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, February 21, 2017 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 17, 2017, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 8, 9, 12, 13, 14, 16, 22 & 23)**

5. **1211 BLANTON DRIVE**
The request of Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills 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 Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

6. **6120 N. U.S. HIGHWAY 75**
The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 45.449 acres in the W.S. Thurman Survey, Abstract No. 1265, and the A.C. Smith Survey, Abstract No. 1561, 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 and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a QuikTrip Convenience Store with Gasoline Sales

7. **6120 N. U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 45.449 acres in the W.S. Thurman Survey, Abstract No. 1265, and the A.C. Smith Survey, Abstract No. 1561 as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 6.8, Subsection (5) (a) and Section 7, Subsection (14)(i) to allow a 439 square foot, 75' tall freestanding sign, 20' from the property line along U.S. Highway 75 in lieu of the required 100' setback and the allowed 300 square foot, 50' tall freestanding sign in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.
- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14) (i)(1) and Section 6.8.5, Subsection (11) to allow an additional 154 square foot, 10' 10" tall, monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall, 25' from the property line along FM 691 in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.

8. * **2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Revised Final Plat approval of The Gardens at O'Hanlon Ranch.

9. * **1407 & 1411 WESTERN HILLS DRIVE**

The request of Thomas & Jean Flick and McDonald & Kaitlin Arnot (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1407 and 1411 Western Hills Drive, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 3 & 4, Block 5, Western Hills Addition, Section 2, containing 1.56 acres, as follows;

Planning and Zoning Commission

Replat approval of Lots 3 & 4, Block 5, Western Hills Addition, Section 2.

10. **1220 E. PEYTON STREET**

The request of JIREH Properties Company and Sherman H & P Corporation (Owners), Curry Vogelsang (Representative) Frank McColloch, BMNW Resources, LLC (Representative) and Roff Operating Company, LLC (Drilling Company) concerning the property located at 1220 East Peyton Street, being 6.817 acres in the J.B. McAnair Survey, Abstract No. 763,, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well in a C-2 (General Commercial) District.

11. **4602 AMESBURY LANE**

The request of Stonehollow Homes (Owners) and Jennifer Chandler (Applicant) concerning the property located at 4602 Amesbury Lane, being Lot 10, Block N, Austin Landing, Phase 2A, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) 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 a SF-1 (Single Family Residential) District.

12. * **2200-2300 BLOCKS PEGGEY'S COVE AND SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS DARTMOUTH LANE**

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggey's Cove and Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.653 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase II

13. * **2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LANE & THE 3400-3500 BLKS. HANAN ST. need signature on application**

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owners), GEES, Inc. (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase III

14. * **3000-3100 BLOCKS E. LAMAR ST & THE 200-500 BLOCKS BETHANY ROAD**

The request of Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.807 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Bethany Road Estates No. II in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

15. **(MOVED TO MARCH 21, 2017 MEETING) 3800-4000 BLOCKS QUAIL RUN ROAD & 1100-1300 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of Graham Mortgage Corporation (Owners), Michael R. Coker Company (Representative) and Archon Corporation (Architect) concerning the property located in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage Parkway), being Lot 2, Block A, Country Ridge Estates No. 10, containing 26.078 acres, as follows:

Planning and Zoning Commission

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

16. * **2105, 2107 & 2115 S FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Storage I, LLC and Steve Palmer (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2105, 2107 and 2115 South FM 1417 (Heritage Parkway), being Lot 3, Block 1, Community USA Addition, containing 7.024 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Replat approval of Lot 3 of Community USA Addition

17. **4105 N. U.S. HIGHWAY 75**

The request of Sherman Commons LP (Owners), CBRE/URC (Applicant) and David Vilbig, Vilbig and Associates (Engineer) concerning the property located at 4105 North U.S. Highway 75, being Lot 3, Sherman Common Addition, Replat Blocks A, B & D, Block A, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(a)(1) to allow an additional dual-faced, 60 square foot "v shaped" multi-tenant monument sign on the property line in lieu of one freestanding sign per development lot, 40' from the front property line in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

18. **111-121 E. PECAN STREET**

The request of Restore Emergency Services & Construction Repair LLC (Owners), Rick Owens (Representative), Tatchio & Associates (Architect) and Helvey-Wagner Surveying, Inc., (Surveyor) concerning the property located at 111-121 East Pecan Street, being Lots 7, 8 and 9, Block A, T.J. Shannon's Supplemental Plat, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow five (5) residential apartments in the first half of the first floor of the building facing a front street in a C-2 (General Commercial) District/Central Business District.

19. **701 E. LAMBERTH ROAD**

The request of John Mabary (Owner) and David Baca Studio, LLC (Architect) concerning the property located at 701 East Lamberth Road, being Lot 1R, Block 2, Replat of Dr. J.H. Carraway's Subdivision, Block 2, Lot 1R, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (1)(a) and Section 6.8, Subsection (5)(b) to allow a 10' side yard setback along the east property line in lieu of required 15' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

20. **230 E. SYCAMORE STREET**

The request of Cool Water Development, LLP (Owners) and David Baca Studio, LLC (Architect) concerning the property located at 230 East Sycamore Street, being Lot 1, Ellison Addition, as follows:

Planning and Zoning Board

Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a self-storage facility (Cool Water Storage) in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

21. **230 W. HOUSTON STREET**

The request of Creta Lynn Carter, II and Jeffrey Ray Brown (Owners), Kacy Epperson (Applicant/Tenant/Prospective Buyer) and Tatchio & Associates (Architect) concerning the property located at 230 West Houston Street, being Lot 8, Block X, S.B. Allen Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow the existing wood siding facade in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

Planning and Zoning Board

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

22. * **4100-4300 BLOCKS BREEZY MEADOWS LANE & 200-600 BLOCKS SWAN RIDGE DRIVE**

The request of 1417 Land Holdings LLC (Owners), Dietz Engineering (Engineer) and F.E. Bemenderfer, Jr., Roome Land Surveying (Surveyor) concerning the property in the 4100-4300 Blocks of Breezy Meadows Lane and the 200-600 Blocks Swan Ridge Drive, being 32.629 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Kennedy Estates

23. * **2411 TEXOMA PARKWAY**

The request of Alcoholic Services of Texoma, Inc. and Lamance Properties, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2411 Texoma Parkway, being 4.328 acres in the Rueben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

Replat approval of the Alcoholic Services Addition, a Replat of Lot 1, Block 1, Helen Perkins Addition and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition.

24. **2411 TEXOMA PARKWAY**

The request of Jade Lamance (Owner) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property located at 2411 Texoma Parkway, being Lot 1, Block 1, Helen Perkins Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal siding facade on the sides and cedar wood as an accent feature on the front in lieu of the required masonry in a C-2 (General Commercial) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales, service and repair in a C-2 (General Commercial) District.

25. **ADJOURNMENT**

26. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on February 16, 2017 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of February, 2017
City of Sherman, Texas

_____

Patsy Reeves,
Developmental Services Administrative Secretary

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 2.

Meeting Date: 02/21/2017

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Scott Shadden, Director Developmental Services

Issue:

APPROVE MINUTES OF THE REGULAR JANUARY 17, 2017, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

January 17, 2016 Draft Minutes

STATE OF TEXAS §

January 17, 2017

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 17, 2017.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: DAVIS, MAHONE, VANDERVEER, THORPE, ADAMS, VELLOTTI AND ELLIOTT.

MEMBERS ABSENT: VICE-CHAIRMAN PATTERSON

CALL TO ORDER

CALL TO ORDER
Chairman Gilbert called the meeting to order at 5:00 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the December 20, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Mahone. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS
Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, VANDERVEER AND VELLOTTI.

CONSENT AGENDA (ITEM 5, 7, 9, 10, 12 & 17)

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

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

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

PRELIMINARY & FINAL PLAT – OAKS OF NORWOOD 3000-3100 BLKS. W. LAMBERTH & 2200 BLK. NORWOOD ST. (NORBERTO & LISA GALARZA, JEFF HILL & LESTER W. VANCE, LLC)

THE REQUEST OF NORBERTO AND LISA GALARZA, JEFF HILL AND LESTER W. VANCE, LLC (OWNERS), AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3000-3100 BLOCKS WEST LAMBERTH ROAD AND THE 2200 BLOCK NORWOOD STREET, BEING 17.500 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 120, THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209 AND THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540, AS

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FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY AND FINAL PLAT APPROVAL OF THE OAKS OF NORWOOD.

The property is located in the 3000-3100 Blocks West Lamberth Road and the 2200 Block Norwood Street, just west of Shady Oaks Lane. The owner would like to plat the property into nine 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.

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF LANDMARK BANK (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1518 SOUTH AUSTIN STREET, BEING 0.41 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING A PART OF LOTS 20 AND 21 IN MAYHEW'S SECOND SUPPLEMENT, AS FOLLOWS:

REPLAT LOTS 20 & 21, MAYHEW'S 2ND ADDITION 1518 S. AUSTIN (LANDMARK BANK)

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF PART OF LOTS 20 AND 21, MAYHEW'S SECOND SUPPLEMENT.

The property is located at 1518 South Austin Street between Olive and Staples Streets. The owner would like to replat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF POST OAK LIQUIDATING TRUST (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2000-2200 BLOCKS NORTH TRAVIS STREET AND NORTH U.S. HIGHWAY 75, BEING 1.624 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, CONTAINING 14.472 ACRES, AS FOLLOWS:

REPLAT LOT 1, BLK. 2 INDEPENDENCE SQUARE ADDITION, SECTION 3 2000-2200 BLKS. N. TRAVIS & N. US. HIGHWAY 75 (POST OAK LIQUIDATING TRUST)

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE.

The property is located in the 2000-22000 blocks North Travis Street and North U.S. Highway 75, between Dexter and Pelton Streets. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District. The owner would like to replat the property into two lots for commercial development. They had seen the Staff Review

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Letter and would abide by the Recommendations.

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

SITE PLAN – SHERMAN ER 2021 N. TRAVIS (POST OAK LIQUIDATING TRUST)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF POST OAK LIQUIDATING TRUST (OWNERS) AND BRET FLORY, CROSS ARCHITECTS (ARCHITECTS) CONCERNING THE PROPERTY LOCATED AT 2021 NORTH TRAVIS STREET, BEING THE PROPOSED LOT 2, BLOCK 2 OF THE REPLAT OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, ALSO BEING 2.283 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR SHERMAN ER

The property is located at 2021 North Travis Street between Dexter and Burton Streets. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District. The first phase of this project will include an 8,757 square foot, 24/7 Emergency Room. The exterior finish on the building will be brick, stone and EFIS (Exterior Finish Insulation System). Forty-six (46) parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT HICKORY ESTATES 3000-3100 BLKS. N. HICKORY (JOE GILBERT CONSTRUCTION, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF JOE GILBERT CONSTRUCTION, LLC (OWNER), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 3000-3100 BLOCKS NORTH HICKORY STREET, BEING LOTS 1-6, HICKORY ESTATES, CONTAINING 1.306 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF HICKORY ESTATES.

The property is located in the 3000-3100 Blocks of North Hickory Street, between Oxford Drive and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat six lots into nine 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 – ACE STORAGE, PHASE 1 4615 N. TRAVIS (YOUNG ENTERPRISES)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF YOUNG ENTERPRISES (OWNERS) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 4615 NORTH TRAVIS STREET, BEING LOT 1R, OF THE REPLAT OF LOT 1, BLOCK 6 & LOT

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1, BLOCK 7 OF THE REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION 1 AND ALL OF BLOCK 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION 1, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR ACE STORAGE, PHASE 1

The property is located in the 4600 block of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of Travis Street and Northcreek Drive. The property is zoned a C-1 (Retail Business) District. A Specific Use Permit to allow a mini-warehouse facility on the property was approved at the September 6, 2016, City Council Meeting.

The owner would like to construct a mini-warehouse facility at this location; the building area will be approximately 72,378 square foot. The exterior finish on the buildings will be brick veneer with a standing seam metal roof. A 6' high chain link fence with privacy slats will surround the development. Nineteen parking spaces will be provided. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SUP & SITE PLAN – SOLAR ENERGY FACILITY 900-2000 BLKS. W. MOORE (SSCGC, LLC)

<u>SPECIFIC USE PERMIT & SITE PLAN</u>
THE REQUEST OF SSCGC, LLC (OWNERS), SHANE SHIELDS (REPRESENTATIVE) AND CYPRESS CREEK RENEWABLES (SOLAR COMPANY) CONCERNING THE PROPERTY LOCATED IN THE 900-2000 BLOCKS WEST MOORE STREET, BEING 112.6372 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, 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 SOLAR ENERGY FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

<u>Aaron Wilson, 107 Arapaho Trail West, Sherman, TX</u>
Mr. Wilson appeared to represent the request and answer any questions. The property is located in the 900-2000 blocks of West Moore Street, between Center Street and Park Avenue and is zoned an R-1 (One Family Residential) District.

Mr. Wilson explained he represents Cypress Creek Renewables, "we are the second largest solar developer in the nation, we have operating assets coast to coast, a development portfolio of over forty projects in the State of Texas. The solar panels that we will be developing on this site are non-reflective; FAA allows solar panels to be built on airport premises. I don't know if anybody ever noticed a solar farm on an airport versus before, if you haven't, it's

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because they are very difficult to see, they create very little disturbance, no noise, no pollution. They essentially take a tract of land that is crisscrossed with utility easements and put a $17,000,000 investment on it; that includes the land and the equipment. The solar panels are about three foot wide by six foot tall, they will be on a single axis tracker, they stand no taller than seven feet off the ground. There will probably be around five thousand solar panels on this site. Between every row of solar panels will be about twenty feet of open ground; we let it vegetate naturally, we will maintain the vegetation between the rows. We normally allow vegetation to grow in the fence so that it creates a visual buffer from the array. There are some instances where we may use a privacy fence, if necessary to create more of a visual buffer from the array from the road. The front setback will be sixty feet from West Moore Street. We will plant some things around the fence to vegetate. Normally, we install a chain link fence, a security fence."

The proposed solar farm will contain rows of Photovoltaic cell panels mounted on posts in the ground individually. These rows of panels are referred to as "solar arrays." The solar arrays will be mounted on a tracking system, so they follow the sun throughout the day. In this configuration, the panels face east in the morning are horizontal at midday, and face west in the afternoon. This configuration maximizes energy generation, and does not create any noise. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating. The power generated from the solar farm will be sold to ONCOR for use by consumers to replace energy produced from a non-renewable source.

The site will generate almost no traffic and will not be staffed daily. Employees will visit the site once a week or even less frequently for routine maintenance of the arrays and the property.

There will be no buildings or employees on the property so there is no need for sewage disposal facilities, solid waste, or water on the site.

The active area of the facility will be enclosed by a six foot (6') high fence and gated for security purposes. Access codes to the gate will be provided to local police, fire and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services.

The solar panels that comprise the solar arrays are made primarily of glass; they do not contain dangerous materials, nor do they emit dust, noxious fumes or liquids. He had seen the Staff Review Letter and would abide by the Recommendations.

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Thomas Bragg, 1806 W. Moore, Sherman, TX
Mr. Bragg explained he is a property owner directly across the street. "Primarily, I support the project; I think it's a good use for the area. I have a question about the setback, I thought in my block the setback would be two hundred, twenty-five feet."

Mr. Wilson explained "our project doesn't start until two hundred feet off the road and from that is a further setback."

Bill Magers, 4 Timber Creek Rd., Sherman, TX
Mr. Magers thought that it was important that the board understands even though, "the SSCGC is selling a portion of this tract, we are maintaining the front of Moore Street, our anticipation is to develop a high-end residential product there, similar to Mr. Bragg's estate, there will be between two to six hundred feet behind Moore Street."

Mr. Wilson explained "there are a lot of utility easements that cross this tract, those will be open for wildlife crossings or if the City of Sherman in the future wants to use that as a bike path or a nature trail; it could be used as such."

Commission Member Thorpe asked "if putting in language in requiring you to put in a green space, you wouldn't have a problem with that."

Mr. Wilson responded "no, that is correct. If there are some requirements relating to the vegetation, we are open to that."

Commission Member Davis asked "if it would have a station where it collects or where does it go."

Mr. Wilson explained "across the road there is an electrical sub-station, we will be connecting to that and it will go out to the community; it will be generated for the local use. It will be above ground; there are three phase power lines that run along the road and we will connect to those three phase lines."

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

ACTION TAKEN.
Motion by Commission Member Thorpe to approve the Specific Use Permit and site plan to allow a Solar Energy Facility located in the 900-2000 Blocks of West Moore Street subject to the Staff Review Letter and providing a green screen to be connected to the fence. Second by Commission Member Vanderveer.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

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THE INTENT OF THE ORDINANCE.

SUP & SITE PLAN – LIQUOR STORE 724 E. HWY. 82 (DOUGLASS DISTRIBUTING)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF DOUGLASS DISTRIBUTING (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 724 EAST HIGHWAY 82, BEING LOT 2, BLOCK 1, 82-75 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 LIQUOR STORE IN A C-1 (RETAIL BUSINESS) DISTRICT, C-2 (GENERAL COMMERCIAL) DISTRICT AND O-1 (75 & 82 OVERLAY) DISTRICT.

Brad Douglass, Douglass Distributing, 2400 Meadows Lane, Sherman, TX
Mr. Douglass appeared to represent the request and answer any questions. The property is located at 724 East Highway 82, the southeast corner of U.S. Highways 75 and 82. The property is zoned a C-1 (Retail Business) District and a C-2 (General Commercial) District and is also located in the O-1 (75 & 82) Overlay District.

Mr. Douglass explained "Douglass Distributing is a family business that has been here since 1981, a wholesale and retail business with thirty-five years of experience and over four hundred employees. We are applying for a Specific Use Permit to allow a liquor store at the southeast corner of U.S. Highway 75 and 82; it is a 1,100 square foot store located in a retail center that is now called Lone Star Plaza, it was the old Shafer Plaza before we purchased the strip center last year. We plan to invest $300,000 in this location and hire four additional team members. The hours of operation will be 10 a.m. to 9 p.m., Monday thru Saturday and closed on Sundays." 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.

ACTION TAKEN:
Motion by Commission Member Davis to approve the Specific Use Permit to allow a liquor store at 724 East Highway 82 subject to the Staff Review Letter. Second by Commission Member Vanderveer.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – EXTERIOR FACADE

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF LOS HERMANOS PARTNERSHIP, LLC

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(OWNERS), DOUG SMITH AND TERESA JACOBY (APPLICANTS) AND NORTH TEXAS AUCTION COMPANY (TENANT) CONCERNING THE PROPERTY AT 316 WEST LAMAR STREET, BEING LOT 11 AND THE WEST 35' OF LOT 9, BLOCK 1, A.R. LOVING'S ADDITION, AS FOLLOWS;

SUP & SITE PLAN – AUCTION HOUSE 316 W. LAMAR (LOS HERMANOS)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW THE EXISTING EXTERIOR METAL FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUCTION HOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

Tom Shields, 121 N. Willow, Sherman, TX, Teresa Jacoby, 1345 CR 1003, Greenville, TX and Doug Smith, 7606 Lois Dr., Quinlan, TX

Mr. Shields, Ms. Jacoby and Mr. Smith appeared to represent the request and answer any questions. The property is located at 316 West Lamar Street, between Rusk and Elm Streets and is zoned a C-2 (General Commercial) District and also located in the Central Business District.

Mr. Shields explained Doug Smith and Teresa Jacoby are licensed auctioneers, and are partners in the North Texas Auction Company. They are seeking to open an auction house at this location. They currently own auction houses in Quinlan, TX and in Farmersville, TX and would like to bring one to Sherman.

Ms. Jacoby explained there would be weekly auctions on Saturdays starting at noon or 1 p.m. The auction house would give the local existing resale and antique businesses in Sherman and its downtown area an avenue to find antiques, collectibles, coins, jewelry, etc., that would be local and convenient to the existing businesses. It would also give them an avenue to sell items such as antiques and collectibles. There would also, from time to time, be additional specialty auctions that would be held with item/genre specific sales. The auctions would not only be localized to the Sherman area, but also be advertised nationally. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Thorpe was concerned with the front façade on the building; "any time we can address this we would like to dress up the downtown area."

Commission Member Vanderveer agreed; "the area in front

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of the building."

Mr. Shields agreed to work with the Developmental Services Department to improve the front of the building.

Scott Shadden, Director of Developmental Services suggested an architectural prefinished panel or masonry on the front.

Mr. Shields agreed.

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW THE EXISTING EXTERIOR METAL FAÇADE IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the exception to allow the existing exterior metal façade at 316 West Lamar Street subject to the street facing from the brick to the eve having some type of architectural panel or masonry finish. Second by Commission Member Thorpe.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER AND VELLOTTI.
VOTING NAY: NONE
MOTION CARRIED

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUCTION HOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow an auction house in a C-2 (General Commercial) District/Central Business District for the property located at 316 West Lamar Street subject to the Staff Review Letter. Second by Commission Member Davis.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

VARIANCES – REAR SETBACK 3103, 3107, 3111 & 3115 N. HICKORY (JOE GILBERT CONSTRUCTION,

<u>VARIANCES</u>
THE REQUEST OF JOE GILBERT CONSTRUCTION, LLC (OWNER), CROSS ENGINEERING CONSULTANTS (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR), AS FOLLOWS:
BOARD OF ADJUSTMENTS

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VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW: **LLC)**

- **3103 NORTH HICKORY STREET, BEING 0.138 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE PROPOSED LOT 6R OF THE REPLAT OF HICKORY ESTATES, A 20' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**
- **3107 NORTH HICKORY BEING 0.138 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE PROPOSED LOT 7R OF THE REPLAT OF HICKORY ESTATES, A 15' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**
- **3111 NORTH HICKORY; BEING 0.138 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE PROPOSED LOT 8R OF THE REPLAT OF HICKORY ESTATES, A 10' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**
- **3115 NORTH HICKORY STREET, BEING 0.186 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING THE PROPOSED LOT 9R OF THE REPLAT OF HICKORY ESTATES, A 10' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.**

5:20 p.m. Chairman Gilbert abstained from this request because of a conflict of interest.

Commission Member Thorpe took over as Chairman for this request.

Shawn Davis was appointed as alternate on the Board of Adjustments.

<u>Dean Gilbert, 801 E. Taylor, Sherman, TX</u>
Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 3103, 3107, 3111 and 3115 North Hickory Street, between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained "these lots were originally platted in 1980 as six lots and they will be replatting the lots into nine lots for single family development. The lots are 6,000 square foot lots and water and sewer will be extended to the lots. The homes will be approximately 1,500 square foot homes. The four lots they are requesting a variance on the rear setback are narrower lots."

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

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve

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the variances to allow: a 20' rear setback at 3103 N. Hickory Street; a 15' rear setback at 3107 N. Hickory Street; a 10' rear setback at 3111 N. Hickory Street; and a 10' rear setback at 3115 N. Hickory Street in lieu of the required 25'. Second by Commission Member Elliott.

VOTING AYE: THORPE, ELLIOTT, VANDERVEER, VELLOTTI AND DAVIS.
VOTING NAY: NONE
ABSTAIN: GILBERT
MOTION CARRIED

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

SUP & SITE PLAN – LIQUOR STORE 1922 N. GRAND (INTERPROPERTY HOLDINGS, INC.)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF INTERPROPERTY HOLDINGS, INC. (OWNERS), TOM JOSEPH, GRAND KERA, INC. (APPLICANT/TENANT) CONCERNING THE PROPERTY LOCATED AT 1922 NORTH GRAND AVENUE, BEING 5.73 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A LIQUOR STORE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

5:24 p.m. Joe Gilbert took over as Chairman.

Tom Joseph, 382 Redstone Dr., Sunnyvale, TX
Mr. Joseph appeared to represent the request and answer any questions. The property is located at 1922 North Grand Avenue in the Jamestown Plaza Shopping Center, between Texoma Parkway and Teague Drive. The property is zoned an M-1 (Light Manufacturing) District.

Mr. Joseph explained they are requesting a Specific Use Permit to allow a liquor store at this location. The lease space is approximately 1,680 square feet. He received 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.

ACTION TAKEN.
Motion by Commission Member Thorpe to approve the Specific Use Permit to allow a liquor store at 1922 North Grand Avenue subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

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THE INTENT OF THE ORDINANCE.

VARIANCE – SETBACK FROM PROPERTY LINE 215 W. PARK (WHITMIRE CONTAINER CORP.)

VARIANCE

THE REQUEST OF WHITMIRE CONTAINER CORPORATION (OWNERS), JUSTIN ANDERSON, SELECTIVE SITE CONSULTANTS, INC. (REPRESENTATIVE) AND T-MOBILE (CARRIER) CONCERNING THE PROPERTY AT 215 WEST PARK AVENUE, BEING A PART OF BLOCK 15 OF THE REPLAT OF BLOCKS 4-6, 15-7, 29-31 AND 40 AND 41 OF THE SOUTHSIDE ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15) (1) (C) TO ALLOW A 50' SETBACK FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 100' FOR A WIRELESS TELECOMMUNICATIONS TOWER IN AN M-2 (HEAVY MANUFACTURING) DISTRICT.

Joseph Moore, Selective Site Consultants, Inc., 9900 W. 109th St., Ste. 300, Overland Park, KS

Mr. Moore appeared to represent the request and answer any questions. The property is located at 215 West Park Avenue, between Crockett and Elm Streets and is zoned an M-2 (Heavy Manufacturing) District.

Mr. Moore explained "T-Mobile would like to erect a 100' tall wireless communications facility at this location. The facility will be enclosed in a 30' x 46' chain link fence area. The reason for the 50' setback instead of the 100' setback is because we did an analysis of the area and we felt this area would lead to the least amount of impact on the community. We did look at other properties in the general area as well as specific locations on this property alone. The issues we ran into were setback issues from residential properties, so we wanted to avoid that as much as possible. The property we are looking at is another manufacturing property; it currently does have low traffic going in and out of the area. We chose this location as leading to the least amount of impact on the area. We received a certification from an engineering firm based out of Missouri stating that these towers are developed to have a fall distance potentially that's one third to one half the tower's height, so that is why we feel a little bit more comfortable going with that distance for the setback."

T-Mobile is the anchor tenant for this site and has a designated 10' x 15' lease area for their outdoor equipment, consisting of a platform and radio equipment. The tower will be located 50' from property line. This site is required to maintain T-Mobile's network coverage and capacity stability as part of T-Mobile's rapidly growing data services. This area currently has unacceptable performance and therefore contributes to diminished capacity of the surrounding sites. This proposed site will have the ability to help offload data traffic and capacity from surrounding sites while creating a coverage gap. By helping to offload existing capacity of the neighboring sites, this tower will help existing sites be more

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efficient and effective. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden explained on the site plan, "the overall structure shows to be 105', you will need to lower that to 100'."

Mr. Moore responded "if it is necessary, the 105' is for the lightning rod, but the actual structure is 100'."

Mr. Shadden explained "the tip is where we measure to; whatever the top is. If the board does approve it, whatever lighting is on the tower will need to be shielded from any residential structures, so people do not see the light flashing in their yard."

Mr. Moore explained "with lighting they would adhere to any FAA requirements for that specifically, but we would abide to shield the lights from residential also."

Commission Member Vanderveer asked "what type of fence would surround the tower."

Mr. Moore responded "a 6' chain link fence."

Dean Gilbert, 801 E. Taylor, Sherman, TX
Mr. Gilbert explained he is representing the property owner. "The property which is zoned residential is immediately to the north of this property and that is a part of the old Burlington Mills property. There used to be company owned houses there, they have all been torn down and done away with; that's the reason it is zoned residential, but the owner of the Burlington building is holding it for additional parking, should that become a manufactured plant as some point. It may be zoned residential, but that's not its highest or best use."

Commission Member Elliott asked if this tower would have guy wires.

Mr. Moore explained "this is a monopole, so it will not have guy wires; it is engineered to withstand 200 mph winds."

Commission Member Mahone asked "how the lights would be shielded."

Mr. Moore explained "the tower is 100' in height, so for anyone to see it, you would have to be much further away than those right next to it. The shielding we use can vary; it comes down to the character of the area, what areas they have to shield, obviously they still need to have light up there for the FAA and any aircrafts. They have to do an analysis and come down to what provides the best screen, sometimes that means getting boots on the ground and just driving in circles, finding out what location has an issue and cover it. This tower will just have lights on top and they will

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be red by FAA requirement; it is a dimmer red light, but it is meant to go up rather than down."

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

ACTION TAKEN.
Motion by Commission Member Thorpe to approve the variance to allow a 50' setback from the property line in lieu of the required 100' for a Wireless Telecommunications Tower in an M-2 (Heavy Manufacturing) District for the property located at 215 West Park Avenue subject to the Staff Review Letter and shielding the light from any residentially zoned property. Second by Commission Member Elliott.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, AND VELLOTTI.
VOTING NAY: NONE
MOTION CARRIED

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

EXCEPTION – EXTERIOR FACADE SUP & SITE PLAN – RYDER TRUCKS & GENERAL CONTRACTOR'S OFFICE
4613 N. FM 1417 (HERITAGE PARKWAY) (SAPPHIRE GROUP, LLC)

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF SAPPHIRE GROUP LLC (OWNERS), KYLE BOOTHE (REPRESENTATIVE) AND BLUESTONE DRAFTING & DESIGN (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 4613 N. FM 1417 (HERITAGE PARKWAY), BEING 17.60 IN THE ALFRED HUMES SURVEY, ABSTRACT NO. 522, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (4)(B) TO ALLOW THE EXISTING METAL BUILDINGS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TRUCK REPAIR, STORAGE, RENTAL AND OFFICE FOR RYDER TRUCKS AND A GENERAL CONTRACTOR'S OFFICE AND STORAGE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

Kyle Boothe, 2414 Westhaven, Sherman, TX
Mr. Boothe appeared to represent the request and answer any questions. The property is located at 4613 North FM 1417 (Heritage Parkway) between U.S. Highway 82 and Plainview Road; Texas Electric Utilities was one of the previous tenants. It was used as their main construction offices, storage warehouses, assembly shops, communications center and fleet maintenance shops. After them, there was a large pipeline company that vacated the property at the end of last year. The metal buildings on the property were specifically designed for each of the above mentioned uses and make up

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approximately 26,000 square foot of space. The property is zoned a C-2 (General Commercial District and is also located in the O-1.1 (FM 1417 Overlay) District.

Mr. Boothe explained "this property is located about a mile and a half north from Highway 82 on FM 1417 (Heritage Parkway); it is on about twenty acres. There are seven or eight metal buildings located on this property. We are requesting an exception for the metal buildings and a Specific Use Permit for Ryder Trucks for truck repair, storage, rental, and office. Bluestone Partners would also like to keep the professional office to be used as a General Contractor's Office and storage facility."

"The property has not been maintained very well in the last few years; the fence is falling down and a flag pole that needs to come down. We have plans to do a lot of painting and landscaping, fixing a lot of the parking areas with gravel; it is going to be a much cleaner look than it is now."

"As far as the exception on the O-1.1 (FM 1417 Overlay) District, we totally agree with that, we definitely see what you guys are doing with that, but we feel that we are a few miles really from anything comparable to that as being an existing property and the use has been similar with fleet maintenance and parking and things like that. We want to make it nice. I think in fifteen or twenty years this area maybe repurposed and we may run into some of the same issues on the buildings. He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Members Thorpe and Elliott wanted to see the building that faces the road upgraded to the standards of the O-1.1 (FM 1417 Overlay) District.

Mr. Boothe explained they considered that and "we went more toward the landscaping because when you drive through there, you almost don't even see the front because it is so close to the highway and you are going pretty fast. When you see the north and south sides of the building, it is so deep and you have all those overhead doors, so our thought process was to just frame this thing, let's not just try to put some lipstick on something because you can see all the buildings when you are driving down the highway. Everybody knows they are metal buildings, they have been there forever, let's do our very best to screen some of it, so that when you are driving through there, it is going to look so much nicer, it will look like an entrance to a really nice commercial property; I think we can make it look nice through these other means."

Commission Member Thorpe felt the only problem is if an exception is approved, it stays with that property or building forever.

Commission Member Vanderveer felt they could limit to two

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or three years or even five years to make sure this is viable.

Commission Member Elliott felt that might work; "I don't have a problem with it right now, as it is today, but the potential for the future."

Chairman Gilbert thought if there was a time limit on it, then there is an option for them to re-evaluate it and come back and ask for the exception again if need be.

Mr. Shadden asked Mr. Boothe if he would be alright with the Specific Use Permit with these uses and an exception that would last five years and be re-evaluated to comply with the O-1.1 (FM 1417 Overlay) District standards.

Mr. Boothe responded "yeah, I think so."

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

BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (4)(B) TO ALLOW THE EXISTING METAL BUILDINGS IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the exception to allow the existing metal buildings in lieu of the required masonry for a period of five years for the property located at 4613 North FM 1417 (Heritage Parkway). Second by Commission Member Thorpe.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, AND VELLOTTI.
VOTING NAY: NONE
MOTION CARRIED

PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TRUCK REPAIR, STORAGE, RENTAL AND OFFICE FOR RYDER TRUCKS AND A GENERAL CONTRACTOR'S OFFICE AND STORAGE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

ACTION TAKEN.
Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow truck repair, storage, rental and office for Ryder Trucks and a General Contractor's Office and storage Facility in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District for the property located at 4613 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member

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Davis.
VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:15 p.m.

ADJOURNMENT

CHAIRMAN

Scott Shadden

SECRETARY

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Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 4.

Meeting Date: 02/21/2017

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 8, 9, 12, 13, 14, 16, 22 & 23)

List of Agenda Items:

8. * 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Revised Final Plat approval of The Gardens at O'Hanlon Ranch.

9. * 1407 & 1411 WESTERN HILLS DRIVE

The request of Thomas & Jean Flick and McDonald & Kaitlin Arnot (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1407 and 1411 Western Hills Drive, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 3 & 4, Block 5, Western Hills Addition, Section 2, containing 1.56 acres, as follows;

Planning and Zoning Commission

Replat approval of Lots 3 & 4, Block 5, Western Hills Addition, Section 2.

12. * 2200-2300 BLOCKS PEGGEY'S COVE & SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS DARTMOUTH LANE

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggey's Cove and Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.653 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase II

13. * <u>2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LANE & THE 3400-3500 BLKS. HANAN ST.</u>

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owners), GEES, Inc. (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase III

14. * <u>3000-3100 BLOCKS E. LAMAR ST & THE 200-500 BLOCKS BETHANY RD</u>

The request of Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.807 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

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

16. * <u>2105, 2107 & 2115 S FM 1417 (HERITAGE PARKWAY)</u>

The request of Sherman Storage I, LLC and Steve Palmer (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2105, 2107 and 2115 South FM 1417 (Heritage Parkway), being Lot 3, Block 1, Community USA Addition, containing 7.024 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Replat approval of Lot 3 of Community USA Addition

22. * <u>4100-4300 BLOCKS BREEZY MEADOWS LANE & 200-600 BLOCKS SWAN RIDGE DRIVE</u>

The request of 1417 Land Holdings LLC (Owners), Dietz Engineering (Engineer) and F.E. Bemenderfer, Jr., Roome Land Surveying (Surveyor) concerning the property in the 4100-4300 Blocks of Breezy Meadows Lane and the 200-600 Blocks Swan Ridge Drive, being 32.629 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Kennedy Estates

23. * <u>2411 TEXOMA PARKWAY</u>

The request of Alcoholic Services of Texoma, Inc. and Lamance Properties, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2411 Texoma Parkway, being 4.328 acres in the Rueben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

Replat approval of the Alcoholic Services Addition, a Replat of Lot 1, Block 1, Helen Perkins Addition and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 5.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

1211 BLANTON DRIVE

The request of Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills 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 Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

Background:

The property is located at 1211 Blanton Drive between Hunt and Belden Streets. The owner purchased the property in 2015 to open a licensed child care facility that would be used for the care and educational development of young children from birth to five years of age.

At the February 16, 2016, Planning and Zoning Commission Meeting, Mr. and Mrs. Delmar Hill requested a Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District. After hearing the opposition in regard to the incompatibility of the proposed use from the neighborhood, the Planning and Zoning Commission voted 8/0 to deny the Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District at 1211 Blanton Drive.

On February 23, 2016, Mr. Hill filed his appeal of the Planning and Zoning Commission's denial of the proposed Specific Use Permit as allowed by City Code. The City Council heard the appeal at the March 21, 2016 meeting and adopted Ordinance No. 5943 to allow a daycare/preschool/ educational development center effective for one year, subject to reapplication in one year and the Staff Review Letter.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Delmar Hill (Owner)
Chiniqua Hill (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ordinance 5943
Minutes from March 21, 2016 CC Meeting
Site Plan
Elevations
Letter from Morris Family Trust of 2000
Staff Review Letter

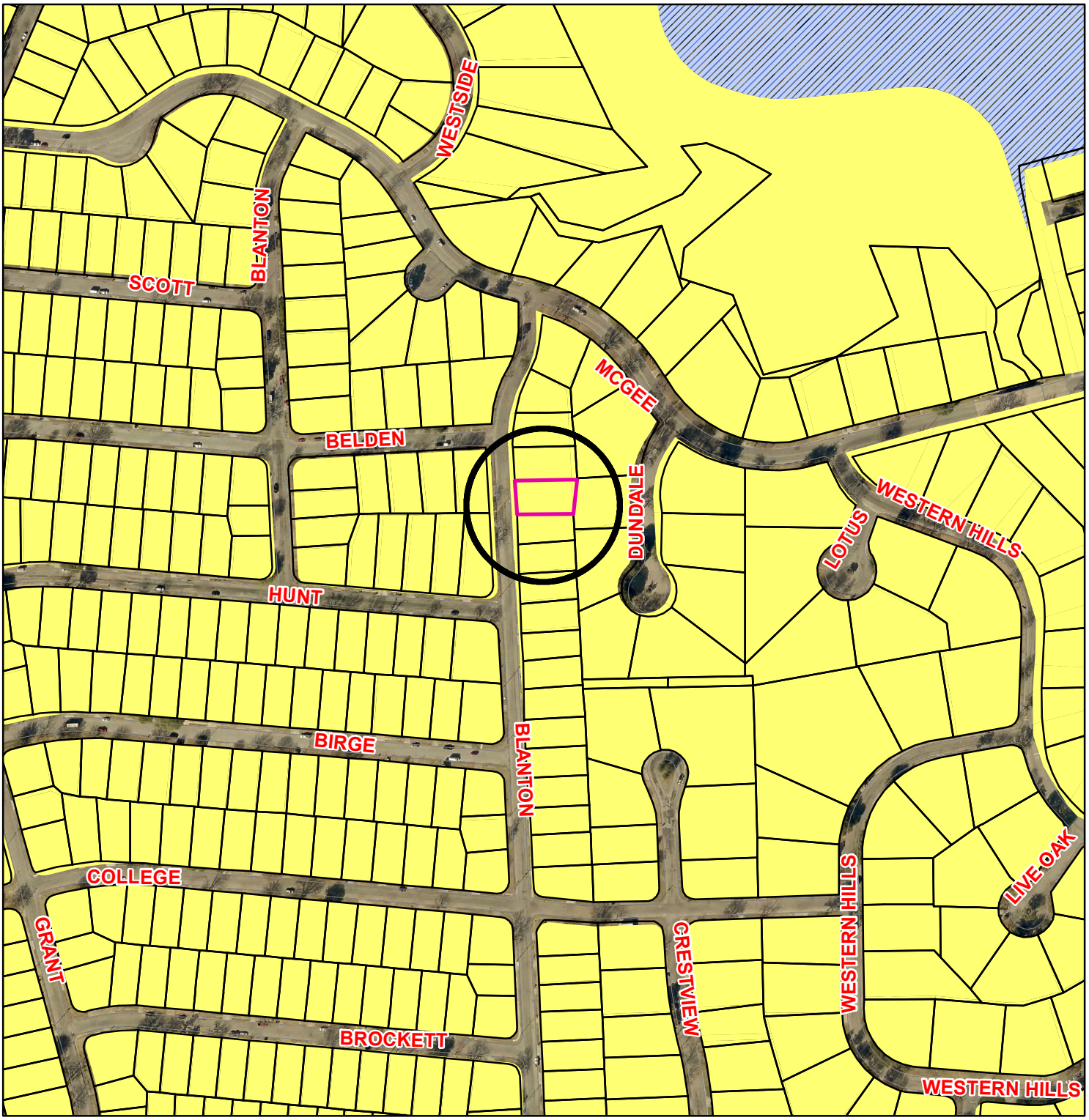
Sherman
CLASSIC TOWN. BROAD HORIZON.

1211 Blanton Drive

NOT TO SCALE

1 in = 323 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1211 Blanton Drive

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 300 ft

City of Sherman, Texas
Developmental Services Department

1211 Blanton Drive

ORDINANCE NO. 5943

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 A DAYCARE/PRESCHOOL/EDUCATIONAL DEVELOPMENT CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION (DELMAR HILL, OWNER; CHINIQUA HILL, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; 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, Delmar Hill (Owner), Chiniqua Hill (Representative), and Underwood Drafting and Surveying (Surveyor) are granted a Specific Use Permit to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District at 1211 Blanton Drive, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 5, Block 8, Western Hills Addition

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the R-1 (One Family Residential) District must be followed.

2. Signs advertising the business will not be allowed.
3. Shall maintain the residential look of the property.
4. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
5. All parking shall be on private property and shall not encroach into Blanton Drive right-of-way; drop off and pick areas should be provided to eliminate stacking of vehicles in the street.
6. The maximum number of children shall be (15) fifteen between the ages of 0-5 years of age.
7. Hours of operation shall only be allowed from 6 a.m. to 6 p.m., Monday thru Friday.
8. The Specific Use Permit is contingent on the ownership and residency of the adjacent property (1215 Blanton Drive).
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. The location of trash receptors must be approved by the Director of Public Works.

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 21st day of March, 2016.

ADOPTED on this the 21st day of March, 2016.

EFFECTIVE DATE on this the 21st day of March, 2016.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: BSS
BRANDON S. SHELBY,
CITY ATTORNEY

ACTION TAKEN.
Motion by Council Member Couch to certify the results of an Initiative Petition for a Local Option Election, as presented. Second by Deputy Mayor Sofey.
VOTING AYE: Couch, Davis, Johnson, Sofey, Steele, Watt.
VOTING NAY: None.
MOTION CARRIED.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

ORD 5942
LOCAL OPTION
ELECTION
(NOV. 8, 2016)

Mayor Plyler introduced Ordinance No. 5942 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF A LOCAL OPTION ELECTION TO CONSIDER THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES INCLUDING MIXED BEVERAGES; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

No citizens appeared before the City Council to discuss Ordinance No. 5942.

ORD 5943
APPEAL FROM P&Z
SUP FOR DAY
CARE CENTER
(1211 BLANTON DR.)

Mayor Plyler introduced Ordinance No. 5943 and called for a public hearing:
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 A DAYCARE/PRESCHOOL/ EDUCATIONAL DEVELOPMENT CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION (DELMAR HILL, OWNER; CHINIQUA HILL, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Delmar and Chiniqua Hill, 1215 Blanton Drive
Mr. Hill said they were appearing to appeal a decision by the Planning and Zoning Commission to deny a Specific Use Permit for a child home facility at 1211 Blanton Drive.

He asked the City Council to approve the child care facility, which will be adjacent to their residence at 1215 Blanton Drive. The facility will be licensed by the Texas Department of Family and Protective Services and will be appropriately staffed and maintained for approximately 15 children from zero to five years old. The facility will be open from 6:00 a.m. until 6:00 p.m., Monday through Friday.

Mr. Hill said there is a great need in Sherman for a safe, loving, educational facility for Sherman children. He said there are already several similar child care homes in Sherman, such as Belden Street Montessori, Flowers Home Day Care on Blanton Drive, and Jack & Jen on Lamar Street.

Mr. Hill said they have met with their neighbors about the proposed day care, and the neighbors are in agreement with the request. He presented a packet of information to the City Council about the facility and the parking situation.

Dr. Al Hambrick, 1920 Timberline Lane
Dr. Hambrick formerly served as the Sherman Independent School District Superintendent, and appeared in support of the request. He said Mrs. Hill has worked for the School District at the Early Childhood Center, for a number of years.

Dr. Hambrick said he has witnessed traffic at the home and knew there was a concern about pick-up and drop-off traffic. He did not feel that traffic would be a problem for 10 or 15 children, since it is a wide street. Even with cars parking on one side of the street, there is still enough room for the passage of two other cars.

He said there are a number of day care centers in Sherman that are located in neighborhoods and he asked the Council to think of that while considering the current request.

LaWanda Brown, 1021 S. Austin Street
Ms. Brown appeared in support of the request saying she has known Mr. and Mrs. Hill for over 20 years, and has worked with Mrs. Hill at the SISD. She praised her work ethics and said the proposed day care would be great for the community and for the children.

Ms. Brown said she lives on the corner of Austin and Middleton Streets and there is a day care near her home. She said traffic control at that day care is horrible. She said parents must watch their own children when they are picking up or dropping them off.

She appeared in support of the proposed facility and asked the Council to grant their request.

Nathalia Spencer, 1317 S. Walnut
Ms. Spencer said she has worked with Mrs. Hill for a number of years and attends church with the family. She said she is an amazing teacher and will have an amazing day care.

She said the traffic congestion was the biggest issue at the Planning and Zoning Commission meeting. However, she said, at the day care center, not everyone would be dropping off or picking up their children at the same time. Not all 10 or 15 children will be there during the same times. She asked the Council to grant their request.

Steve Stell, 164 Mourning Dove Lane, Denison
Reverend Stell is the Pastor of Greater New Hope Baptist Church in Sherman, where Mr. and Mrs. Hill are members. He said they are "great people" and there is a need for an affordable day care center.

Reverent Stell also attended the Planning and Zoning Commission meeting and felt that the request for a day care center in a residential area was not "out of order" and that's what the City Council is here for. To make those decisions.

He added that he has never seen a traffic problem when he has been at the Hill's home.

Sierra Wolf, 2391 Juanita Drive, Denison
Ms. Wolf said she is one of the children that Mr. and Mrs. Hill have "raised" and they are fantastic people. Ms. Wolf lives in Denison, but she works in Sherman and she wants someone closer to her work to care for her daughter.

She was sure Mrs. Hill and her associates would be able to watch the children and she wanted her to teach her daughter.

Delmar Hill, Jr., 1920 Pebblebrook Lane
Mr. Hill is Mrs. Hill's stepson and he said she is a strong woman that raised him and his two sisters. He said she does an amazing job and there are parents at Fred Douglass School that request her classroom.

Mr. Hill invited Council Members to visit the house, adding that everything is "up to par", and he urged them to support the request.

Kelly Bickerstaff, 1208 Dundale Circle
Mr. Bickerstaff said he didn't say the request was "not appropriate" at the Planning and Zoning Commission meeting, adding that Mr. and Mrs. Hill are fine people and he had no doubt about her ability to care for children.

He said the issue is whether or not a day care center is the appropriate use for the property in question. A fence divides his home from where the day care will be located. He said there will be 15 children at the day care and he asked who would enforce the number of children allowed at the facility.

Mr. Bickerstaff said he was not questioning Mrs. Hill's ability to care for the children, but they are creating a business, to make money, in a residential area. There is a reason why homes are located in R-1 Districts. It's a single-family, residential area.

He referenced Belden Street Montessori, Jack & Jen Day Care, and Wakefield School, saying if you have been there in the morning or the afternoon, you know what that's like.

Mr. Bickerstaff said if a business is created on Blanton Drive, and 15 children are dropped off or picked up every morning, there will be a similar traffic problem. Parking is permitted on both sides of Blanton Drive and cars have to stop now. There is no parking at this residence and cars will be stopping on the street.

He said Mr. Hill told him they purchased the home to be a rent house. Then they decided to open the day care. Mr. Bickerstaff said generally when someone buys property, they determine what the use will be before they invest.

He said it is a nice neighborhood and having a day care located there would be the same as a convenience store in that location. Traffic will be increased and it will affect the properties around the home. To create a business in the middle of the neighborhood, would be a detriment to everyone in the area.

Jeff Wilson, 1212 Dundale Circle
Mr. Wilson lives directly behind Mr. and Mrs. Hill and the corner of their fence touches. He said normally someone purchasing property knows what the use will be prior to the purchase.

He said the question is a zoning question and the Planning and Zoning Commission was unanimous in their decision to deny the request. He asked the City Council to uphold that decision, saying if Mr. and Mrs. Hill wanted to open a day care they could purchase a C-1 property.

The City has zoning laws and Mr. Wilson said he couldn't buy Mr. Bickerstaff's home and open a business there just because he could get a "better deal on it." There is commercial property for a reason, and residential property for a reason.

Mr. Wilson said the day care center would be a business and his property values would decrease and the traffic will increase. He said Mr. and Mrs. Hill would not be damaged by the denial of the permit, because they can still rent or sell the property.

He said this house is located in the middle of a residential block and the Council would create a problem for citizens if they "open the door" for this request.

He urged the Council to keep the City's zoning laws in place, saying they were unanimously denied by the Planning and Zoning Commission.

Oscar Bevels, Jr., 1168 Independence Springs Road
Mr. Bevels said he retired from the Army in 1977 and wanted to return, to live in Sherman, where he was born and raised. He said he worked with Mr. Hill at Johnson & Johnson.

He was concerned about the two gentlemen that suggested Mr. and Mrs. Hill purchase property somewhere else for their day care.

Mr. Bevels felt it would be unjust to deny Mr. and Mrs. Hill the permit to operate a day care at the proposed location. He said all businesses start out small.

Delmar and Chiniqua Hill, 1215 Blanton Drive
Mr. Hill reiterated that Mr. Bickerstaff and Mr. Wilson live on Dundale Drive. He said they appreciate the appeal process and asked the Council to review the photographs to see how wide Blanton Drive is and the parking available in the driveway. The day care will only be in operation from 6 a.m. until 6 p.m.

Mrs. Hill said Mr. Bickerstaff spoke about the big day care centers and she said they are here for a Specific Use Permit to care for 15 children at the most. She added that if some of the children are younger, they will count as two children, and the State licensing requirements will not allow her to care for 15. Currently she has 18 children in her care at the School District.

Mrs. Hill said a "specific use" is not big and commercial. It is a small facility with maybe 15 children, but it could also be six children. She said there is plenty of room and plenty of parking for six to 10 small children.

No other citizens appeared before the City Council to discuss Ordinance No. 5943.

ORD 5944
ABANDON R-O-W
BORDEAUX STREET

Mayor Plyler introduced Ordinance No. 5944 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE BORDEAUX STREET RIGHT-OF-WAY LYING BETWEEN LOT FIVE (5), BLOCK ONE (1) AND LOT NINE (9), BLOCK TWO (2) OF THE TOWN NORTH ADDITION, SAID PROPERTY TO BE MAINTAINED AS A UTILITY EASEMENT.

Clay Barnett, Director of Public Works and Engineering, said during the design of Loy Lake Road, the City was looking for opportunities to reduce the number of entrances on the roadway. This was one opportunity.

Bordeaux Street is a "cut through" to avoid a traffic light. The property owners were asked if they would like to have the roadway closed. More than 60% of these property owners signed the petition to close the roadway. One of the property owners dedicated enough right-of-way to install a cul-de-sac.

Mr. Barnett said the ordinance would close Bordeaux Street at Loy Lake Road, and turn Bordeaux into a cul-de-sac.

No citizens appeared before the City Council to discuss Ordinance No. 5944.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5942

ORD 5942
LOCAL OPTION
ELECTION
(NOV. 8, 2016)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 8TH DAY OF NOVEMBER, 2016, FOR THE PURPOSE OF A LOCAL OPTION ELECTION TO CONSIDER THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES INCLUDING MIXED BEVERAGES; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING.

Ordinance 5943

ORD 5943
APPEAL FROM P&Z
SUP FOR DAY
CARE CENTER
(1211 BLANTON DR.)

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 A DAYCARE/PRESCHOOL/ EDUCATIONAL DEVELOPMENT CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION (DELMAR HILL, OWNER; CHINIQUA HILL, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Council Member Couch asked that the Council discuss Ordinance 5943 in Executive Session.

