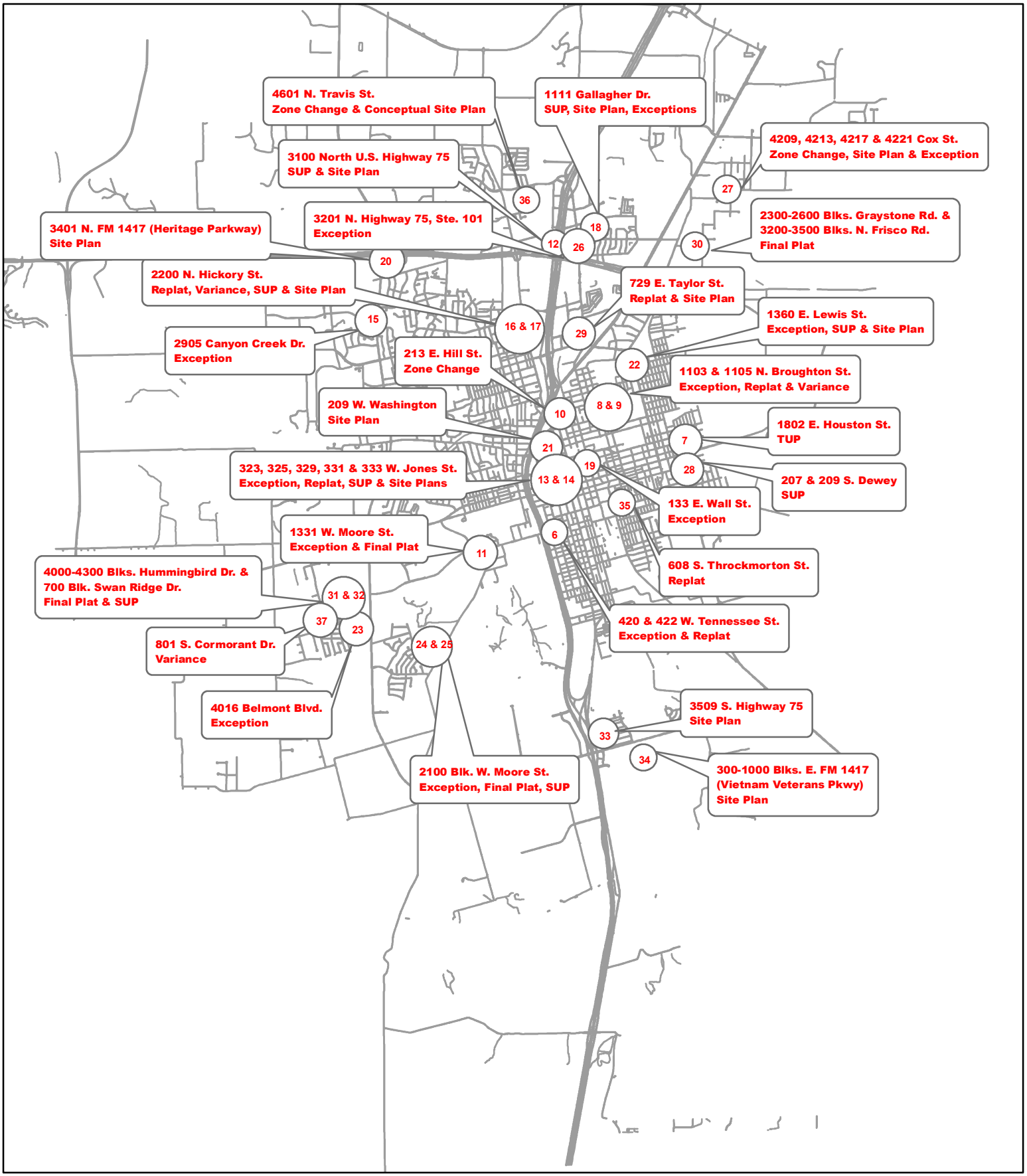
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
March 16, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE
1 inch = 7,000 feet