Ordinance 5944

ORD 5944
ABANDON R-O-W
BORDEAUX STREET

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF THE BORDEAUX STREET RIGHT-OF-WAY LYING BETWEEN LOT FIVE (5), BLOCK ONE (1) AND LOT NINE (9), BLOCK TWO (2) OF THE TOWN NORTH ADDITION, SAID PROPERTY TO BE MAINTAINED AS A UTILITY EASEMENT.

ACTION TAKEN.

Motion by Deputy Mayor Sofey to adopt Ordinance Nos. 5942 and 5944, as presented. Second by Council Member Watt.

VOTING AYE: Couch, Davis, Johnson, Sofey, Steele, Watt.
VOTING NAY: None.
MOTION CARRIED.

CITIZENS REQUESTS

CITIZENS REQUESTS
There were no citizen's requests.

MEDIA QUESTIONS

MEDIA QUESTIONS
There were no media questions.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS
MAIN STREET ADVISORY COMMITTEE (6)

MAIN STREET ADVISORY COMMITTEE
Council Members wanted to discuss appointments to the Main Street Advisory Committee in Executive Session.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION
THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

SECTION 551.072	DELIBERATION REGARDING REAL PROPERTY
SECTION 551.074	PERSONNEL MATTERS
SECTION 551.087	DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:33 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:47 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING
Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

Council Member Watt left the meeting during Executive Session.

Ordinance 5943

ORD 5943 APPEAL FROM P&Z SUP FOR DAY CARE CENTER (1211 BLANTON DR.)
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 A DAYCARE/PRESCHOOL/ EDUCATIONAL DEVELOPMENT CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION (DELMAR HILL, OWNER; CHINIQUA HILL, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE

GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ACTION TAKEN.

Motion by Council Member Johnson to adopt Ordinance No. 5943, in accordance with the Staff Review Letter and effective for one year, subject to reapplication in one year. Second by Council Member Couch.

VOTING AYE: Couch, Davis, Johnson, Sofey, Steele.
VOTING NAY: None.
MOTION CARRIED.

MAIN STREET ADVISORY COMMITTEE

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS
MAIN STREET ADVISORY COMMITTEE (6)

ACTION TAKEN.

Motion by Council Member Couch to appoint Sherry Little, Ginger Nye, Daron Holland, Verna Gilbert-Morneau, Felicia Herron, and Robin Phillips to the Main Street Advisory Committee for a term from March 22, 2016 to a date to be determined. Second by Council Member Johnson.

VOTING AYE: Couch, Davis, Johnson, Sofey, Steele.
VOTING NAY: None.
MOTION CARRIED.

COUNCIL COMMENTS

COUNCIL COMMENTS
There were no Council Comments.

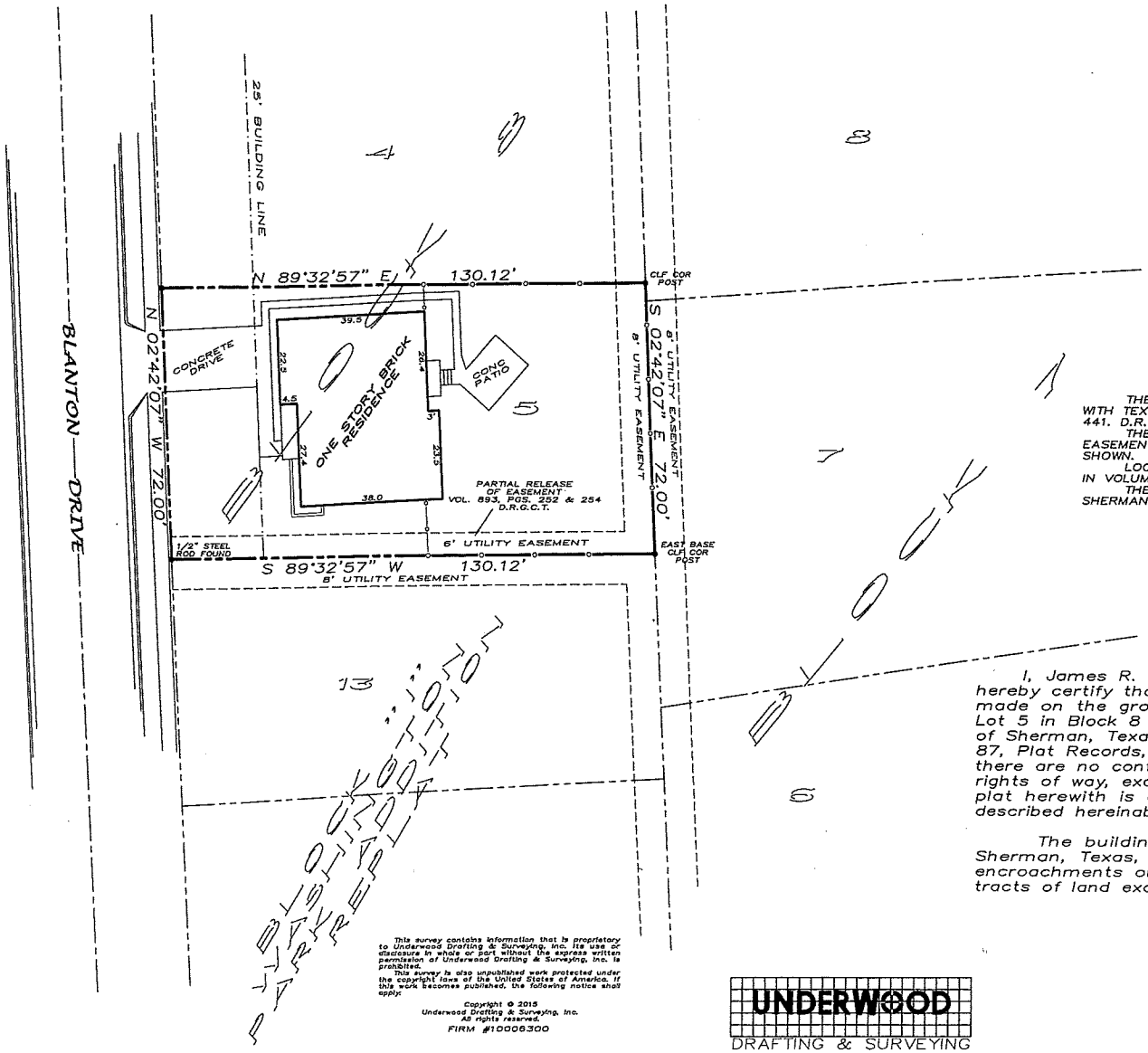
ADJOURNMENT

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:50 p.m.

MAYOR

CITY CLERK

JOB NO. 15060385



SCALE
1" = 30'

~ BASIS OF BEARINGS ~
GPS OBSERVATION
TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE
NAD 83

THE SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT AGREEMENT WITH TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 886, PAGE 441. D.R.G.C.T.

THE SUBJECT PROPERTY IS THAT AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN VOLUME 893, PAGES 252 AND 254, D.R.G.C.T. AS SHOWN.

LOCATION OF EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 825, PAGE 455, D.R.G.C.T. IS UNDETERMINED.

THE SUBJECT PROPERTY IS AFFECTED BY EASEMENT TO THE CITY OF SHERMAN RECORDED IN VOLUME 888, PAGE 202, D.R.G.C.T.

I, James R. Maret, Registered Professional Land Surveyor, do hereby certify that on the 30th day of June, 2015, a survey was made on the ground of the property shown hereon, described as Lot 5 in Block 8 of Western Hills Addition Section Two to the City of Sherman, Texas, as shown by plat of record in Volume 1, Page 87, Plat Records, Grayson County, Texas, and is correct, and that there are no conflicts, overlapping of improvements, easements or rights of way, except as shown on the plat herewith, and that the plat herewith is a correct representation of the property legally described hereinabove;

The building on said lot is known as 1211 Blanton Drive, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

James R. Maret
Registered Professional
Land Surveyor No. 5433

STATE OF TEXAS
REGISTERED
JAMES R. MARET
5433
PROFESSIONAL
LAND SURVEYOR

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FIRM #10006300

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

1211

RECEIVED

FEB 13 2017

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

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

February 3, 2017

Morris Family Trust of 2000
1428 W. McGee
Sherman, Texas 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 21, 2017 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills 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 Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

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

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

Scott Shadden
Secretary, Planning & Zoning Board

This is a Nice Residential Area - Well Kept + Clean - We would like to Keep it that way. Please take this into Consideration. Thank You -
Morris Family Trust-2000 ~~Moorris Family Frosst of 2000~~

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

STAFF REVIEW LETTER

February 15, 2017

Delmar Hill
1215 Blanton Dr.
Sherman, Texas 75092

Chiniqua Hill
1215 Blanton Dr.
Sherman, Texas 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District for the property located at 1211 Blanton Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District must be followed.
2. Signs advertising the business will not be allowed.
3. Shall maintain the residential look of the property.
4. Off-street parking is permitted on paved surfaces only (concrete or asphalt).
5. All parking shall be on private property and shall not encroach into Blanton Drive right-of-way; drop off and pick areas should be provided to eliminate stacking of vehicles in the street.
6. The maximum number of children shall be (15) fifteen between the ages of 0-5 years of age.
7. Hours of operation shall only be allowed from 6 a.m. to 6 p.m., Monday thru Friday.
8. The Specific Use Permit is contingent on the ownership and residency of the adjacent property (1215 Blanton Drive).
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 6.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

6120 N. U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 45.449 acres in the W.S. Thurman Survey, Abstract No. 1265, and the A.C. Smith Survey, Abstract No. 1561, 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 and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a QuikTrip Convenience Store with Gasoline Sales

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691. The prospective buyer would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,858 square foot, 24 hour QuikTrip Convenience Store with gasoline sales. The convenience store will have twenty (20) fueling stations for retail motor fuel sales, which will operate twenty-four (24) hours a day, seven (7) days a week. The exterior finish on the building will be brick veneer. Sixty-two (62) parking spaces will be provided.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-1 (One Family Residential) District

Origination:

Stanley Blythe (Owner)
QuikTrip (Tenant)
John Pimentel (Representative)

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:

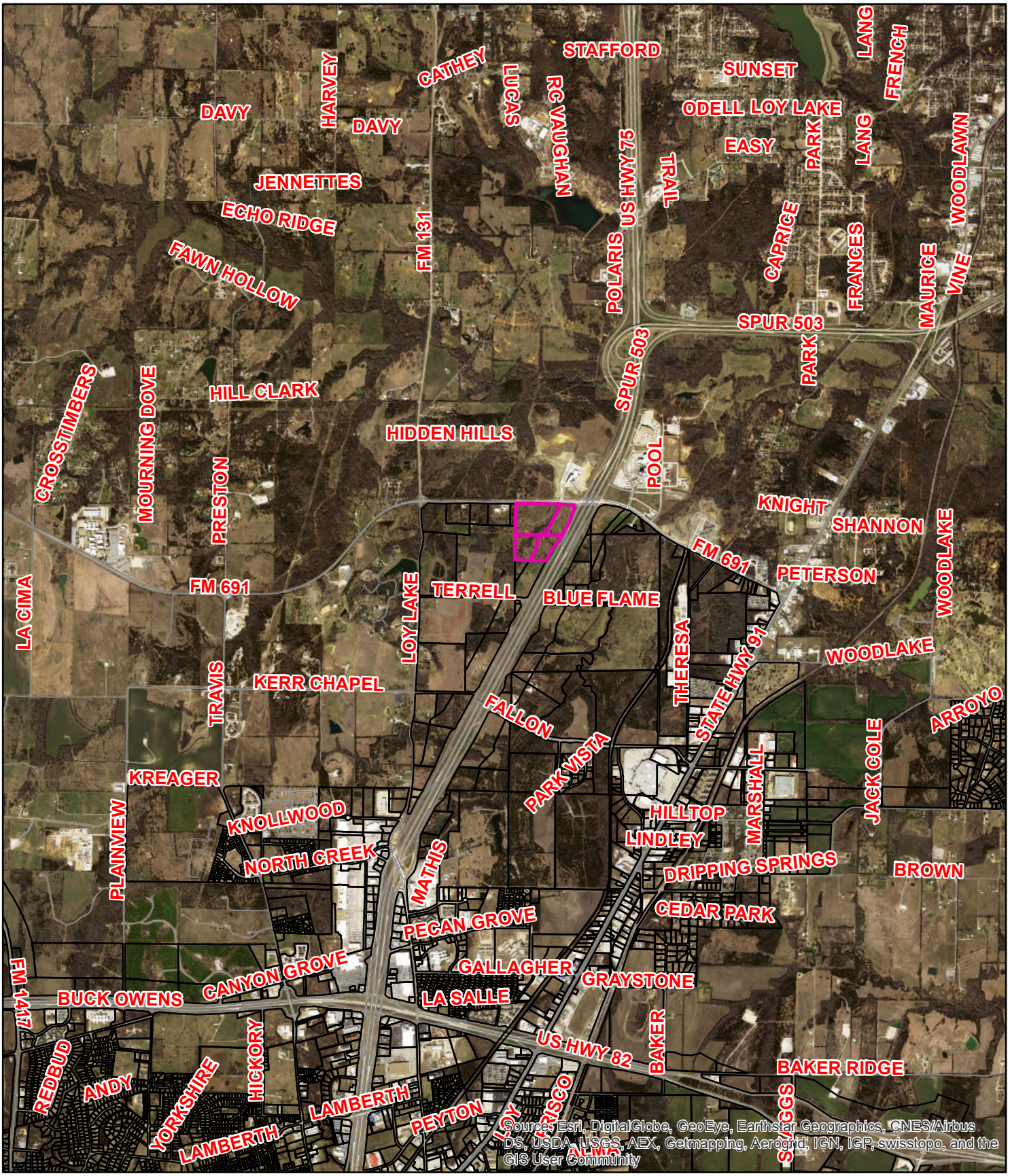
2

Objections Received:

0

Attachments

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



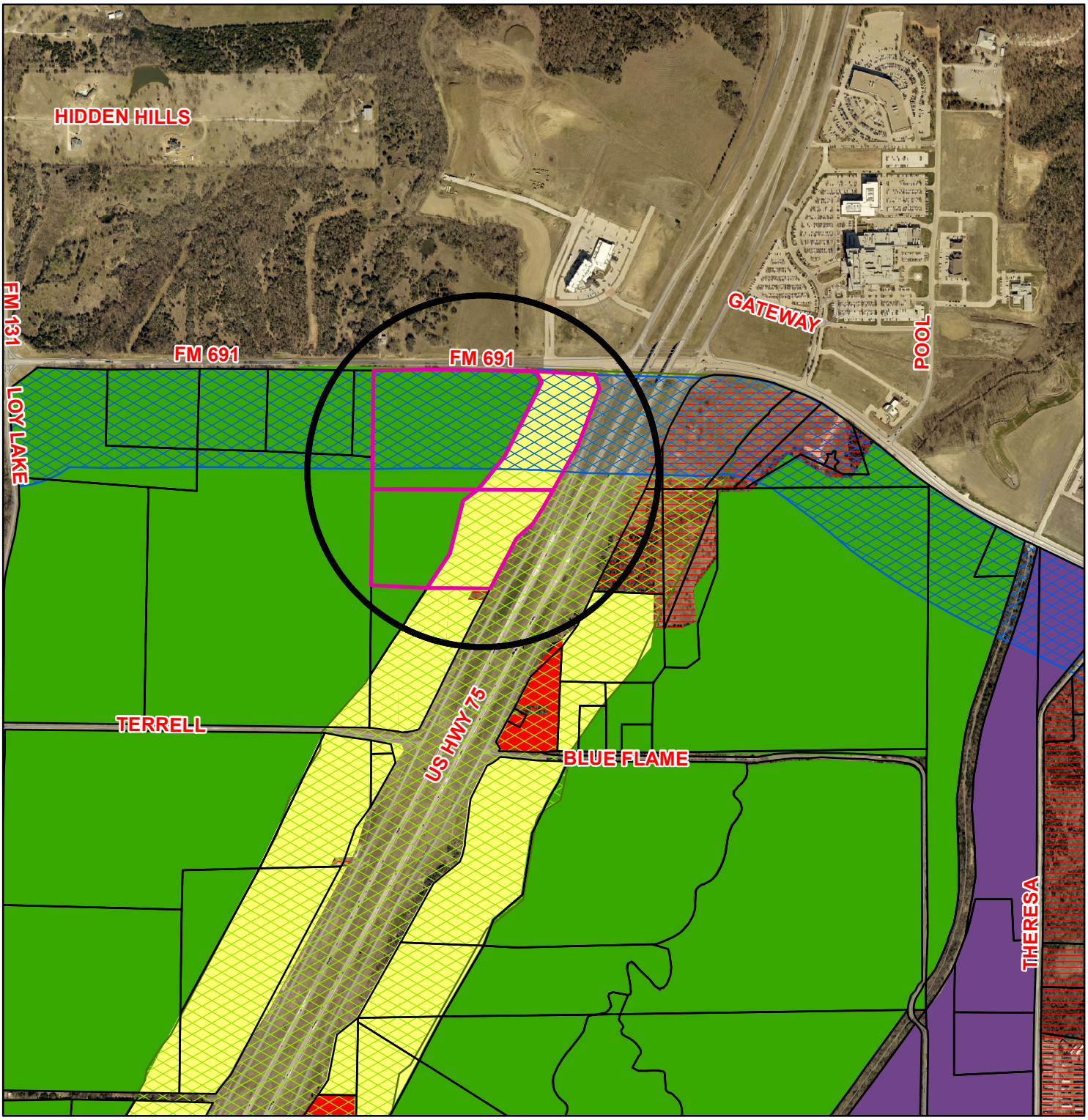
6120 N. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 3,567 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. U.S. Highway 75

Legend

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

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

Zoning Districts
- 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

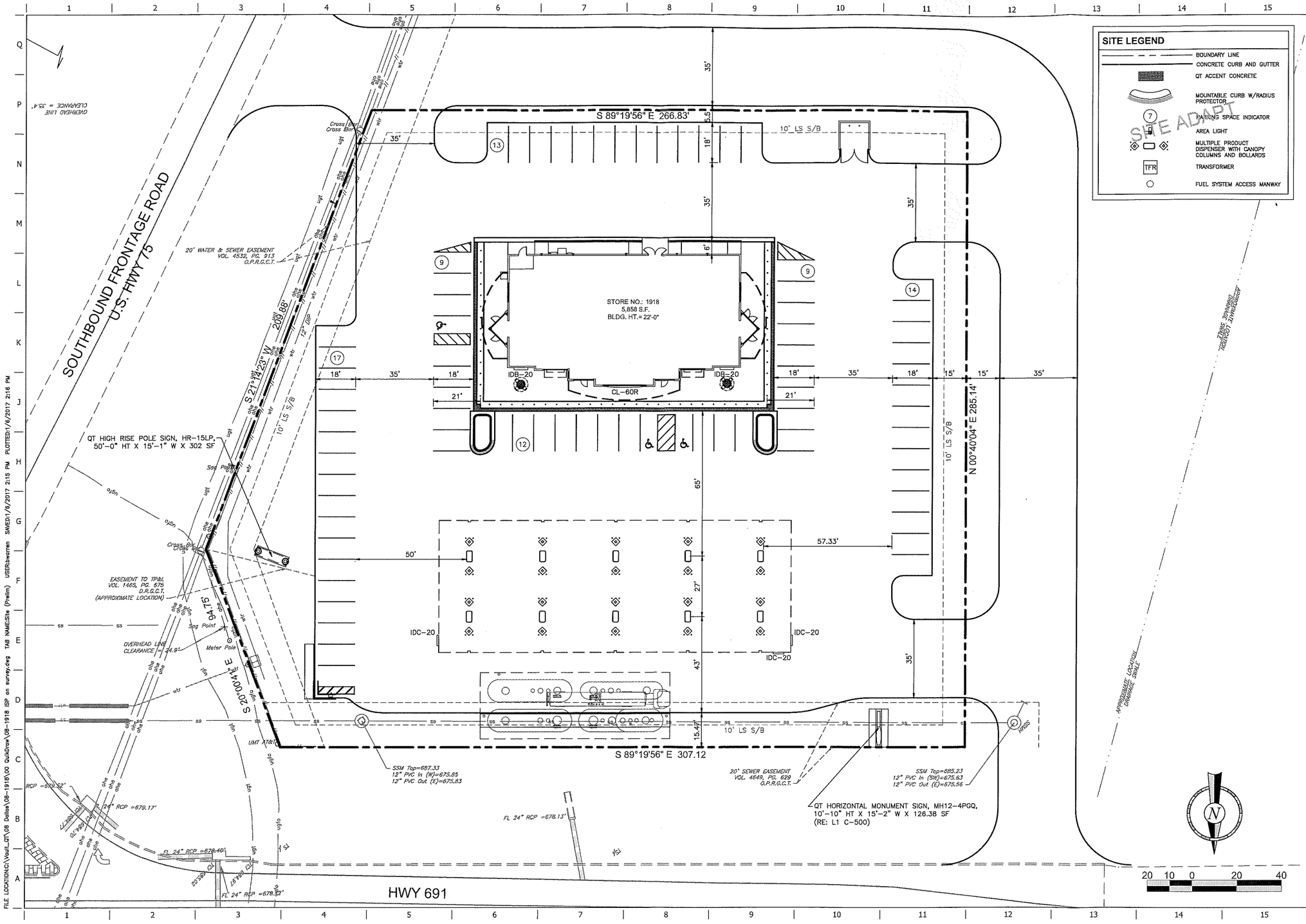
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,000 ft

City of Sherman, Texas
Developmental Services Department

6120 N. U.S. Highway 75



PROJECT NO.:######

QuikTrip No. 1918

HIGHWAY 691 & US 75
SHERMAN, TX

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PROTOTYPE: P-89 (11/01/16)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

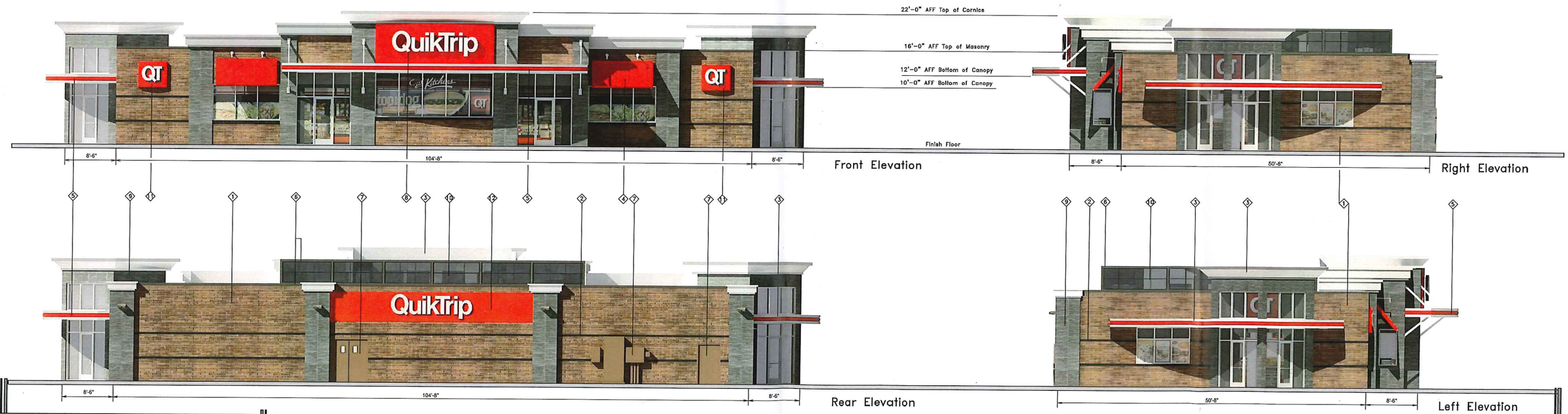
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
3

FILE LOCATION:C:\Vault_QT\08 Dallas\08-1918\00 QuikDraw\08-1918 ISP on survey.dwg TAB NAME:Site (Prelim) USER:bwarren SAVED:1/6/2017 2:15 PM PLOTTED:1/6/2017 2:16 PM



QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1918	Angle Entry w/ CL-44R Rear Signage	SWC of FM 691 & US 75	Sherman, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-1918-BSPI	1/16"=1'-0"	12.06.16	TR	

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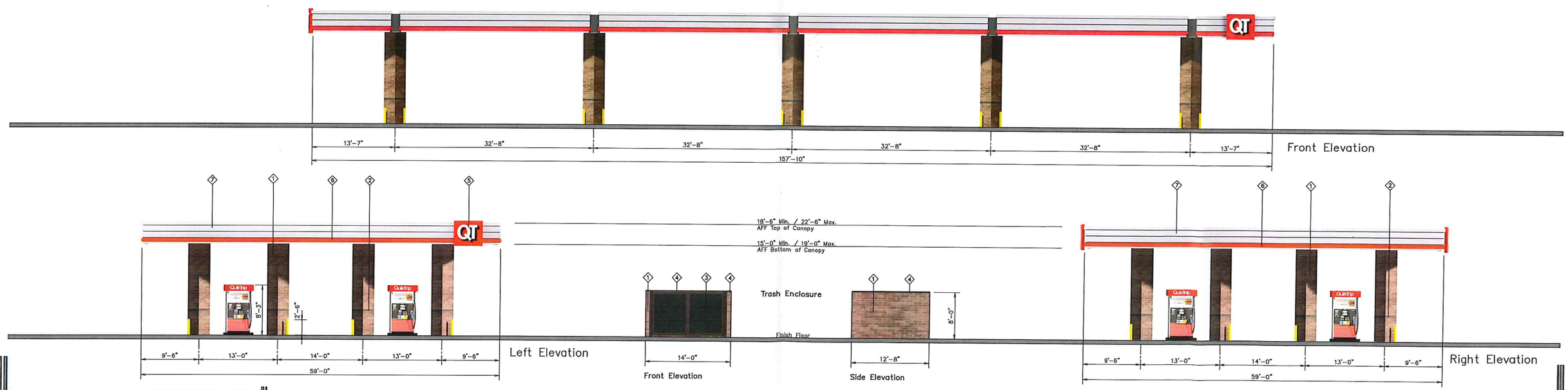
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	LANE	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	LANE	METAL/PAINT
7	QT BROWN	SHERWIN WILLIAMS	PAINT
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	EVENING VEIL	DALTILE	INVOKE
10	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
11	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
12	CLR-44	ALLEN INDUSTRIES	SIGNAGE



QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
1918 Double Stack 10 Canopy Elevations	SWC of FM 691 and US 75	Sherman, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
08-1918-GD10	1/16"=1'-0"	11.23.16	JK	

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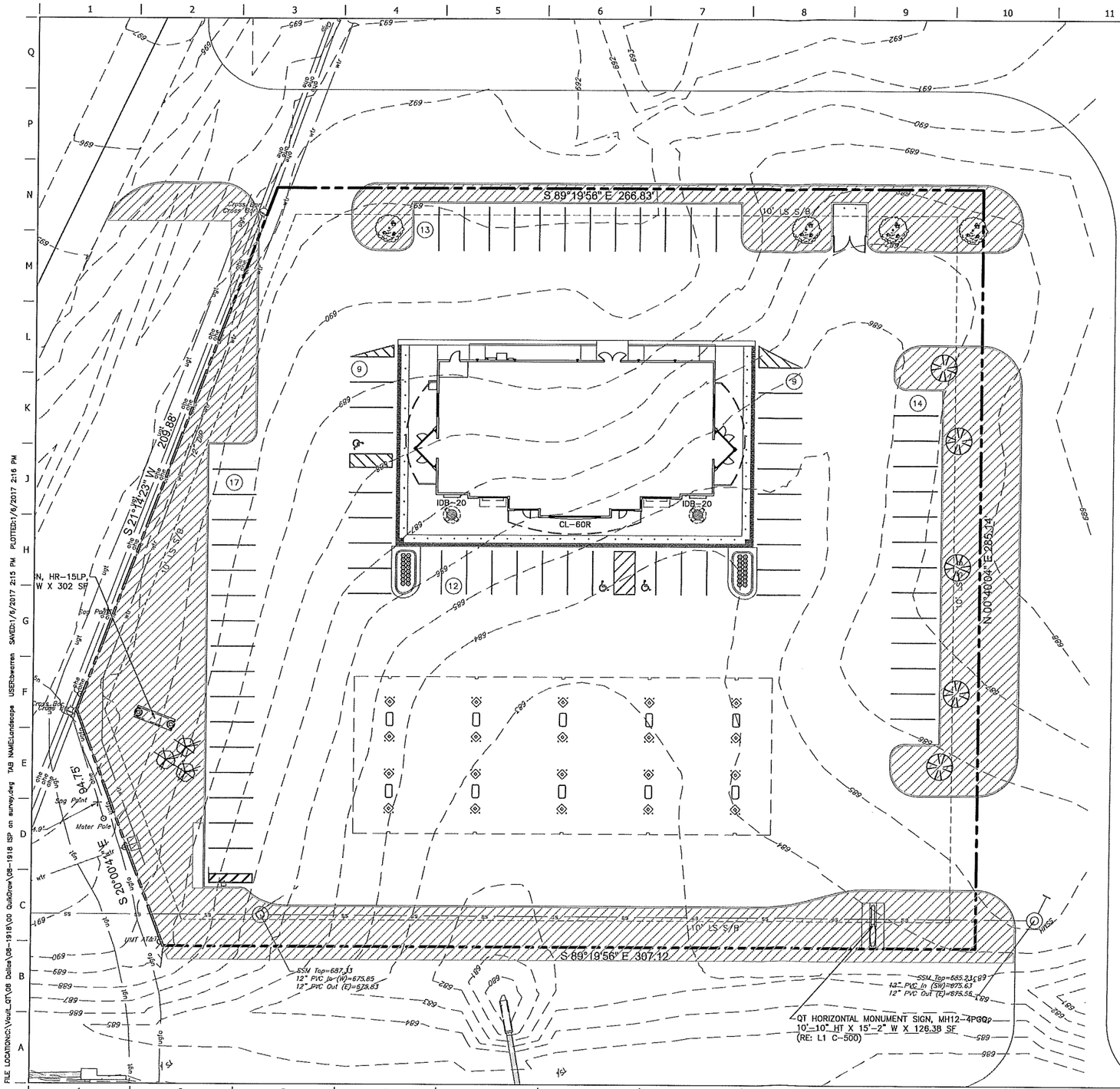
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	HLZ-ALUMINUM	ALPOLIC	CANOPY



Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		LOROPETALUM (CHINESE FRINGE FLOWER) *Loropetalum chinese var. rubrum*	HEIGHT/SPREAD RATIO = 3:2 15"# X 10" HT MIN	28	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
FRONTAGE TREES		CRAPE MYRTLE *Lagerstroemia Indica*	3" CALIPER (TOTAL) 6' HT	03	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		CHINESE PISTACHE *Pistacia Chinensis*	2" CALIPER 12' HT	05	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
FILL TREES		TEXAS ASH *Fraxinus Texensis*	2" CALIPER 12' HT	04	
SOD		TIFWAY 419 BERMUDA SOD		23,370 S.F.	

LANDSCAPE REQUIREMENTS

	REQUIRED ORDINANCE	PROVIDED
LANDSCAPE REQUIREMENTS	LANDSCAPE AREA MUST BE AT LEAST 10% OF TOTAL DRIVE AND PARKING AREA DRIVE AND PARKING AREA=59,815 SF * .1=5,982	23,370 SF PROVIDED =39%
	MINIMUM OF 40% OF REQUIRED LANDSCAPE AREA MUST BE USED AS ISLANDS 2,392.8 SF REQUIRED	2,900 SF PROVIDED =48.5%
GENERAL TREE REQUIREMENTS	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST

PROJECT NO.:######

QuikTrip No. 1918

HIGHWAY 691 & US 75
SHERMAN, TX

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PROTOTYPE: P-89 (11/01/16)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

FILE LOCATION:C:\Vault_LRT\08 Dallas\08-1918\00 QuikDraw\08-1918 ISP on survey.dwg TAB NAME:Landscape USER:bwarren SAVED:1/6/2017 2:15 PM PLOTTED:1/6/2017 2:16 PM

STAFF REVIEW LETTER

February 15, 2017

Stanley L. Blythe
1105 Emerald Ct.
Colleyville, TX 76034

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

QuikTrip Corporation
John Pimentel
1120 N. Industrial Blvd.
Euless, TX 76039

Dear Applicants,

The request for site plan approval for a QuikTrip Convenience Store with Gasoline Sales for the property located at 6120 North U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the O-1.3 (F.M. Highway 691) Overlay District, the sign ordinance, the screening ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 691 right-of-way.
6. The exterior façade is required to be masonry or equivalent on unless an exception is approved.
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. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. The trash dumpster will need to be located inside the main building area.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
14. Platting of the property is required.
15. Additional water line easement required on F.M. 691.
16. Water to be extended to serve the development.
17. Pro-Rata will be due at the time of development.
18. Verify fire lane requirements with Fire Marshall.
19. Street off of F.M. 691 should be a dedicated street.
20. Street off of U.S. Hwy. 75 to be a private drive with a mutual access easement.
21. Encroachment agreement requirement for signs within easement.
22. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
23. Detention in accordance with City criteria will be required as the site develops.
24. The location of the trash receptors must be approved by the Public Works Department.
25. Fuel tanks to be relocated, not allowed over sewer lines or water lines.
26. Both driveway accesses shall have properly designed drainage culverts.
27. Water line shall be extended to the northwest property line.
28. Pro-Rata shall be required for connection to the existing sewer line.
29. Side streets shall not be in a radius and shall have Type III barricade for street continuation to the south.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 7.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

6120 N. U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), QuikTrip (Tenant), John Pimentel (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 6120 North U.S. Highway 75, being 45.449 acres in the W.S. Thurman Survey, Abstract No. 1265, and the A.C. Smith Survey, Abstract No. 1561 as follows:

Board of Adjustments

- Exception and Variance under Ordinance No. 2280, Section 6.8, Subsection (5) (a) and Section 7, Subsection (14)(i) to allow a 439 square foot, 75' tall freestanding sign, 20' from the property line along U.S. Highway 75 in lieu of the required 100' setback and the allowed 300 square foot, 50' tall freestanding sign in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.
- Exception and Variance under Ordinance No. 2280, Section 7, Subsection (14) (i)(1) and Section 6.8.5, Subsection (11) to allow an additional 154 square foot, 10' 10" tall, monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall, 25' from the property line along FM 691 in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District/O-1.3 (F.M. Highway 691) Overlay District.

Background:

The property is located at 6120 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and F.M. 691. The prospective buyer would like to change the zoning on the property from an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District to a C-1 (Retail Business) District to construct a 5,858 square foot, 24 hour QuikTrip Convenience Store with gasoline sales. QuikTrip Convenience Store would also like to erect two signs on the property: a 439 square foot, 75' tall freestanding pole sign, 20' from the property line along U.S. Highway 75; and a 154 square foot, 10' 10" tall monument sign on the property line along FM 691.

Adjacent Zoning:

SF-1 (Single Family Residential) District
R-1 (One Family Residential) District

Origination:

Stanley Blythe (Owner)
QuikTrip (Tenant)
John Pimentel (Representative)

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:

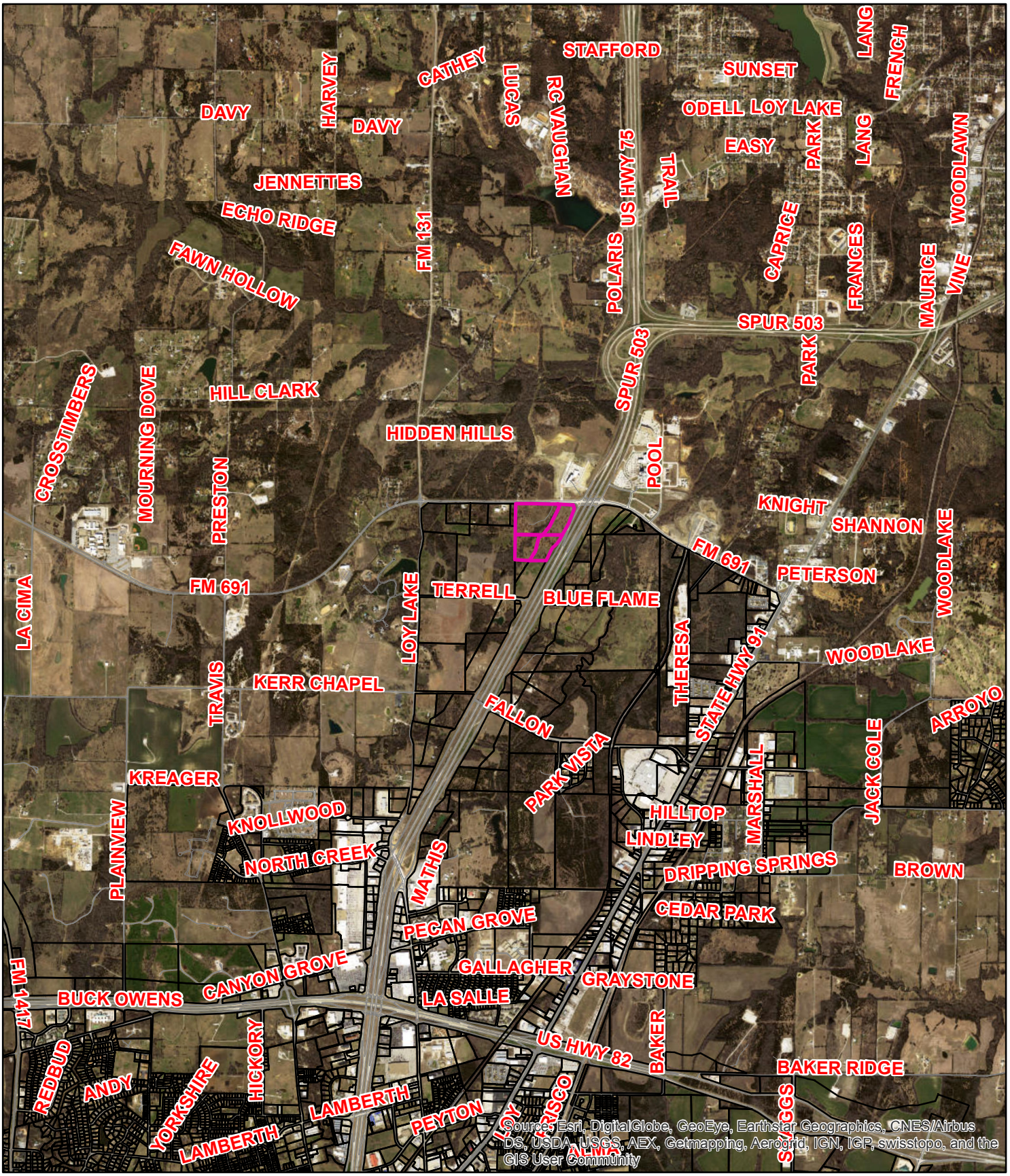
2

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Pole Sign Elevations
Monument Sign Elevations



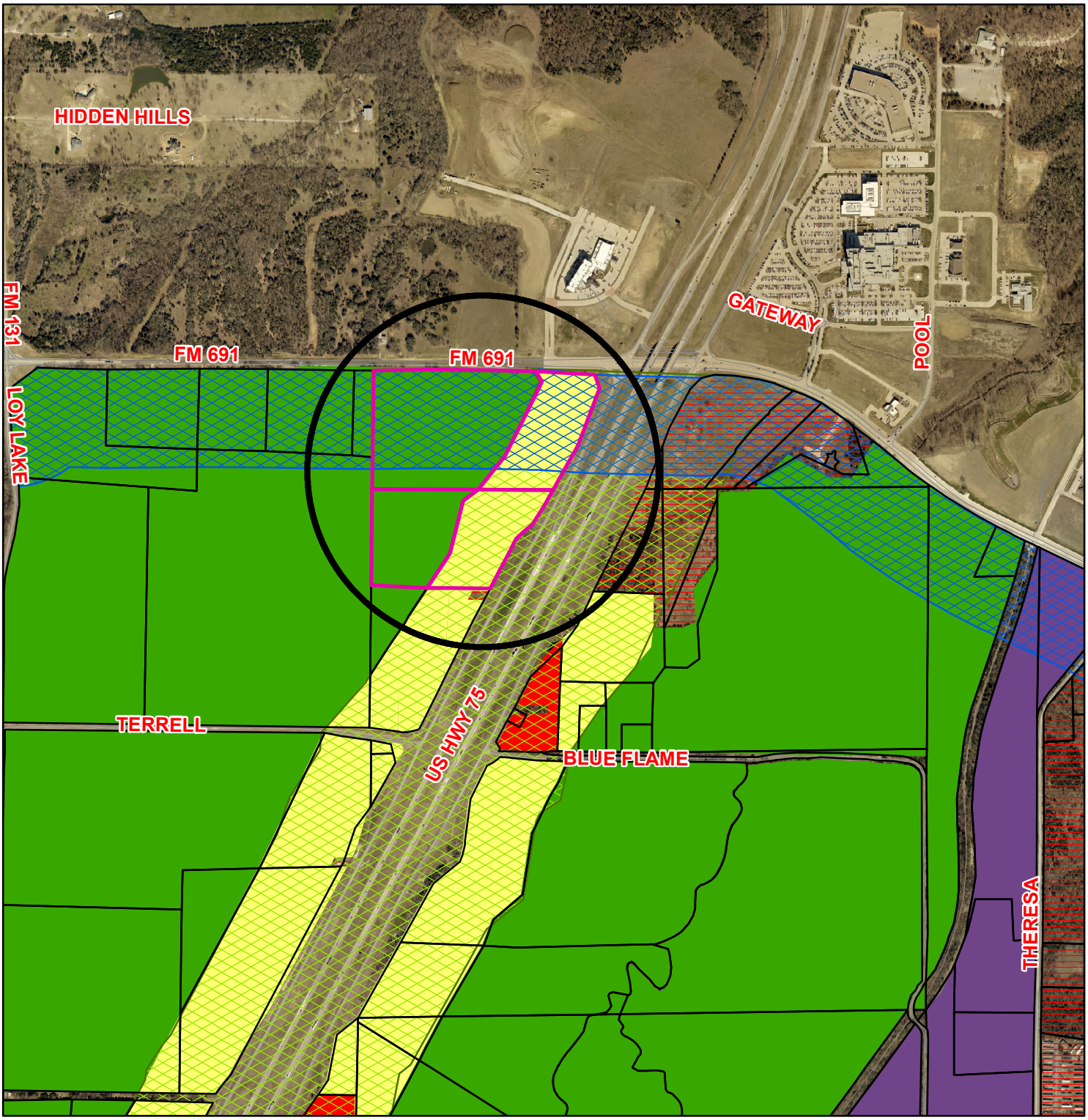
6120 N. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 3,567 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 6120 N. U.S. Highway 75

Legend

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

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

Zoning Districts
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
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- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

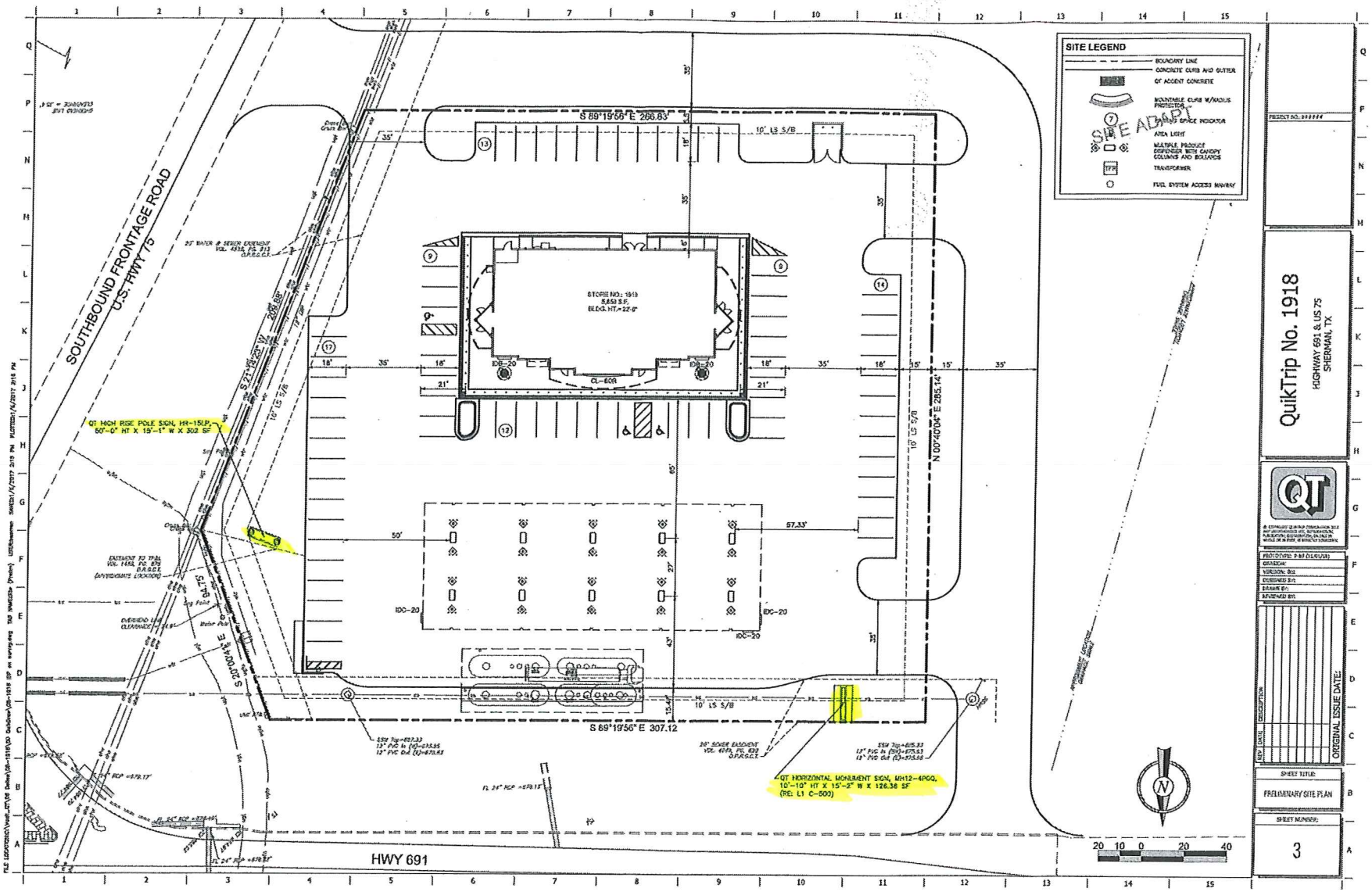
Sherman
CLASSIC TOWN. BROAD HORIZON.

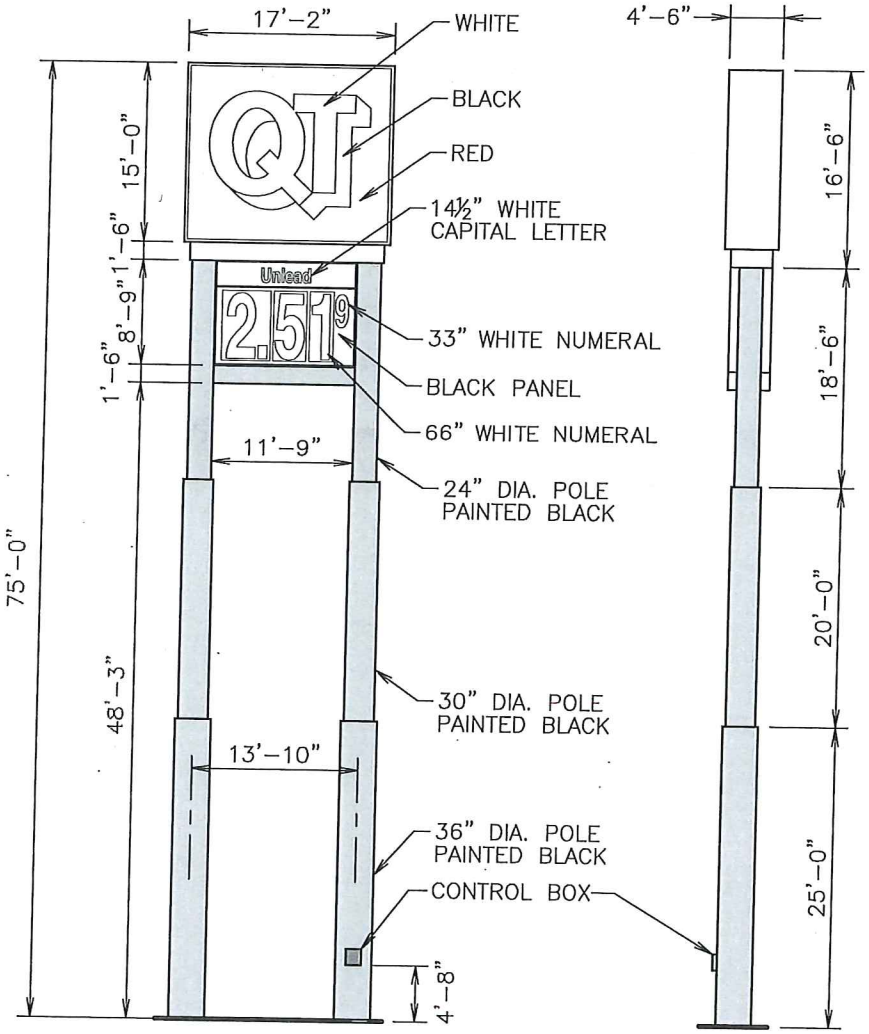
NOT TO SCALE

1 in = 1,000 ft

City of Sherman, Texas
Developmental Services Department

6120 N. U.S. Highway 75


SITE LEGEND
BOUNDARY LINE
CONCRETE CURB AND GUTTER
AREA LIGHT
TRANSFORMER
FUEL SYSTEM ACCESS MANWAY
SOUTHBOUND FRONTAGE ROAD
U.S. HWY 75
HWY 691
S 89°19'56" E 266.83'
S 89°19'56" E 307.12
N 00°40'04" E 285.14'
S 21°16'21" W 266.88'
S 00°00'44" E
STORE NO.: 1918
8,650 S.F.
BLDG. HT.=22'-0"
QT HIGH RISE POLE SIGN, HR-15LP, 50'-0" HT X 15'-1" W X 302 SF
QT HORIZONTAL MONUMENT SIGN, MH12-4PGQ, 10'-10" HT X 15'-2" W X 126.38 SF (RE: L1 C-500)
20 SEWER EASEMENT VOL. 4848, PG. 692 O.P.R.C.C.T.
25' WATER & SEWER EASEMENT VOL. 4848, PG. 713 O.P.R.C.C.T.
EASEMENT TO TP&L VOL. 1458, PG. 879 D.R.G.C.T. (APPROXIMATE LOCATION)
OVERHEAD LINE CLEARANCE
10' LS S/B
IDC-20
CL-500
50'
57.33'
65'
43'
27'
35'
18'
21'
15'
PROJECT NO.: ######
QuikTrip No. 1918
HIGHWAY 691 & US 75
SHERMAN, TX
PROTOTYPE: P-NF (1/4/2018)
DRAWN BY:
REVIEWED BY:
REV DATE DESCRIPTION
ORIGINAL ISSUE DATE:
SHEET TITLE:
PRELIMINARY SITE PLAN
SHEET NUMBER:
3
20 10 0 20 40



QuikTrip

4705 S. 129th E. Ave. • Tulsa, OK 74134-7008
P.O. Box 3475 • Tulsa, OK 74101-3475
918.615.7700

High Rise Pole Sign
HR-17LP

NOTES	
DRAWN BY	XXX
ISSUE DATE	12/9/14

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	360

SPECIFICATIONS:

Logo: Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

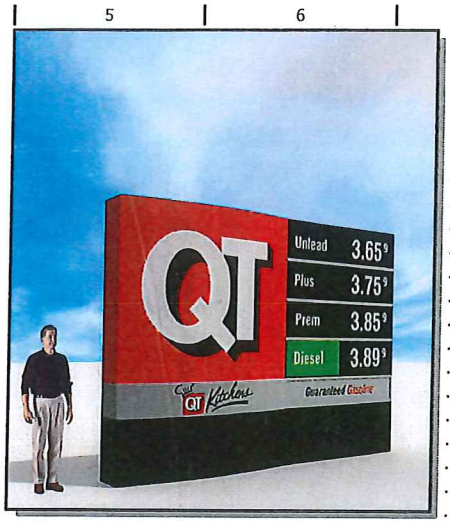
Unlead Panel: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text

er Cabinet/Base: Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Column supports painted Akzo Noble Black Low Gloss.

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

SERIAL NUMBER:
HR-17LP

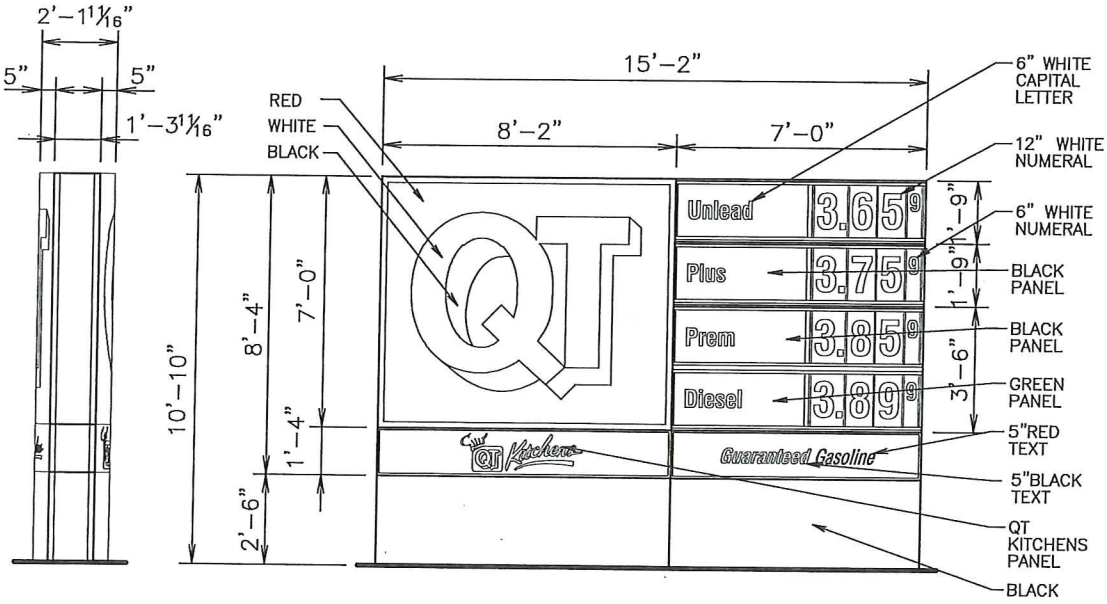
STORE NUMBER:



QuikTrip®

4705 S. 129th E. Ave. - Tulsa, OK 74134-7028
P.O. Box 3475 - Tulsa, OK 74101-3475
phone 918.615.7700

Horizontal Monument Sign
MH12-4PGQ



NOTES	
DRAWN BY	
ISSUE DATE	12/3/14

SQUARE FOOTAGE	
TYPEFACE	
INSIDE CAN	
ENTIRE SIGN	127

SCALE: 3/16" = 1'-0"

SERIAL NUMBER: MH12-4PGQ

STORE NUMBER:

SPECIFICATIONS:

Logo: Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

QT Kitchens Panel: Sign panel

Unlead, Plus & Premium Panels: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text

Diesel Panel: .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text

Logo Cabinet/Pricer Cabinet/Base: Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

Guaranteed Gasoline Panel: Sign panel

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 8.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2100-2400 BLOCKS SHADY OAKS LANE, 2300 BLOCK NORWOOD STREET AND THE 2600-2800 BLOCKS W. LAMBERTH**

The request of Lamberth Crossing Joint Venture (Owners), Cross Engineering Consultants, Inc. (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road, being 7.529 acres in the Elijah Hartzog Survey, Abstract No. 540 and the Fielding Bacon Survey, Abstract No. 120, as follows;

Planning and Zoning Commission

Revised Final Plat approval of The Gardens at O'Hanlon Ranch.

Background:

The property is located in the 2100-2400 Blocks Shady Oaks Lane, 2300 Block Norwood Street and the 2600-2800 Blocks West Lamberth Road between Norwood Street and Shady Oaks Lane. The property is zoned a C-O (Office) District. A Specific Use Permit to allow patio homes in a C-O (Office) District was approved at the September 6, 2016, City Council Meeting for this property. This a revised final plat that was approved for 17 residential lots and 2 commercial office lots at the November 22, 2016, Planning and Zoning Commission Meeting and the December 19, 2016, City Council Meeting. The owner revised the plat enlarging the residential lots for a total of 16 lots for residential patio homes and 2 lots for commercial office development.

Adjacent Zoning:

R-A (Single Family Agricultural) District
R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-2 (General Commercial) District

Origination:

Lamberth Crossing Joint Venture (Owners)
Cross Engineering Consultants, Inc. (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Revised Final Plat
Staff Review Letter

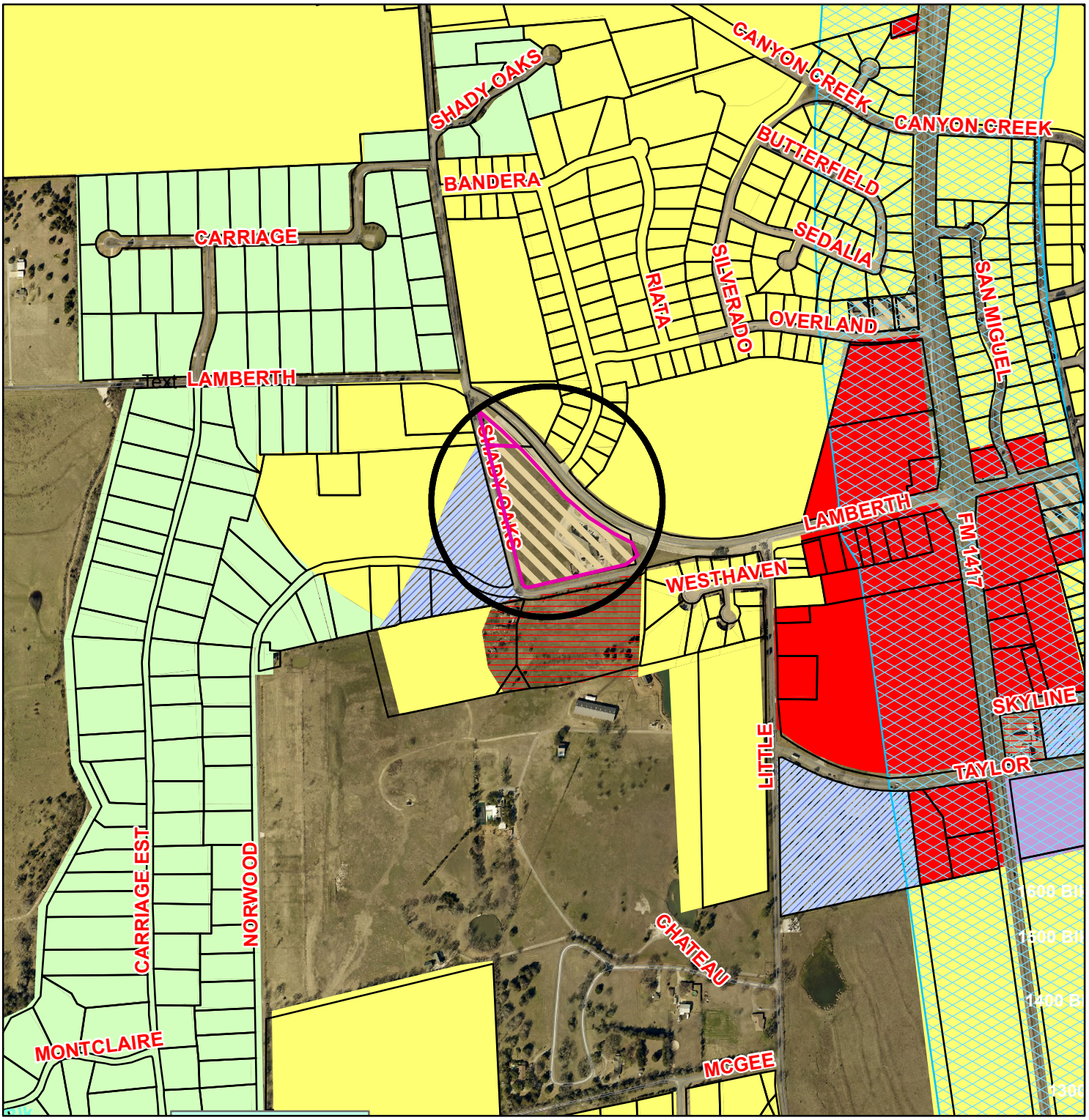
Sherman
CLASSIC TOWN. BROAD HORIZON.

2100-2400 Blks. Shady Oaks Lane
2300 Blks. Norwood Street
2600-2800 Blks. W. Lamberth

NOT TO SCALE

1 in = 1,162 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2100-2400 Blks. Shady Oaks Lane, 2300 Blks. Norwood St. & 2600-2800 Blks. W. Lamberth

Legend

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

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

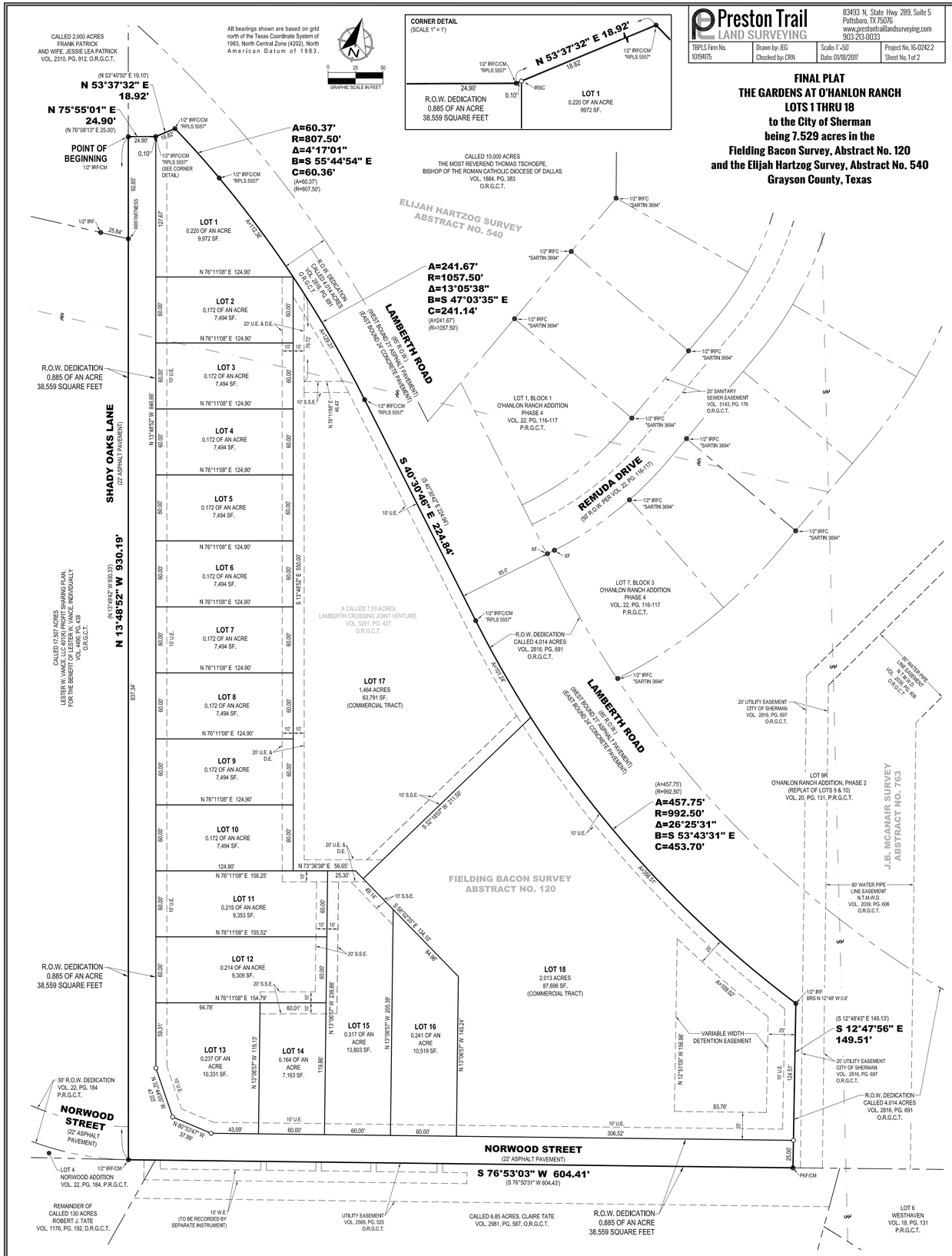
Zoning Districts
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Preston Trail LAND SURVEYING
834933 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-213-0033

TBPLS Firm No.	Drawn by: JEG	Scale: 1" =50'	Project No. 16-0242.2
10194175	Checked by: CRN	Date: 01/18/2017	Sheet No. 1 of 2

FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 18
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas

OWNER'S CERTIFICATE

WHEREAS LAMBERTH CROSSING JOINT VENTURE is the rightful owner of all of that certain tract or parcel of land situated in the Fielding Bacon Survey, Abstract No. 120, and the Elijah Hartzog Survey, Abstract No. 540, City of Sherman, Grayson County, Texas, and being all of a called 7.53 acre tract of land described in the deed to Lamberth Crossing Joint Venture, A Texas Joint Venture, recorded in Volume 5291, Page 427, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found the northwest corner of said 7.53 acre tract, common to the western-most southwest corner of a called 4.014 acre right-of-way dedication recorded in Volume 2816, Page 691, said Official Public Records, and on the easterly line of a called 2.000 acre tract of land described in the deed to Frank Patrick and wife, Jessie Lea Patrick, recorded in Volume 2310, Page 912, said Official Records, and at the intersection of the southerly right-of-way line of Lamberth Road and the centerline of Shady Oaks Lane;

THENCE with the northerly and easterly lines of said 7.53 acre tract, and with the southwesterly line of said right-of-way dedication, and with the southwesterly line of said Lamberth Road, the following seven (7) courses:

1. North 75°55'01" East, a distance of 24.90 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner
2. North 53°37'32" East, a distance of 18.92 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found corner at the beginning of a non-tangent curve to the right having a delta angle of 04°17'01", a radius of 807.50 feet, and a chord bearing and distance of South 55°44'54" East, 60.36 feet;
3. In a southeasterly direction, with said curve to the right, an arc distance of 60.37 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a compound curve having a delta angle of 13°05'38, a radius of 1057.50 feet, and a chord bearing and distance of South 47°03'35" East, 241.14 feet;
4. In a southeasterly direction, with said compound curve, an arc distance of 241.67 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner;
5. South 40°30'46" East, a distance of 224.84 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a curve to the left having a delta of 26°25'31", a radius of 992.50 feet, and a chord bearing and distance of South 53°43'31" East, 453.70 feet;
6. In a southeasterly direction, with said curve to the left, an arc distance of 457.75 feet to the northeast corner of said 7.53 acre tract from which a 1/2-inch iron rod found bears North 12°48' West, a distance of 0.6 feet;
7. South 12°47'56" East, a distance of 149.51 feet to a PK nail found for the southeast corner of said 7.53 acre tract, common to the southern-most southwest corner of said right-of-way dedication, and on the northerly line of a called 6.85 acre tract of land described in the deed to Claire Tate, recorded in Volume 2981, Page 587, said Official Records, and at a bend in Norwood Street;

THENCE South 76°53'03" West, with the southerly line of said 7.53 acre tract, and with the northerly line of said 6.85 acre tract a part of the way, and in said Norwood Street a part of the way, a distance of 604.41 feet to a 1/2-inch iron rod found for the southwest corner of said 7.53 acre tract, common to the easterly corner of Lot 4, Norwood Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 22, Page 184, Plat Records of Grayson County, Texas, and on the southwesterly side of a bend in said Norwood Street;

THENCE North 13°48'52" West, with the westerly line of said 7.53 acre tract, and in aforesaid Shady Oaks Lane a part of the way, passing en route at a distance of 837.35 feet a railroad spike found for witness at the southeast corner of aforesaid 2.000 acre tract, continuing on said course with the easterly line of said 2.000 acre tract, a total distance of 930.19 feet to the **POINT OF BEGINNING** and enclosing 7.529 acres (327,967 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LAMBERTH CROSSING JOINT VENTURE**, does hereby adopt this plat designating the hereinbefore described property as **THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 18**, 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: LAMBERTH CROSSING JOINT VENTURE, A TEXAS JOINT VENTURE

By: _____
Joe Gilbert, Managing Joint Venturer

By: _____
Dean Gilbert, Jr., Managing Joint Venturer

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

_____
Notary Public in and for the State of Texas

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 Dean Gilbert, Jr., 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

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

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 **THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 18** 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

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

GENERAL NOTES:

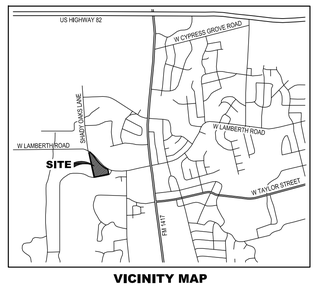
1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.

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 0270 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.

LEGEND

●	FOUND MONUMENT	O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND		
IRFC	IRON ROD FOUND W/PLASTIC CAP	VOL., PG.	VOLUME, PAGE
CM	CONTROLLING MONUMENT	B.L.	BUILDING LINE
R.O.W.	RIGHT-OF-WAY	U.E.	UTILITY EASEMENT
SF	SQUARE FEET	S.S.E.	SANITARY SEWER EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		ABSTRACT LINE APPROXIMATE
			EASEMENT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BUILDING LINE



VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER:
Lamberth Crossing Joint Venture
801 E Taylor Street
Sherman, Tx 75090
Ph: 903-893-5188
Contact: Joe Gilbert

ENGINEER:
Cross Engineering Consultants
131 S Tennessee Street
McKinney, Tx 75069
Ph: 972-562-4409
Contact: Jonathan Hake

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
834933 N State Highway 289
Suite No. 5
Pottsboro, Tx 75076
Ph: 903-213-0033

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

FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 18
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas

Preston Trail LAND SURVEYING
834933 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No.	Drawn by: JEG	Scale: 1" =50'	Project No. 16-0242.2
10194175	Checked by: CRN	Date: 01/18/2017	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Lamberth Crossing Joint Venture
801 E. Taylor Street
Sherman, TX 75090

Cross Engineering Consultants
131 S. Tennessee St.
McKinney, TX 75069

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

Dear Applicants,

The request for approval of the Final Plat of The Gardens at O'Hanlon Ranch has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Easements required per Engineering review of civil engineering plans.
8. Plans and specifications shall have City of Sherman approval prior to construction.
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. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 9.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 1407 & 1411 WESTERN HILLS DRIVE**

The request of Thomas & Jean Flick and McDonald & Kaitlin Arnot (Owners) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 1407 and 1411 Western Hills Drive, being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 3 & 4, Block 5, Western Hills Addition, Section 2, containing 1.56 acres, as follows;

Planning and Zoning Commission

Replat approval of Lots 3 & 4, Block 5, Western Hills Addition, Section 2.

Background:

The property is located at 1407 and 1411 Western Hills Drive Road between Lotus Circle and Live Oak Circle. The property is zoned an R-1 (One Family Residential District.The owners would like to replat the property and part of an undeveloped piece of property into two lots, enlarging the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Thomas & Jean Flick and McDonald & Kaitlin Arnot (Owners)
Underwood Drafting & 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.

and

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

Number of notices mailed:

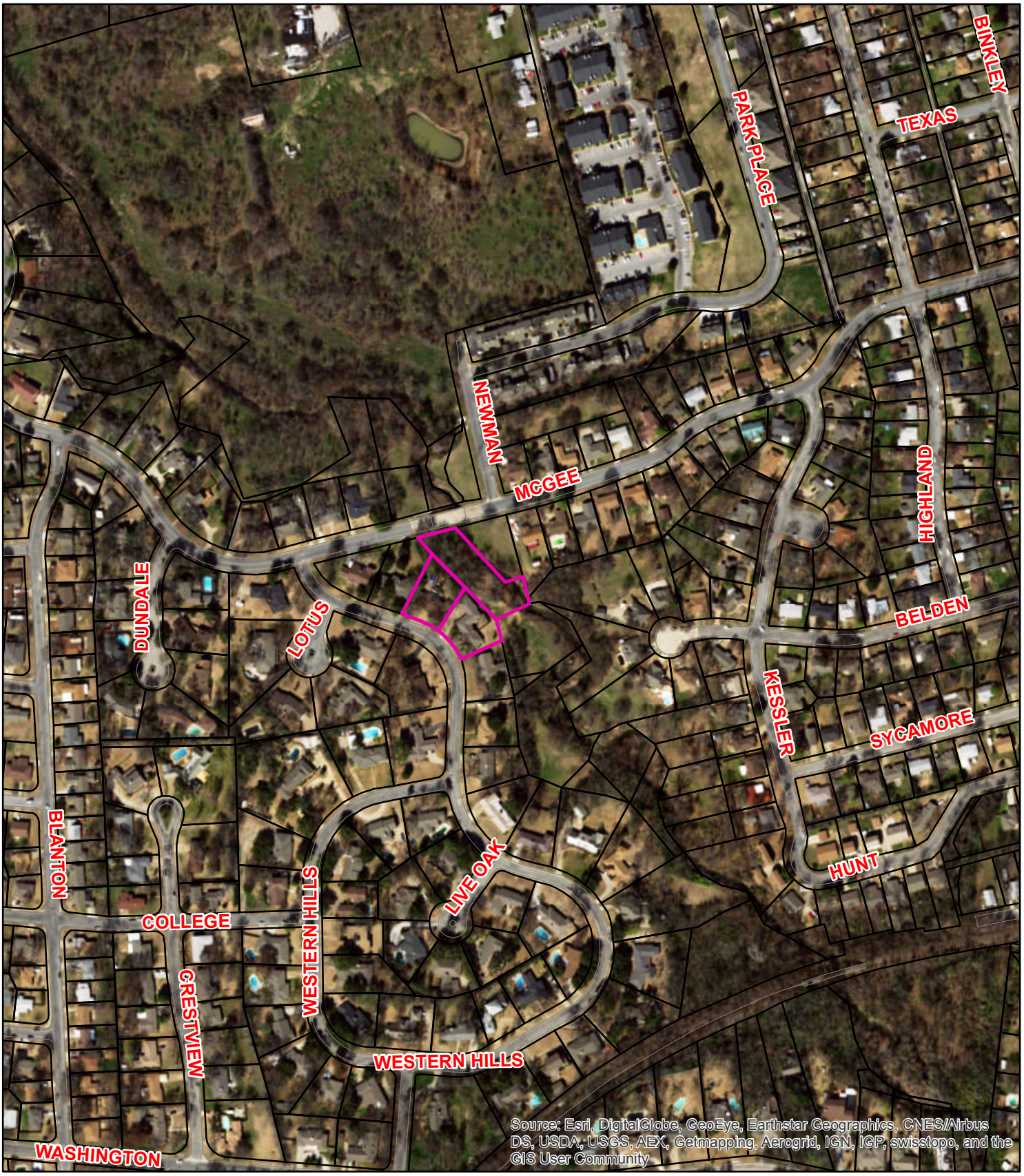
60

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



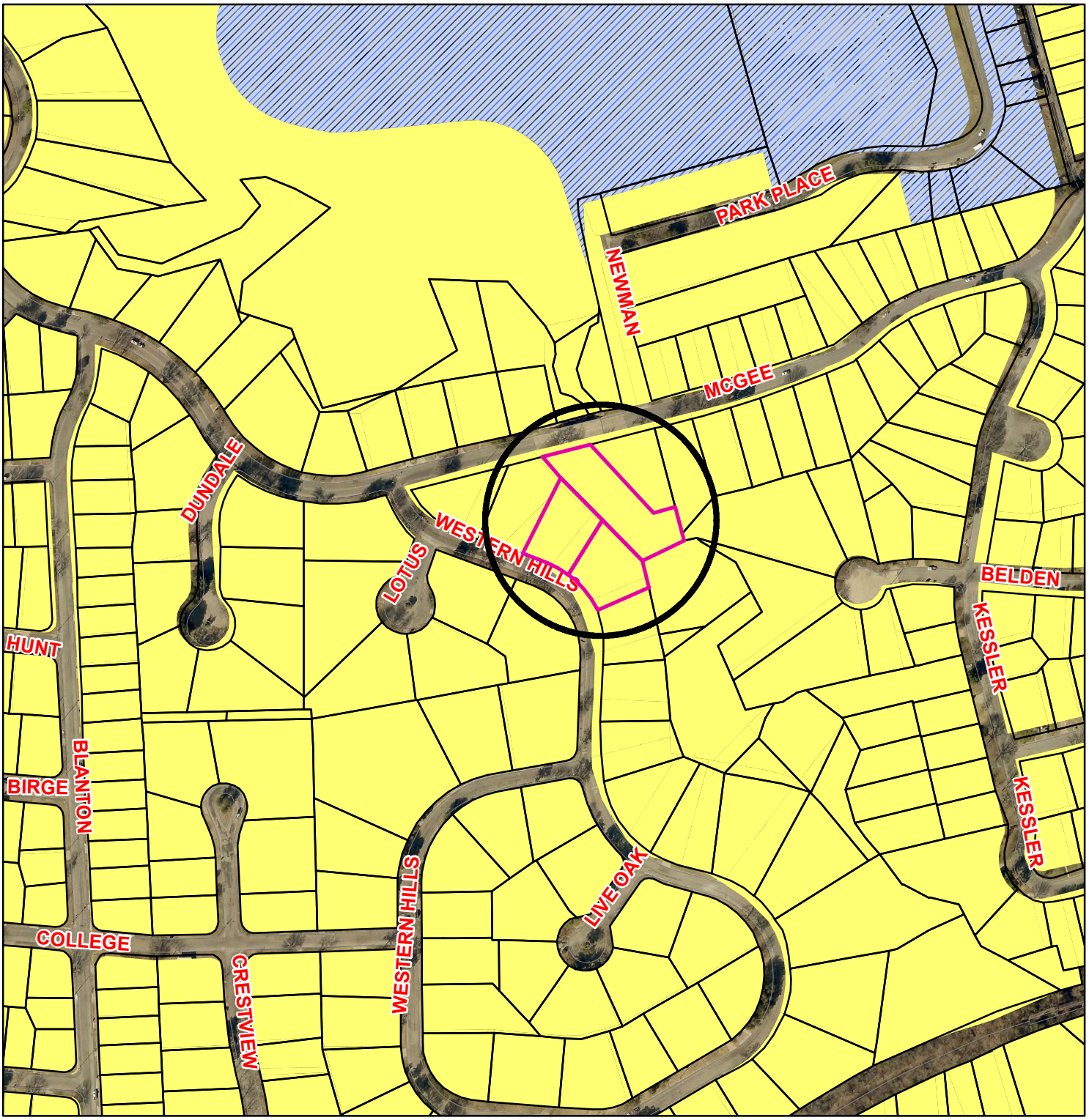
1407 & 1411 Western Hills Drive
Replat Lots 3 & 4, Block 5, Western Hills Addition, Section 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 357 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1407 & 1411 Western Hills Drive

Legend

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

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

Zoning Districts
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

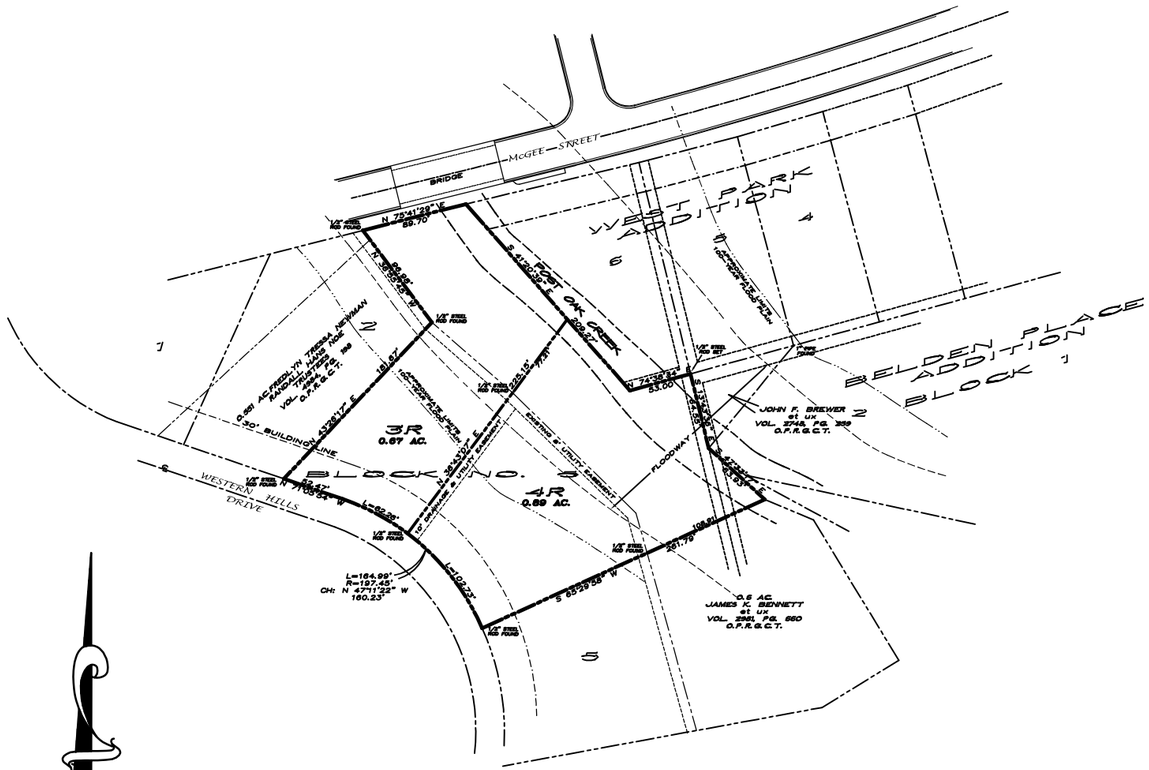
1 in = 300 ft

City of Sherman, Texas
Developmental Services Department

1407 & 1411 Western Hills

~ GENERAL NOTES ~

1. PROPOSED USE ~ SINGLE FAMILY RESIDENCE.
2. AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0270F, REVISED DATE SEPTEMBER 29, 2010.
3. SANITARY SEWER PROVIDED BY THE CITY OF SHERMAN
4. WATER SUPPLIED BY THE CITY OF SHERMAN.
6. BEARINGS ARE ESTABLISHED BY GPS OBSERVATION, GRID NORTH, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.



REPLAT OF
LOTS 3 AND 4, BLOCK NO. 5
WESTERN HILLS ADDITION
SECTION TWO
TO THE CITY OF
SHERMAN, TEXAS
1.56 ACRES
OUT OF THE
J. B. McANAIR SURVEY
ABST. NO. 763
GRAYSON COUNTY, TEXAS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OWNERS:
THOMAS AND JEAN FLICK
1411 WESTERN HILLS DRIVE
SHERMAN, TEXAS 75092
MCDONALD AND KAITLIN ARNOT
1407 WESTERN HILLS DRIVE
SHERMAN, TEXAS 75092

SURVEYOR
JAMES R. MARET
R.P.L.S. NO. 5433
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON TEXAS, 75021

UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of Lots 3 and 4 in Block 5 of Western Hills Addition Section Two to said City of Sherman as shown by plat of record in Volume 1, Page 87, Plat Records, Grayson County, Texas, and also being all of the same tract of land conveyed by Bank Of Texas Trust Company, N.A. as Trustee to Thomas and Jean Flick by deed dated March 17, 2004, recorded in Volume 3630, Page 879, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the Southwest corner of said Lot 4 and Northwest corner of Lot 5 in said Block 5 in the West line of said Block 5 and East line of Western Hills Drive;

Thence in a Northwesterly direction with said West line of Block 5 and East line of Western Hills Drive along a curve to the left having a radius of 197.45 feet (as established by monumentation), passing a 1/2" steel rod found maintaining the Northwest corner of said Lot 4 and Southwest corner of said Lot 3 and continuing for a total arc distance of 164.99 feet to a point for the end of said curve (chord bears North 47°11'22" West, 160.23 feet);

Thence North 71°05'54" West continuing with said West line of Block 5 and East line of Western Hills Drive a distance of 52.47 feet to a 1/2" steel rod found maintaining the Northwest corner of said Lot 3 and the Southwest corner of both Lot 2 and the same tract of land (part of Lots 2 and 1) described as a 0.551 acres conveyed by Fredlyn Tressa Newman and Randall Hans Noe to Fredlyn Tressa Newman and Randall Hans Noe as Trustees by deed dated June 24, 2011, recorded in Volume 4984, Page 198, said Official Public Records;

Thence North 43°26'17" East a distance of 181.67 feet to a 1/2" steel rod found maintaining the Northeast corner of said Lot 3 and Southeast corner of both said Lot 2 and the 0.551 acre tract in the East line of said Block 5 and West line of the said Flick tract;

Thence North 36°55'45" West a distance of 96.98 feet to a 1/2" steel rod set marking the Northeast corner of both said Block 5 and 0.551 acre tract and the Northwest corner of the said Flick tract in the South line of McGee Street;

Thence North 75°41'29" East with said South line of McGee Street a distance of 89.70 feet to a point for the most Northerly Northeast corner of the said Flick tract in Post Oak Creek, said point also being the Northwest corner of Lot 6 of West Park Addition to said City of Sherman as shown by plat of record in Volume 2, Page 57, said Plat Records;

Thence South 41°20'39" East in said creek a distance of 209.27 feet to the Southwest corner of both said Lot 6 and West Park Addition, being an inside angle corner to the said Flick tract;

Thence North 74°38'34" East with the South line of said West Park Addition a distance of 53.00 feet to a 1/2" steel rod found maintaining the Southeast corner of said Lot 6 and Southwest corner of Lot 5 of said West Park addition, being the most Easterly Northeast "L" corner of the said Flick tract, also being the Northwest corner of the triangular tract of land conveyed by Dolores D. Kelly to John F. Brewer et ux by deed dated January 26, 1999, recorded in Volume 2748, Page 259, said Official Public Records;

Thence South 13°43'36" East a distance of 64.55 feet to an inside angle corner to the said Flick tract, the Southwest corner of the said Brewer tract, and the Northwest corner of Lot 2 in Block 1 of Belden Place Addition to said City of Sherman as shown by plat of record in Volume 8, Page 84, said Plat Records;

Thence South 47°33'17" East a distance of 63.93 feet to a point in said Post Oak Creek for the Southeast corner of the said Flick tract at the extended South line of said Lot 4 and North line of Lot 5 of Western Hills Addition Section Two, said point also being the Northeast corner of the same tract of land described as 0.6 acres conveyed by James Mark Brownlee, Executor to James K. Bennett et ux by deed dated September 14, 2000, recorded in Volume 2981, Page 660, said Official Public Records;

Thence South 65°29'58" West, exiting said creek and continuing, at a distance of 108.89 feet passing a 1/2" steel rod found maintaining the Southeast corner of said Lot 4 and Northeast corner of said Lot 5 (Western Hills Addition Section Two) and the Northwest corner of the said Brownlee tract and continuing with the said South line of Lot 4 for a total distance of 261.79 feet to the Point-of-Beginning and containing 1.56 acres of land more or less.

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 — Date
Registered Professional
Land Surveyor, No. 5433

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2017.

Notary Public in and for
the State of Texas

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2017.

Notary Public in and for
the State of Texas

Commission Expires:

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, Thomas L. Flick, Jean M. Flick, McDonald Sandefer Arnot, and Kaitlin Rylee Nye Arnot, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOTS 3 AND 4, BLOCK NO. 5, WESTERN HILLS ADDITION SECTION TWO, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part 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_____, 2017.

Thomas L. Flick

WITNESS MY HAND this_____day of_____, 2017.

Jean M. Flick

WITNESS MY HAND this_____day of_____, 2017.

McDonald Sandefer Arnot

WITNESS MY HAND this_____day of_____, 2017.

Kaitlin Rylee Nye Arnot

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2017.

Notary Public in and for
the State of Texas

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2017.

Notary Public in and for
the State of Texas

Commission Expires:

Approved this_____day of_____, 2017, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman — Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas — Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of the REPLAT OF LOTS 3 AND 4, BLOCK NO. 5, WESTERN HILLS ADDITION SECTION TWO to the City of Sherman, Texas, was submitted to the City Council on the _____ day of_____ 2017, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this_____day of_____, 2017.

Clerk, City of Sherman, Texas

JOB NO. 16100710

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Thomas and Jean Flick
1411 Western Hills Drive
Sherman, TX 75092

McDonald and Kaitlin Arnot
1407 Western Hills Drive
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 3 and 4, Block No. 5, Western Hills Addition, Section Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Remove building lines.
5. Show ownership with deed references for both subject tracts on image.
6. All requirements of the Floodplain Ordinance should be followed.
7. 100-year Floodway shall be noted as drainage easement.
8. Boundary shall have a point of beginning shown (POB).
9. Lots shall show net area in each under ownership labels.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 10.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

1220 E. PEYTON STREET

The request of JIREH Properties Company and Sherman H & P Corporation (Owners), Curry Vogelsang (Representative) Frank McColloch, BMNW Resources, LLC (Representative) and Roff Operating Company, LLC (Drilling Company) concerning the property located at 1220 East Peyton Street, being 6.817 acres in the J.B. McAnair Survey, Abstract No. 763,, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow the drilling of an oil/gas well in a C-2 (General Commercial) District.

Background:

The property is located at 1220 East Peyton Street between Loy Lake Road and Texoma Parkway. The property is zoned a C-2 (General Commercial) District.

Roff Operating Company LLC would like to drill an oil and gas well on land it owns within the Sherman City Limits. They propose to drill the City of Sherman No. 1 Well to test the southern extension of the Sherman Field, including all potentially productive zones.To accomplish this, Roff will drill a conventional vertical well to a depth sufficient to test the Ellenburger formation. If the test is successful, Roff will complete and produce the well in a manner similar to the other wells in the Sherman Field. Upon acquiring all the necessary City and State permits it is anticipated that drilling operations will commence sometime in the second quarter, 2017.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

JIREH Properties Company and Sherman H & P Corporation (Owners)
Curry Vogelsang (Representative)
Frank McColloch, BMNW Resources, LLC (Representative)
Roff Operating Company, LLC (Drilling Company)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
300 Acre Unit Outline
Distance to Nearby Structures
Staff Review Letter

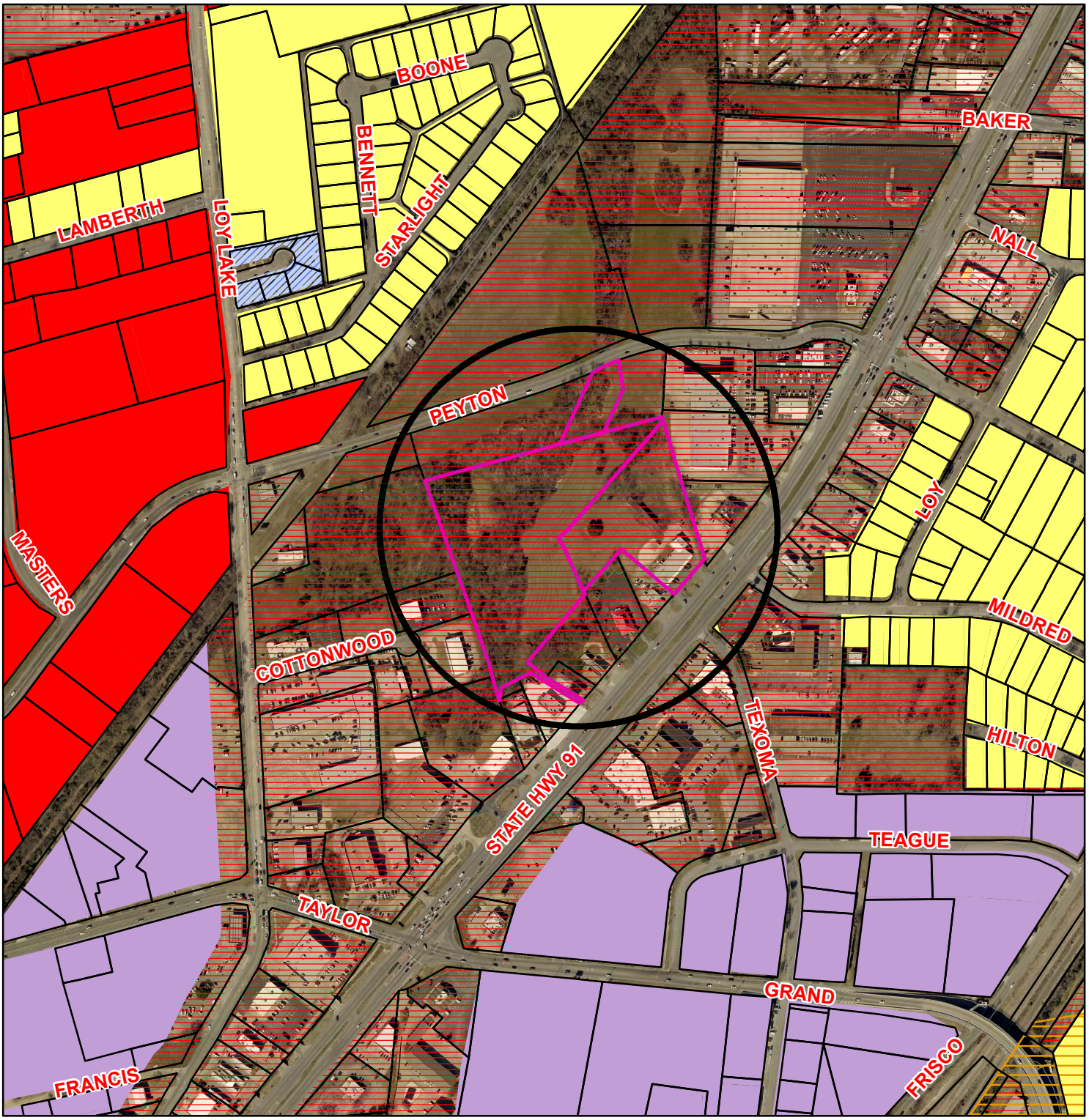
1220 E. Peyton

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1220 E. Peyton

Legend

Special Districts Overlay

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

Transportation Corridor Zoning Districts

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

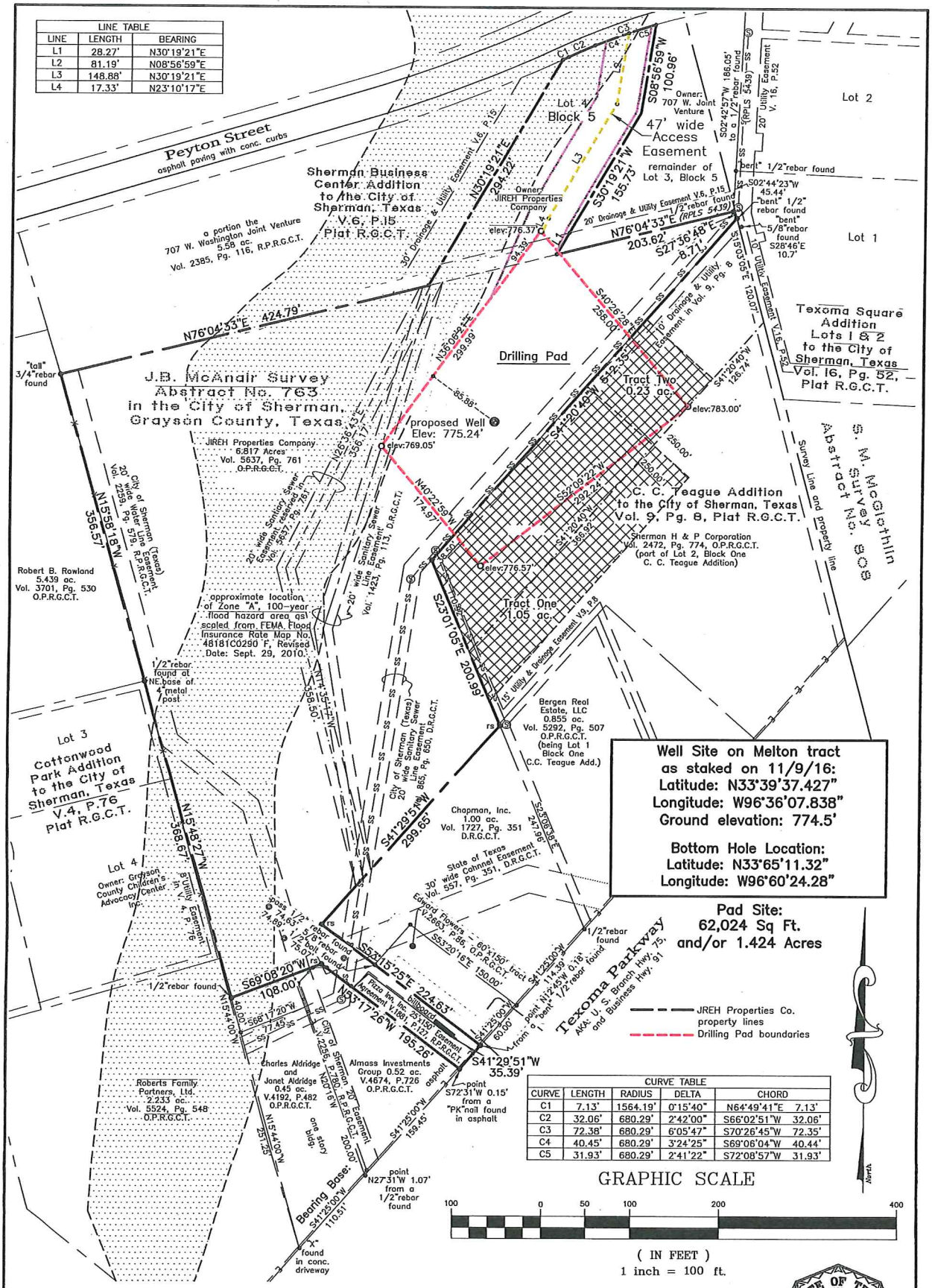
NOT TO SCALE

1 in = 469 ft

City of Sherman, Texas
Developmental Services Department

1220 E. Peyton

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.27'	N30°19'21"E
L2	81.19'	N08°56'59"E
L3	148.88'	N30°19'21"E
L4	17.33'	N23°10'17"E



Well Site on Melton tract as staked on 11/9/16:
Latitude: N33°39'37.427"
Longitude: W96°36'07.838"
Ground elevation: 774.5'

Bottom Hole Location:
Latitude: N33°65'11.32"
Longitude: W96°60'24.28"

Pad Site:
62,024 Sq Ft.
and/or 1.424 Acres

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	7.13'	1564.19'	0°15'40"	N64°49'41"E 7.13'
C2	32.06'	680.29'	2°42'00"	S66°02'51"W 32.06'
C3	72.38'	680.29'	6°05'47"	S70°26'45"W 72.35'
C4	40.45'	680.29'	3°24'25"	S69°06'04"W 40.44'
C5	31.93'	680.29'	2°41'22"	S72°08'57"W 31.93'

Note: Boundary shown hereon from survey performed on January 8, 2015.

Job No. CGS171116

Well Site Map for:
Roff Operating Company, LLC
City of Sherman No. 1

STATE OF TEXAS REGISTERED BILLY F. HELVEY 4488 PROFESSIONAL LAND SURVEYOR

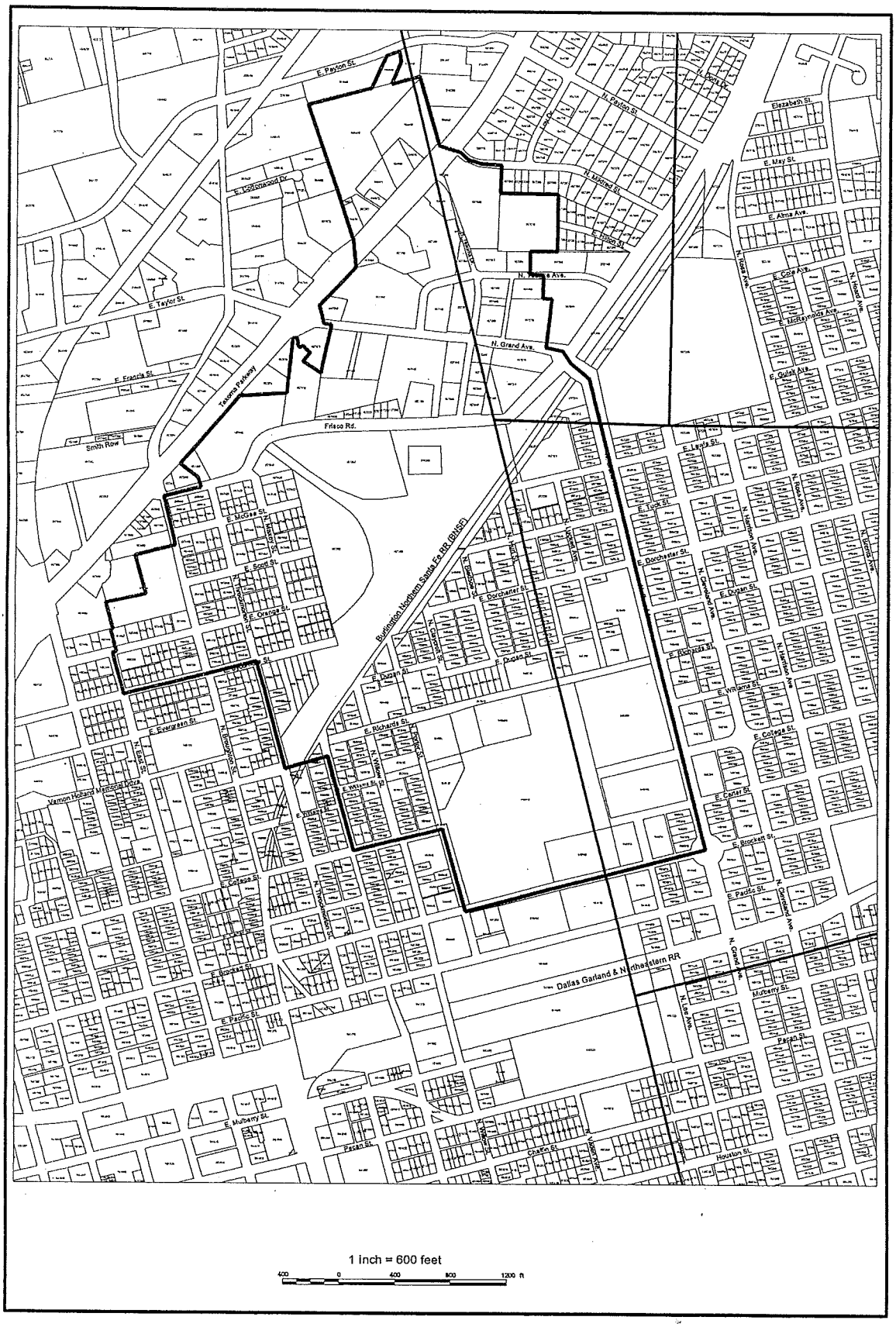
Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463–6191 Fax: (903) 463–4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Billy F. Helvey, R. P. L. S. No. 4488

Copyright Date: January 19, 2017

C:\Land Projects R2\Melton-6ac-Texoma-Parkway-Sherman\dwg\Well-Site-r2000.dwg 11/15/2016 10:57:54 AM CST

300 Acre Unit Outline



Lambert Rd.
Loy Lake Rd.
Bennett Dr.
Starlight Dr.
E. Patyon St.
Masters St.
E. Payton St.
Texoma Parkway
E. Mildred St.
0
400.72 ft
surface Location
250' radius circle
865'
906'
988'
976'
880'
564'
512'
599'
547'
537'
419'
307'
315'
300'
433'
Approximate Distance to Nearby Structures
from the
Surface Location
of the
Roff Operating Company LLC.
#1- Melton
0 100' 200' 400'
50' 150' 300'
(original scale)1"= 200'

STAFF REVIEW LETTER

February 15, 2017

BMNW Resources, LLC
Frank McColloch
4925 Greenville Avenue, Suite 841
Dallas, TX 75206

Sherman H&P Corporation
712 Sunkist Lane
Plano, TX 75025

Roff Operating Company, LLC
600 Travis, Suite 7070
Houston, TX 77002

Curry Vogelsang
200 N. Travis, Ste. 300
Sherman, TX 75090

JIREH Properties Co.
2626 Pebble Valley
San Antonio, TX 78232-4130

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow the drilling of an oil/gas well in a C-2 (General Commercial) District for the property located at 1220 East Peyton Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All requirements of the Oil and Gas Well Ordinance (Chapter 4, Article 4.10) shall be followed.
2. Provide copy of Railroad Commission Application to drill and copies of requirements of Railroad Commission based on application.
3. Provide name address and phone number of operator of lease and property owner and name and number of contact person for the operator.
4. Provide description of the lease or lands involved and length of time surface operations are expected to occur.
5. Provide a scale drawing showing location of the well, ownership of the land, property lines, structures and offset operators or land owners.
6. Provide the name and address of the drilling contractor.
7. Provide a scaled drawing showing the proposed site and the location, distance to and nature of adjacent land uses.
8. Provide a statement warning of possible hazardous formation conditions that may be encountered during or as a result of the proposed drilling or exploration operation as maintenance of an existing well site.
9. Provide a copy of Operators Spill Prevention Plan.

10. Provide a certificate of insurance that carries a minimum coverage for bodily injury of $500,000 for each occurrence and $1,000,000 aggregate, and for the cost of controlling a well that is out of control, re-drilling or restoration expenses, seepage or pollution damage as first party recovery for the operator and related expenses, including but not limited to evacuation of residents, in the amount of at least $5,000,000 per occurrence. The lease owner shall carry at all times this minimum limit of insurance until such time the well is out of production and all appurtenances removed from the site. The insurance under all situations and at all times shall list the City of Sherman as additionally named insured.
11. The oil or fuel storage tank or tank battery shall be installed in conformance with the spill prevention control and counter measure plan published by the U.S. Environmental Protection Agency.
12. A tank or tank battery shall not be located nearer than 150' from any residence or dwelling, unless the tank or tank battery existed prior to the residence or dwelling.
13. A tank or tank battery shall not be closer than 30' from any combustible structure.
14. Oil and fuel storage tanks or tank batteries, fences and wall shall be kept well painted and in good repair.
15. If the well(s) associated with an oil storage tank or tank battery is/are plugged, or if the storage tank battery is no longer in use, the storage tank or tank battery and associated pipelines shall be removed and the land restored. This provision includes all associated appurtenances with the wells and or tank batteries. This removal shall occur within six months unless documentation can be provided that the well and or tank battery will be used within the next two years. For the purpose of this provision, the term no longer in use shall mean that the tank or tank battery, while it or they may contain some residue of fuel, has not been pumped into or out of within the past six months.
16. Other oil or fuel storage tanks that receive products from transmission or distribution lines that are not pumped into or out of for a period of six months shall be considered abandoned and/or unused. The leaseholder shall disassemble and completely remove such tanks and all associated appurtenances from the site unless it is shown that there are plans to reuse the storage tanks within the next two years.
17. Within six months after the removal of any oil storage tanks or tank batteries, the permittee shall restore the property to its original state insofar as possible, to include removal and/or restoration of any un-remediated soil.
18. Pumps shall be electrically powered.
19. All surface equipment shall be kept clean, painted, in good repair and properly lubricated in order that they will operate quietly. The noise produced by well jacks or units on a producing well shall not exceed 50 decibels at any boundary of the parcel on which the well is located.
20. All flow lines shall be buried at least (1) one foot under the ground. Depending upon adjacent land uses and proposed streets, roads and highways, the City may require lines to be buried at a greater depth.
21. Upon the removal of the associated tank batteries and/or the plugging of wells associated with such pipelines, the pipelines shall be removed.
22. Any waste oil or water in, on, or around any premises shall be immediately cleaned up and the ground shall be cleaned of any oil bearing dirt.
23. The leaseholder shall proceed with the drilling operations with the highest degree of care so as not to injure adjoining property or persons in any manner by keeping the premises suitably fenced or guarded 24 hours a day in such manner as to avoid trespassing during the drilling and exploratory operations; and to remove all drilling mud upon completion of drilling operations; immediately cleaning the grounds around the well of all drilling mud and/or salt water or water. The area shall be made to conform in appearance to the lands in the neighborhood wherein such drilling, exploration or maintenance operations are so conducted. All pits and contents shall be removed from the premises and the drill site within 30 days after completion of the well. Prior to the commencement of any drilling operations a private road shall be installed to the drill site and the operation site that is at least (10) ten feet wide and has an overhead clearance of at least 14 feet and is surfaced and maintained to prevent dust and mud.

24. Sounds during drilling operations shall not exceed 60 decibels during daytime hours between 7 a.m. and 7 p.m. and 50 decibels during nighttime hours between 7 p.m. and 7 a.m. measured at any occupied structure on a parcel other than the parcel on which the oil or gas well is located.
25. The center of any well at the surface shall be a minimum of 25 feet from any storage tank or source of ignition; 100 feet from any building accessory to the well, public street, road, highway, right-of-way or property line; 300 feet from any water well; 400 feet from any commercial or industrial building and 600 feet from any residence. The minimum distances may be reduced by a waiver granted by the Planning and Zoning Board and the City Council or by written notarized waivers granted by owners of all buildings within the radius being protected from drilling. All waivers must identify the property address, block and lot number, subdivision name (if applicable), and plat volume and page. Such waivers must be filed, at the expense of the operator in the Grayson County Records.
26. Drilling under the railroad shall be approved by the BNSF Railroad.
27. Any damage to the existing roadways shall be repaired by the drilling company.
28. Review the zoning and development ordinance for additional requirements.
29. 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:

30. All requirements of the Floodplain Ordinance should be followed.
31. Verify location of water and sewer lines in relation to drilling pod.
32. New well site appears to fall over an existing sewer line. Relocation of either the well or the sewer at no cost to the City.
33. Slush pit shall not encumber 100-year Floodplain boundary at any point.
34. All weather access drive required in access easement.
35. Engineering site plan approval required by City Engineering Department.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 11.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

4602 AMESBURY LANE

The request of Stonehollow Homes (Owners) and Jennifer Chandler (Applicant) concerning the property located at 4602 Amesbury Lane, being Lot 10, Block N, Austin Landing, Phase 2A, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) 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 a SF-1 (Single Family Residential) District.

Background:

The property is located at 4602 Amesbury Lane in the Austin Landing subdivision off North Travis Street. The single family residential home is currently under construction and the applicant would like to erect a 6' privacy fence on the property line along Arbor Lane, which is a front facing street.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Stonehollow Homes (Owners)
Jennifer Chandler (Applicant)

Master Plan Designation:

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

Number of notices mailed:

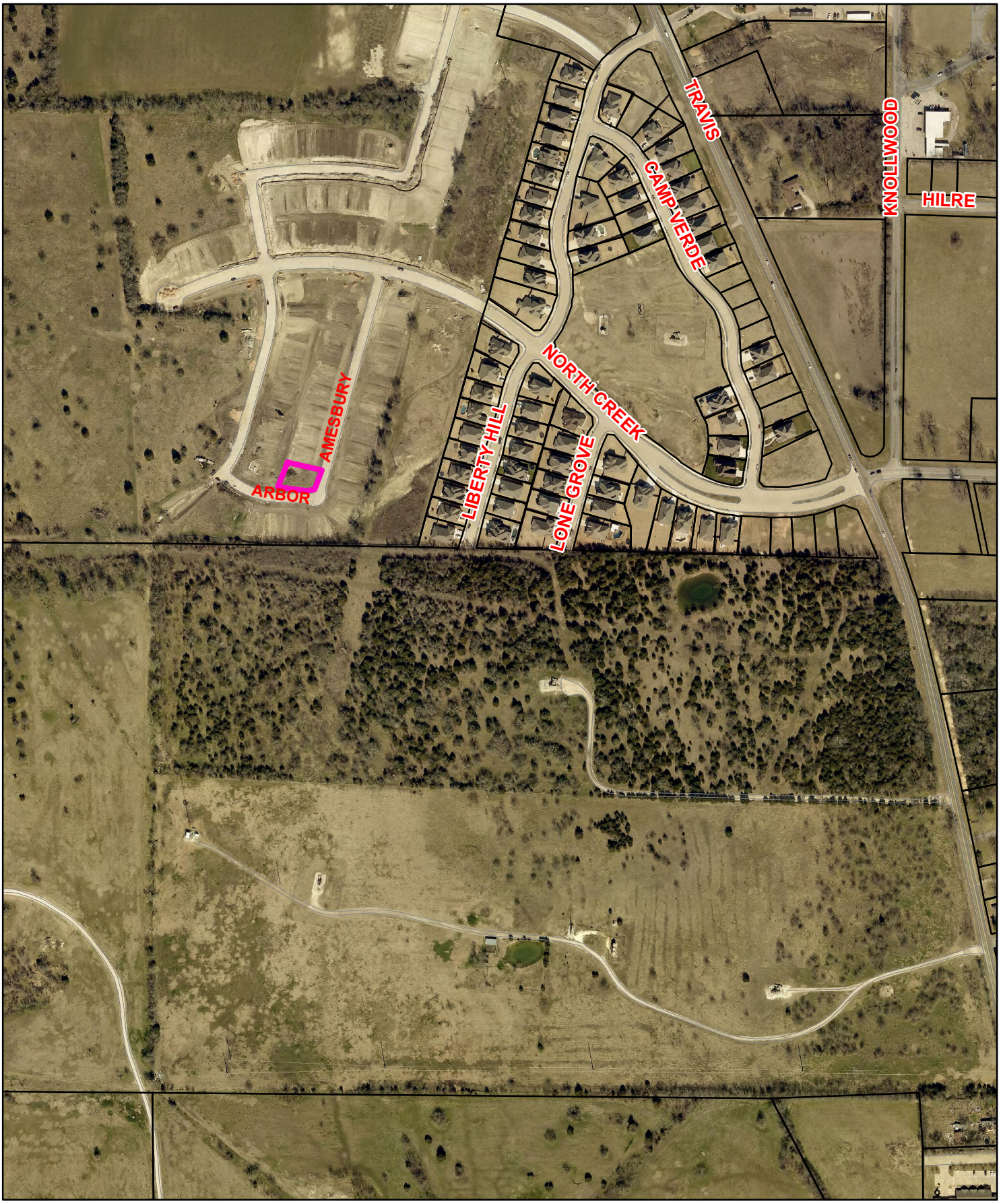
3

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Staff Review Letter



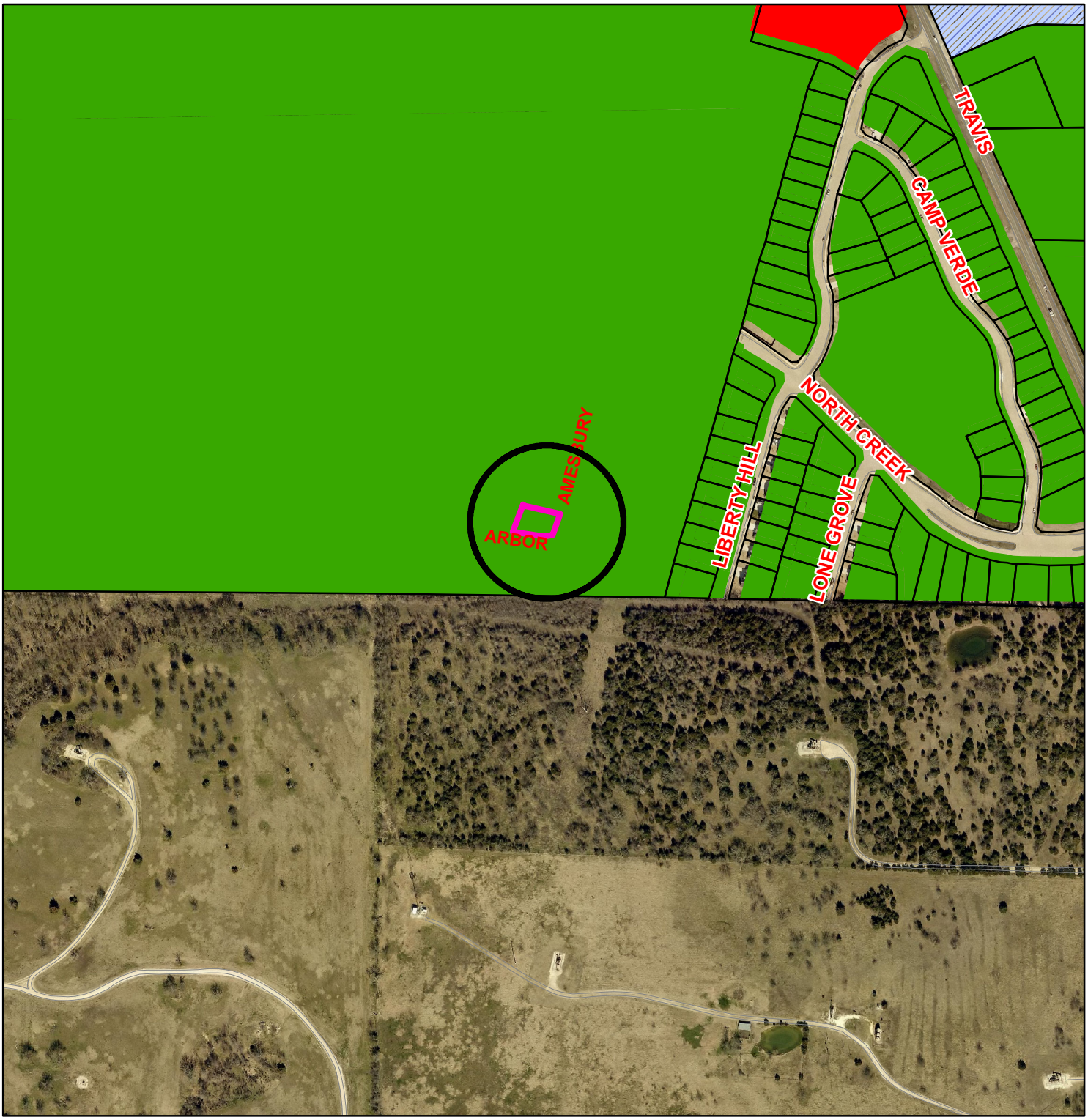
4602 Amesbury

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4602 Amesbury

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

Sherman
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NOT TO SCALE

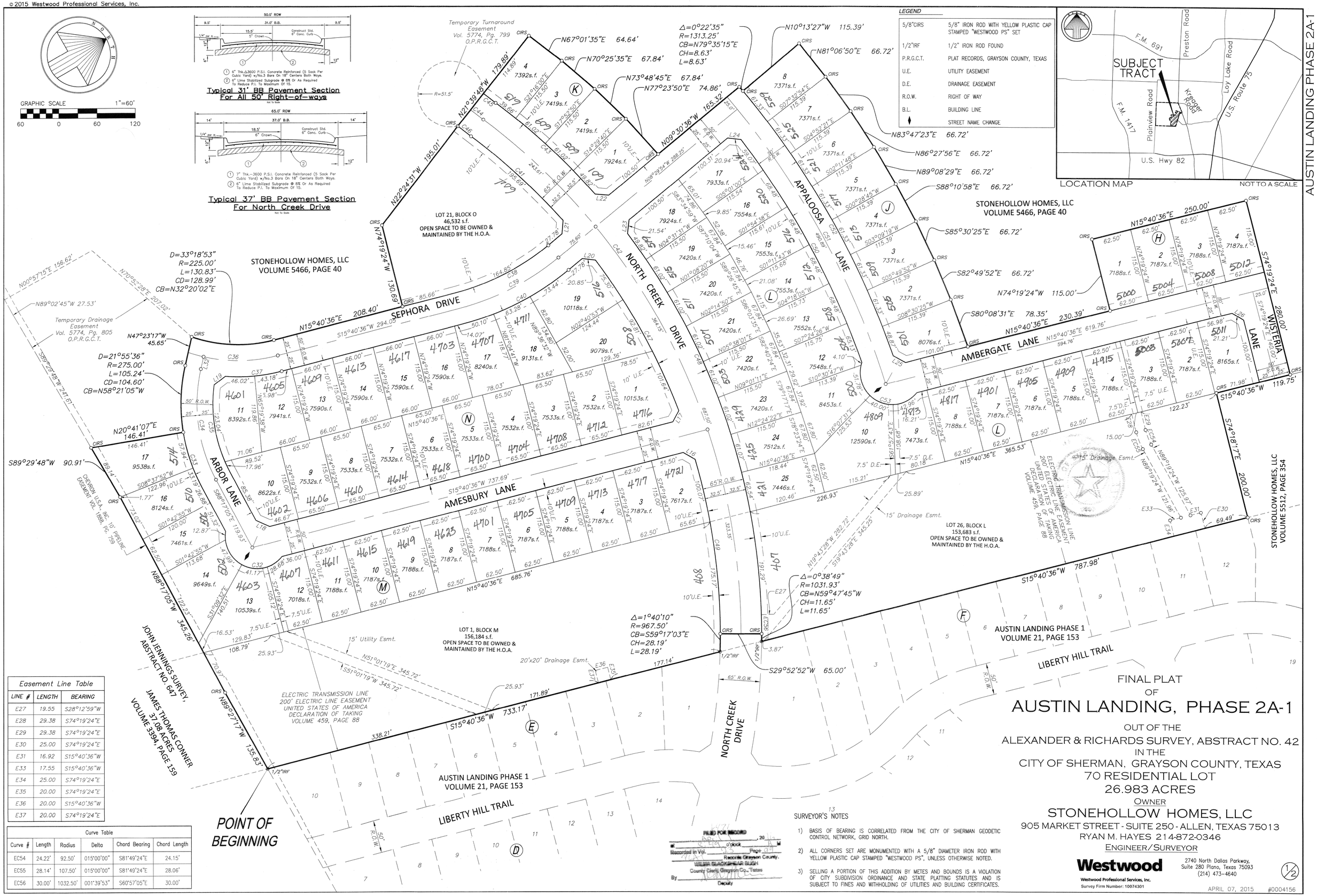
1 in = 400 ft

City of Sherman, Texas
Developmental Services Department

4602 Amesbury

© 2015 Westwood Professional Services, Inc.

AUSTIN LANDING PHASE 2A-1



Easement Line Table		
LINE #	LENGTH	BEARING
E27	19.55	S28°12'59"W
E28	29.38	S74°19'24"E
E29	29.38	S74°19'24"E
E30	25.00	S74°19'24"E
E31	16.92	S15°40'36"W
E33	17.55	S15°40'36"W
E34	25.00	S74°19'24"E
E35	20.00	S74°19'24"E
E36	20.00	S15°40'36"W
E37	20.00	S74°19'24"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
EC54	24.22'	92.50'	015°00'00"	S81°49'24"E	24.15'
EC55	28.14'	107.50'	015°00'00"	S81°49'24"E	28.06'
EC56	30.00'	1032.50'	001°39'53"	S60°57'05"E	30.00'

SURVEYOR'S NOTES

1) BASIS OF BEARING IS CORRELATED FROM THE CITY OF SHERMAN GEODETIC CONTROL NETWORK, GRID NORTH.

2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.

3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

FINAL PLAT OF AUSTIN LANDING, PHASE 2A-1

OUT OF THE
ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
IN THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
70 RESIDENTIAL LOT
26.983 ACRES

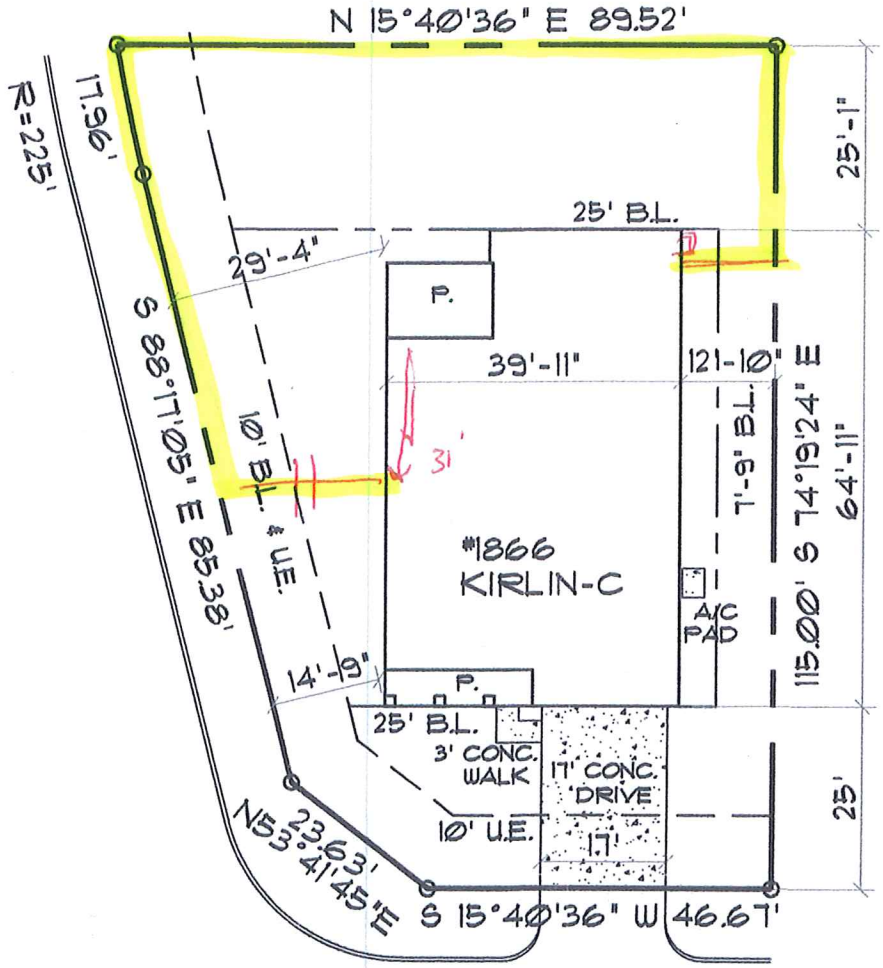
OWNER
STONEHOLLOW HOMES, LLC
905 MARKET STREET - SUITE 250 - ALLEN, TEXAS 75013
RYAN M. HAYES 214-872-0346

ENGINEER/SURVEYOR
Westwood
Westwood Professional Services, Inc.
Survey Firm Number: 10074301
2740 North Dallas Parkway, Suite 280 Plano, Texas 75093
(214) 473-4640

APRIL 07, 2015 #0004156

1/2

SURVEYORS TO VERIFY ALL LOT DATA



4602 AMESBURY LANE

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KENANDOM DESIGN CONULTANTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

SIDEWALKS PER CITY OR SUB. REQ.

LOT AREA: 8626 SQFT.

IMPERVIOUS CHART:	SQFT.
FRONT/SIDES SOD:	4691
REAR SOD:	2667
TOTAL FLATWORK*:	680
HOUSE:	2529
PATIO:	0
SIDEWALK:	30
DRIVE:	608
A/C PAD	12
TOTAL:	3179
IMPER. COVER:	37%

* TOTAL FLATWORK INCLUDES CITY WALK, DRIVE, CONC. WALK, A/C PAD, AND PATIO

ADDRESS: 4602 AMESBURY LANE

LOT: 10 BLOCK: N CITY: SHERMAN

SUBDIVISION: AUSTIN LANDING-PHASE 2A

COUNTY, STATE: GRAYSON COUNTY, TX

BUILDER: STONEHOLLOW PLAN: #1866-KIRLIN-C

SCALE: 1"=20'

DATE: 08/30/2016

STONEHOLLOW -HOMES-

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 15, 2017

Stonehollow Homes, LLC
905 Market St. #250
Allen, TX 75013-3744

Jennifer Chandler
1818 Oak Creek Dr.
Sherman, TX 75092

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 a SF-1 (Single Family Residential) District for the property located at 4602 Amesbury Lane, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 12.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2200-2300 BLOCKS PEGGEY'S COVE AND SOUTHRIDGE LANE AND THE 3400-3500 BLOCKS DARTMOUTH LANE**

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owner), Greg Edwards Engineering Services (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property located in the 2200-2300 Blocks Peggey's Cove and Southridge Lane and the 3400-3500 Blocks Dartmouth Lane, being 8.653 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning & Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase II

Background:

The property is located in the 2200-2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Dartmouth Lane in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). This is an amendment to correct errors to the Final Plat of the Pebblebrook South, Phase II Addition, filed December 8, 2016 in Volume 24, Page 24 of the Grayson County Plat Records.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

Zakiah US, LLC (Owners)
GEES, Inc. (Engineer)
Cox Land Surveying Company (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:

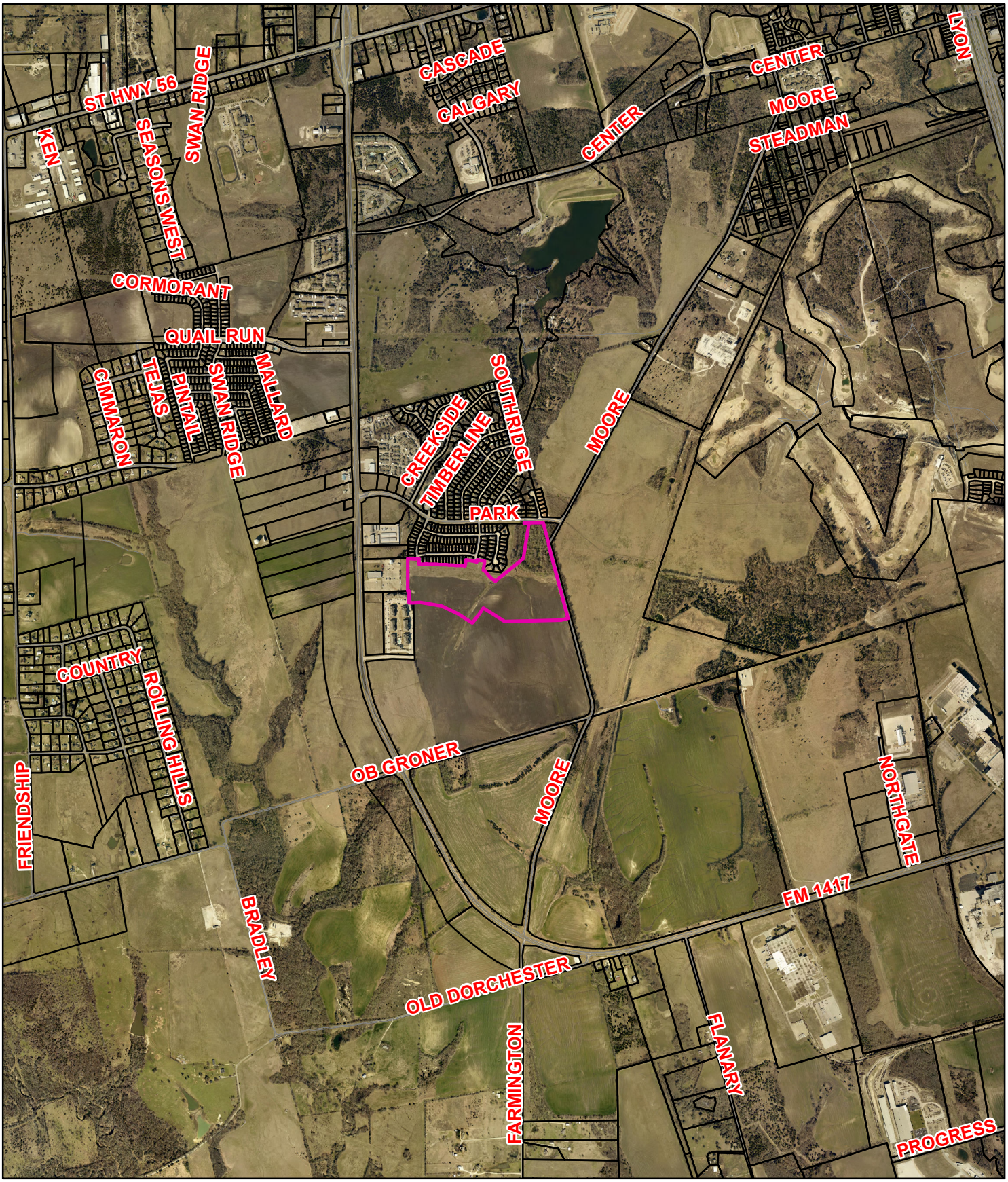
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Amended Plat
Staff Review Letter



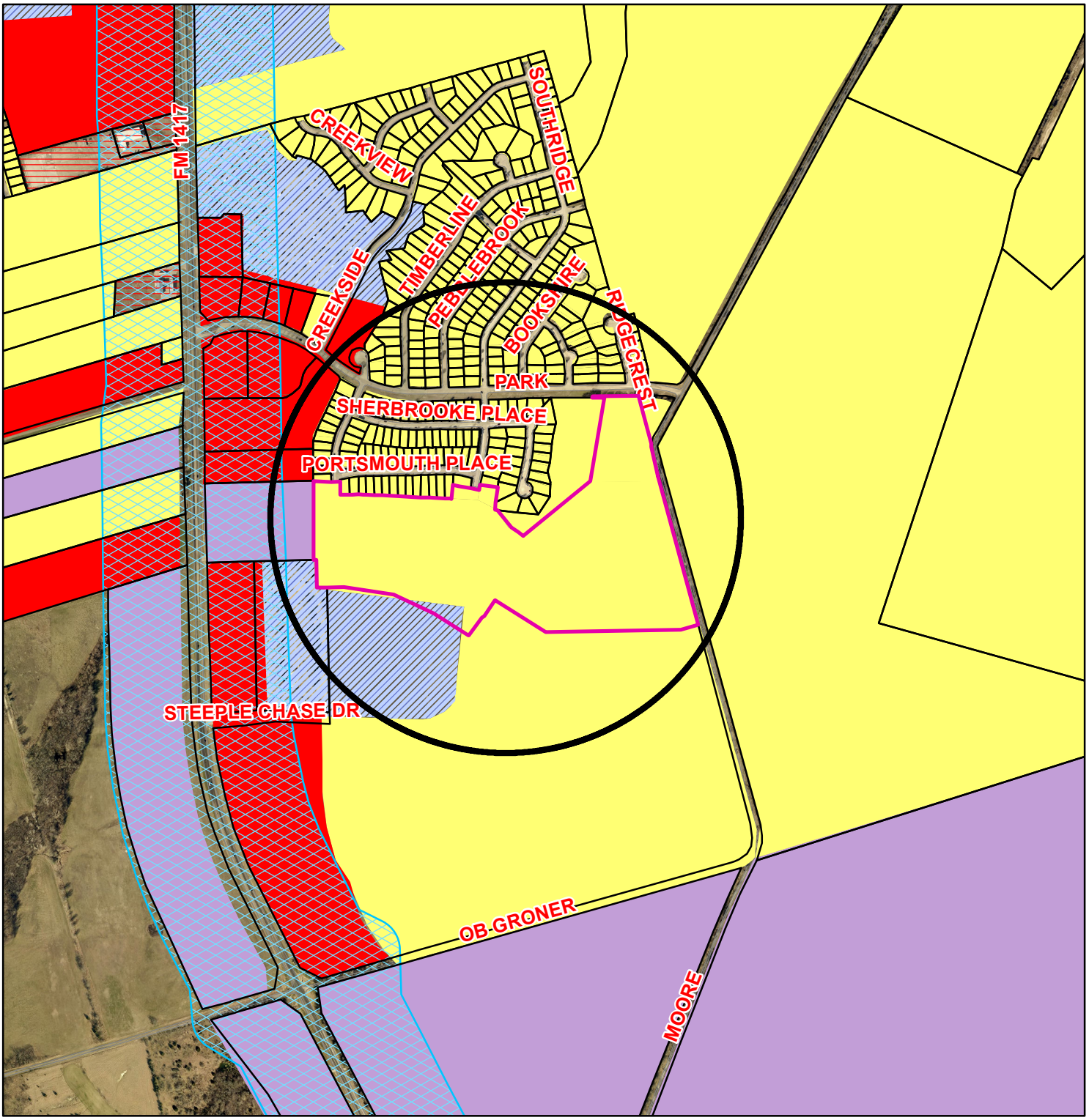
Zoning - Amending Final Plat of Pebblebrook South, Phase II

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - Amending Final Plat of Pebblebrook South, Phase II

Legend

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

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

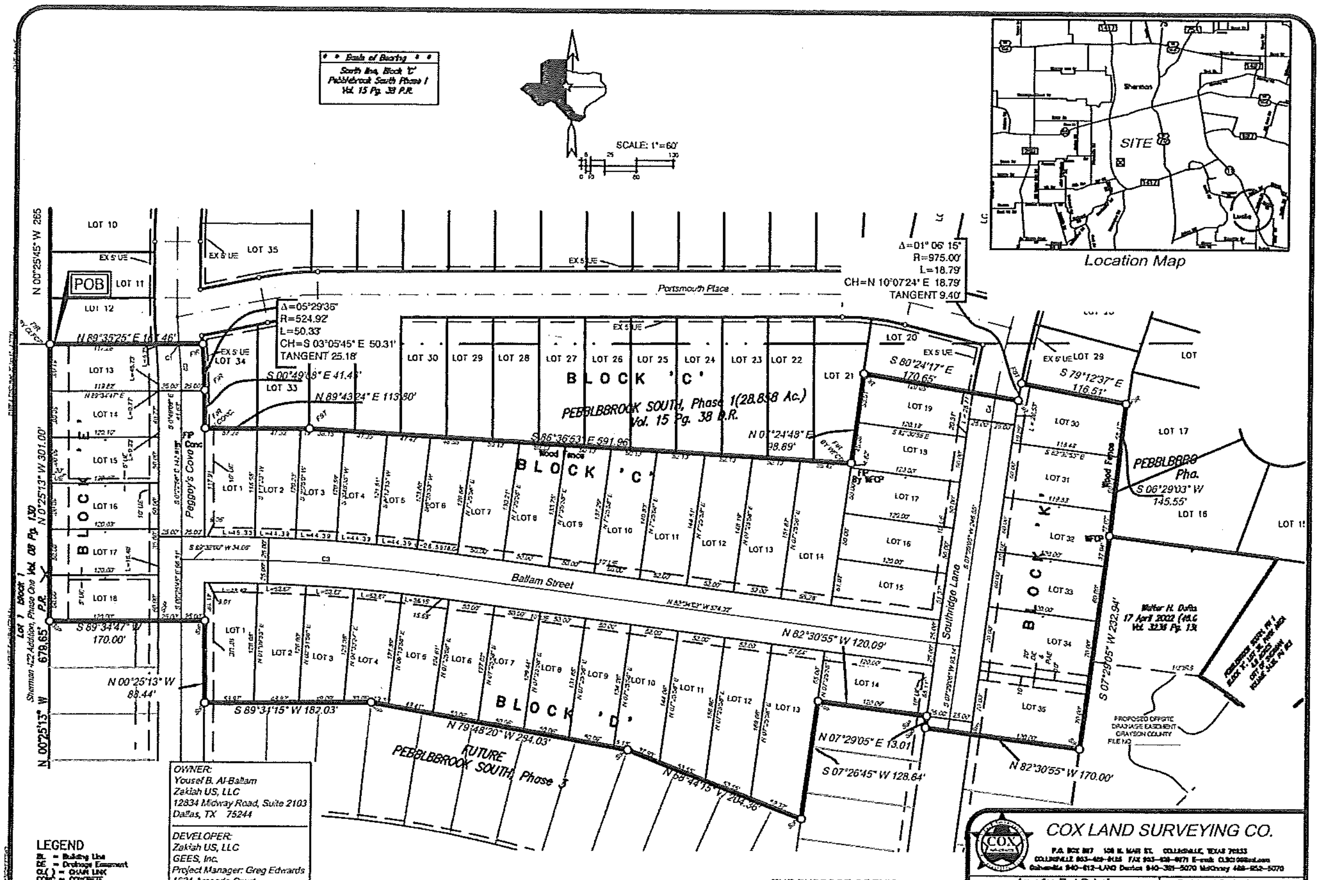
Zoning Districts
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°15'37"	523.00'	2.38'	1.19'	S 5°47'44" E	2.38'
C2	5°30'18"	499.87'	48.03'	24.03'	N 3°35'24" W	48.01'
C3	7°49'55"	1800.00'	246.05'	123.23'	N 86°21'1" W	245.87'
C4	3°1'3"	523.00'	27.45'	13.83'	S 8°51'12" W	27.65'

OWNER:
Yousef B. Al-Ballam
Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zakiah US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

LEGEND
BL = Building Line
DE = Drainage Easement
CL( ) = CHAIN LINK
CONC = CONCRETE
FCP = Fence Corner Post
FR = Found 1/2" Rebar
FST = Fd 1/2" Steel Sq.Tubing
PAE = Pedestrian Access Easement
SP = Set 1/2" Steel Square Tubing
ROW = Right-of-Way
UE = Utility Easement
W(FCP) = WOOD FCP
-X- = Fence Line

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIBNER ERRORS.

COX LAND SURVEYING CO.
P.O. BOX 897 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-8138 FAX 903-429-8871 E-mail CLSC08@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Amending Final Plat of Pebblebrook South, Phase II
8.653 Acres in the Elizabeth Jones Survey Abst.No.625
City of Sherman
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: RLB | Check by: DKC | Job No. 13-9951-2 | PAGE 1 OF 2 | Date:_______ 20

Final Plat of
PEBBLEBROOK SOUTH, PHASE II
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, that Zakiah US, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a called 17.56 acre tract as described in Deed to ZAKIAH US, LLC Volume 5779 pg 660 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found ½ inch Steel Rebar being the most westerly south west corner of Pebblebrook South Phase I Addition, and Recoded in Volume 15 Page 38 of the Plat Records of Grayson County, Texas;

Thence: North 89 degrees 35 minutes 25 seconds East, a distance of 167.46 feet to a found ½ inch Steel Rebar for a corner in this tract and being that start of a curve to the right having a radius of 524.92 feet and an arc length of 50.33 feet:

Thence : With said curve to the right a chord bearing of South 03 degrees 05 minutes 45 seconds East, and a chord distance of 50.31 feet to a found 1/2 inch Steel Rebar for a corner of this tract;

Thence: South 00 degrees 49 minutes 08 seconds East, with the south line of said Phase I, a distance of 41.43 feet to a found ½ inch Steel Rebar in concrete for a corner of this tract;

Thence: North 89 degrees 43 minutes 24 seconds East, a distance of 113.80 feet to a found ½ Inch Steel Square Tubing for a corner of this tract;

Thence: South 86 degrees 36 minutes 53 seconds East, with the south line of said Phase I, a distance of 591.96 feet to a found ½ inch Steel Rebar for corner of this tract;

Thence: North 07 degrees 24 minutes 48 seconds East, with the south line of said Phase I, a distance of 98.89 feet to a found ½ inch Steel Rebar for corner of this tract;

Thence: South 80 degrees 24 minutes 17 seconds East, with the south line of said Phase I, a distance of 170.65 feet to a found ½ inch Steel Rebar for corner of this trac and being at the start of a curve to the right whose radius is 975.00 feet and an arc lenth of 18.79 feet;

Thence: With said curve to the right, a chord bearing of North 10 degrees 07 minutes 24 seconds East, and a chord length of 18.79 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence; South 79 degrees 12 minutes 37 seconds East, with the south line of said Phase I, a distance of 116.51 feet to a found 1/2 inch Steel Rebar for a corner of this tract;

Thence: South 06 degrees 29 minutes 03 seconds West with the south line of said Phase I, a distance of 145.55 feet to a wood fence corner post for a corner ot this tract:

Thence: South 07 degrees 29 minutes 05 seconds West, a distance of 232.94 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 82 degrees 30 minutes 55 seconds west, a distance of 170.00 feet to a set 1/2 Inch Steel Square Tubing for a corner of this tract;

Thence : North 07 degrees 29 minutes 05 seconds East, a distance of 13.01 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 82 degrees 30 minutes 55 seconds West, a distance of 120.09 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 07 degrees 26 minutes 45 seconds West, a distance of 128.84 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 68 degrees 44 minutes 15 seconds West, a distance of 204.36 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 79 degrees 48 minutes 20 seconds West, a distance of 284.03 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 89 degrees 34 minutes 15 seconds West, a distance of 182.03 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 00 degrees 25 minutes 13 seconds West, a distance of 88.44 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract:

Thence: South 89 degrees 34 minutes 47 seconds West, a distance of 170.00 feet to a set 1/2 inch Steel Square Tubing in the West line of said Zakiah US, LLC Tract;

Thence: North 00 degrees 25 minutes 13 seconds West, a distance of 301.00 feet to the POINT OF BEGINNING and containing 8.653 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Zakiah US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase II, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed hereon.

____
Yousef Al-Ballam, President

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of State, on this day personally appeared Yousef Al-Ballam, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the ____ day of ________ 20___.

____
Notary Public-State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor Number 4577, do hereby certify that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

____
Date

____
Don K. Cox, Texas Registered Professional Land Surveyor Number 4577

LEGEND
BL = Building Line
DE = Drainage Easement
CL( ) = CHAIN LINK
CONC = CONCRETE
FCP = Fence Corner Post
FR = Found 1/2" Rebar
FST = Fd 1/2" Steel Sq.Tubing
PAE = Pedestrian Access Easement
SP = Set 1/2" Steel Square Tubing
ROW = Right-of-Way
UE = Utility Easement
W(FCP) = WOOD FCP
-X- = Fence Line

CERTIFICATE OF APPROVAL

Approved this ______ day of ________, 20___, by the City Planning and Zoning Commission of the City of Sherman, Texas.

______________ Chairman ______________ Secretary

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN

______________ Date

Mayor, City of Sherman, Texas

[illegible]

Witness my hand this ______ day ______, A.D. 20___

City Clerk, City of Sherman, Texas

OWNER:
Yousef B. Al-Ballam
Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zakiah US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIBNER ERRORS.

COX LAND SURVEYING CO.
P.O. BOX 897 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-8138 FAX 903-429-8871 E-mail CLSC08@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Amending Final Plat of Pebblebrook South, Phase II
8.653 Acres in the Elizabeth Jones Survey Abst.No.625
City of Sherman
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: cks | Check by: DKC | Job No. 13-9951-2 | PAGE 2 OF 2 | Date:_______ 20

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

GEES, Inc.
1621 Amanda Court
Ponder, TX 76259

Dear Applicants,

The request for approval of the Amending Final Plat of Pebblebrook South, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Ensure all grammar and spelling errors are corrected prior to recording plat.
6. Change the word "scribner" to "scrivener's" in the reason to be amended blurb.
7. Sidewalks shall be installed with each residence from property to property line.
8. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 13.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2300 BLKS. PEGGEY'S COVE & SOUTHRIDGE LANE & THE 3400-3500 BLKS. HANAN ST. need signature on application**

The request of Yousef B. Al-Ballam, Zakiah US, LLC (Owners), GEES, Inc. (Engineer) and Cox Land Surveying Company (Surveyor) concerning the property in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street, being 8.99 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Amending Final Plat approval of Pebblebrook South, Phase III

Background:

The property is located in the 2300 Blocks of Peggey's Cove and Southridge Lane and the 3400-3500 Blocks of Hanan Street in the Pebblebrook subdivision off South FM 1417 (Heritage Parkway). This is an amendment to correct errors to the Final Plat of Pebblebrook South, Phase III Addition, filed December 14, 2016 in Volume 24, Page 28 of the Grayson County Plat Records.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

Zakiah US, LLC (Owners)
GEES, Inc. (Engineer)
Cox Land Surveying Company (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:

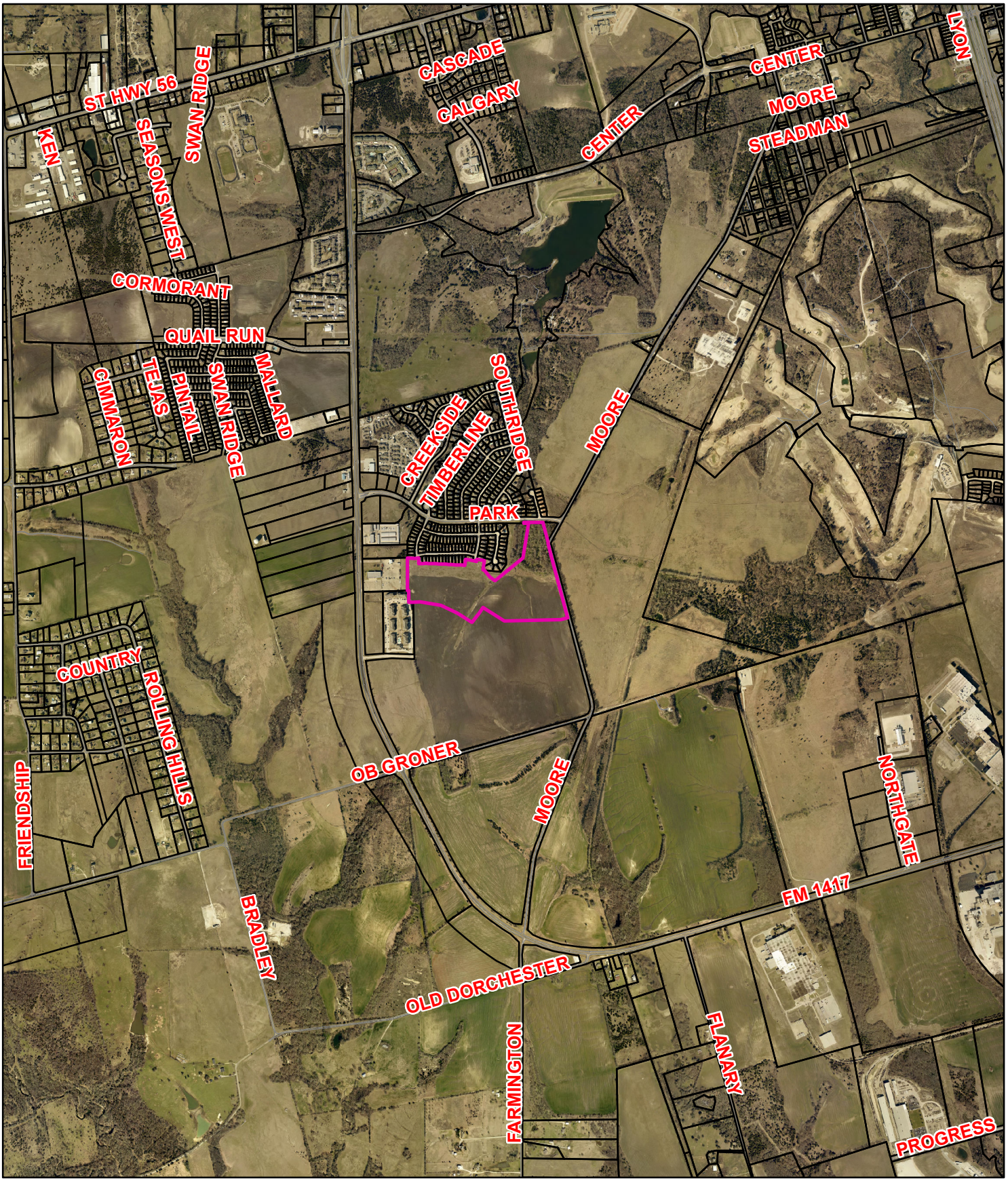
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Amended Plat
Staff Review Letter



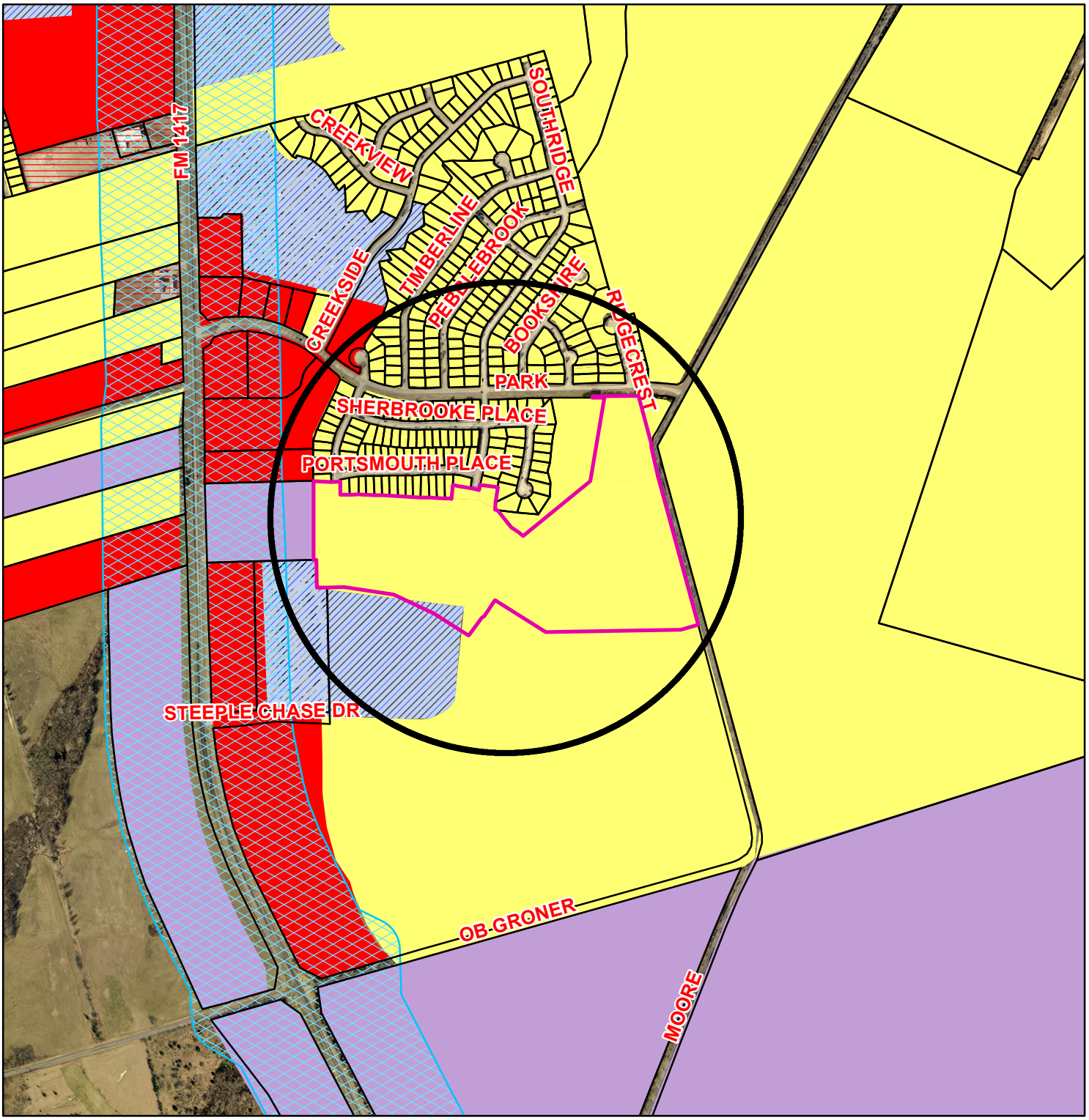
Zoning - Amending Final Plat of Pebblebrook South, Phase III

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - Amending Final Plat of Pebblebrook South, Phase III

Legend

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

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

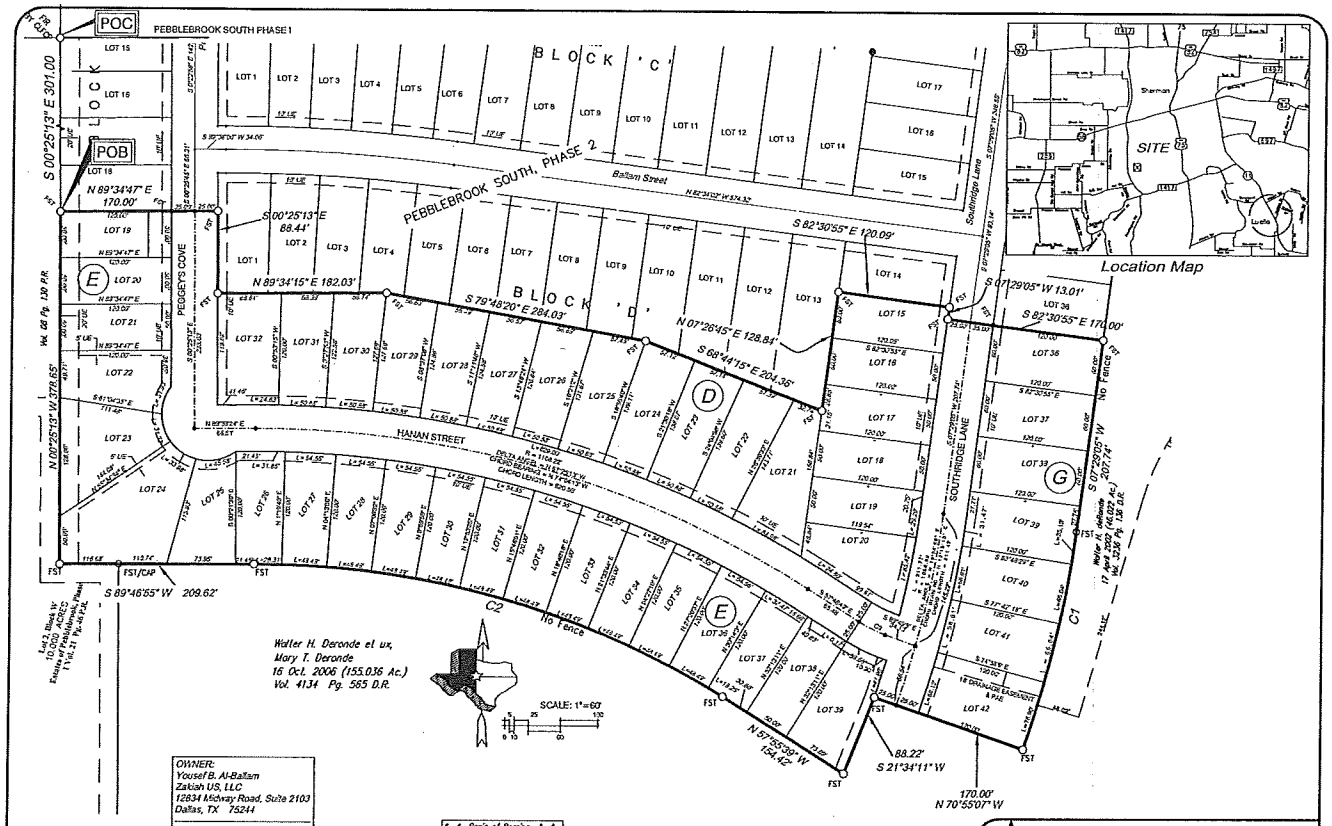
Zoning Districts
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



OWNER:
Yousef B. Al-Ballam
Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zakiah US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

* * Basis of Bearing * *
South line, Block 'C'
Pebblebrook South Phase I
Vol. 15 Pg. 38 P.R.

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIBNER ERRORS.

LEGEND
BL = Building Line
CL = CHAIN LINK
DE = Drainage Easement
FCP = Fence Corner Post
FR = Found 1/2" Rebar
FST = Fd 1/2" Sq Tubing
SP = Set 1/2" Sq Tubing
UE = Utility Easement
-X- = Fence Line

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	241.12'	1213.92'	11°22'50"	S 13°15'26" W	240.72'
C2	532.53'	955.97'	31°55'01"	N 74°32'55" W	525.67'
C3	31.52	150.00	12°02'19"	S 63°47'59" E	31.46

COX LAND SURVEYING CO.
P.O. BOX 587 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6371 E-mail: CLSCO@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-852-5070

Amending Final Plat of
Pebblebrook South, Phase III
8.999 Acres in the
Elizabeth Jones Survey Abst.No.625
City of Sherman
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: gks
Check by: DKC
Job No. 13-9951-2
PAGE 1 OF 2
Date: _____ 20

Final Plat of
PEBBLEBROOK SOUTH, PHASE III
City of Sherman, County of Grayson, State of Texas

OWNERS DEDICATION

State of Texas
County of Grayson

Whereas, that Zakiah US, LLC is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, City of Sherman, County of Grayson, State of Texas, said tract being part of a called 17.50 acre tract as described in Deed to ZAKIAH US , LLC Volume 5779 page 660 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Commencing a found 1/2 inch rebar, said rebar being the most westerly south west corner of Pebblebrook South Phase I Addition, and Recorded in Volume 15 Page 38 of the Plat Records of Grayson County, Texas;

Thence: South 00 degrees 25 minutes 13 seconds East, with the west line of said Zakiah US, LLC tract a distance of 301.00 feet to a found ½ inch Steel Square Tubing for the northwest corner for the Place of Beginning;

Thance : North 68 degrees 34 minutes 47 seconds East, a distance of 170.00 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thance: South 00 degrees 25 minutes 13 seconds East, a distance of 88.44 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 89 degrees 34 minutes 15 seconds East, a distance of 182.03 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 79 degrees 48 minutes 20 seconds East, a distance of 284.03 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 68 degrees 44 minutes 15 seconds East, a distance of 204.36 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 07 degrees 26 minutes 45 seconds East, a distance of 128.84 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 82 degrees 30 minutes 55 seconds East, a distance of 120.09 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 07 degrees 29 minutes 05 seconds West, a distance of 13.01 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thance: South 82 degrees 30 minutes 55 seconds East, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thance : South 07 degrees 29 minutes 05 seconds West, a distance of 207.74 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract and being at the start of a curve to the right having a radius of 1213.92 feet and a chord bearing of South 13 degrees 15 minutes 26 seconds West, and a chord length of 240.72 feet;

Thence: With said curve to the right an arc length of 241.12 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thance: North 70 degrees 55 minutes 07 seconds West, a distance of 170.00 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 21 degrees 34 minutes 11 seconds West, a distance of 88.22 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 57 degrees 59 minutes 39 seconds West, a distance of 154.42 feet to a found ½ inch Steel Square Tubing for a corner of this tract and being the start of a curve to the left having a radius of 955.97 feet and a chord bearing of North 74 degrees 32 minutes 55 seconds West, and a chord length of 525.67 feet;

Thence with said curve to the left an arc length of 532.53 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 89 degrees 46 minutes 55 seconds West, a distance of 209.62 feet to a found ½ inch Steel Square Tubing for a corner of this tract;

Thance: North 00 degrees 25 minutes 13 seconds West, a distance of 378.65 feet to the POINT OF BEGINNING and containing 8.999 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Zakiah US, LLC does hereby adopt this plat designating the herein described property as Pebblebrook South Addition Phase III, City of Sherman, County of Grayson, Texas, and does hereby dedicate to the public use forever the Streets and easements for the same purpose and consideration expressed hereon.

_____
Yousef Al-Ballam, President

STATE OF TEXAS

Before me, this undersigned Notary Public for the State of State, on this day personally appeared Yousef Al-Ballam, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the ____ day of _____ 20___.

_____
Notary Public State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Don K. Cox, Registered Professional Land Surveyor Number 4577, do hereby certify that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown thereon were found or placed under my supervision in accordance with the ordinances of the City of Sherman, Texas.

_____
Date

_____
Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

_____ _____
Mayor, City of Sherman, Texas Date

Be undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of PEBBLEBROOK SOUTH, PHASE III, an Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 20___ and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in said open and 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 _____, A.D. 20___.

_____
City Clerk, City of Sherman, Texas

CERTIFICATE OF APPROVAL

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

_____ _____
Chairman *Secretary*

OWNER:
Yousef B. Al-Ballam
Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

DEVELOPER:
Zakiah US, LLC
GEES, Inc.
Project Manager: Greg Edwards
1621 Amanda Court
Ponder, TX 76259

ENGINEER
Greg Edwards
Greg Edwards Engineering, Inc.
1621 Amanda Court
Ponder, TX 76259

THE PURPOSE OF THIS AMENDING FINAL PLAT IS TO CORRECT SCRIBNER ERRORS.

COX LAND SURVEYING CO.
P.O. BOX 587 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6371 E-mail: CLSCO@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-852-5070

Amending Final Plat of
Pebblebrook South, Phase III
8.999 Acres in the
Elizabeth Jones Survey Abst.No.625
City of Sherman
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: gks
Check by: DKC
Job No. 13-9951-2
PAGE 2 OF 2
Date: _____ 20

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Zakiah US, LLC
12834 Midway Road, Suite 2103
Dallas, TX 75244

GEES, Inc.
1621 Amanda Court
Ponder, TX 76259

Dear Applicants,

The request for approval of the Amending Final Plat of Pebblebrook South, Phase III has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Ensure all grammar and spelling errors are corrected prior to recording plat.
6. Change the word "scribner" to "scrivener's" in the reason to be amended blurb.
7. Sidewalks shall be installed with each residence from property to property line.
8. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 14.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

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

The request of Deane Munal (Owner), KRG Civil Engineers, Inc. (Engineer) and David Fite Surveying (Surveyor) concerning the property in the 3000-3100 Blocks East Lamar Street and the 200-500 Blocks Bethany Road, being 41.807 acres in the Aaron Burleson Survey, Abstract No. 61, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Bethany Road Estates No. II in the City of Sherman's Extraterritorial Jurisdiction (ETJ)

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Deane Munal (Owner)
KRG Civil Engineers, Inc. (Engineer)
David Fite Surveying (Surveyor)

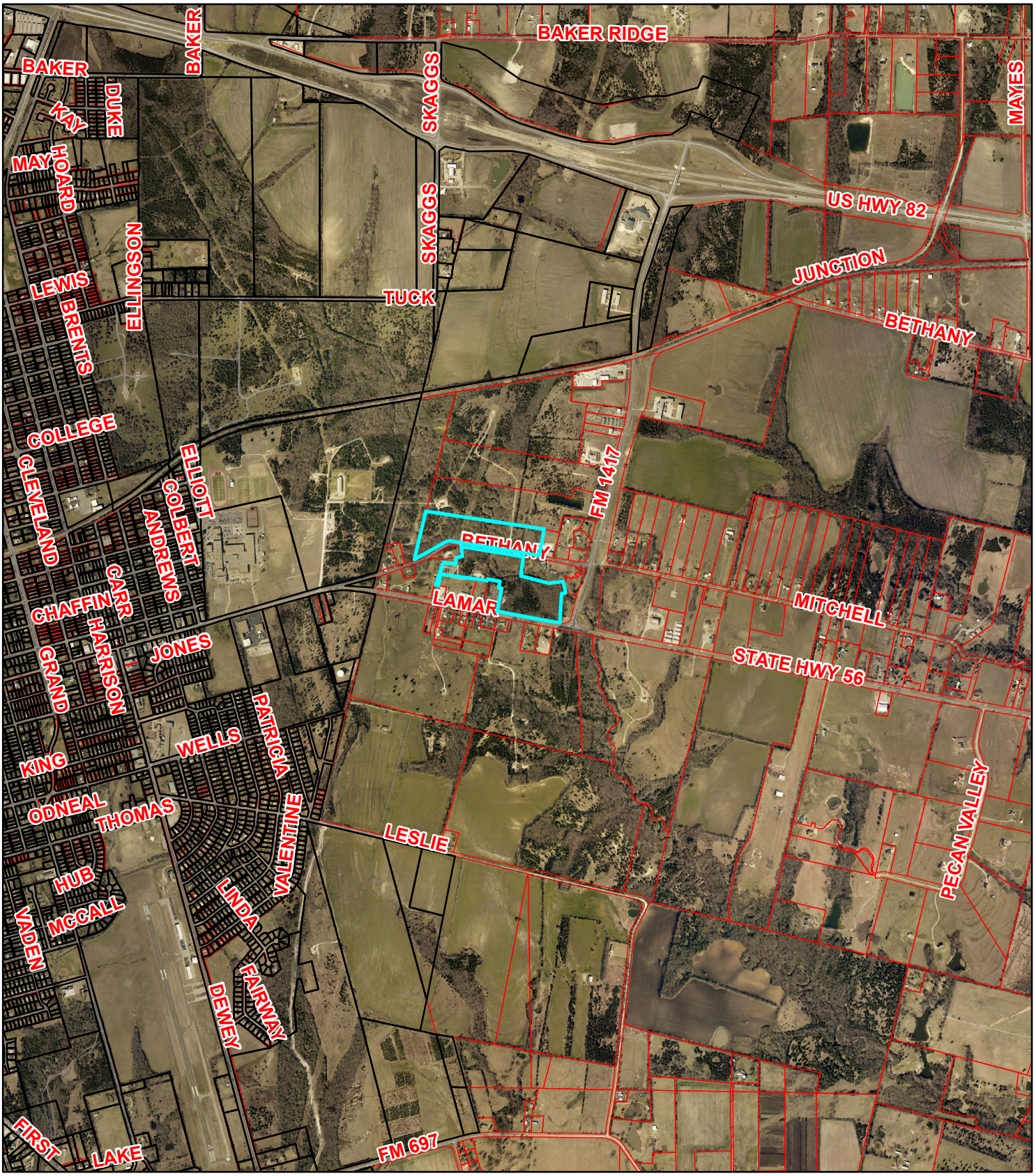
Master Plan Designation:
Outside City

Number of notices mailed:
Not required.

Objections Received:
0

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



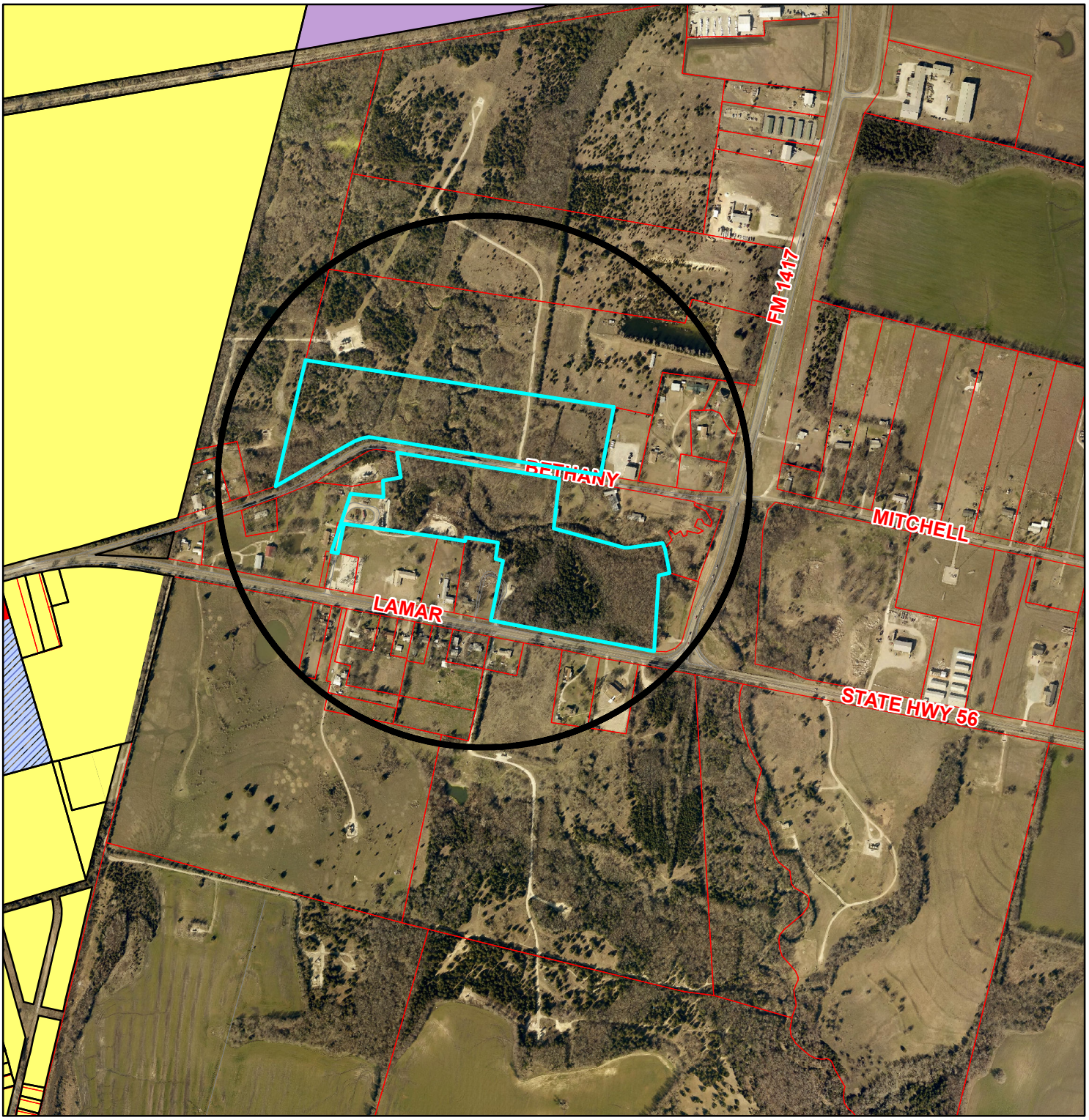
3000-3100 Blks. E. Lamar & 200-500 Blks. Bethany Rd.
Preliminary Plat Bethany Road Estates

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3000-3100 Blks. E. Lamar & 200-500 Blks. Bethany Rd.
Preliminary Plat Bethany Road Estates

Legend

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

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

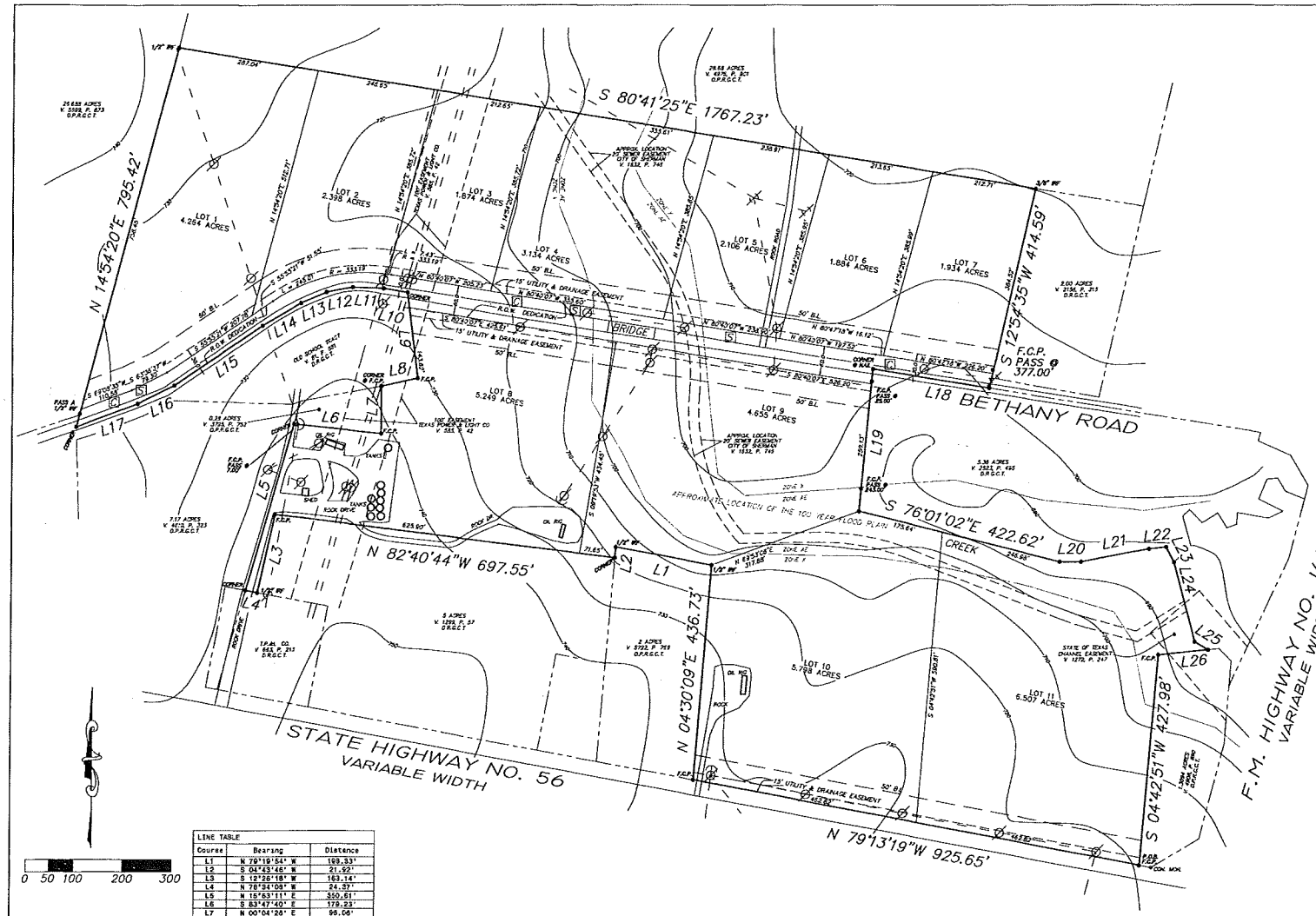
Zoning Districts
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 807 ft

City of Sherman, Texas
Developmental Services Department



LINE TABLE		
Course	Bearing	Distance
L1	N 79°19'54" W	198.33'
L2	S 04°43'46" W	21.92'
L3	S 12°26'18" W	163.14'
L4	N 78°34'08" W	24.37'
L5	N 15°53'11" E	350.61'
L6	S 83°47'40" E	179.23'
L7	N 00°04'26" E	96.06'
L8	N 77°44'48" E	76.28'
L9	N 07°01'39" W	174.69'
L10	N 79°51'58" W	49.09'
L11	N 87°58'52" W	83.34'
L12	S 78°18'22" W	84.45'
L13	S 67°07'59" W	56.15'
L14	S 59°25'35" W	90.41'
L15	S 55°55'21" W	216.22'
L16	S 63°35'37" W	82.77'
L17	S 69°08'35" W	133.64'
L18	N 50°47'18" W	240.45'
L19	S 05°11'03" W	259.21'
L20	S 69°32'35" E	43.06'
L21	N 79°17'38" E	140.58'
L22	N 83°51'16" E	34.90'
L23	S 27°37'59" E	34.78'
L24	S 14°53'00" E	167.13'
L25	S 59°23'11" E	32.29'
L26	S 84°26'05" W	101.60'

LEGEND

- POWER POLE
- OVERHEAD POWER LINE
- ANCHOR
- WATER METER
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WARNING SIGN

NOTE: The contours shown are based on USGS Quad Map of the area, as digitized by KRG Civil Engineers and overlaid onto the subject property.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat herein was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat.

David W. Fite, R.P.L.S. No. 5837

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

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

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Aaron Burleson Survey, Abstract No. 61, Grayson County, Texas, and being part of a tract of land described as 31.18 acres (hereinafter called TRACT 1) and part of a tract of land described as 23.63 acres (hereinafter called TRACT 2) in a Deed to I-Little Family Limited Partnership as recorded in Volume 3439, Page 29 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the base of a fence corner post at the Southeast corner of said TRACT 2, said point being in the North base of State Highway No. 56 and being at the Southwest corner of a called 1.3094 acre tract of land recorded in Vol. 4906, Pg. 890 of the O.P.R.G.C.T., a concrete monument bears S. 79 deg. 13 min. 19 sec. E. a distance of 24.00 feet;

THENCE N. 79 deg. 13 min. 19 sec. W. with the North line of said highway, a distance of 925.65 feet to a pipe fence corner post found for corner at the Southeast corner of a called 2 acre tract of land recorded in Vol. 5723, Pg. 769 of the O.P.R.G.C.T.;

THENCE N. 04 deg. 30 min. 09 sec. E. with the East line of said 2 acre tract, a distance of 436.73 feet to a 1/2" iron found for corner at the Northeast corner of said 2 acre tract;

THENCE N. 79 deg. 19 min. 54 sec. W. with the North line of said 2 acre tract, a distance of 198.33 feet to a 1/2" iron rod found for corner at the Northwest corner of said 2 acre tract;

THENCE S. 04 deg. 43 min. 46 sec. W. with the West line of said 2 acre tract, a distance of 21.92 feet to a point for corner at the Northeast corner of a called 3 acre tract of land recorded in Vol. 1289, Pg. 57 of the D.R.G.C.T.;

THENCE N. 82 deg. 40 min. 44 sec. W. with the North line of said 5 acre tract, a distance of 697.55 feet to a pipe fence corner post found for corner at the Northwest corner of said 5 acre tract;

THENCE S. 12 deg. 26 min. 18 sec. W. with the most Northerly West line of said 5 acre tract, a distance of 163.14 feet to a 1/2" iron rod found in the North line of a called 1 acre tract of land recorded in Vol. 663, Pg. 213 of the D.R.G.C.T.;

THENCE N. 78 deg. 34 min. 08 sec. W. with the North line of said 1 acre tract, a distance of 24.37 feet to a point for corner in a rock drive and being in the East line of a called 7.17 acre tract of land recorded in Vol. 4618, Pg. 323 of the O.P.R.G.C.T.;

THENCE N. 15 deg. 53 min. 11 sec. E. with the East line of said 7.17 acre tract, a distance of 350.61 feet to a point for corner in said rock drive at the South-west corner of a called 0.38 acre tract of land recorded in Vol. 3725, Pg. 753 of the O.P.R.G.C.T.;

THENCE S. 83 deg. 47 min. 40 sec. E. with the South line of said 0.38 acre tract, passing a pipe fence corner post at a distance of 7.00 feet and continuing for a total distance of 179.23 feet to a pipe fence corner post at the Southeast corner of said 0.38 acre tract;

THENCE N. 00 deg. 04 min. 26 sec. E. with the East line of said 0.38 acre tract, a distance of 96.06 feet to a point for corner in a pipe fence corner post at the Northeast corner of said 0.38 acre tract, said point being in the South line of 1-49.56 acre tract of land described as a Deed to the Trustees of School District No. 3, Precinct 13 as recorded in Vol. 81, Pg. 281 of the D.R.G.C.T.;

THENCE N. 77 deg. 44 min. 48 sec. E. with the South line of said school tract, a distance of 75.28 feet to a point for corner at a large hole /tree tree at the Southeast corner of said school tract;

THENCE N. 07 deg. 01 min. 39 sec. W. with the East line of said school tract, a distance of 174.69 feet to a point for corner in the centerline of Bethany Road at the most Northerly Northwest corner of said TRACT 2 and being in the South line of said TRACT 1;

THENCE along the centerline of Bethany Road as follows:

N. 79°51'58"W.	49.09 feet;
N. 87°58'52"W.	83.34 feet;
S. 78°18'22"W.	84.45 feet;
S. 67°07'59"W.	56.15 feet;
S. 59°25'35"W.	90.41 feet;
S. 55°55'21"W.	216.22 feet;
S. 63°35'37"W.	82.77 feet;
S. 69°08'35"W.	133.64 feet to a point for corner at the South-west corner of said TRACT 1;

THENCE N. 14 deg. 54 min. 20 sec. E. with the West line of said TRACT 1, passing a 1/2" iron rod at the Southeast corner of a called 26.688 acre tract of land recorded in Vol. 5589, Pg. 873 of the O.P.R.G.C.T. and continuing along the East line of said 26.688 acre tract, a distance of 795.42 feet to a 1/2" iron rod found for corner at the Northwest corner of said TRACT 1 and being the Southwest corner of a called 26.68 acre tract of land recorded in Vol. 4976, Pg. 901 of the O.P.R.G.C.T.;

THENCE S. 80 deg. 41 min. 25 sec. E. with the South line of said 26.68 acre tract, a distance of 1767.23 feet to a 3/8" iron rod found at the Northwest corner of a called 2.00 acre tract of land recorded in Vol. 3156, Pg. 215 of the D.R.G.C.T.;

THENCE S. 12 deg. 54 min. 35 sec. W. with the West line of said 2.00 acre tract, passing a fence corner post at a distance of 377.00 feet and continuing for a total distance of 414.59 feet to a point for corner in the centerline of Bethany Road and being in the North line of a called 5.36 acre tract of land recorded in Vol. 3203, Pg. 495 of the D.R.G.C.T.;

THENCE N. 50 deg. 47 min. 18 sec. W. along the centerline of said road, a distance of 240.45 feet to a point for corner over a wall at the Northwest corner of said 5.36 acre tract;

THENCE S. 05 deg. 11 min. 03 sec. W. with the West line of said 5.36 acre tract, passing a fence corner post at a distance of 25.00 feet, passing another fence corner post at a distance of 243.00 feet and continuing for a total distance of 269.21 feet to a point for corner in the centerline of a creek;

THENCE along the centerline of said creek as follows:

S. 76°01'02"E.	422.62 feet;
S. 69°32'35"E.	43.06 feet;
N. 79°17'38"E.	140.58 feet;
N. 83°51'16"E.	34.90 feet;
S. 27°37'59"E.	34.78 feet;
S. 14°53'00"E.	167.13 feet;
S. 59°23'11"E.	32.29 feet to a point for corner in the North line of said 1.3094 acre tract;

THENCE S. 84 deg. 25 min. 05 sec. W. with the North line of said 1.3094 acre tract, a distance of 101.60 feet to a fence corner post for corner;

THENCE S. 04 deg. 42 min. 51 sec. W. with the West line of said 427.94 feet to the POINT OF BEGINNING and containing 41.807 acres of land more or less.

CURRENT ZONING: NONE
(Property is located outside the City Limits of Sherman.)

"Preliminary Plat, for Inspection Purposes Only. In No WAy Official or Approved for Record Purposes"

Certification:

Chairman, City of Sherman Planning and Zoning Commision — Date

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

DAVID FITE SURVEYING

SCALE: 1" = 100' DATE: 1-18-2017
JOB NO. DF170017 GF NO.
DRAWN: D.W.F. CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Deane Manuel
1415 Harvey Lane
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Preliminary Plat of Bethany Road Estates II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. All requirements of the Floodplain Ordinance should be followed.
5. Show ownership on adjacent properties.
6. Annexation into City Limits required for City Water & Sewer services.
7. Remove building lines from plat.
8. Show recording information for Right-of-Way Dedication if previously dedicated or be shown as "Right-of-Way Dedication by this Plat."
9. Show existing water lines and waterline easements, note Volume and Page of easements.
10. Show existing sewer lines and manholes and sewer line easements.
11. Bearing and calls shall match descriptions.
12. Show approximate center line of drainage creek.
13. Lot 4 shall not be by HOA or separated from developable lot, but included in neighbor lots with drainage easement for 100-year Floodplain.
14. Lot 3 shall have greater than 1-acre not including what is under electrical easement.
15. Provide access easement for "rock road."
16. Show electrical easements for overhead power services.
17. Scale symbols down, e.g. power poles, etc.
18. Identify OHP on line, not as line type.

19. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 15.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

(MOVED TO MARCH 21, 2017 MEETING) 3800-4000 BLOCKS QUAIL RUN ROAD & 1100-1300 BLOCKS S. FM 1417 (HERITAGE PARKWAY)

The request of Graham Mortgage Corporation (Owners), Michael R. Coker Company (Representative) and Archon Corporation (Architect) concerning the property located in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage Parkway), being Lot 2, Block A, Country Ridge Estates No. 10, containing 26.078 acres, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage Parkway), the southwest corner of Quail Run Road and South FM 1417. The owner would like to change the zoning on the property to an R-2 (Multi-Family Residential) District. The conceptual site plan consists for the development of ten buildings, each with 30 dwelling units for a total of 300 apartment units with a mix of one and two family apartments.

Adjacent Zoning:

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

Origination:

Graham Mortgage Corporation (Owners)
Michael R. Coker Company (Representative)
Archon Corporation (Architect)

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:

42

Objections Received:

0

Attachments

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

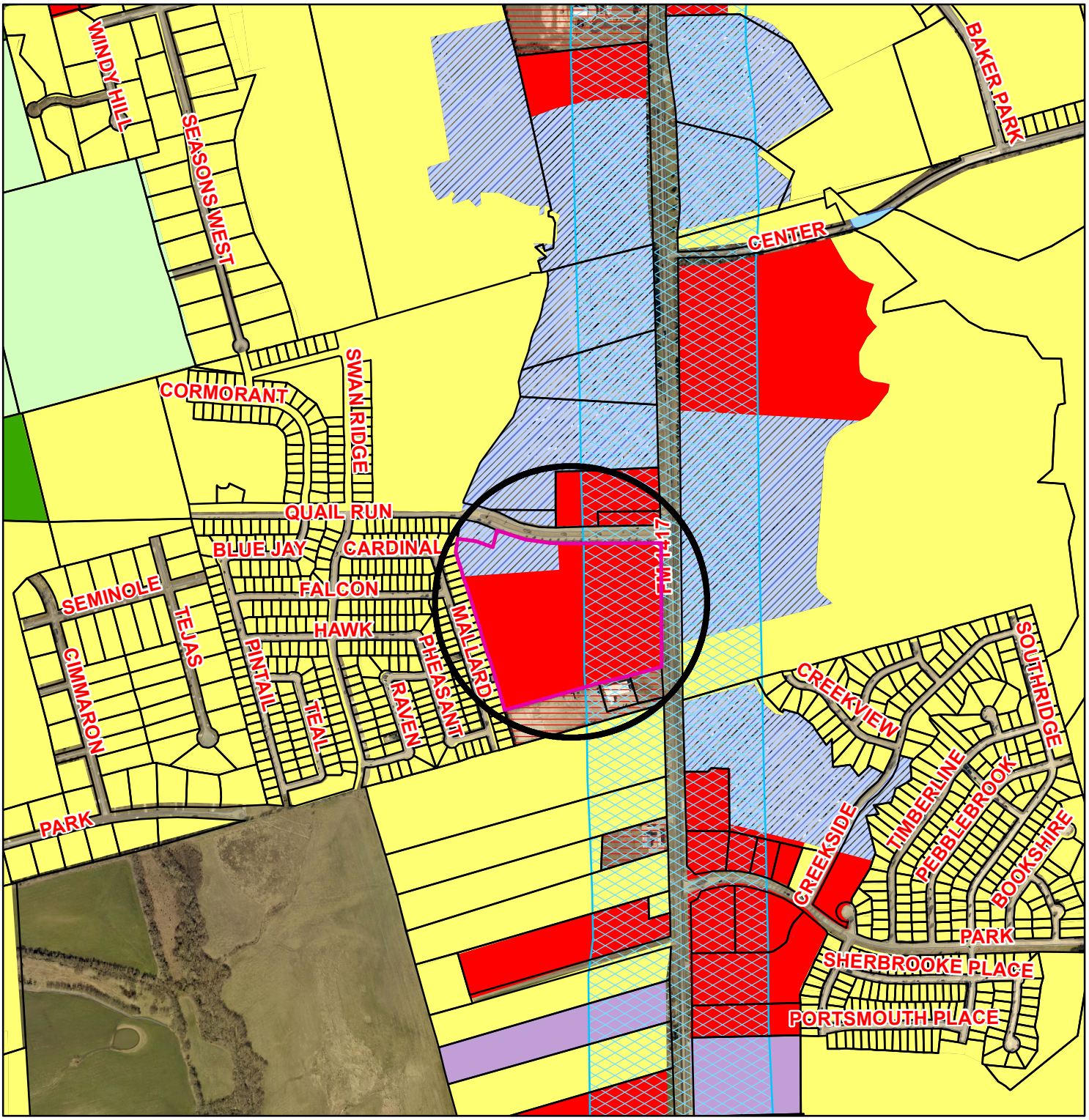
3800-4000 Blks. Quail Run Rd & 1100-1300 Blks. S. FM 1417 (Heritage Parkway)

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3800-4000 Blks. Quail Run Rd & 1100-1300 Blks. S. FM 1417 (Heritage Parkway

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

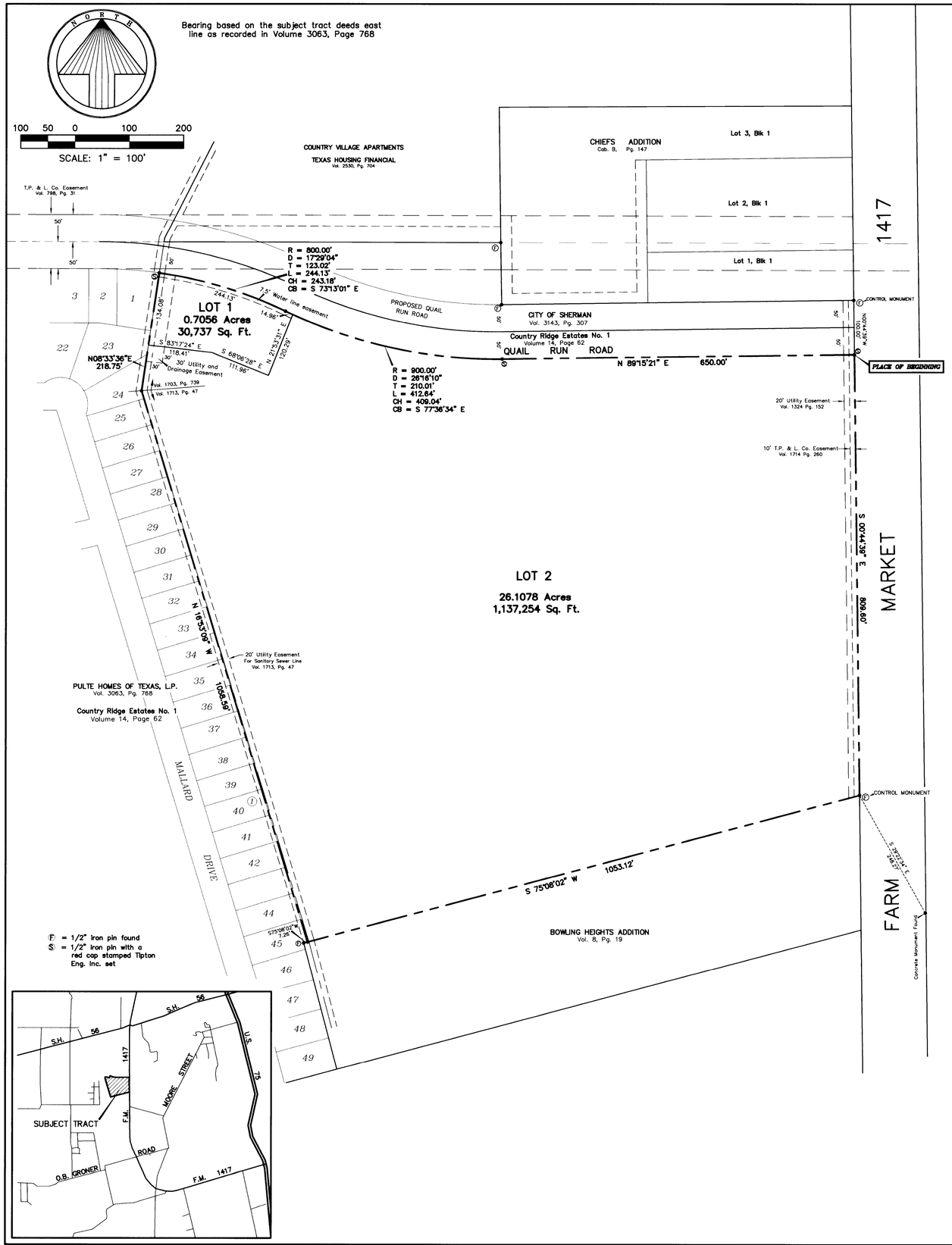
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 900 ft

City of Sherman, Texas
Developmental Services Department

3800-4000 Blks. Quail Run Road &
1100-1300 Blks. S. FM 1417 (Heritage Parkway)



STATE OF TEXAS)(

COUNTY OF GRAYSON)(

OWNERS CERTIFICATE

4535 OWN

WHEREAS, PULTE HOMES OF TEXAS, L.P. is the owner of a tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, the subject tract being a portion of a tract of land conveyed to Pulte Homes of Texas, L.P., according to the deed recorded in Volume 3063, Page 768 of the Deed Records of Grayson County Texas, (DRGCT), the subject tract being more particularly described as follows;

BEGINNING at the northeast corner of the subject tract at the intersection of the south line of Quail Run Road with the west right-of-way line of Farm Market 1417, a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 1/2" iron pin found at the northeast corner of said Pulte Homes of Texas L.P., tract and the southeast corner of Chiefs Addition, an addition to the City of Sherman according to the file plat recorded in Cabinet B, Page 147 (DRGCT), bears N 00° 44' 39" W, a distance of 100.00 feet;

THENCE, S 00° 44' 39" E, along the west line of said Farm Market Road 1417, a distance of 809.60 feet to a 1/2" iron pin found at the northeast corner of Bowling Heights Addition, an addition to the City of Sherman according to the file plat recorded in Volume 8, Page 19 (DRGCT), from which a concrete monument found bears S 29° 22' 34" E, a distance of 248.27 feet;

THENCE, S 75° 08' 02' W, along the northerly line of said Bowling Heights Addition, a distance of 1053.12 feet to a point for corner, from which a 1/2" iron pin found at the northwest corner of said Bowling Heights addition bears S 75° 08' 02" W, a distance of 7.26 feet;

THENCE, along the easterly line of Country Ridge Estates No. 1, an addition to the City of Sherman according to the file plat recorded in Volume 14, Page 62 (DRGCT), the following;

N 16° 53' 09" W, a distance of 1058.59 feet;

N 08° 33' 36" E, a distance of 218.75 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set in the south line of proposed Quail Run Road;

THENCE, along the south line of said Quail Run Road the following;

Around a non-tangent curve to the right having a central angle of 17° 29' 04", a radius of 800.00 feet, a chord of S 73° 13' 01" E – 243.18 feet, an arc distance of 244.13 feet;

Around a tangent curve to the left having a central angle of 26° 16' 10", a radius of 900.00 feet, a chord of S 77° 36' 34" E – 409.04 feet, an arc distance of 412.64 feet to a 1/2" iron pin with a red cap stamped Tipton Eng., Inc., set at corner;

N 89° 15' 21" E, a distance of 650.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,167,991 square feet or 26.8134 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT, PULTE HOMES OF TEXAS, L.P., a Texas limited partnership, the Owner, does hereby adopt this plat designating the hereinabove property as COUNTRY RIDGE ESTATES RETAIL, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the street, rights-of-way, road and utility easements, drainage and utilities easements as designated on the plat.

WITNESS MY HAND AT DALLAS, TEXAS, this the 18th day of DECEMBER, 2001.

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

STATE OF TEXAS)(

COUNTY OF DALLAS)(

BEFORE ME, the undersigned a Notary Public for the State of Texas, on this day personally appeared TODD MILLER of Pulte Homes of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 18th day of DECEMBER, 2001.

SANDRA TRENTON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-27-2003

NOTARY PUBLIC, STATE OF TEXAS

140323

FILED FOR RECORD
12-25 20 01
at 9:00 o'clock A M
Recorded in Vol. 15 Page 3
Records Grayson County.
SARA JACKSON
County Clerk, Grayson Co., Texas
By Deputy

SURVEYORS CERTIFICATE

I, DARREN K. BROWN, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in March, 2001, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Sherman, Texas; No interior lot corner were staked.

Date: This the 18th Day of DECEMBER, 2001.

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

TIPTON ENGINEERING, INC.

DARREN K. BROWN
Registered Professional Land Surveyor
No. 5252

THE STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Darren K. Brown, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 18 Day of December, 2001.

CHARLENE EACRET
MY COMMISSION EXPIRES
March 16, 2004

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

Approved this 10th day of July, 2001, by the City Planning and Zoning Commission of the City of Sherman, Texas

Chairman *Secretary*

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas *Date* 12-20-01

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of Country Ridge Estates RETAIL subdivision or addition to the City of Sherman was submitted to the City Council on the 23 day of July, 2001. 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 December, 2001.

City Clerk, City of Sherman, Texas

F I N A L P L A T

COUNTRY RIDGE ESTATES No. 10

ELIZABETH JONES SURVEY ~ ABSTRACT NO. 625

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER

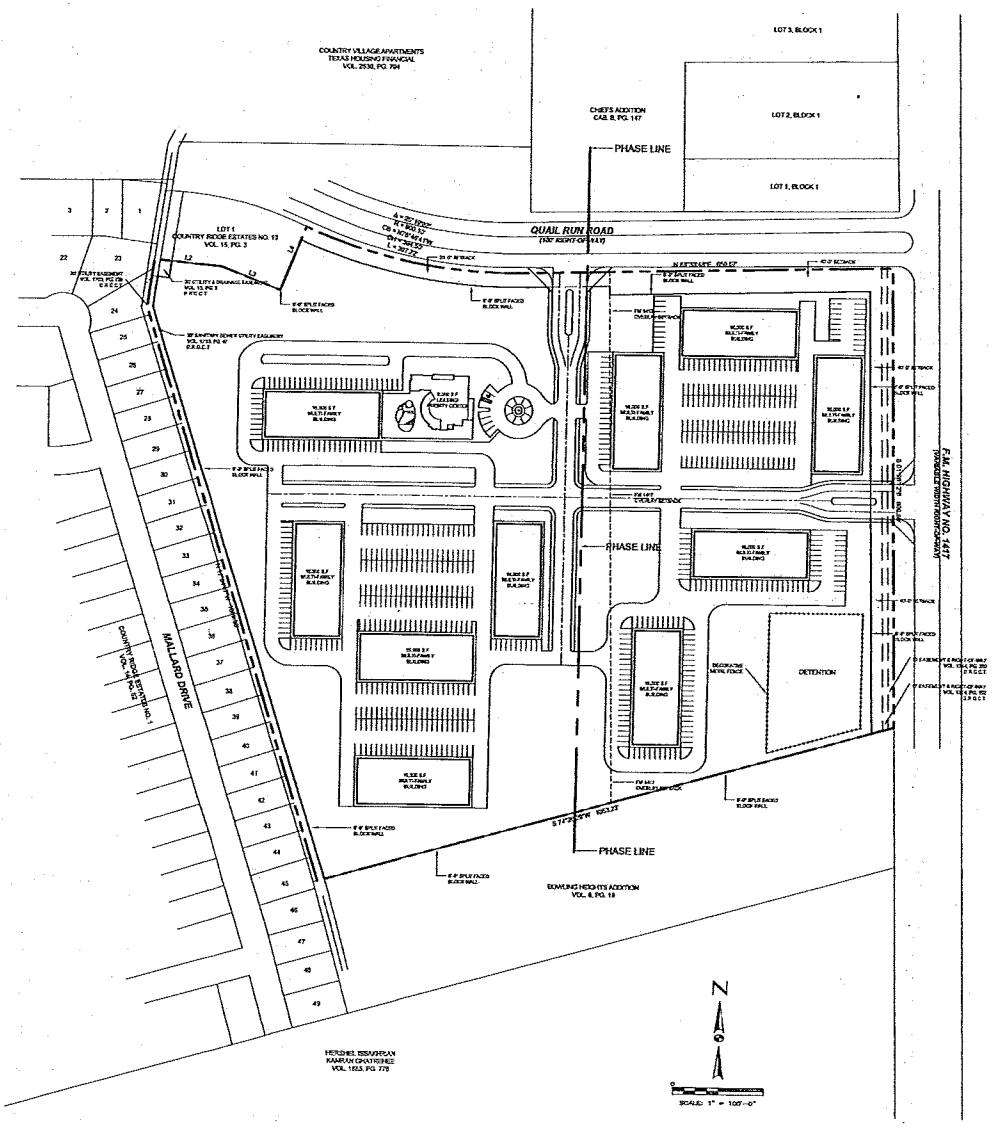
PULTE HOMES OF TEXAS, L.P.

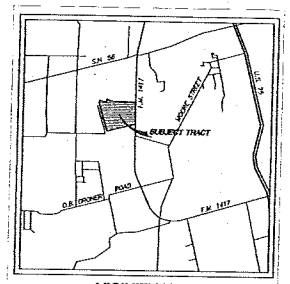
1431 Greenway Drive ~ Suite 700 ~ Irving, Texas 75083
972.518.0177

TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2967

2 LOTS 1,167,991 Sq. Ft. / 26.8134 Ac. *12/18/01 4535ret (db)*

S:\Signed Plats\4535ret (db).dwg db





VICINITY MAP
N.T.S.

NOTES:

TOTAL ACREAGE: 26.114 ACRES
EXISTING ZONING: C-1 Retail Business
PROPOSED ZONING: R-2 Multi-family

This is a 2-phase development. Both phases may be completed at the same time.
Buildings to be a mix of 1 and 2 bedrooms.

ALL BUILDINGS TO BE SPRINKLERED.
PROPOSED NUMBER OF BUILDINGS: 10
PROPOSED NUMBER OF UNITS: 30 UNITS/BUILDING = 300 UNITS

PARKING REQUIREMENTS
2 SPACES PER UNIT
600 SPACES REQUIRED
632 SPACES PROVIDED

ALL INTERIOR DRIVES ARE MINIMUM 24 FOOT WIDE FIRELANES.
LANDSCAPE WILL BE PROVIDED IN ACCORDANCE WITH THE CODE.

1. THE BEARING BASIS IS THE WEST RIGHT-OF-WAY LINE OF FM 1417 WITH THE REFERENCE BEARING BEING GRID NORTH NAD83, TEXAS NORTH CENTRAL ZONE 4204.
2. NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FEMA FLOOD "ZONE X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48181C0400F, MAP REVISED SPETEMBER 29, 2010

LINE TABLE

LINE #	LENGTH	BEARING
L1	84.08	N07°56'59"E
L2	118.83	S83°55'07"E
L3	111.80	S53°01'23"E
L4	119.93	N21°09'53"E

Michael R. **COKER** Company

Quail Trail Apartments

Quail Run Rd. at S. Heritage Pkwy.
(FM 1417)
City of Sherman
Grayson County, Texas

PROPERTY OWNER/APPLICANT:
Graham Mortgage Corporation
Scott A. Morris
3838 Oak Lawn Avenue, Suite 1250
Dallas, Texas 75219
214-522-6400

REPRESENTATIVE/AGENT:
Michael R. Coker Company
Michael R. Coker
3111 Canton Street, Suite 140
Dallas, Texas 75226
214-821-6105

ARCHITECT:
Archon Corporation
Gary G. Wood
2929 Carlisle Street, Suite 130
Dallas, Texas 75204
214-528-0731

N

SCALE: 1" = 100'-0"

ZONING CONCEPT PLAN

PROJECT NAME: QUAIL TRAIL APARTMENTS
LEGAL: LOT 2 COUNTRY RIDGE ESTATES #10
ABSTRACT: ELIZABETH JONES SURVEY
ABSTRACT NO. 625
COUNTY: GRAYSON COUNTY
SUBMISSION DATE: JANUARY 23, 2017
ISSUE/REVISIONS:

NO.	DATE	DESCRIPTION
1	01/23/2017	ISSUE

Filename: Shoulders Sherman
Coker Co Project: 21043

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MATERIAL CALCULATIONS:

FRONT ELEVATION		SIDE ELEVATION	
STONE: 1,040 SF	= 22%	STONE: 332 SF	= 17%
STUCCO: 3,004 SF	= 64%	STUCCO: 1,890 SF	= 83%
SIDING: 674 SF	= 14%	SIDING: 0 SF	= 0%

REAR ELEVATION	
STONE: 1,135 SF	= 25%
STUCCO: 2,674 SF	= 60%
SIDING: 675 SF	= 15%

ARCHITECTURAL FEATURES PROVIDED:

1. METAL AWNINGS @ CORRIDOR ENTRIES
2. RECESSES / PROJECTIONS
3. RECESSED PORCHES
4. PEAKED ROOF FORMS
5. OUTDOOR PATIOS
6. ARCHITECTURAL DETAILS (WOOD BRACKETS)
7. ACCENT MATERIALS
8. VARIED ROOF HEIGHTS

SIDE ELEVATION
1/8" = 1'-0"

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

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

REVISIONS

NO	ITEM	DATE

ARCHITECT:
GARY G. WOOD #12202

PRELIMINARY - NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

DATE: 9 JAN 17

QUAIL TRAIL APARTMENTS

SW CORNER OF QUAIL RUN & FM 1417 INTERSECTION

SHERMAN, TEXAS

ARCHON CORPORATION
ARCHITECTS/PLANNERS
2929 CARLISLE STREET
SUITE 130 - DALLAS, TX
75204 214/526-0731

DATE 9 JAN 17

PROJECT 21701.05

SHEET CONCEPT ELEVS

This drawing is an instrument of service and remains the property of ARCHON CORPORATION. It may be used only for the purpose issued and may not be reproduced either in whole or in part without the written authorization of an Officer of ARCHON CORPORATION.

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STAFF REVIEW LETTER

February 15, 2017

Graham Mortgage Corporation
3838 Oak Lawn Avenue, Ste. 1250
Dallas, TX 75219

Archon Corporation
2929 Carlisle Street, Ste 130
Dallas, TX 75204

Michael R. Coker
3111 Canton Street, Ste. 140
Dallas, TX 75226

Dear Applicants,

The request for a zone change and conceptual site plan approval for the property located in the 3800 Blocks of Quail Run Road and the 1100-1300 Blocks South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-Family Residential) District, the O-1.1 (FM 1417 Overlay) District, the Residential Tree and Landscaping Ordinance must be followed.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. This site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission before construction begins.
8. A landscaping plan shall be provided for final site plan approval.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Parking will be permitted on private property only.
12. Verify fire lane requirements with Fire Marshall.
13. Drive approaches and sidewalks must conform to City of Sherman and TXDOT standards and a permit is required from City of Sherman Engineering Department.
14. The location of trash receptors must be approved by the Public Works Department.
15. Detention in accordance with City criteria will be required as the site develops.

16. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
17. Internal water and sewer lines will be privately owned and maintained.
18. Verify sewer capacity.
19. Developer will ensure adequate water pressure.
20. Show existing utility lines and easements, note Volume and Page of easements.
21. Show approximate center line of drainage creek.
22. Identify which phase will be undertaken first, if split into phases.
23. Quail Run Road access must be included no matter which phase is undertaken.
24. FM 1417 access road must be included no matter which phase is undertaken.
25. Sidewalk must be extended to existing sidewalks in adjacent developments.
26. Access driveways must be accompanied with a permit and approved by the Engineering Department.
27. Additional Right-of-Way along F.M. 1417 may be required.
28. If project is phased, provide cul-de-sacs at ends of streets.
29. Development plans and specifications shall be approved by the City Engineering Department.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 16.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **2105, 2107 & 2115 S FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Storage I, LLC and Steve Palmer (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2105, 2107 and 2115 South FM 1417 (Heritage Parkway), being Lot 3, Block 1, Community USA Addition, containing 7.024 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Replat approval of Lot 3 of Community USA Addition

Background:

The property is located at 2105, 2107 and 2115 South FM 1417 (Heritage Parkway) between Park Avenue and OB Groner Road. The owner would like to replat the property into two lots for commercial development.

Adjacent Zoning:

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

Origination:

Sherman Storage I, LLC and Steve Palmer (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

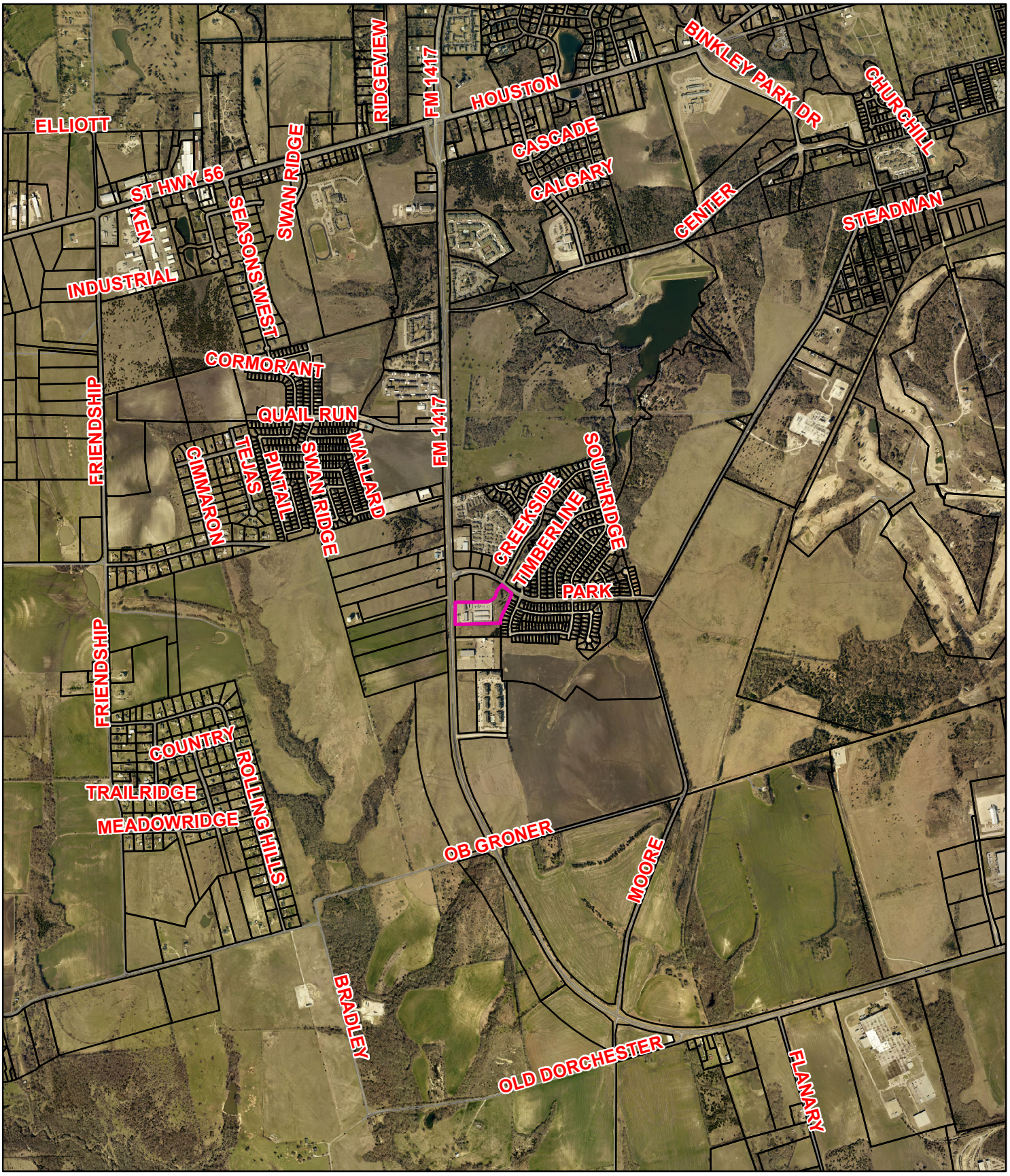
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



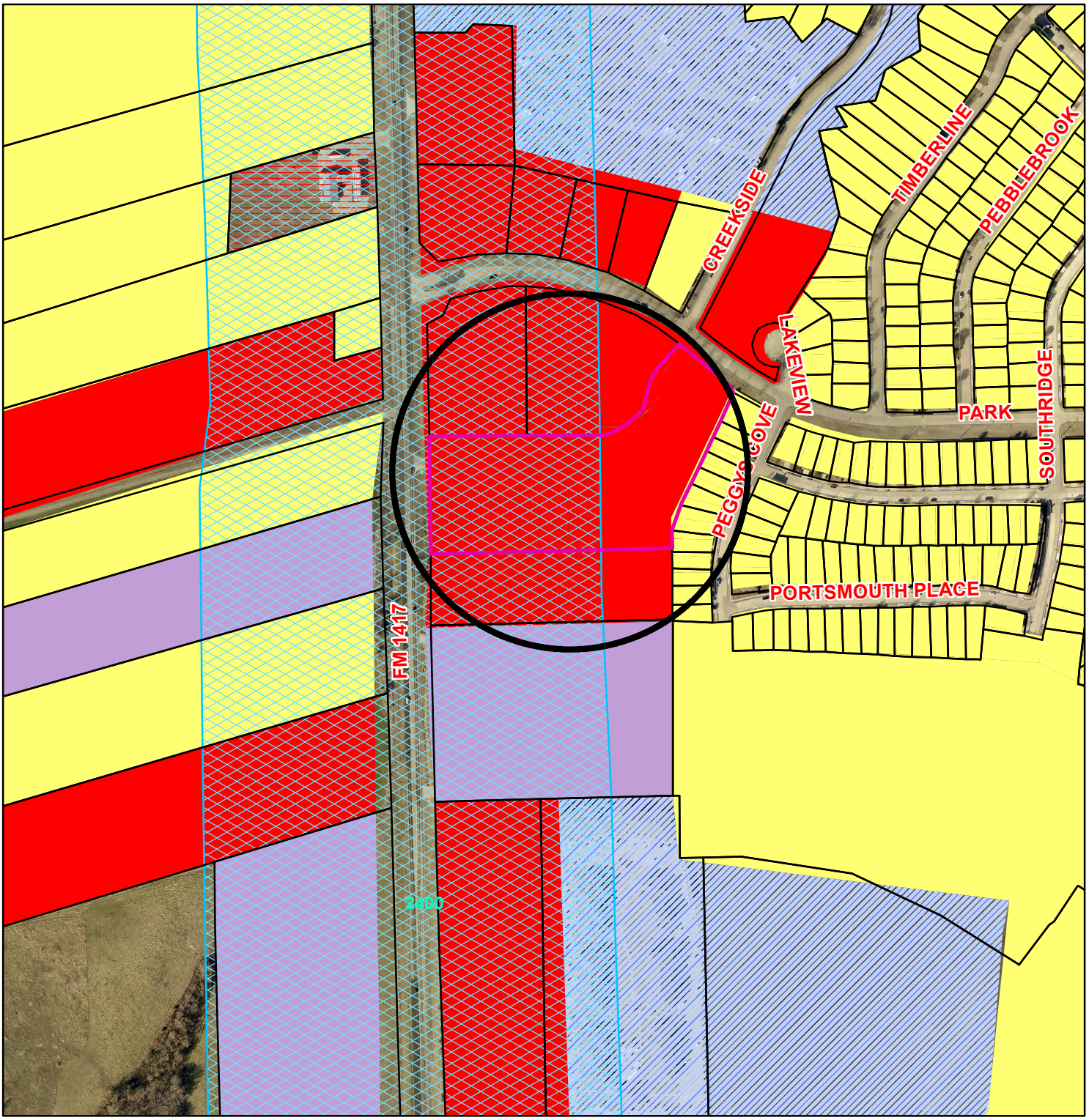
2105, 2107 & 2115 S. FM 1417 (Heritage Parkway)
Replat Lot 3 Community USA Addition

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2105, 2107 & 2115 S. FM 1417 (Heritage Parkway)
Replat Lot 3 of Community USA Addition

Legend

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

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

Zoning Districts
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

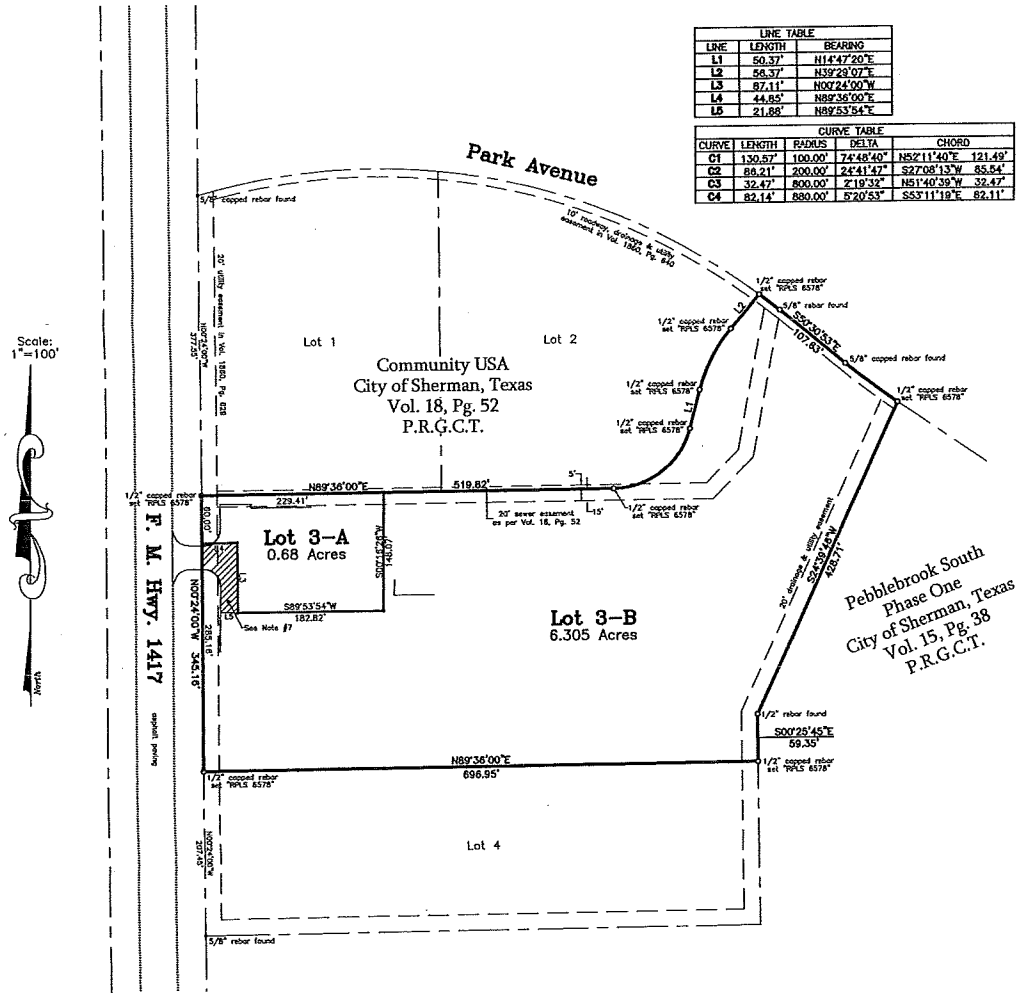
1 in = 403 ft

City of Sherman, Texas
Developmental Services Department

Job No. CGS32117

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.37'	N14°47'20"E
L2	56.37'	N39°29'07"E
L3	87.11'	N00°24'00"W
L4	44.85'	N89°36'00"E
L5	21.88'	N89°53'54"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	130.57'	100.00'	74°48'40"	N52°11'40"E 121.49'
C2	88.21'	200.00'	24°41'47"	S27°08'13"W 85.54'
C3	32.47'	800.00'	2°19'32"	N51°40'39"W 32.47'
C4	82.14'	880.00'	5°20'53"	S53°11'19"E 82.11'



Replat of Lot 3 of Community USA Addition to the City of Sherman, Texas

7.024 Acres

in the

Eliazabeth Jones Survey Abstract No. 625

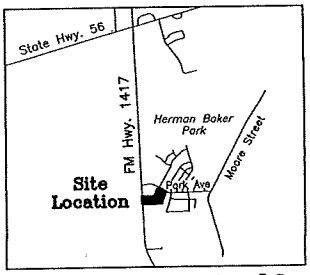
Owner:
Sherman Storage I, LLC
c/o Tim Parsons
PO Box 131749
The Woodlands, TX 77393
Ph: 713-539-0990

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
4. 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. 48181C0400 F, Revised Date: September 29, 2010.
5. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
6. All lot corners represent 1/2 inch capped rebars set, stamped "RPLS 6578", unless otherwise noted.
7. Cross-hatched area represents a non-exclusive ingress/egress easement per this plat for the benefit of Lot 3-A to provide access to said lot.

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. 1008810

Vicinity Map
(not to scale)



C:\Land Projects R2\Replat-of-Part-of-Lot-3-Block-1-Community-USA\dwg\Replat-r2000.dwg 1/17/2017 7:45:29 PM CST

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Sherman Storage I, LLC
c/o Tim Parsons
P.O. Box 131749
The Woodlands, TX 77393

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

Dear Applicants,

The request for approval of the Replat of Lot 3 of Community USA Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Mutual access easement recommended to be dedicated in separate instrument and recording info of said mutual access easement to all Lots including Lot 4 to be noted on plat.
6. Show Point of Beginning on drawing.
7. Calls must match drawing.
8. Indicate all Curves and Lines in accordance to line/curve table.
9. Show existing water lines and water line easements, note Volume and Page of easements.
10. Show approximate center line of drainage creek.
11. Additional Right-of-Way along F.M. 1417 may be required.
12. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 17.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

4105 N. U.S. HIGHWAY 75

The request of Sherman Commons LP (Owners), CBRE/URC (Applicant) and David Vilbig, Vilbig and Associates (Engineer) concerning the property located at 4105 North U.S. Highway 75, being Lot 3, Sherman Common Addition, Replat Blocks A, B & D, Block A, as follows:

Board of Adjustments

Exception and variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) and Section 6.8, Subsection (5)(a)(1) to allow an additional dual-faced, 60 square foot “v shaped” multi-tenant monument sign on the property line in lieu of one freestanding sign per development lot, 40’ from the front property line in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 4105 North U.S. Highway 75 in the Sherman Commons Shopping Center. They are requesting an exception and variance to allow an additional multi-tenant monument sign on Lot 3, which will be located at the new entrance to the shopping center; there is an existing multi-tenant pole sign on the same lot next to the retail center. They are proposing a 60 square foot dual-faced "v shaped" multi-tenant monument sign on the property line.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman Commons LP (Owners)
CBRE/URC (Applicant)
David Vilbig, Vilbig and Associates (Engineer)

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:

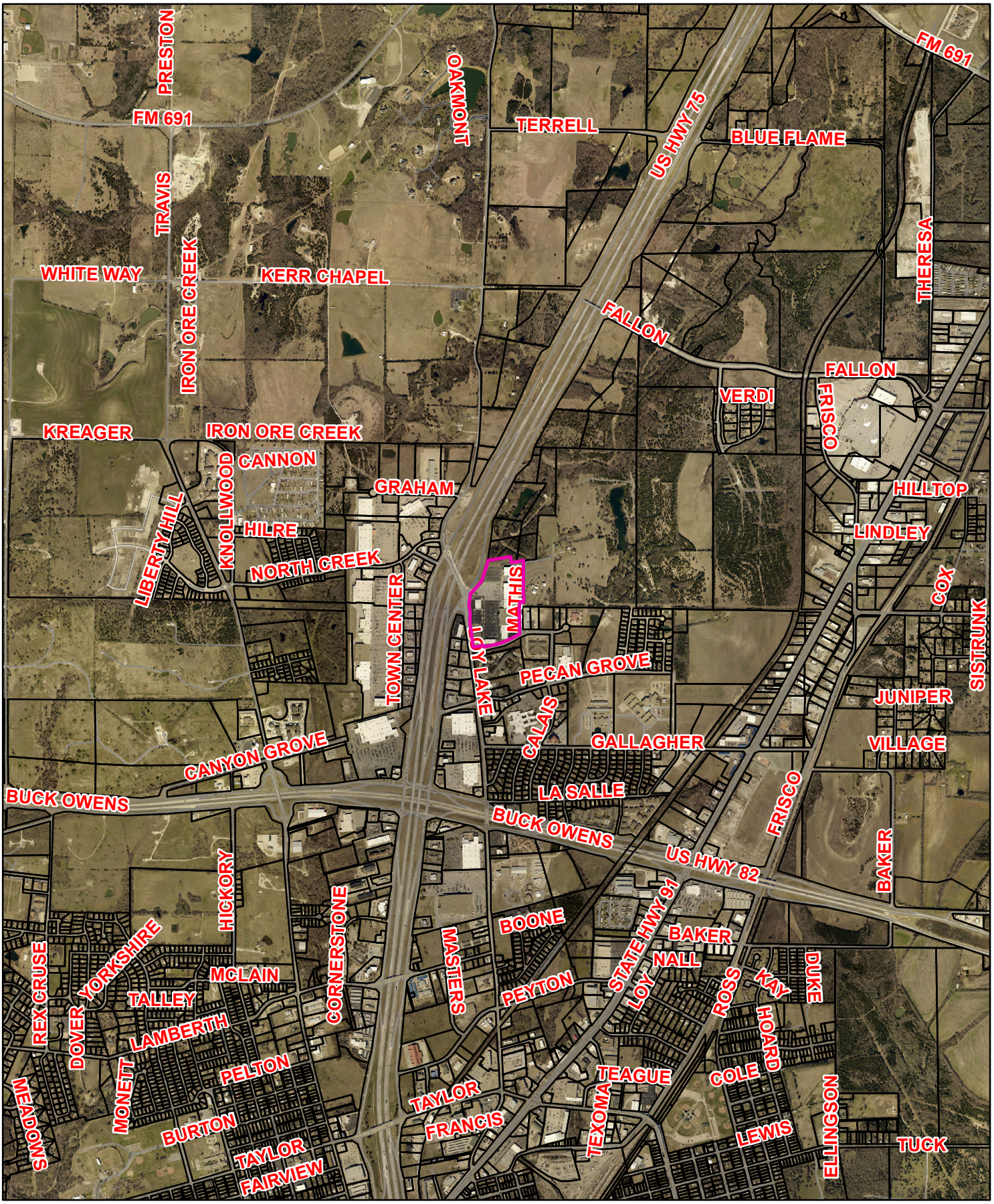
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Closeup of Site Plan
Elevations
Encroachment Easement
Staff Review Letter



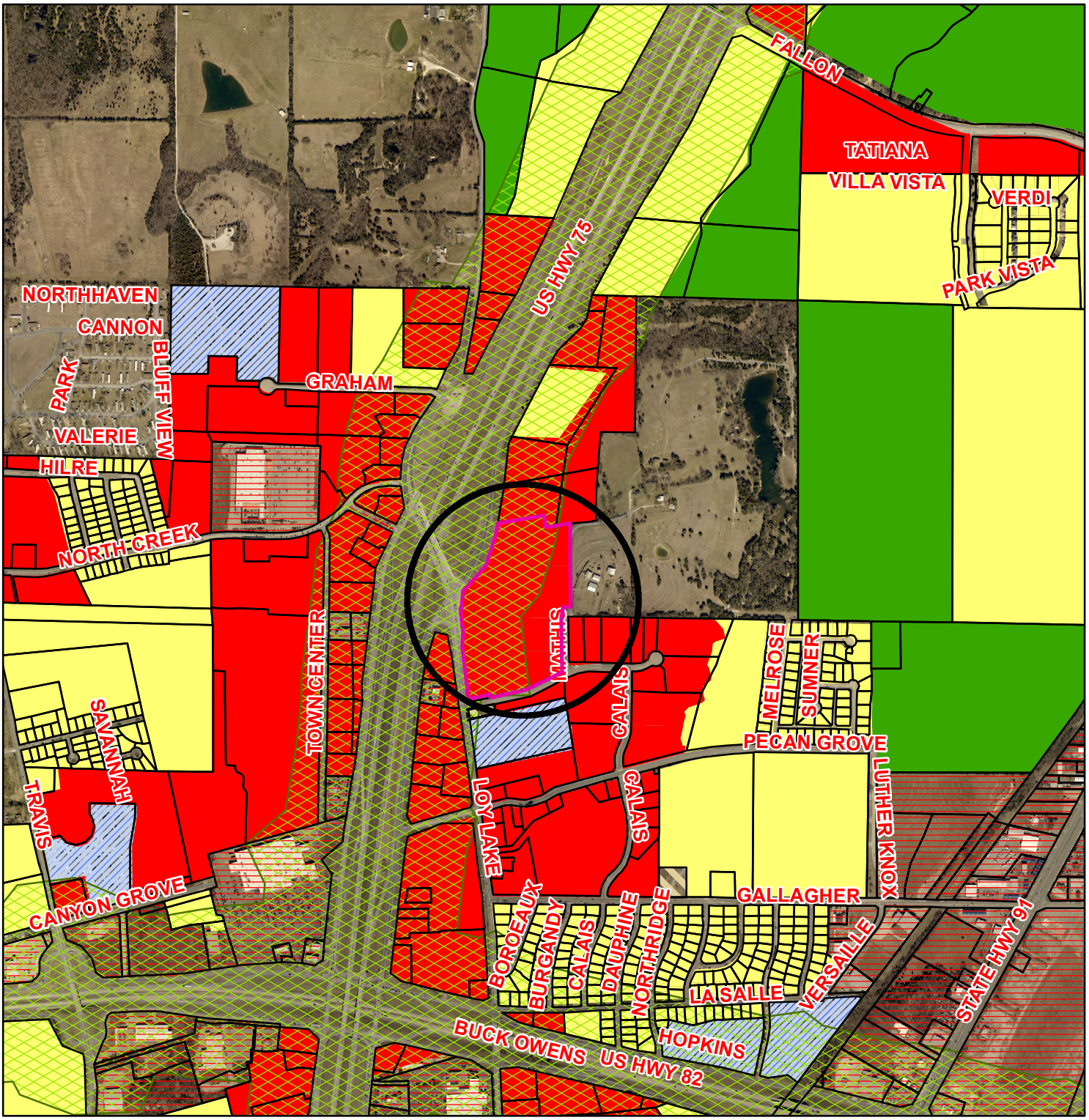
Sherman
CLASSIC TOWN. BROAD HORIZON.

4105 N. U.S. Highway 75

NOT TO SCALE

1 in = 2,140 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4105 N. U.S. Highway 75

Legend

Special Districts Overlay

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

Transportation Corridor

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- Sam Rayburn Freeway
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

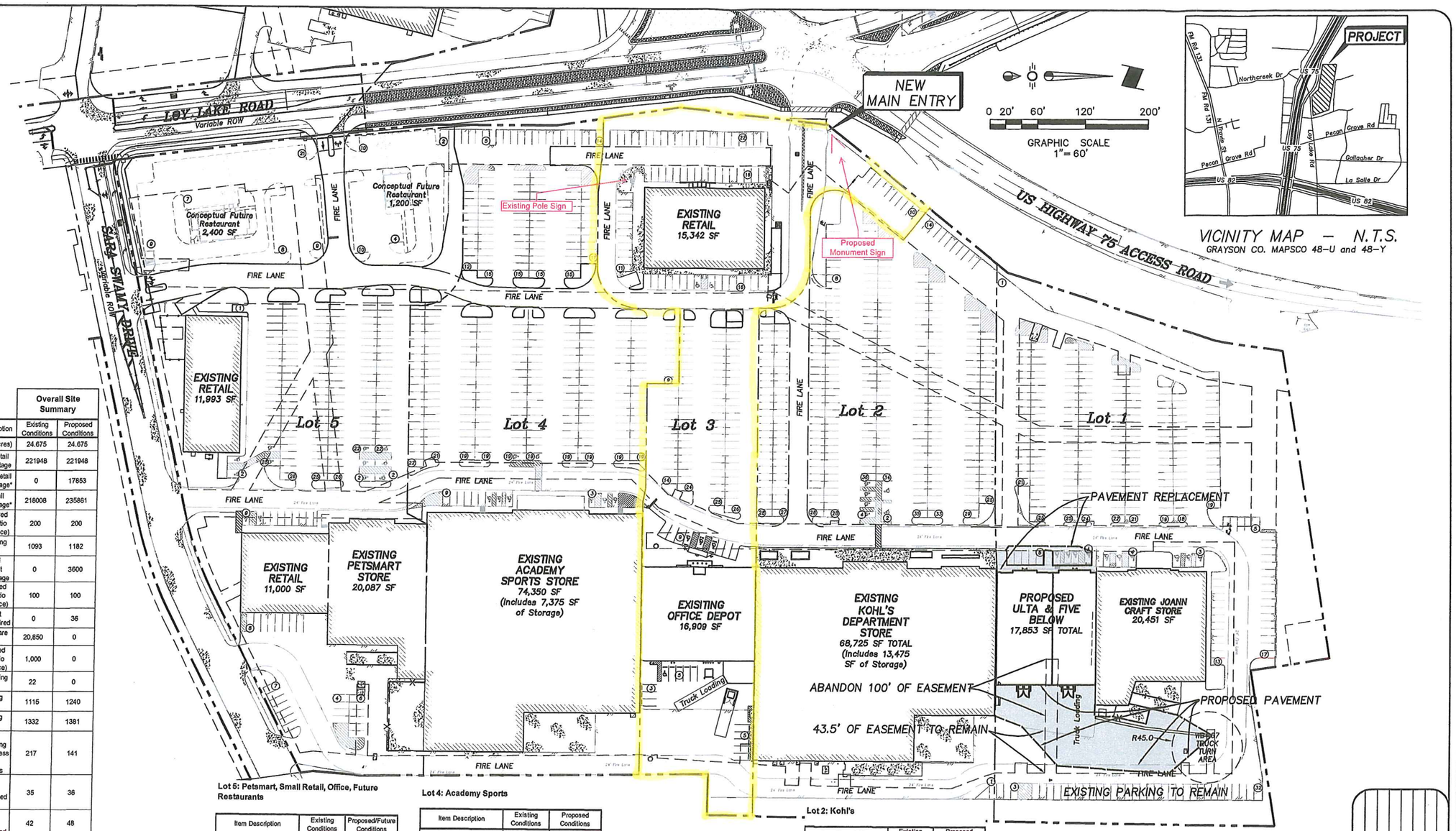
1 in = 1,162 ft

City of Sherman, Texas
Developmental Services Department

4105 N. Highway 75

© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.

Jul 28, 2015 – 10:29am User: Owner Z:\936-06 Sherman Commons ULTA and Five Below\Civil\A Final\Site Plan Files\936-06 Site Plans – Standard\936-06 Site Plans.dwg



VICINITY MAP – N.T.S.
GRAYSON CO. MAPSCO 48–U and 48–Y

Overall Site Summary		
Item Description	Existing Conditions	Proposed Conditions
Lot Area (acres)	24.675	24.675
Existing Retail Square Footage	221948	221948
Proposed Retail Square Footage*	0	17853
Total Retail Square Footage*	218008	235861
City-Required Parking Ratio (SF per Space)	200	200
Retail Parking Required	1093	1182
Proposed Restaurant Square Footage	0	3600
City-Required Parking Ratio (SF per Space)	100	100
Restaurant Parking Required	0	36
Storage Square Footage	20,850	0
City-Required Parking Ratio (SF per Space)	1,000	0
Storage Parking Required	22	0
Total Parking Required	1115	1240
Total Parking Provided	1332	1381
Number of Surplus Parking Spaces In Excess of City Requirements	217	141
Number of Accessible Spaces Required by TAS	35	36
Number of Accessible Spaces Provided	42	48

LEGEND

- PROPOSED PAVING
- FIRE LANES
- EXISTING UTILITY EASEMENTS (NO CHANGES)

Lot 5: Petsmart, Small Retail, Office, Future Restaurants

Item Description	Existing Conditions	Proposed/Future Conditions
Lot Area (acres)	5.551	5.551
Existing Retail Square Footage	43,080	43,080
Proposed Retail Square Footage	0	0
City-Required Parking Ratio (SF per Space)	200	200
Retail Parking Required	216	216
Future Restaurant Square Footage	0	3,600
City-Required Parking Ratio (SF per Space)	100	100
Restaurant Parking Required	0	36
Total Parking Required	216	252
Total Parking Provided	170	263
Number of Surplus Parking Spaces In Excess of City Requirements	-46	11
Number of Accessible Spaces Required by TAS	6	7
Number of Accessible Spaces Provided	12	16

Lot 4: Academy Sports

Item Description	Existing Conditions	Proposed Conditions
Lot Area (acres)	4.984	4.984
Existing Square Footage	74,350	74,350
Proposed Square Footage	0	0
Retail Square Footage	66,976	66,976
City-Required Parking Ratio for Retail (SF per Space)	200	200
Storage Square Footage	7,375	7,375
City-Required Parking Ratio for Storage (SF per Space)	1,000	1,000
Total Parking Required	343	343
Total Parking Provided	352	319
Number of Surplus Parking Spaces In Excess of City Requirements	9	-24
Number of Accessible Spaces Required by TAS	8	8
Number of Accessible Spaces Provided	8	8

Lot 3: Office Depot

Item Description	Existing Conditions	Proposed Conditions
Lot Area (acres)	3.589	3.589
Existing Square Footage	15,342	15,342
Proposed Square Footage	16,909	16,909
Total Square Footage	32,251	32,251
City-Required Parking Ratio (SF per Space)	200	200
Total Parking Required	162	162
Total Parking Provided	211	186
Number of Surplus Parking Spaces In Excess of City Requirements	49	24
Number of Accessible Spaces Required by TAS	6	6
Number of Accessible Spaces Provided	6	8

Lot 2: Kohl's

Item Description	Existing Conditions	Proposed Conditions
Lot Area (acres)	5.079	5.079
Existing Square Footage	68,725	68,725
Proposed Square Footage	0	0
Retail Square Footage	55,250	55,250
City-Required Parking Ratio for Retail (SF per Space)	200	200
Storage Square Footage	13,475	13,475
City-Required Parking Ratio for Storage (SF per Space)	1,000	1,000
Total Parking Required	291	291
Total Parking Provided	352	332
Number of Surplus Parking Spaces In Excess of City Requirements	61	41
Number of Accessible Spaces Required by TAS	8	8
Number of Accessible Spaces Provided	6	6

Lot 1: Joann Craft Store

Item Description	Existing Conditions	Proposed Conditions
Lot Area (acres)	5.472	5.472
Existing Square Footage	20,451	20,451
Proposed Square Footage	0	17,853
Total Square Footage	20,451	38,304
City-Required Parking Ratio (SF per Space)	200	200
Total Parking Required	103	192
Total Parking Provided	280	281
Number of Surplus Parking Spaces In Excess of City Requirements	177	89
Number of Accessible Spaces Required by TAS	7	7
Number of Accessible Spaces Provided	10	10

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, P.L.L.C.
CONSULTING ENGINEERS & SURVEYORS
10132 MONROE DRIVE DALLAS, TEXAS 75229
(214) 352-7333 www.vilbig.com
TEXAS ENGINEERING FIRM # F-5634

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., ON 28 JULY 2015. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

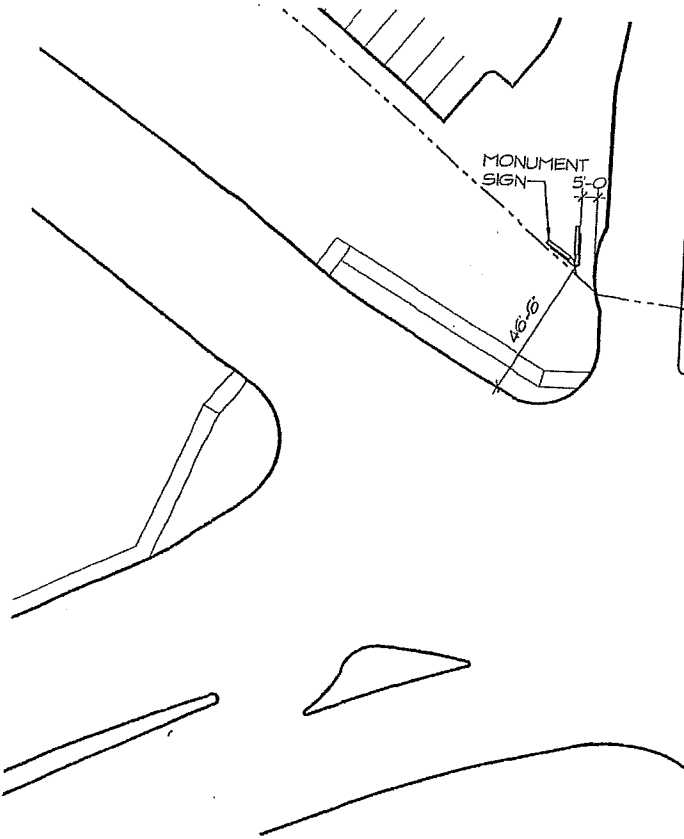
SHERMAN COMMONS
SITE IMPROVEMENTS
ULTA AND FIVE BELOW
EAST OF LOY LAKE RD. AND US 75
SHERMAN, TEXAS

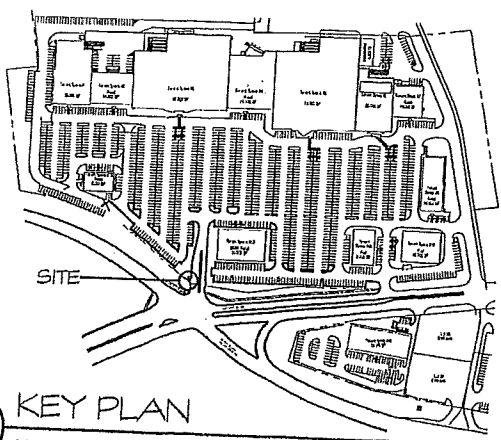
UCR ASSET SERVICES

OVERALL SITE PLAN LOTS 1-5

SUBMITTAL #1: 08/01/13
SUBMITTAL #2: 02/27/14
SUBMITTAL #3: —/—/—
SUBMITTAL #4: —/—/—
DESIGN: TLV DRAWN: TLV
CHECKED: DAV
SCALE: 1" = 60'
VA PROJECT NO: 936-06

SHEET
C1.2
3 OF 8



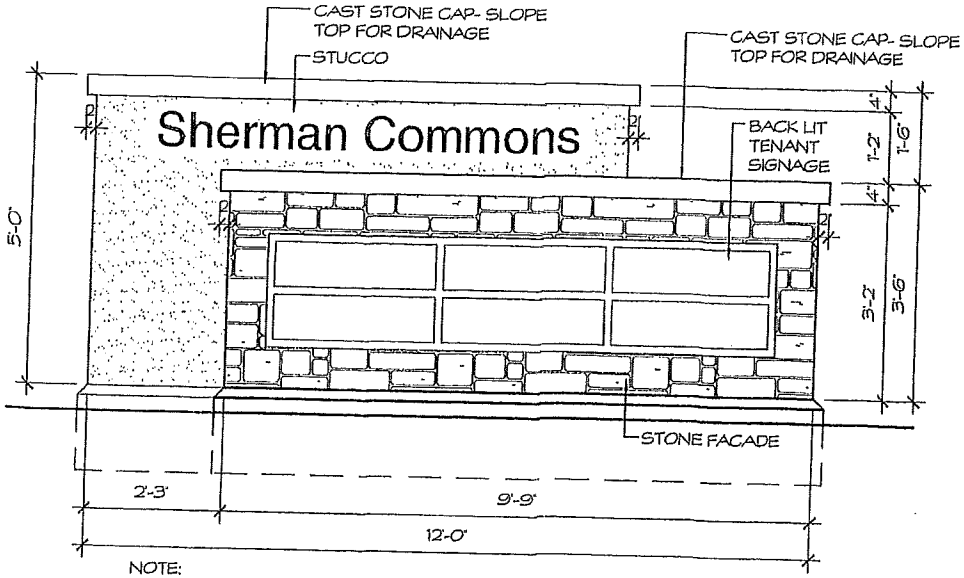


2 KEY PLAN

NTS

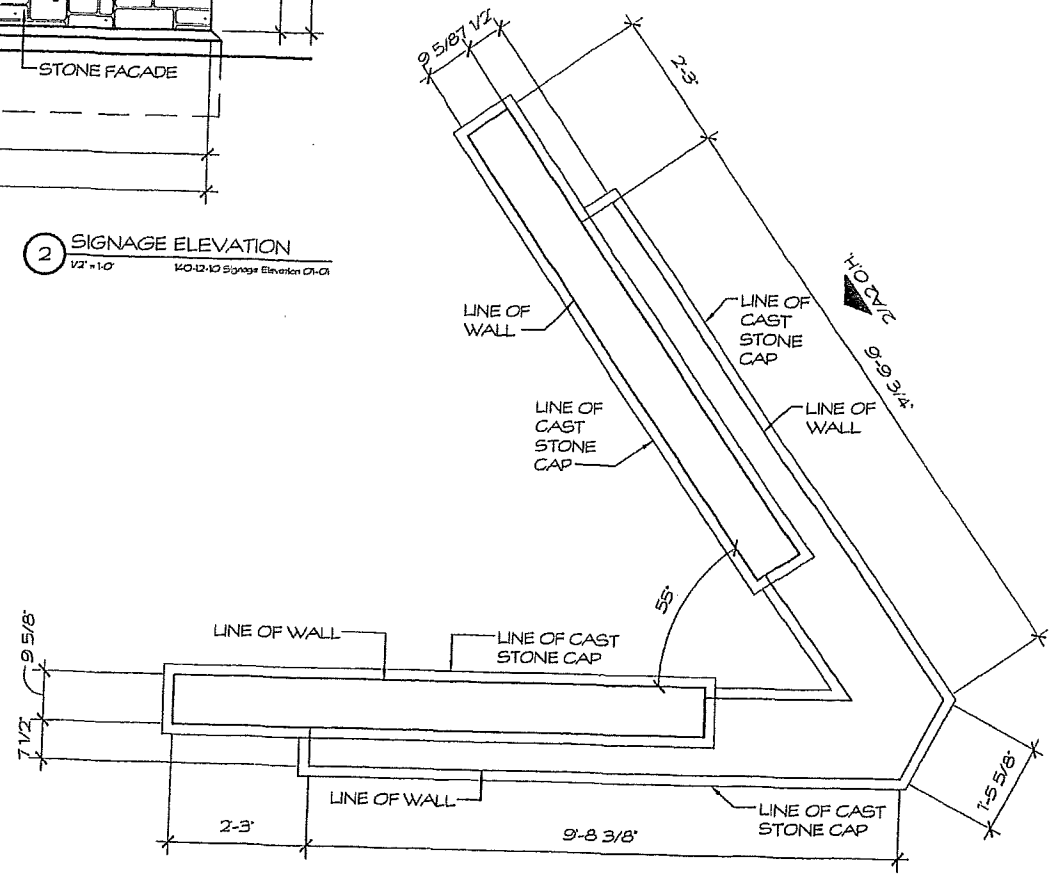
140-12-10 Key Plan 01-01

P:\UCR\Sherman Commons\Drawings\Site\ Site Plan 01-01.dwg , Plotted on: Jul 15, 2016 - 4:04pm



NOTE:
1. SIGN FABRICATOR RESPONSIBLE FOR HAVING REGISTERED STRUCTURAL ENGINEER DESIGN APPROPRIATE FOOTING.
2. PROVIDE ELECTRICAL SERVICE REQ'D. BY SIGNAGE FABRICATOR

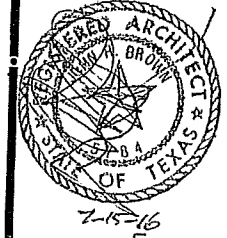
2 SIGNAGE ELEVATION
1/2" = 1'-0"
140-12-10 Signage Elevation 01-01



1 SIGNAGE PLAN
1/2" = 1'-0"
140-12-10 Signage Plan 01-01

Selzer Associates
4514 Travis Street
Suite 205
Dallas, Texas
75205-3448
214-520-1199 VOICE
214-520-7075 FAX

ISSUED
7/15/16



Sherman Commons
4001 N. Central Expressway
Sherman, Texas
Monument Sign Plan & Elevation

Project No.: 140.12.01

SHEET
A2

P:\UCR\Sherman Commons\Drawings\Elevations\ Signage Elevations.dwg , Plotted on: Jul 15, 2016 - 4:04pm

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090

RECEIVED
NOV 20 2013

70 2013 00023876

Instrument Number: 2013-00023876
As
Recordings

Recorded On: November 12, 2013

Parties: SHERMAN CITY OF
To **SHERMAN COMMONS LP**

Billable Pages: 5
Number of Pages: 7

Comment: EASEMENT

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	32.00
Total Recording:	**32.00**

******************** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *********\

ENCROACHMENT EASEMENT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR", in consideration of ONE DOLLAR AND NO CENTS ($1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **SHERMAN COMMONS, L.P.**, a Delaware limited partnership, hereinafter called "GRANTEE", an encroachment easement to construct two monument signs (each, 12' Wide x 5' High, the "Monument Signs") within the drainage and utility easement areas of Lots 2 and 3 of Block A in the Replat of Blocks A, B, and D of Sherman Commons Addition (the "Easement Areas") as approximately shown on the sketch marked Exhibit "A", attached hereto and incorporated herein for all purposes. Said encroachment easement shall be subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its successors and assigns, for the limited purpose of constructing the Monument Signs in the Easement Areas, as shown on the attached Exhibit "A". GRANTEE agrees that all maintenance of the Monument Signs in the Easement Areas shall be the responsibility of GRANTEE without cost, fees or expense to GRANTOR, and GRANTOR hereby grants to GRANTEE the right to access the Easement Areas in order to maintain the Monument Signs.

The GRANTOR shall not be responsible for any damages to the Monument Signs resulting from the failure of any utility located within the easement area, unless such failure shall be due to the acts or omissions of GRANTOR.

The GRANTEE shall be responsible for all costs or expenses related to damages and repair of any utility located within the Easement Areas resulting from any failure of the monument signs caused by GRANTEE.

The GRANTEE shall be solely responsible for any and all maintenance activities required to keep the Monument Signs in a sound and safe condition.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR from any and all damages, actions, suits, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorney's fees, which result from GRANTEE'S operation and maintenance of the Monument Signs.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all damages, costs or expenses, which shall include, but specifically not be limited to, the cost of repair, relocation, or removal of the monument signs and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the 7th day of November, A.D., 2013.

CITY OF SHERMAN, TEXAS

BY: _____
GEORGE OLSON,
CITY MANAGER

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared **George Olson**, City Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said City of Sherman, Texas, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7th day of November, A.D., 2013.

LINDA ASHBY
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-06-2014

Linda Ashby
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LANDLORD:
SHERMAN COMMONS L.P.
A Delaware limited partnership

By: Four Partners, LLC, its managing agent

By: _____
Print Name: J. Scott Weaver
Print Title: President

ADDRESS: UCR Asset Services
8080 Park Lane, Suite 800, Dallas, Tx 75231

PHONE #: 469-232-3400

CERTIFIED COPY- DOCUMENT
THIS IS CERTIFIED TO BE A TRUE COPY
OF THE PERMANENT RECORD AS FILED IN
THE OFFICE OF THE CITY CLERK.
Linda Ashby
CITY CLERK, SHERMAN, TEXAS
11/18/13

ACKNOWLEDGEMENT

STATE OF TEXAS *
*
COUNTY OF DALLAS *

BEFORE ME, the undersigned authority, in and for said county and state, on this day personally appeared **J. Scott Weaver, President** of **Four Partners, LLC, its managing agent,** known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of such **SHERMAN COMMONS L.P.,** A Delaware limited partnership for the purposes and consideration therein expressed and in the capacity therein stated.

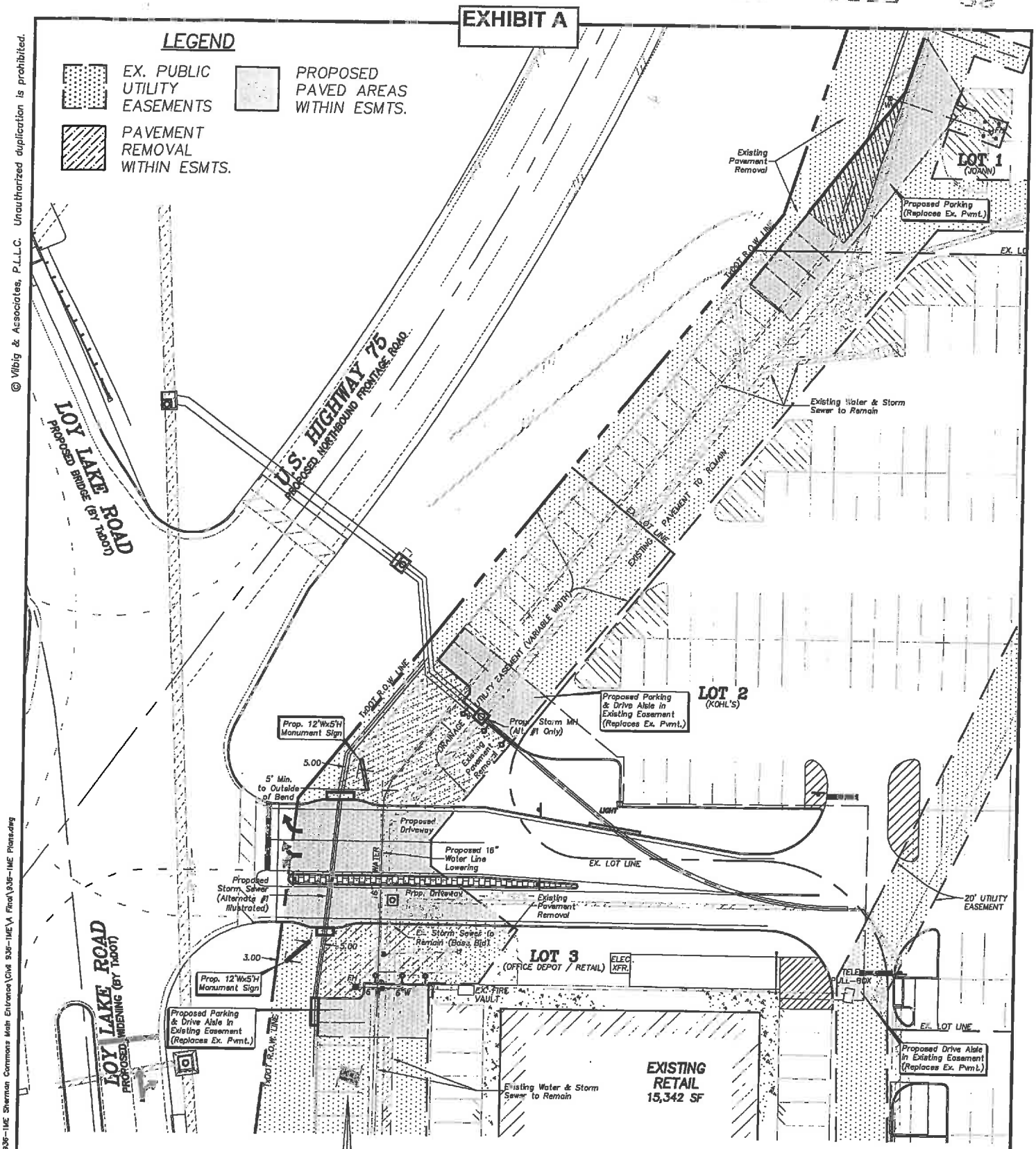
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 17th day of October, A.D., 2013.

NOTARY SIGNATURE: _____

COMMISSION EXPIRES: 06/14/16

LADONNA HARRISON
Notary Public, State of Texas
My Commission Expires
June 14, 2016

EXHIBIT A



PROPOSED MAIN ENTRANCE
SHERMAN COMMONS SHOPPING CENTER
ENCROACHMENT SKETCH

LOTS 2 & 3, BLOCK A
REPLAT OF BLOCKS A, B, & D, SHERMAN COMMONS ADD'N
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ENGINEER
VILBIG & ASSOCIATES, P.L.L.C.
10132 Monroe Drive
Dallas, Texas 75229
(214) 352-7333
TX Eng. Firm No. F-5614

SCALE: 1"=50' VAI No. 936-1ME DATE: 19 SEP 2013

© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.

Sep 19, 2013 - 5:20pm User: Owner Z:\936-1ME Sherman Commons Main Entrance\Civil 936-1ME\A Final\936-1ME Plans.dwg

RESOLUTION NO. 5820

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO SHERMAN COMMONS, L.P. FOR THE CONSTRUCTION OF TWO MONUMENT SIGNS IN A DRAINAGE AND UTILITY EASEMENT OF LOTS 2 AND 3, BLOCK A IN THE REPLAT OF BLOCKS A, B, AND D OF SHERMAN COMMONS ADDITION TO THE CITY OF SHERMAN; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement to Sherman Commons, L.P. in substantially the same form as presented at this meeting, for the construction of a two monument signs in an existing Draining and Utility Easement of Lots 2 and 3, Block A in the Replat of Blocks A, B, and D of Sherman Commons Addition, in accordance with the encroachment easement document and location map approved by the City Engineer and the City Attorney, attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the 4th day of November, 2013.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: Linda Ashby
LINDA ASHBY,
CITY CLERK

BY: Carolyn S. Wacker
CAROLYN S. WACKER,
MAYOR

APPROVED AS TO FORM AND CONTENT:

BY: B S
BRANDON S. SHELBY,
CITY ATTORNEY

CERTIFIED COPY- DOCUMENT
THIS IS CERTIFIED TO BE A TRUE COPY OF THE PERMANENT RECORD AS FILED IN THE OFFICE OF THE CITY CLERK.
Linda Ashby
CITY CLERK, SHERMAN, TEXAS
ISSUED: 11/07/13

STAFF REVIEW LETTER

February 15, 2017

CBRE/UCR
8080 Park Lane, Ste. 800
Dallas, TX 75231

Vilbig & Associates
10132 Monroe Drive
Dallas, Texas 75229

Dear Applicants,

The request for an exception and variance to allow an additional dual-faced, 60 square foot "v shaped" multi-tenant monument sign on the property line in lieu of one freestanding sign per development lot, 40' from the front property line in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 4105 North U.S. Highway 75, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District and the sign ordinance must be followed.
2. If at any time, street right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated it shall be at owner's expense.
3. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. No off premise advertising is allowed.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keenan, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 18.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

111-121 E. PECAN STREET

The request of Restore Emergency Services & Construction Repair LLC (Owners), Rick Owens (Representative), Tatchio & Associates (Architect) and Helvey-Wagner Surveying, Inc., (Surveyor) concerning the property located at 111-121 East Pecan Street, being Lots 7, 8 and 9, Block A, T.J. Shannon's Supplemental Plat, as follows:

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow five (5) residential apartments in the first half of the first floor of the building facing a front street in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 111-121 East Pecan Street; the northwest corner of Pecan and Walnut Streets. The property is zoned a C-2 (General Commercial) District and is also located in the Central Business District.

The owner would like to renovate the building to include five residential apartments in the first half of the first floor of the building facing Pecan and Walnut Streets. Parking will be provided inside the building.

Adjacent Zoning:

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

Origination:

Restore Emergency Services & Construction Repair LLC (Owners)
Rick Owens (Representative)
Tatchio & Associates (Architect)
Helvey-Wagner Surveying, Inc., (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:

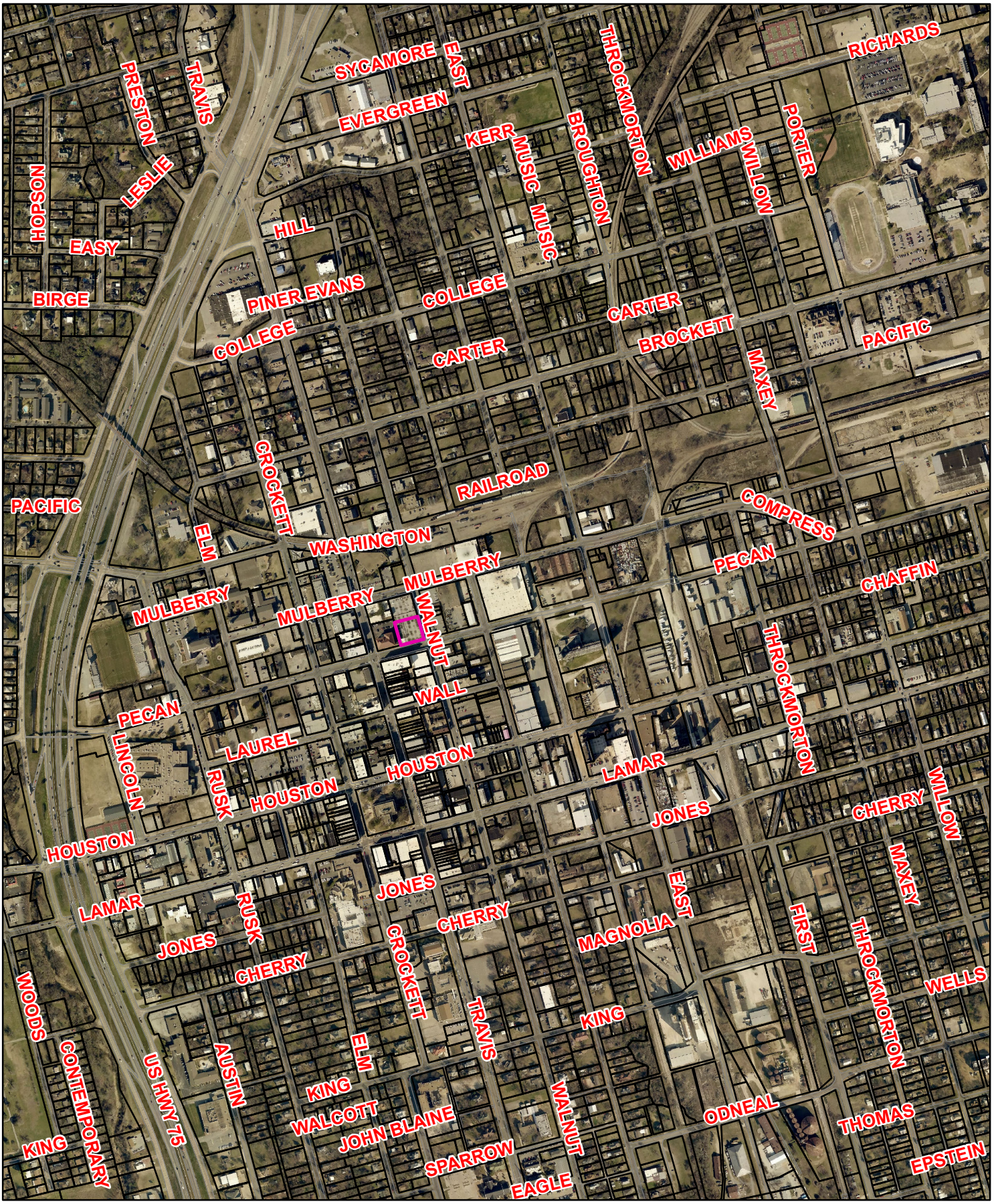
12

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Survey
Floor Plan
Elevations
Staff Review Letter



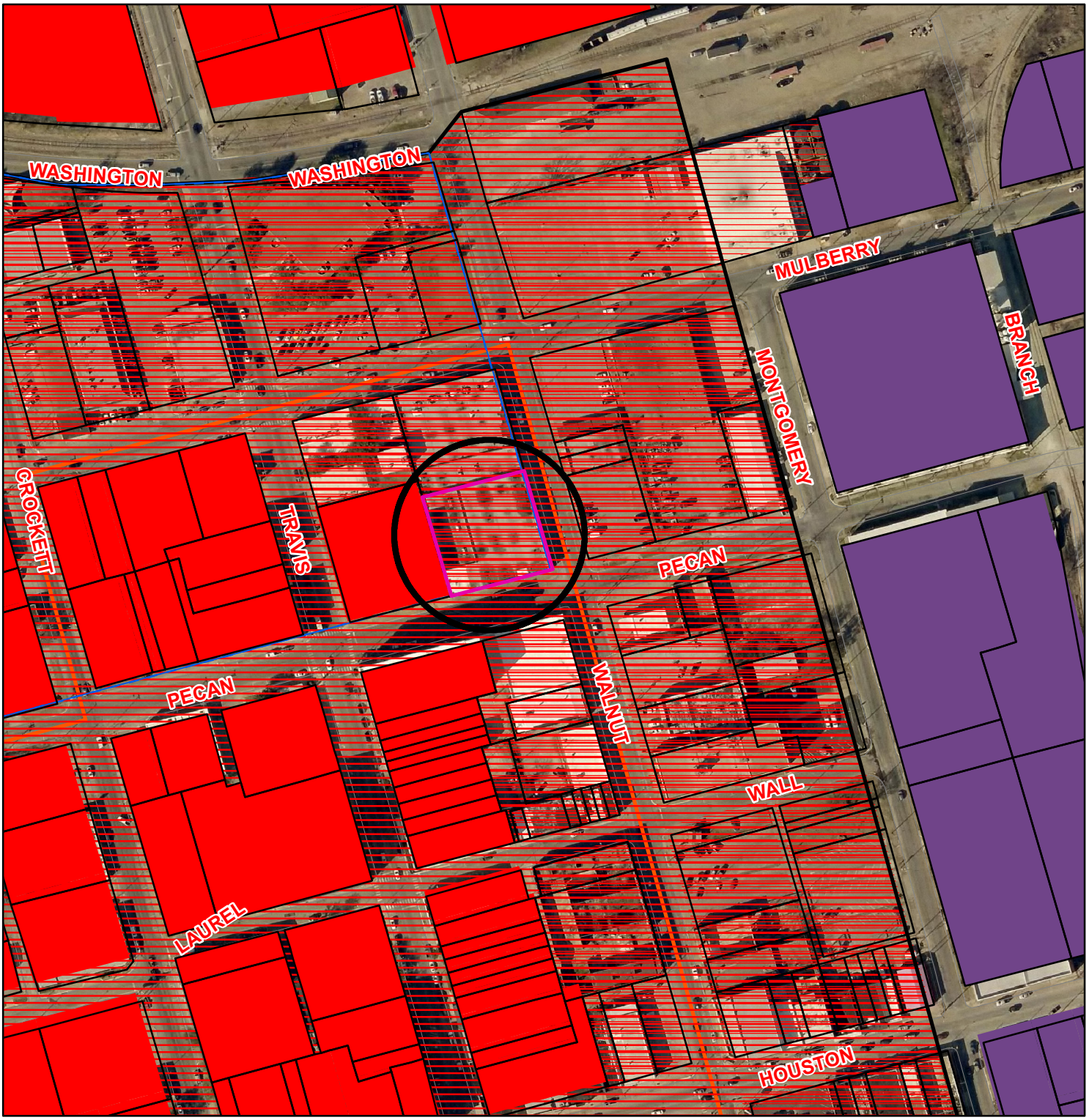
Sherman
CLASSIC TOWN. BROAD HORIZON.

111-121 E. Pecan

NOT TO SCALE

1 in = 807 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 111-121 E. Pecan

Legend

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

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

Zoning Districts
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

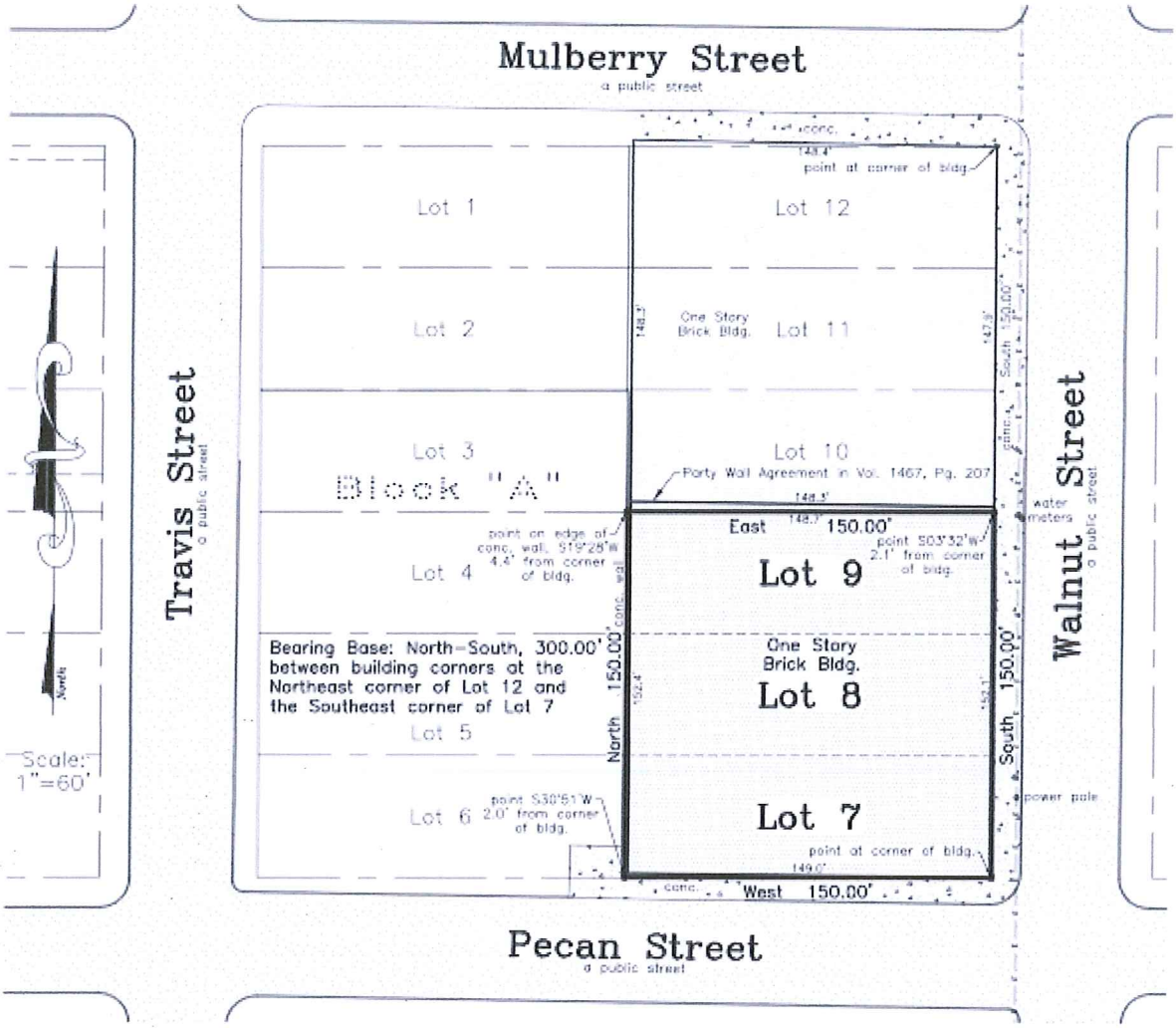
NOT TO SCALE

1 in = 202 ft

City of Sherman, Texas
Developmental Services Department

111-121 E. Pecan

Back 111-E-Pecan-Street.pdf



Owner: 111–121 East Pecan, LLC

Buyer: Restore Emergency Services and Construction Repair, LLC

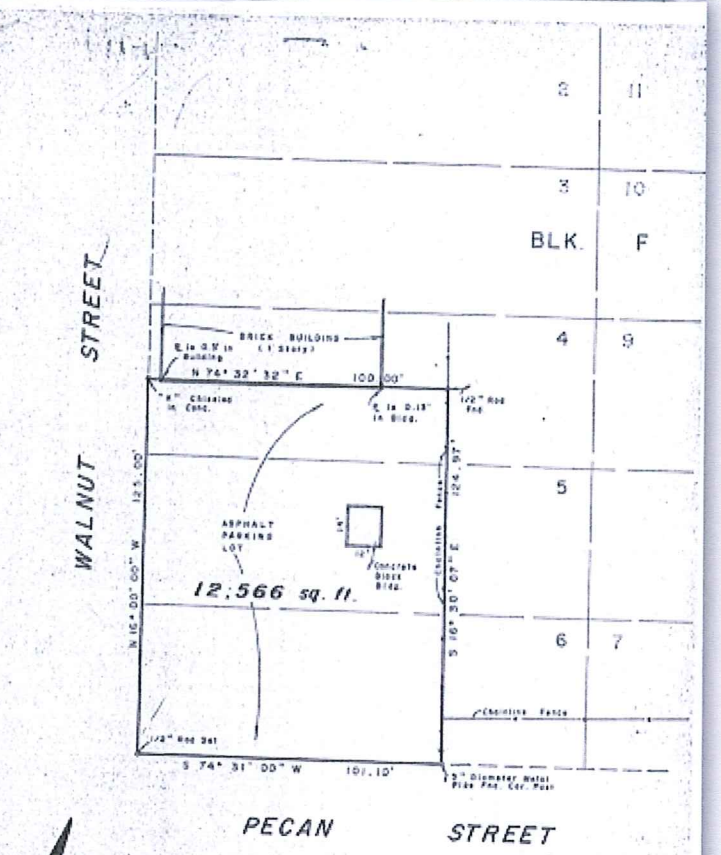
Address: 111 E. Pecan Street
Sherman, Texas

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

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of Lots 7, 8 and 9, Block "A", T. J. Shannon's Supplemental Plat to the City of Sherman, Texas, as per plat of record in Volume "B", Page 259, 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.

Message Survey.pdf



I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 9 th day of September, 1999 of the following described property:

FIELD NOTE DESCRIPTION ATTACHED HERETO

And that said plat and field notes are true and correct to the best of my knowledge and belief....

Scale 1" = 50'

JERRY P. MONTGOMERY, R.P.L.S. # 2009

STATE OF TEXAS REGISTERED JERRY P. MONTGOMERY 2009 PROFESSIONAL LAND SURVEYOR

JERRY P. MONTGOMERY
REGISTERED PROFESSIONAL LAND SURVEYOR
2727 LOY LAKE ROAD
DENISON, TEXAS 75020
(903) 463-6603 FAX (903) 463-3148

Situated in the County of Grayson, State of Texas, being a part of the Lots No. Four (4), Five (5) and Six (6) in Block "F" of T. J. Shannon's Supplement to the City of Sherman, Texas as shown on plat of record in Volume "B", Page 259, Deed Records, Grayson County, Texas, and being more particularly described as follows to-wit:

BEGINNING at a ½ inch steel rod set, said rod marking the intersection of the East line of Walnut Street with the North line of Pecan Street, said rod also marking the Southwest corner of Lot No. Six (6) in said Block "F";

THENCE North 16 deg. 00 min. 00 sec. West, with the East line of Walnut Street, the West line of said Block "F", a distance of 125.00 ft. to a chisled "X" in concrete, said "X" being on the West line of Lot No. Four (4) in said Block "F", said "X" also marking the Southwest corner of that certain tract of land described in Deed effective March 17, 1986 from Vivian S. Burleson, et ux, to Glenn Parrish and Roy W. Parrish, recorded in Volume 2279, Page 147, Real Property Records of said County;

THENCE North 74 deg. 32 min. 32 sec. East, at a distance of 4.00 ft. passing 0.30 ft. North of the Southwest corner of a one story brick building, and continuing along a party wall, at a distance of 78.70 ft. passing 0.13 ft. North of the Southeast corner of said brick building, and continuing for a total distance of 100.00 ft. to a ½ inch steel rod found, said rod marking the Southeast corner of said Parrish tract;

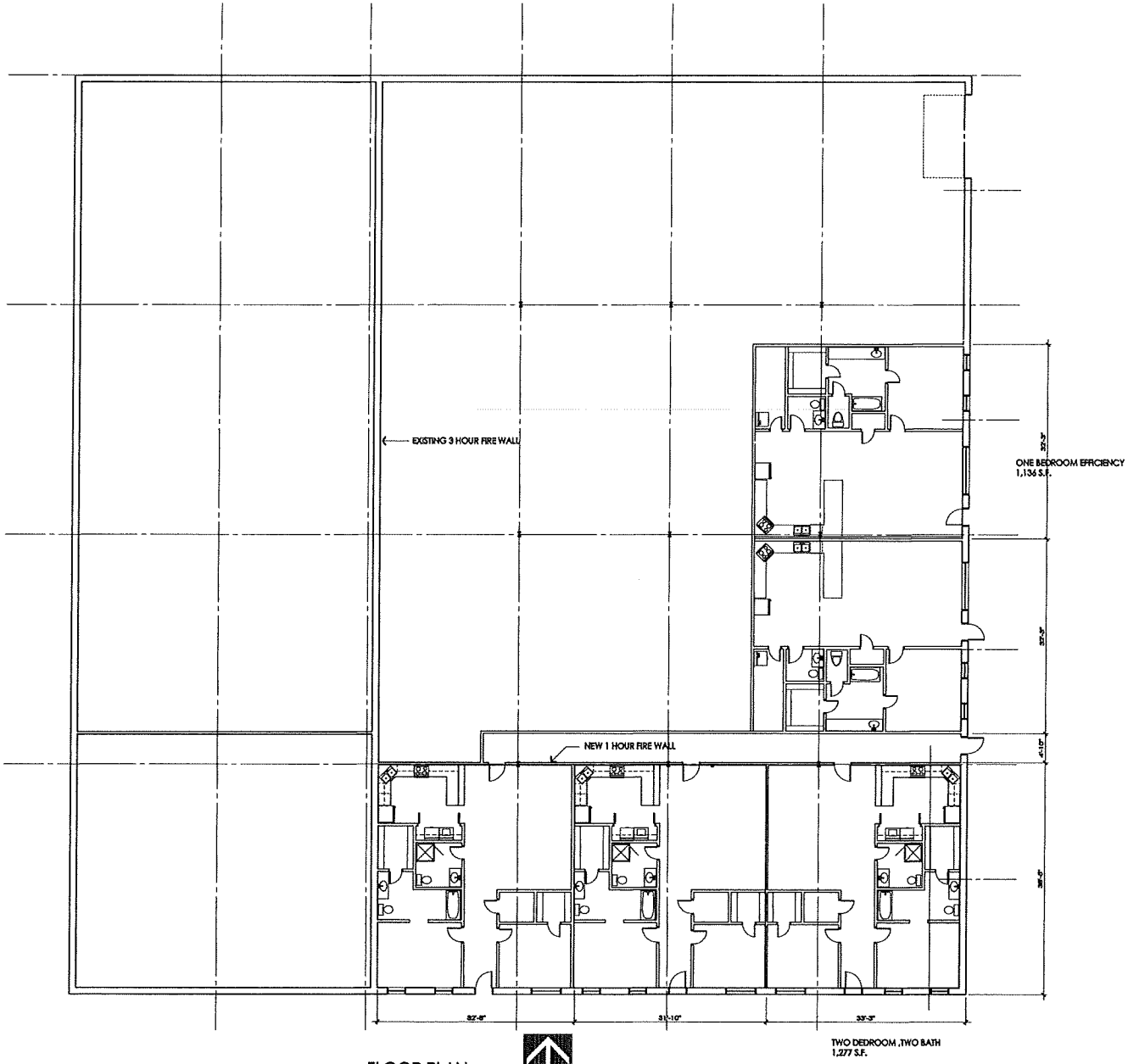
THENCE South 16 deg. 30 min. 07 sec. East, along the general course of a chain link fence, a distance of 124.97 ft. to a ½ inch diameter metal pipe fence corner post at the South end of said chain link fence, said post being on the North line of Pecan Street, the South line of Lot No. Six (6) in said Block "F";

THENCE South 74 deg. 31 min. 00 sec. West, with the North line of Pecan Street, the South line of Lot No. Six (6) in said Block "F", a distance of 101.10 ft. to the point of beginning and containing 12,566 square feet of land.

I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from a survey made on the ground on the 9 th day of September, 1999 and are true and correct to the best of my knowledge and belief...

JERRY P. MONTGOMERY, R.P.L.S. # 2009

STATE OF TEXAS REGISTERED JERRY P. MONTGOMERY 2009 PROFESSIONAL LAND SURVEYOR



FLOOR PLAN

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

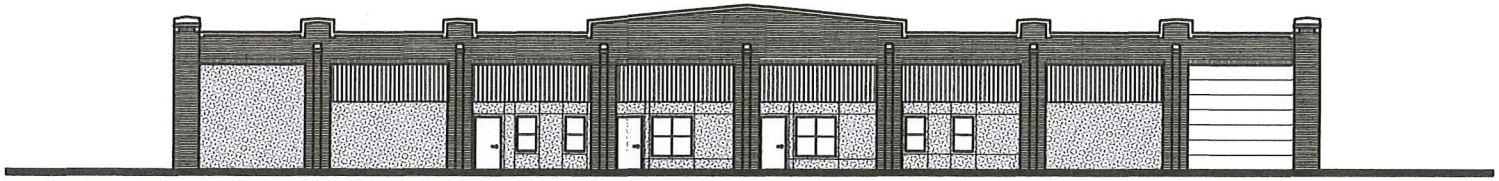
NORTH

AN INTERIOR ADDITION SELF STORAGE UNIT
AT RICK OWENS BUILDING
SHERMAN, TEXAS

DATE 07/29/2016
1607
PROJECT NO.
A-1
SHEET NO.

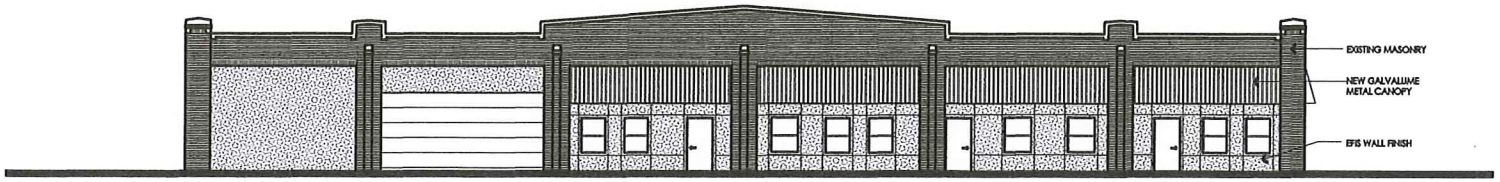
11/23/2016 11:24 AM T:\1607 RICK OWENS BUILDING\1607 A1 APARTMENTS 2.dwg

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2052 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net



EAST ELEVATION

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



SOUTH ELEVATION

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

EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION

12/31/2015 9:33 AM T:\1607 RICK OWENS BUILDING\1607 A2 EXT. ELEVATIONS.dwg

AN INTERIOR ADDITION SELF STORAGE UNIT
AT RICK OWENS BUILDING
SHERMAN, TEXAS

DATE 07/23/2015
1607
PROJECT NO.
A-1
SHEET NO.

ATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX redatchio@oablsons.net

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 15, 2017

Restore Services
6903 Farmington Rd.
Sherman, TX 75092

Tatchio & Associates Architect
P.O. Box 2062
Sherman, Texas 75091

Rick Owens
6903 Farmington Rd.
Sherman, TX 75092

Helvey-Wagner Surveying
222 W. Main
Denison, Texas 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow five (5) residential apartments in the first half of the first floor of the building facing a front street in a C-2 (General Commercial) District/Central Business District for the property located at 111-121 East Pecan Street, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District and the Central Business District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Provide one (1) off-street parking space for each residential apartment beginning with the fifth apartment in each building; a parking space is considered to be 9'x20'.
4. Residential occupancies shall have two (2) fire-safe exits.
5. Any room used as a bedroom shall have a window or door to the outside for emergency egress.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Obstruction of the existing sidewalk is not allowed.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 19.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

701 E. LAMBERTH ROAD

The request of John Mabary (Owner) and David Baca Studio, LLC (Architect) concerning the property located at 701 East Lamberth Road, being Lot 1R, Block 2, Replat of Dr. J.H. Carraway's Subdivision, Block 2, Lot 1R, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.4, Subsection (1)(a) and Section 6.8, Subsection (5)(b) to allow a 10' side yard setback along the east property line in lieu of required 15' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property was recently rezoned to a C-1 (Retail Business) District and is partially located in the O-1 (75 & 82) Overlay District. Site plan approval for an Edward Jones Financial Office and a variance to allow a covered parking structure on the rear property line in lieu of the required 5' and to allow a 4' setback from the main structure in lieu of the required 6' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District was approved at the December 20, 2016, Planning and Zoning Commission Meeting.

The owner would like to construct a 2,072 square foot, one story office, 10' from the east property line for an Edward Jones Financial Office for John Mabary. The lot to the east is zoned an R-1 (One Family Residential) District requiring a 15' setback from the property line.

Adjacent Zoning:

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

Origination:

John Mabary (Owner)
David Baca Studio, LLC (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:

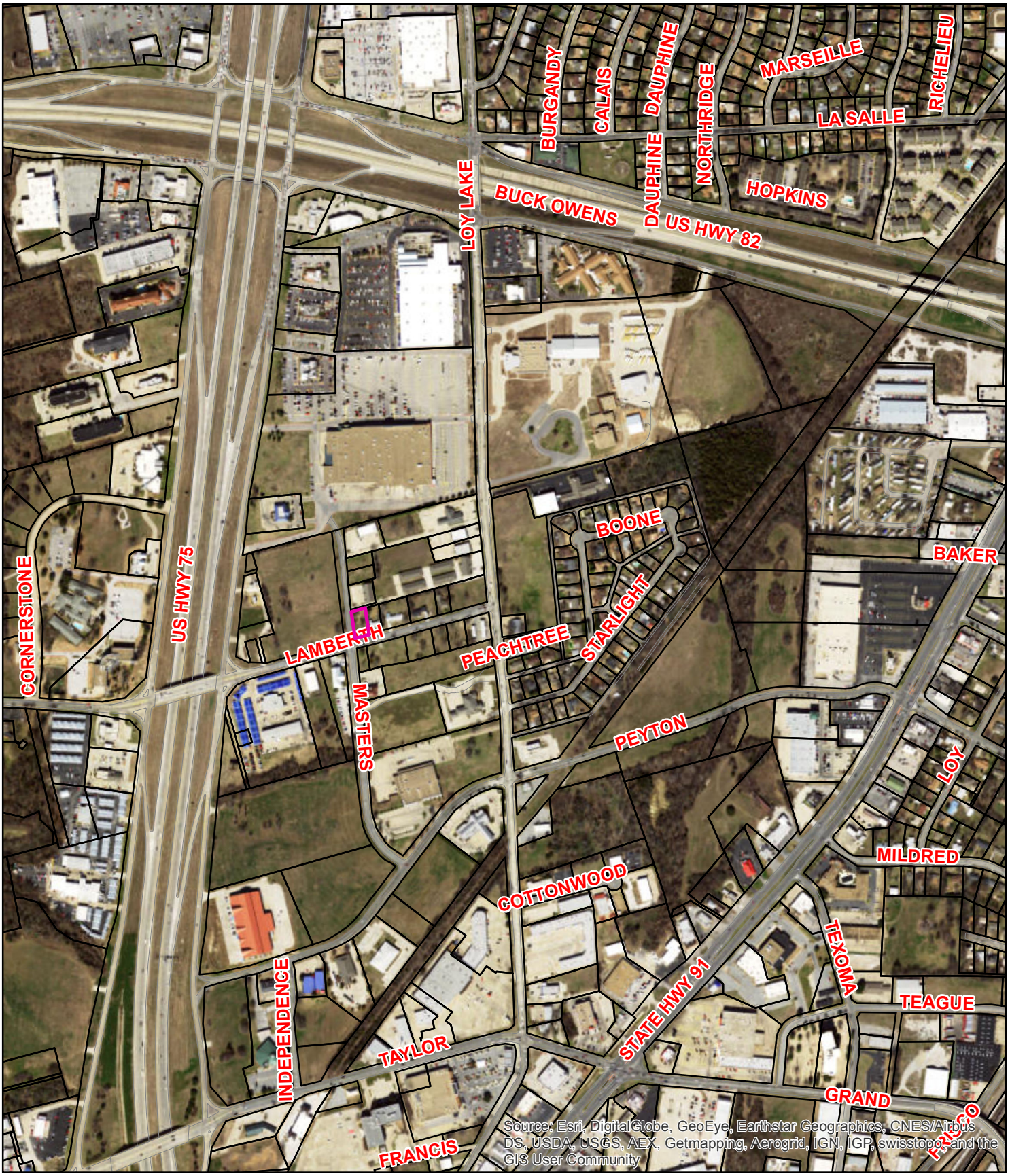
8

Objections Received:

0

Attachments

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



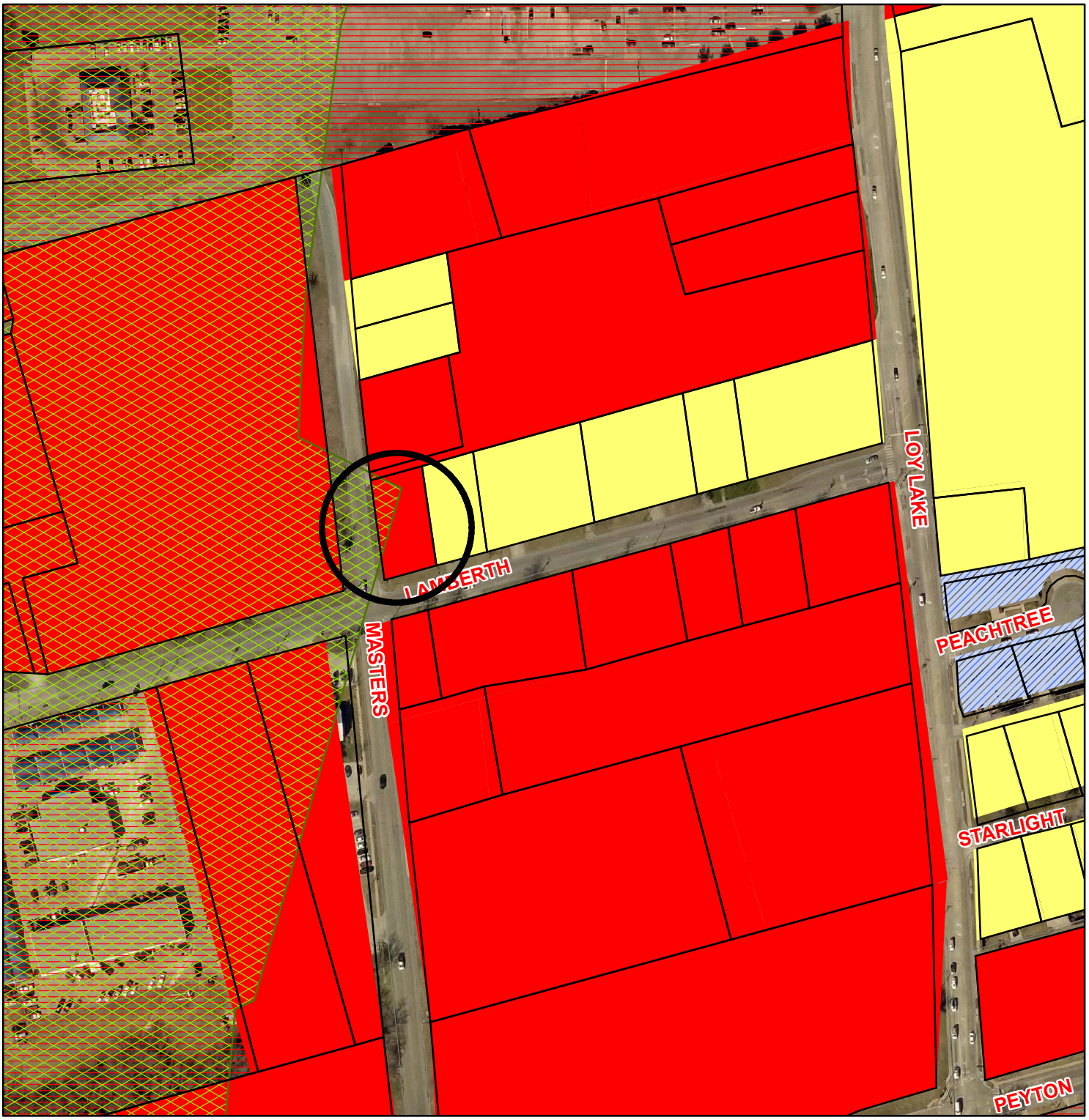
701 E. Lamberth

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 700 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 701 E. Lamberth

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

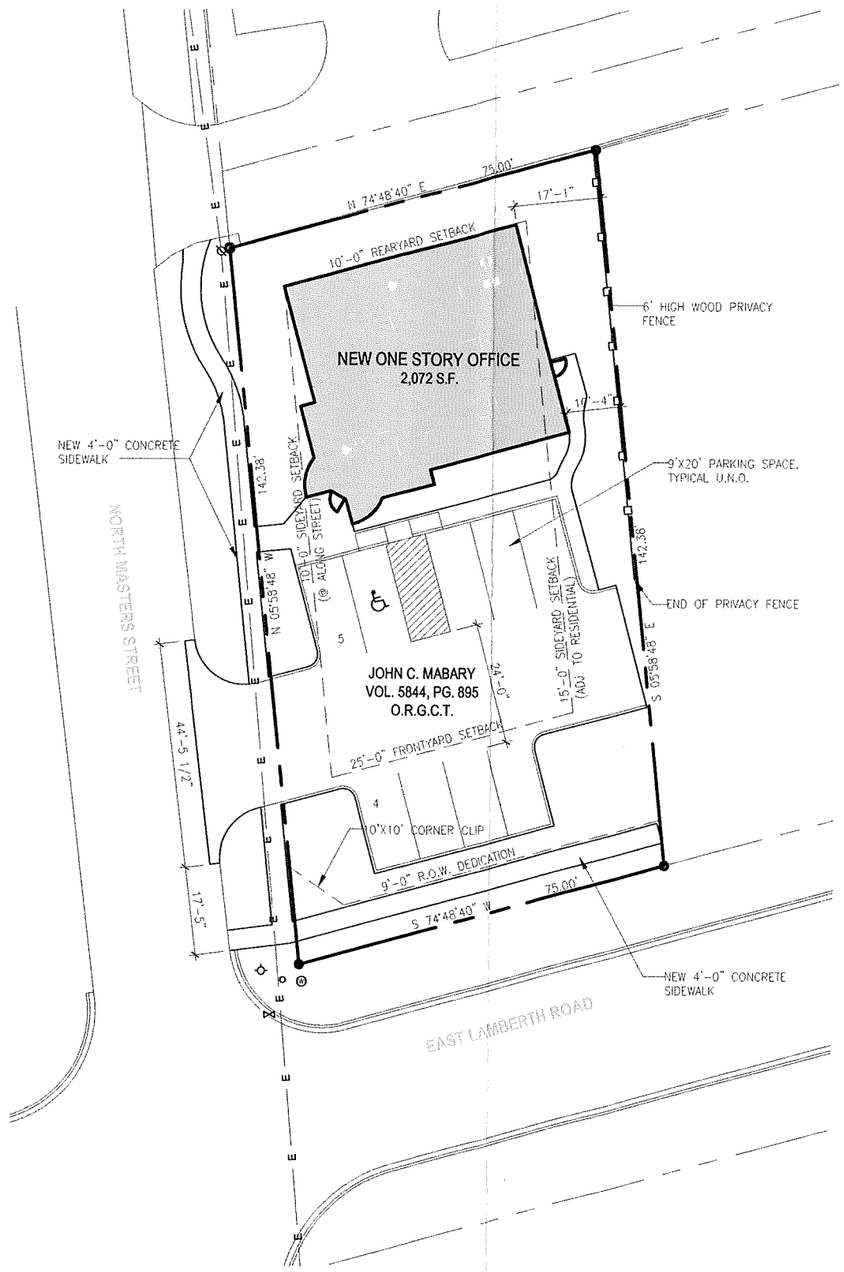
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 200 ft

City of Sherman, Texas
Developmental Services Department

701 E. Lamberth



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

LOT 1R, BLOCK 2
DR. J.H. CARRAWAY SUBDIVISION

SITE PLAN STATISTICS:

ZONING:	C-1, GENERAL COMMERCIAL DISTRICT
GROSS AREA:	0.242 ACRE (10,529 S.F.)
BUILDING AREA:	2,072 S.F.
HARD SURFACE AREA:	4,306 S.F.
LANDSCAPED AREA:	N/A
PARKING REQUIRED: 1 SPACE/400 S.F.=	5 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	9 SPACES (1 H.C. SPACE)

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY PRESTON TRAIL LAND SURVEYING, 83493 N. HIGHWAY 289, SUITE 5, POTTSBORO, TEXAS 75076 (903.213.0033).

2. NO FIRE LANE IS PLANNED FOR THIS SITE, AS ALL REACH RANGES ARE MET FROM THE ADJACENT STREETS AND OFFSITE FIRELANES.

3. LANDSCAPING IN THE PARKING AREAS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF SHERMAN LANDSCAPING STANDARDS. THE PARKING LOT DOES NOT MEET THE SIZE THRESHOLD TO REQUIRE LANDSCAPING WITHIN THE PARKING AREAS.

4. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.

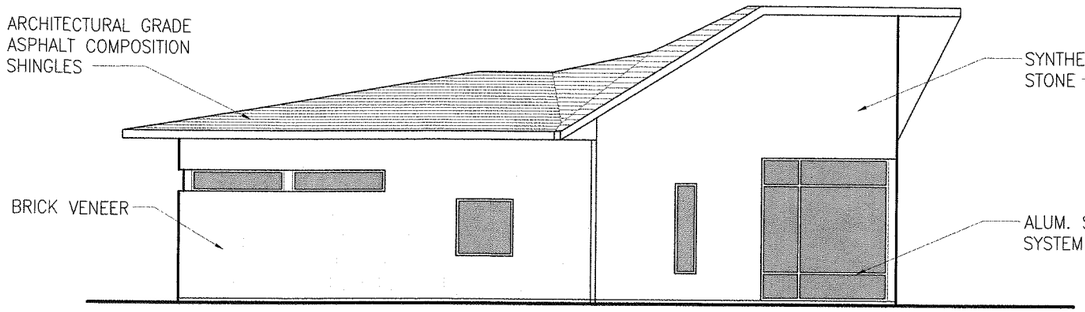
5. DUE TO THE LIMITED AMOUNT OF REFUSE, TRASH SHALL BE COLLECTED FROM POLY-TOTERS, AS APPROVED BY THE CITY OF SHERMAN.

DESIGN DEVELOPMENT REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

davidbaca STUDIO
Edward Jones - Mabary Office
701 East Lamberth Road, Sherman, Texas 75092
100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090 t 903 893 5800 f 903 893 5866 e david@davidbacastudio.com

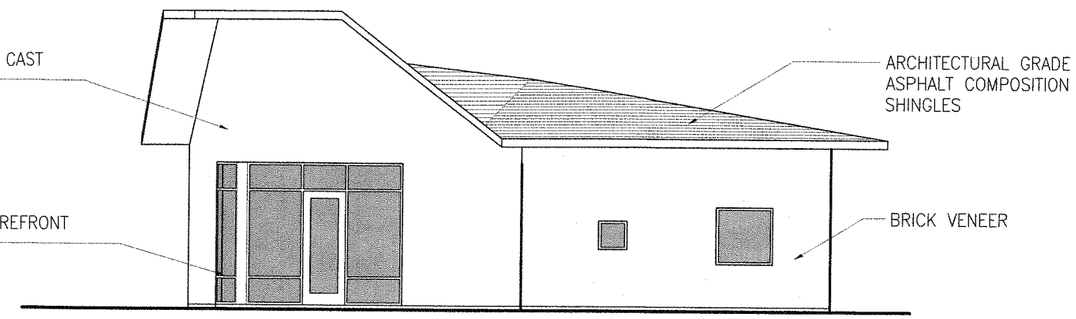
PROJECT NUMBER
1634
DATE
01.25.17
SHEET NUMBER
SP-1

site plan



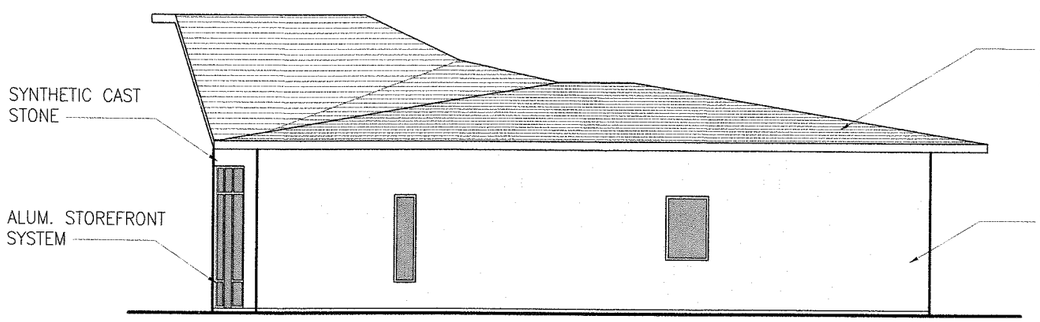
MASTERS STREET ELEVATION

SCALE: 3/32" = 1'-0"



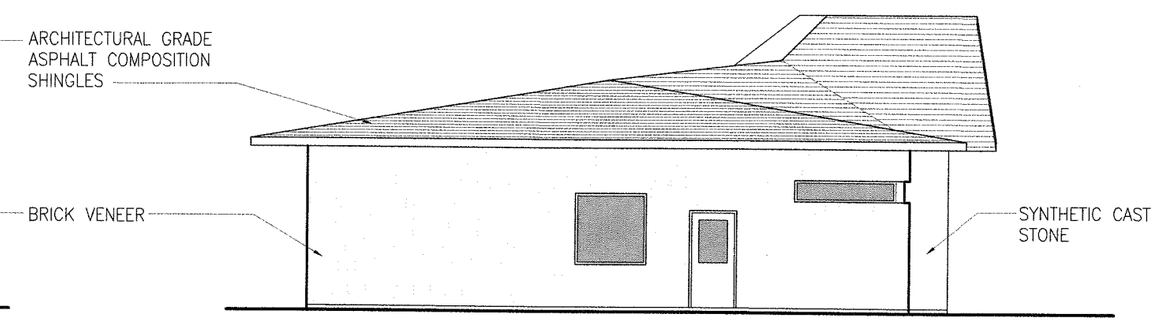
LAMBERTH ROAD ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

davidbaca STUDIO

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

Edward Jones - Mabary Office

701 East Lamberth Road, Sherman, Texas 75092

exterior elevations

PROJECT NUMBER
1634

DATE
11.29.16

SHEET NUMBER
SP-2

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 15, 2017

John Mabary
115 W. Lamberth, Ste. B
Sherman, TX 75092

David Baca Studio, LLC
100 N. Travis Street, No 500A
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 10' side yard setback along the east property line in lieu of required 15' in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 701 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 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. Review the zoning and development ordinance for additional requirements.
2. 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:

3. Driveway permit required prior to placement of concrete.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 20.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

230 E. SYCAMORE STREET

The request of Cool Water Development, LLP (Owners) and David Baca Studio, LLC (Architect) concerning the property located at 230 East Sycamore Street, being Lot 1, Ellison Addition, as follows:

Planning and Zoning Board

Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a self-storage facility (Cool Water Storage) in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Background:

The property is located at 230 East Sycamore Street between the U.S. Highway 75 access road and Branch Street; formerly the American Legion. The property is zoned a C-2 (General Commercial) District and also located in the O-1.2 (Sam Rayburn Freeway Overlay) District.

Cool Water Development recently purchased the property and would like to renovate the existing 8,800 square foot building and add additions for a self-storage facility. The total building area will be approximately 25,000 square foot. There will also be an outside storage area for RV and boat parking; 8 slips. The site plan is conceptual.

Adjacent Zoning:

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

Origination:

Cool Water Development, LLP (Owners)
David Baca Studio, LLC (Architect)

Master Plan Designation:

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

Number of notices mailed:

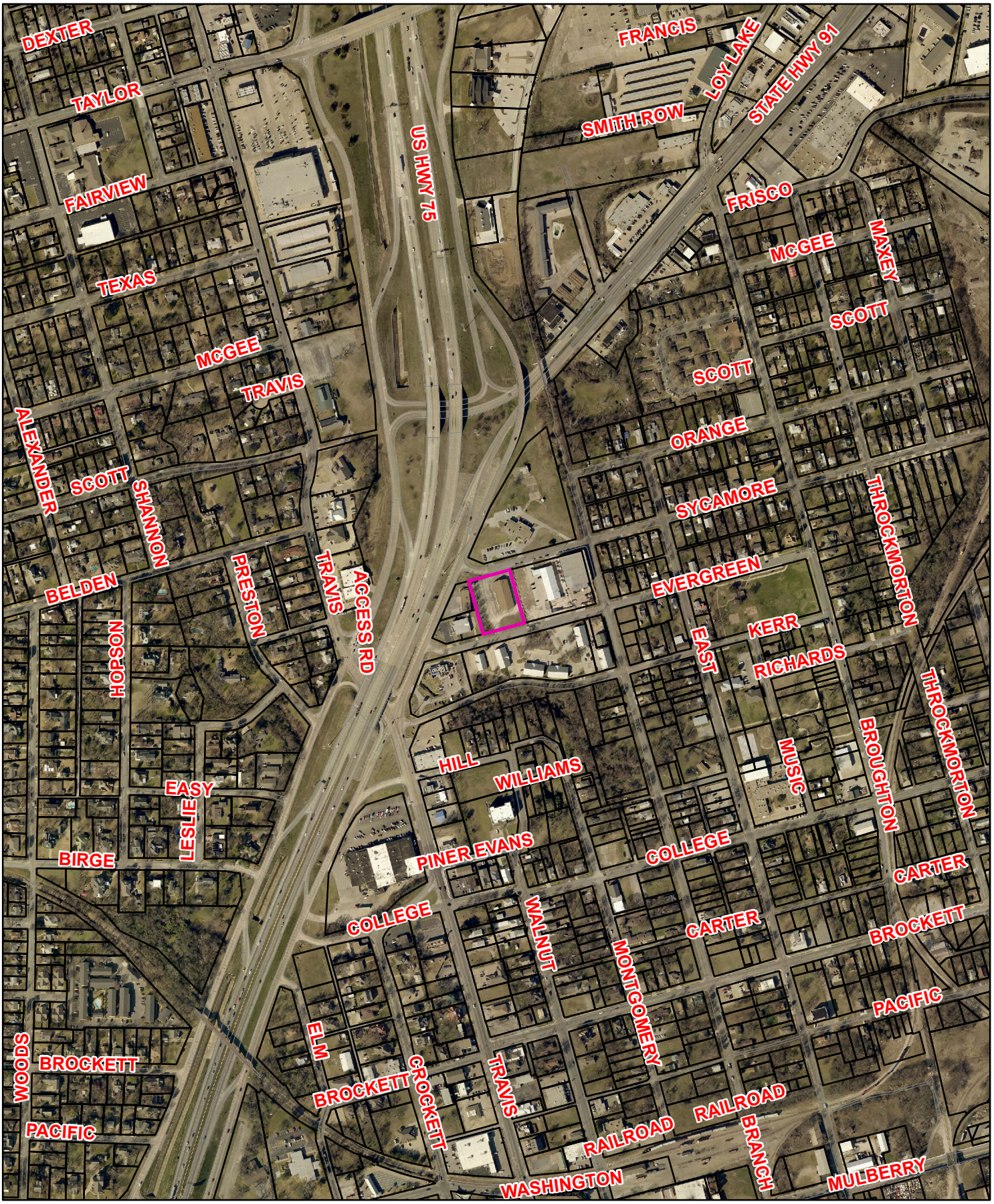
5

Objections Received:

0

Attachments

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



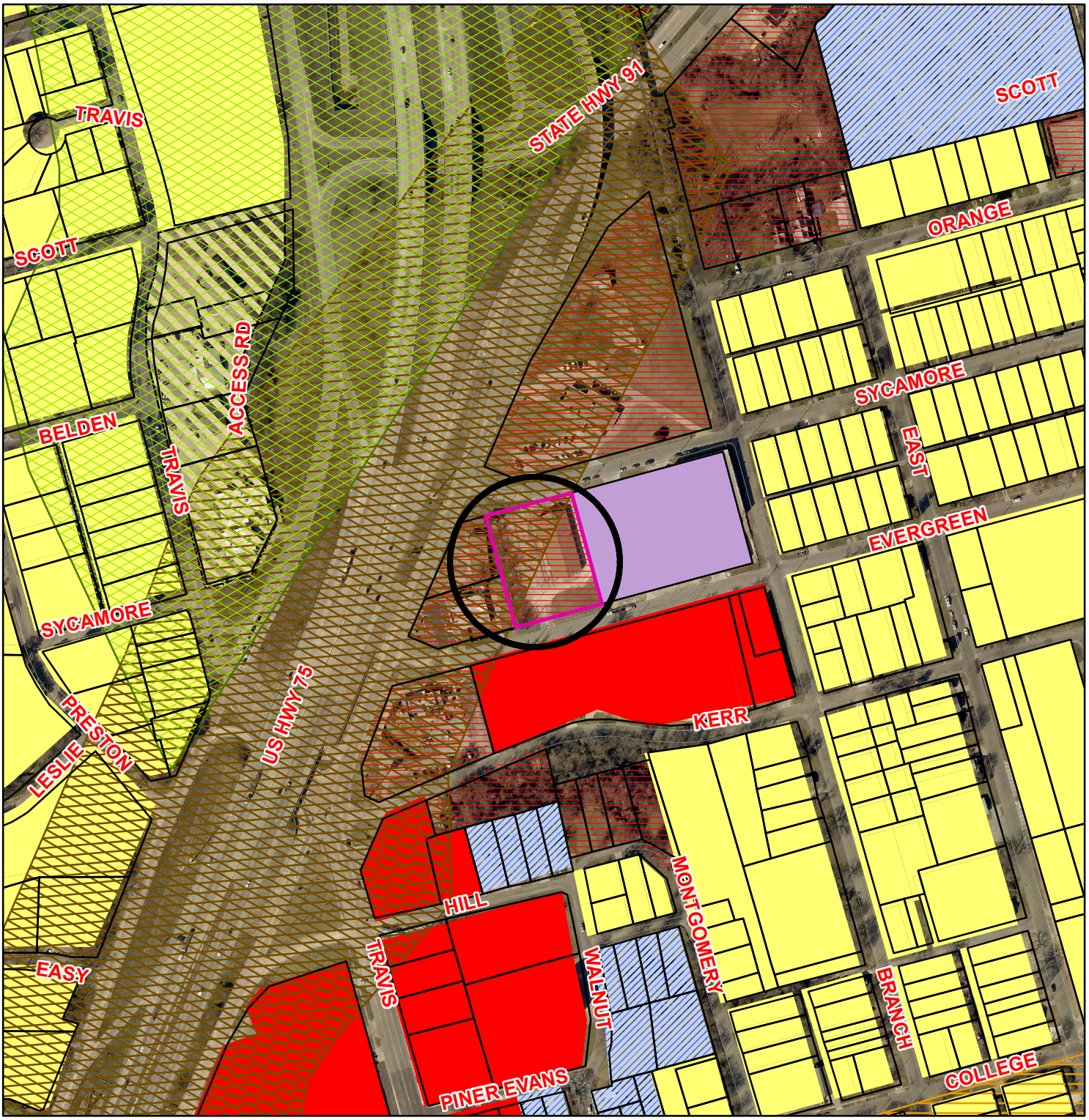
Sherman
CLASSIC TOWN. BROAD HORIZON.

230 E. Sycamore

NOT TO SCALE

1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 230 E. Sycamore

Legend

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

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

Zoning Districts
- 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

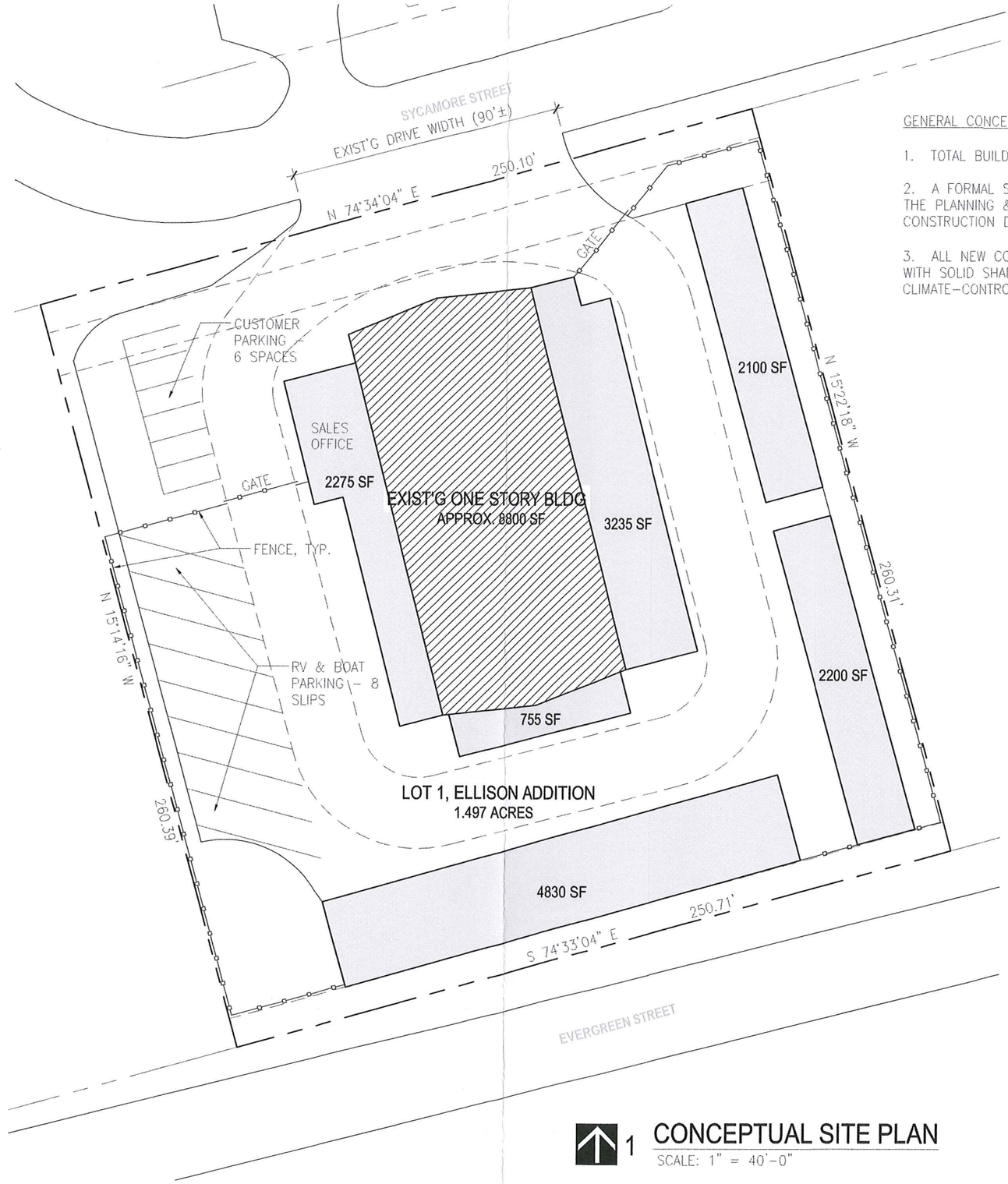
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 313 ft

City of Sherman, Texas
Developmental Services Department

230 E. Sycamore



1 CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

GENERAL CONCEPT SITE PLAN NOTES:

1. TOTAL BUILDING AREAS (EXISTING + NEW) IS ~~XXXXX~~ 25,000 S.F.

2. A FORMAL SITE PLAN SHALL BE PREPARED AND REVIEWED BY THE PLANNING & ZONING COMMISSION PRIOR TO SUBMITTING CONSTRUCTION DOCUMENTS FOR PERMITTING & CONSTRUCTION.

3. ALL NEW CONSTRUCTION (NON-CLIMATE STORAGE) IS SHOWN WITH SOLID SHADE. EXISTING BUILDING SHALL HOUSE CLIMATE-CONTROLLED STORAGE.

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

davidbaca STUDIO

t 903 893 5800 f 903 893 5866 e david@davidbacastudio.com

Cool Water Storage

230 East Sycamore Street, Sherman, Texas 75090

100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090

conceptual site plan

PROJECT NUMBER
1707

DATE
01.26.17

SHEET NUMBER
SUP-1

NATIONAL

STAFF REVIEW LETTER

February 15, 2017

Cool Water Development
PO Box 193
Sherman, TX 75091

David Baca Studio, LLC
100 N. Travis Street, No 500A
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and conceptual site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a self-storage facility (Cool Water Storage) in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 230 East Sycamore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. The exterior façade is required to be masonry or masonry veneer, or concrete siding.
6. Shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into Evergreen Street or Sycamore Street right-of-way.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. This site plan is conceptual and will require additional site plan approval from the Planning and Zoning Commission before construction begins.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. All requirements of the Floodplain Ordinance shall be followed.
13. Parking will be permitted on private property only.
14. The location of trash receptors must be approved by the Public Works Department.
15. Verify fire lane requirements with Fire Marshall.
16. Drive approaches shall conform to City of Sherman standards and a permit is required. Maximum driveway width is 35-feet.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 21.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

230 W. HOUSTON STREET

The request of Creta Lynn Carter, II and Jeffrey Ray Brown (Owners), Kacy Epperson (Applicant/Tenant/Prospective Buyer) and Tatchio & Associates (Architect) concerning the property located at 230 West Houston Street, being Lot 8, Block X, S.B. Allen Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow the existing wood siding facade in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

Planning and Zoning Board

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

Background:

The property is located at 230 West Houston Street, the southeast corner of Houston Street and Elm Street. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. The prospective buyer would like to open the Brass Rabbit Tattoo at this location. The building has siding of different materials filling the openings that were once glass windows and doors and they would like to leave it that way; the front of the building is part masonry.

Adjacent Zoning:

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

Origination:

Creta Lynn Carter, II and Jeffrey Ray Brown (Owners)
Kacy Epperson (Applicant/Tenant/Prospective Buyer)
Tatchio & Associates (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:

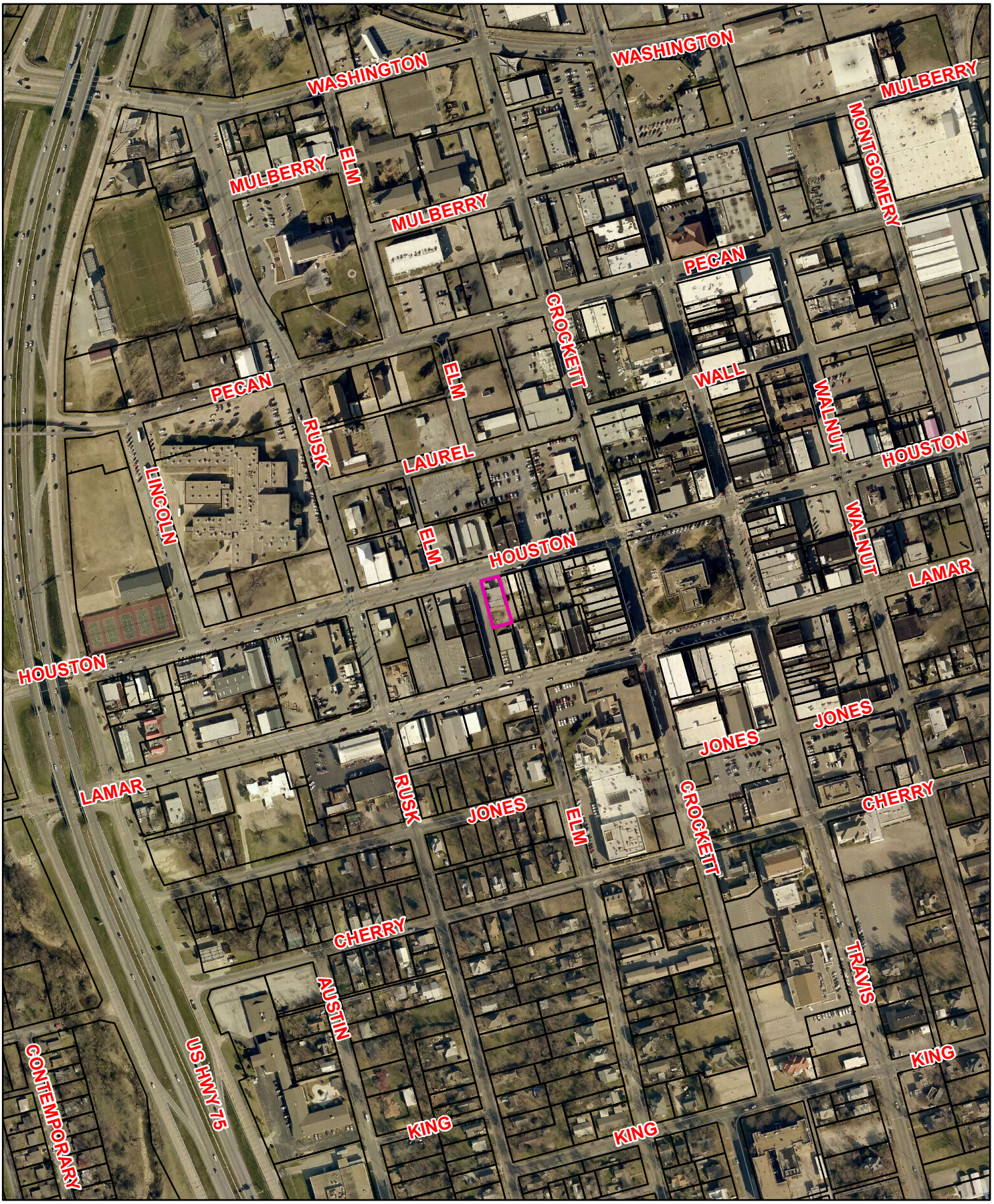
14

Objections Received:

0

Attachments

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



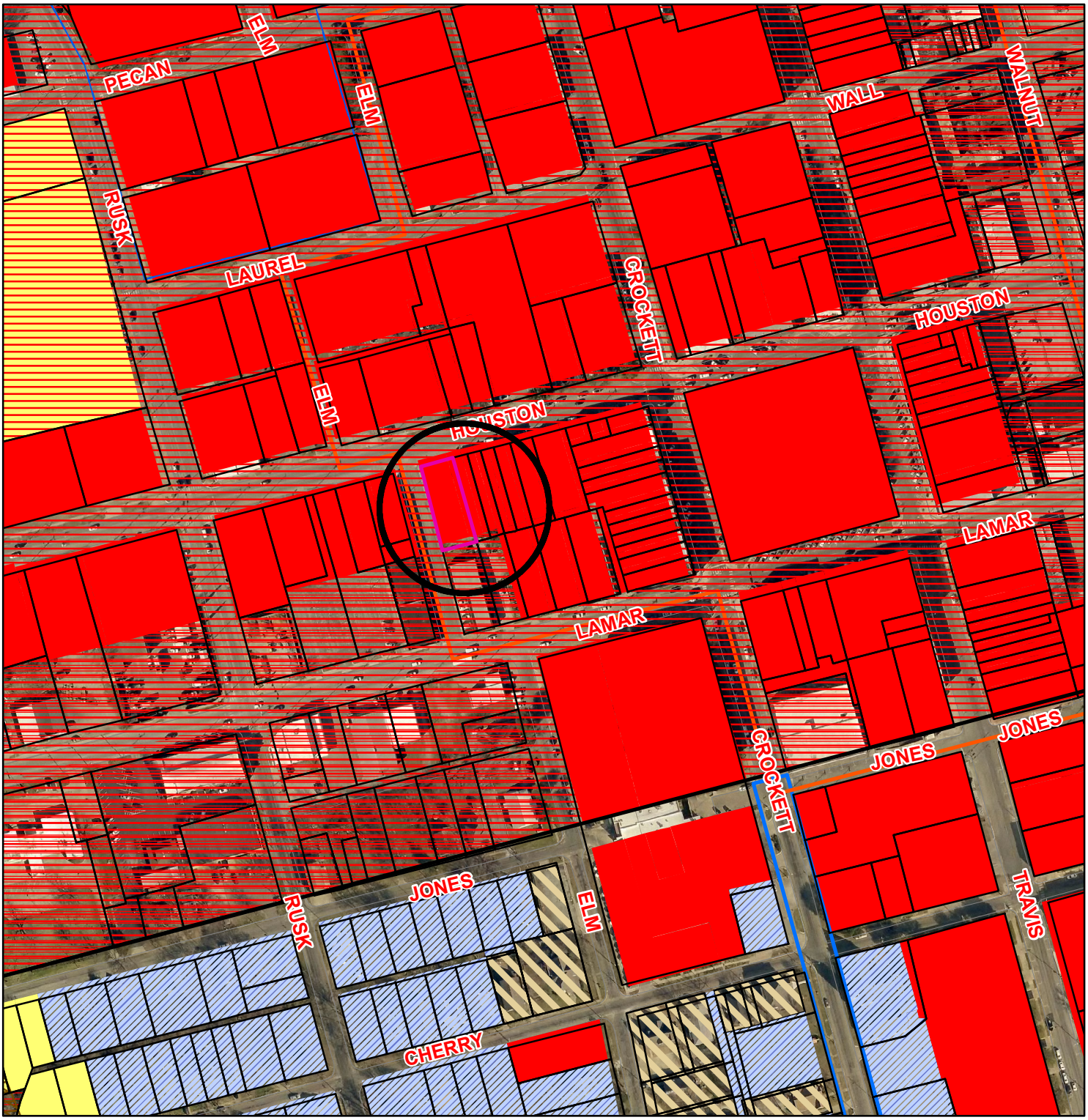
Sherman
CLASSIC TOWN. BROAD HORIZON.

230 W. Houston

NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 230 W. Houston

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

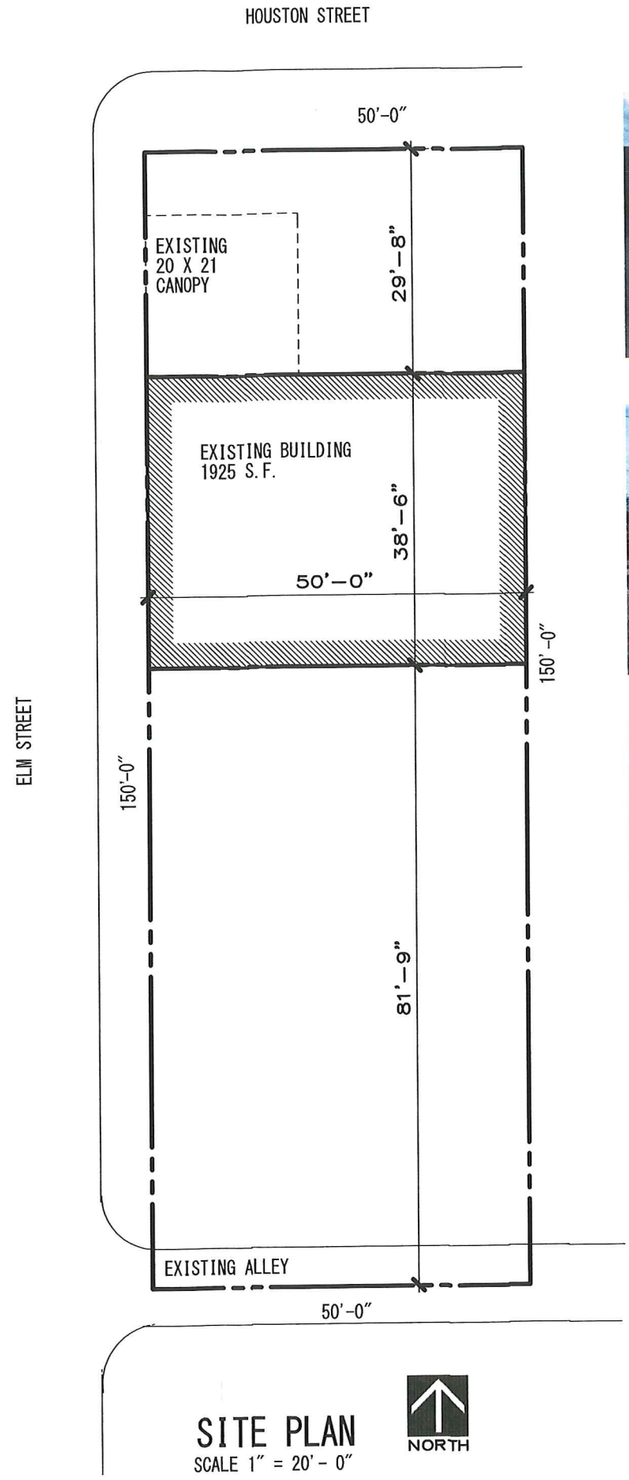
1 in = 242 ft

City of Sherman, Texas
Developmental Services Department

230 W. Houston

ZONING: CBD
PARKING: NONE REQUIRED PER ZONING

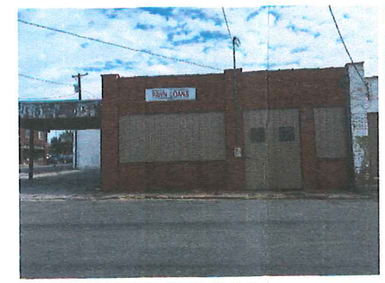
NOTES:
1. SIGNAGE SHALL COMPLY WITH CITY OF SHERMAN ORDINANCE



SITE PLAN
SCALE 1" = 20' - 0"

NORTH

NORTH ELEVATION FROM HOUSTON ST.



WEST ELEVATION FROM ELM ST.

REAR YARD

SOUTH ELEVATION

SOUTH ELEVATION

LEGAL DESCRIPTION
230 W HOUSTON SHERMAN, TX.
LOT 8, BLOCK X OF THE
ALLEN S. B. ADDITION TO
THE CITY OF SHERMAN, TX.

ZONING PLAN FOR
NEW BUSINESS
SHERMAN, TX

REGISTERED ARCHITECT
RODNEY J. TATCHIO
9479
STATE OF TEXAS

DATE: 1/25/17
1703
PROJECT NO.
C-1
SHEET NO.

1/25/2017 4:09 PM T:\1703 tatoo\1703 C1 SITE PLAN.dec

TATCHIO AND ASSOCIATES ARCHITECT
(903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net

STAFF REVIEW LETTER

February 15, 2017

Kacy Epperson
1312 S. Travis
Sherman, TX 75090

Creta Lynn Carter II
801 S. Armstrong
Denison, TX 75020

Tatchio & Associates
3512 Frisco Rd.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a tattoo shop in a C-1 (Retail Business) District/Central Business District for the property located at 230 West Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the Central Business District and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. The City of Sherman does not maintain alleys.
8. Obstruction of the existing sidewalk is not allowed.

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

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 22.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **4100-4300 BLOCKS BREEZY MEADOWS LANE & 200-600 BLOCKS SWAN RIDGE DRIVE**

The request of 1417 Land Holdings LLC (Owners), Dietz Engineering (Engineer) and F.E. Bemenderfer, Jr., Roome Land Surveying (Surveyor) concerning the property in the 4100-4300 Blocks of Breezy Meadows Lane and the 200-600 Blocks Swan Ridge Drive, being 32.629 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Preliminary Plat approval of Kennedy Estates

Background:

The property is located in the 4100-4300 blocks of Breezy Meadows Lane and the 200-600 blocks of Swan Ridge Drive, off West Houston Street. It is located east of the Seasons West subdivision and west of Texoma Christian School. The property is zoned an R-1 (One Family Residential District.The owners would like to plat the property into eighty-nine (89) lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

1417 Land Holdings LLC (Owners)
Dietz Engineering (Engineer)
F.E. Bemenderfer, Jr., Roome Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

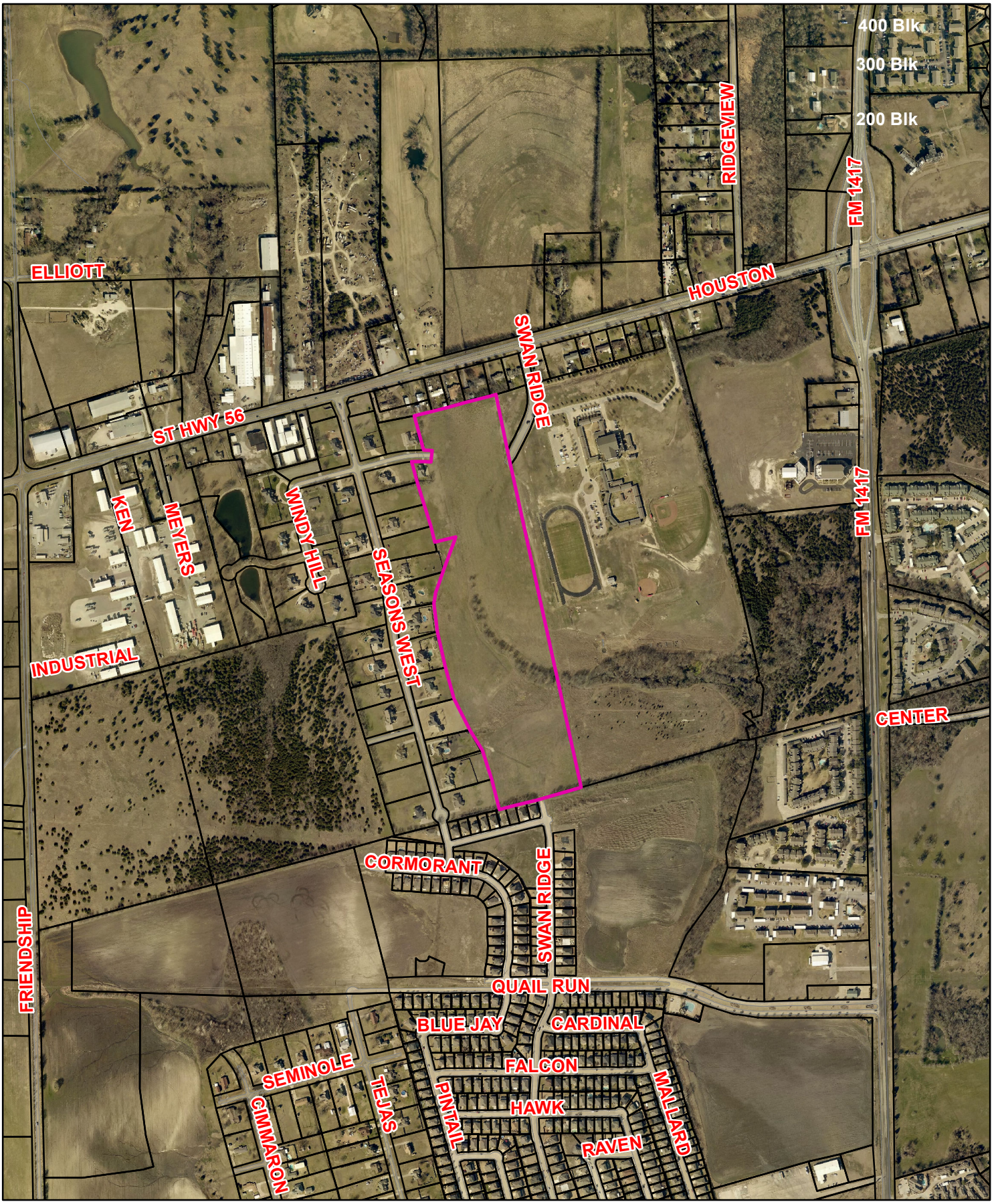
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



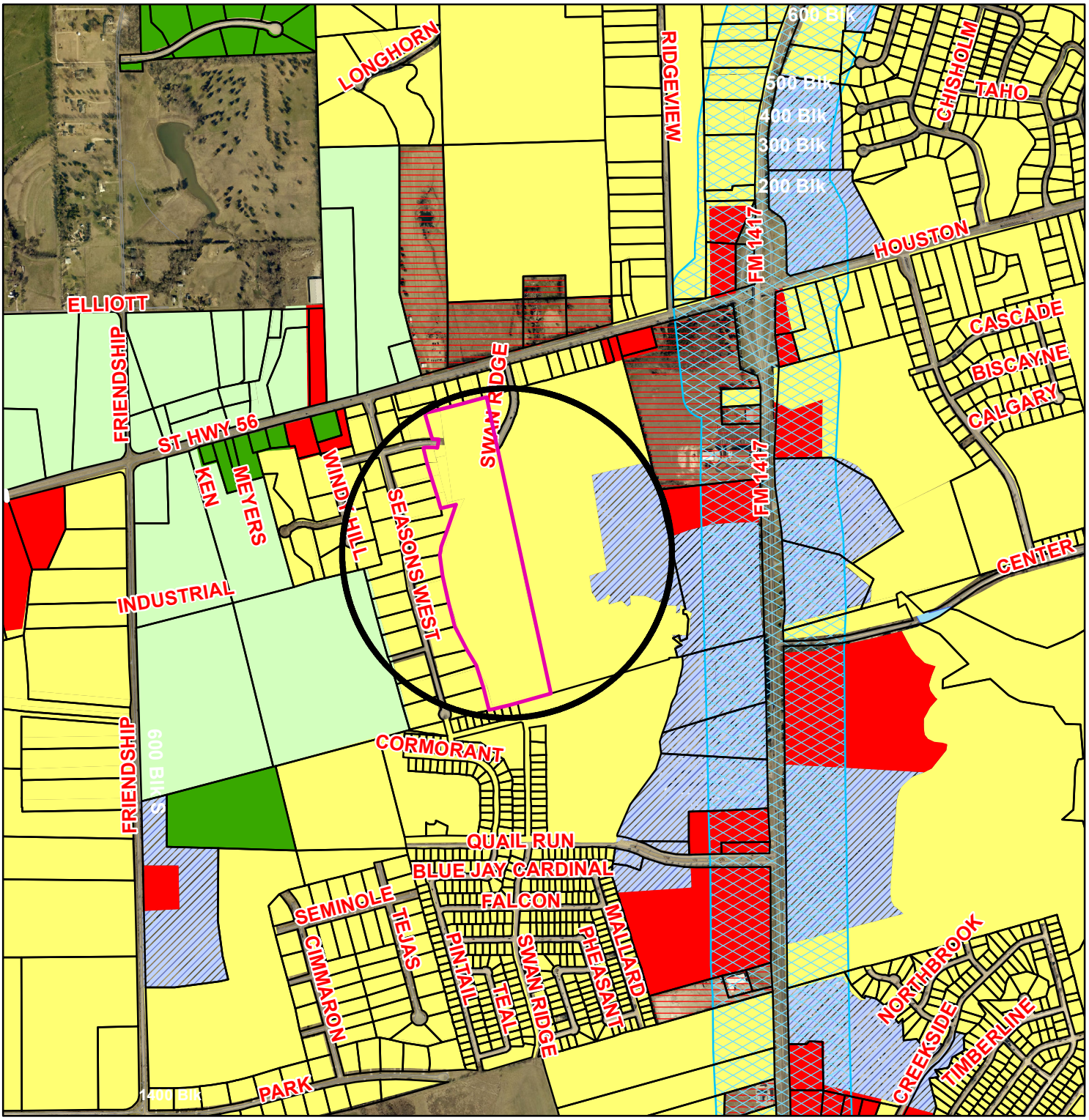
Sherman
CLASSIC TOWN. BROAD HORIZON.

4100-4300 Blks. Breezy Meadows Lane & 200-600 Blks. Swan Ridge Drive

NOT TO SCALE

1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 4100-4300 Blks. Breezy Meadows Lane & 200-600 Blks. Swan Ridge Drive Kennedy Estates

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

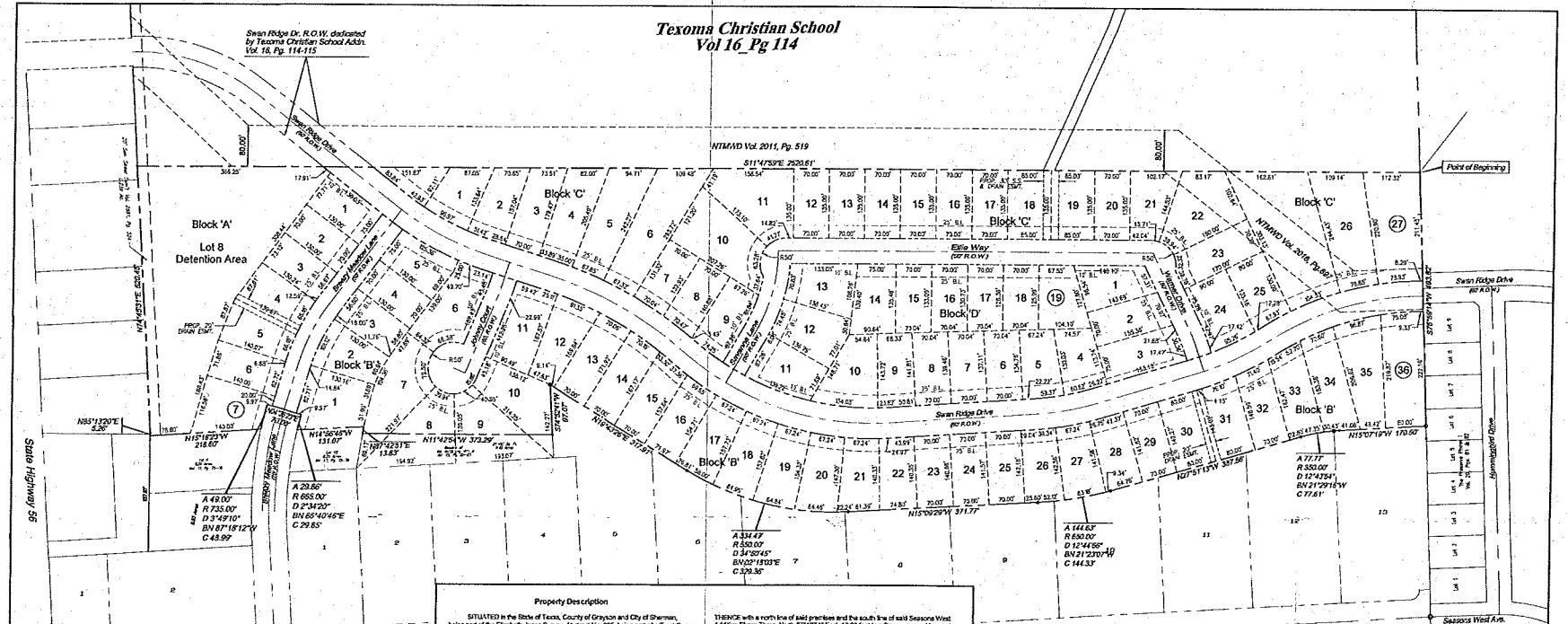
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

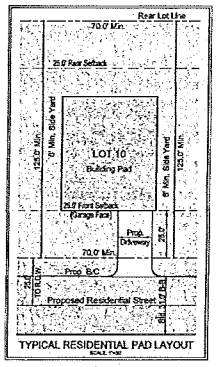
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 1,162 ft

City of Sherman, Texas
Developmental Services Department





1417 Land Holdings, LLC
Preliminary Plat - Kennedy Estates
Sherman, Texas

Project Summary:

Subject Tract Area: 32.63 Acres
Phase 1: 63 Buildable residential Lots
Phase 2: 26 Buildable residential Lots
Project Total: 89 Buildable Residential Lots

Current Zoning: R-1
Minimum Lot Area: 6,000 square feet
Minimum Lot Width: 60 feet
Minimum Front Yard: 25 feet
Minimum Rear Yard: 25 feet
Minimum Side Yard: 6 feet (10 feet on Corner Lot)

Variance Request as Follows:
- Lot Width to be measured at the Building Line

Property Description

SITUATED in the State of Texas, County of Grayson and City of Sherman, being part of the Elizabeth Jones Survey, Abstract No. 625, being part of a Tract One: 20.00 acre tract and part of a Tract Two: 10.00 acre tract as recorded in Volume 2015, Page 474 of the Real Property Records, Grayson County, Texas, part of a 30.02 acre tract as recorded in Volume 3158, Page 77 of the Real Property Records, Grayson County, Texas, all of a 1417 Land Holdings, LLC called 32.8392 acre tract as recorded in Volume 4943, Page 511 of the Real Property Records, Grayson County, Texas with said premises being more particulary described as follows:

BEGINNING at a 5/8" iron rod found marking the southeast corner of said Tract One: 19.00 acre tract, the southeast corner of said called 32.8392 acre tract, the southwest corner of Texoma Christian School Addition as recorded in Volume 16, Page 114-115 of the Plat Records, Grayson County, Texas and being in the north line of a 1417 Land Holdings, LLC 34.1918 acre tract as recorded in Volume 4943, Page 511 of the Real Property Records, Grayson County, Texas;

THENCE with the south line of said 10.00 acre tract, said called 32.8392 acre tract, the north line of said 34.1918 acre tract, with the north line said 1417 Land Holdings, LLC 34.1918 acre tract and partway with the north line of The Preserve Phase 1 as recorded in Volume 20, Page 81-82 of the Plat Records, Grayson County, Texas, South 75°59'14" West, 493.62 feet to a Roome capped iron rod set marking the southwest corner of the Amended Plat of Seasons West Addition Phase Two as recorded in Volume 18, Pages 78-79 of the Plat Records, Grayson County, Texas;

THENCE with the west line of the herein described premises and the east line of said Amended Plat of Seasons West Addition Phase Two as follows: North 15°07'19" West, 170.50 feet to a Roome capped iron rod set marking the beginning of a curve to the left; northwesterly along said curve to the left having a central angle of 12°42'54", with a radius of 350.00 feet, for an arc distance of 77.77 feet (chord = North 21°29'16" West, 77.61 feet) to a 4708 capped iron rod found marking the end of said curve; North 27°51'13" West, 387.56 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northwesterly along said curve to the right having a central angle of 10°44'56", with a radius of 800.00 feet, for an arc distance of 144.63 feet (chord = North 21°23'05" West, 144.33 feet) to a 1/2" iron rod found marking the end of said curve; North 15°00'29" West, 371.77 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northeasterly along said curve to the right having a central angle of 34°50'45", with a radius of 550.00, for an arc distance of 334.43 feet (chord = North 02°15'03" East, 329.36 feet to a Roome capped iron rod set marking the end of said curve and being in the east line of the Amended Plat of Seasons West Addition Phase One as recorded in Volume 16, Pages 74 of the Plat Records, Grayson County Texas;

THENCE continuing with the west line of said premises and the east line of the Amended Plat of Seasons West Addition Phase One, North 19°43'28" East, 317.61 feet to a Roome capped iron rod set for corner;

THENCE with a north line of said addition and a south line of said premises, South 74°52'41" West, 67.07 feet to a Roome capped iron rod set marking the southeast corner of Alerian Addition as recorded in Volume 15, Pages 22-23 of the Plat Records, Grayson County, Texas;

THENCE with a west line of said premises and the east line of said Alerian Addition, North 11°42'54" West, 373.29 feet to a Roome capped iron rod set marking the northeast corner of said addition, and being in the south line of Seasons West Addition Phase Three as recorded in Volume 17, Pages 75-76 of the Plat Records, Grayson County, Texas;

THENCE with a north line of said premises and the south line of said Seasons West Addition Phase Three, North 87°42'51" East, 13.83 feet to a Roome capped iron rod set marking a southeast corner of said addition;

THENCE with a west line of said premises and an east line of said Seasons West Addition Phase Three, North 14°56'45" West, 131.07 feet to a 1/2" iron rod found in the curving north line of said addition and the south right-of-way line of Breezy Meadow Lane (70' R.O.W.);

THENCE southeasterly along a north line of said addition and the south right-of-way line of said roadway, a curve to the right having a central angle of 00°34'20", with a radius of 665.00 feet, for an arc distance of 29.85 feet (chord = South 85°40'45" East, 29.85 feet) to a Roome capped iron rod set for corner;

THENCE with a west line of said premises, and the east line of said addition, North 04°30'23" East, 70.00 feet to a Roome capped iron rod set for corner;

THENCE with the curving north right-of-way line of said Breezy Meadow lane and a north line of said addition, northwesterly along a curve to the left having a central angle of 03°40'19", with a radius of 735.00 feet, for an distance of 49.00 feet (chord = North 87°18'12" West, 48.99 feet) to a 1/2" iron rod found for corner;

THENCE continuing with a west line of said premises and the east line of said Seasons West Addition Phase Three, North 15°19'23" West, 218.50 feet to a point marking the northeast corner of said addition and being in the south line of Lot 4, Block 1, Alerian Addition as recorded in Volume 15, Page 22 of the Plat Records, Grayson County, Texas;

THENCE with a north line of said premises and the south line of Lot 4 of said Alerian Addition, North 85°13'20" East, 5.25 feet to a 1/2" iron rod found marking the northwest corner of the aforementioned Tract One: 20.00 acre tract, and the southwest corner of John and Paula Lodge's property as recorded in Volume 1551, Page 302 of the Real Property Records, Grayson County, Texas and the northwest corner of the aforementioned 1417 Holdings called 32.8392 acre tract;

THENCE with the north line of 1417 Holdings called 32.8392 acre tract recorded in Volume 4943, Page 511, the north line of Tract One: 20.00 acre tract, the south line of Lodge's property, Irwin's property as recorded in Volume 1309, Page 606, Elston's property in Volume 5334, Page 394 and Ferris property as recorded in Volume 1395, Page 174 of the Real Property Records, Grayson County, Texas, North 74°45'31" East, 520.43 feet to a Roome capped iron rod set marking the northeast corner said called 32.8392 acre tract, said Tract One: 20.00 acre tract, and the northwest corner of the aforementioned Texoma Christian School Addition;

THENCE with the east line of said called 32.8392 acre tract, said Tract One: 20.00 acre tract, and the west line of said Texoma Christian School Addition, South 11°47'59" East, 2520.61 feet to the place of beginning and containing 32.629 acres of land

SURVEYOR'S CERTIFICATE

I, F.E. Bernsdorfer, Jr., do hereby certify that this plat was prepared from or on the ground survey of the property herein described, and that the corner monuments shown thereon were placed under my supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

Chairman, City of Sherman Planning and Zoning Commission — *Date*

OWNER / DEVELOPER:
1417 Land Holdings, LLC
4849 Greenville Avenue, Suite 250
Dallas, TX 75206

PREPARED BY:
dietz engineering
F-5049
205 s. alma drive
allen . texas . 75013
(972) 889.9977

dietz engineering
F-5049

STATE OF TEXAS — ROGER D. DIETZ — No. 67320 — REGISTERED PROFESSIONAL ENGINEER

Signing Date:

dietz engineering
205 s. alma drive
allen, texas 75013
voice: 972 889-9977
fax: 972 889-9993

Drawn By: LL
Checked By: RDD

Revisions:

No.	Date	Description

Preliminary Plat
KENNEDY ESTATES
89 Residential Lots
City of Sherman, Grayson County, Texas

NORTH
0 50 100 200

24"x36" Scale: 1"=100'
Vertical Scale: na
11"x17" Scale: 1"=200'
Vertical Scale: na

Project No.: E-MSR-005
Issue Date: January 25, 2017

Sheet Title:
Preliminary Plat
Kennedy Estates

Sheet No.:
PP1.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

1417 Land Holdings, LLC
4849 Greenville Ave., Suite 250
Dallas, TX 75206

Dietz Engineering
F-5049
205 S. Alma Drive
Allen, TX 75013

Dear Applicants,

The request for approval of the Preliminary Plat of Kennedy Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate a 10' Utility Easement along all roadways.
6. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
7. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
8. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
9. Development Agreement required for Public Infrastructures.
10. Development plans and specifications are required and shall be approved by City engineering.
11. Provide drainage easements behind lots (Block 'B') as required to catch and drain Phase II of Seasons West.
12. Incorporate small dead triangle next to Lot 1 of Block 'C.'
13. Provide drainage easement for detention basin Block 'A.'
14. Require lot encompassed by NTMWD easement be combined with adjacent lot(s).
15. Breezy Meadows Lane shall match existing street and sidewalk dimensions.
16. There is already a street named Savannah Drive in Sherman. Please rename Savanna Lane.
17. Rename Breezy Meadow Lane to Breezy Meadows Lane.

18. Remove Typical Residential Pad Layout.
19. Remove building lines.
20. Minimum Lot width: 60' – measured at street frontage property lines, not the building line.
21. Remove zoning and setback notes in project summary.
22. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 23.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

* **2411 TEXOMA PARKWAY**

The request of Alcoholic Services of Texoma, Inc. and Lamance Properties, LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2411 Texoma Parkway, being 4.328 acres in the Rueben Hendrix Survey, Abstract No. 504, as follows;

Planning and Zoning Commission

Replat approval of the Alcoholic Services Addition, a Replat of Lot 1, Block 1, Helen Perkins Addition and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition.

Background:

The property is located at 2411 Texoma Parkway; the northeast corner of Texoma Parkway and Baker Drive. The owners would like to replat the property into two lots for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Alcoholic Services of Texoma, Inc. and Lamance Properties, LP (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

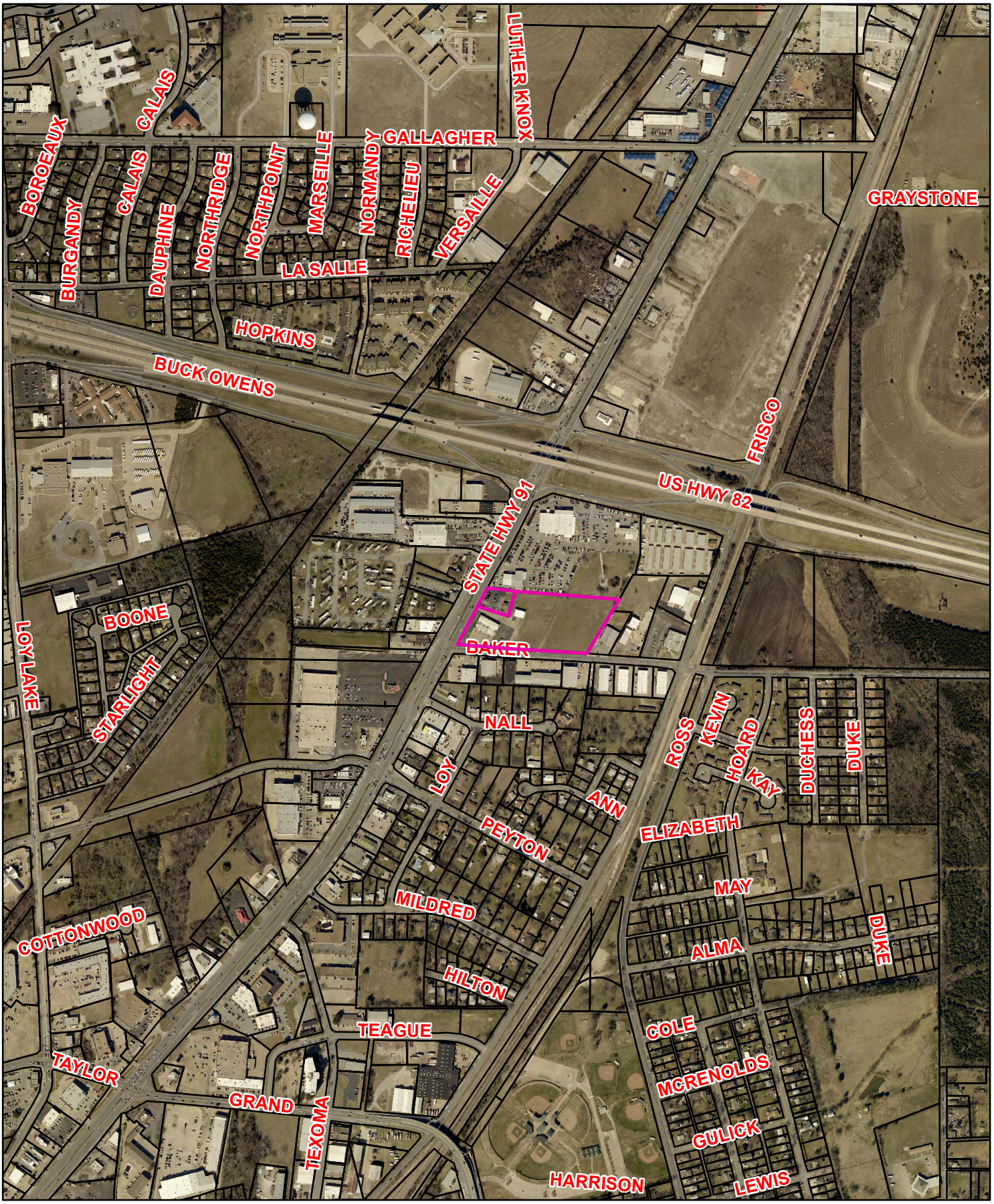
Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:
Not required.

Objections Received:
0

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



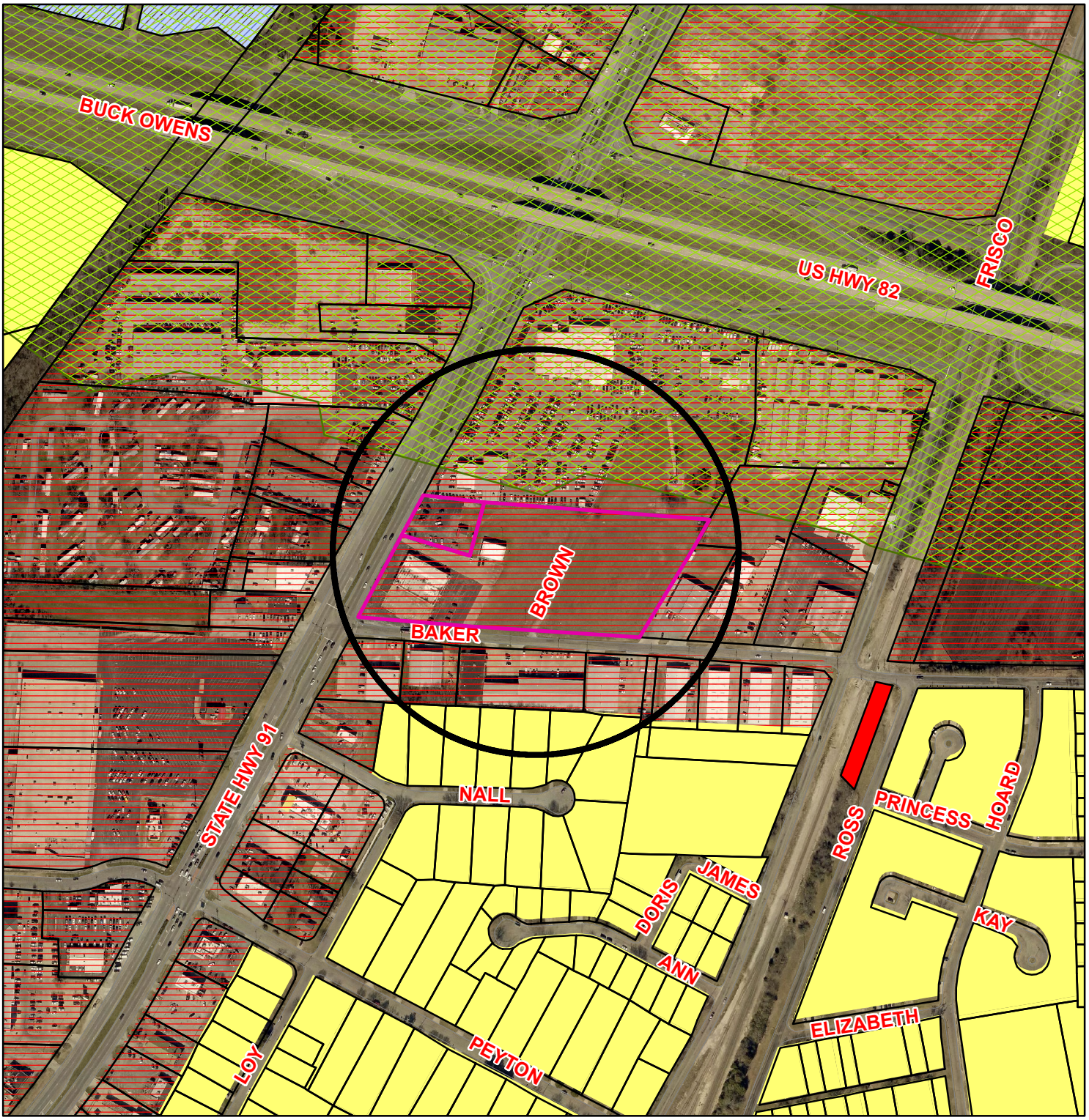
Sherman
CLASSIC TOWN. BROAD HORIZON.

2411 Texoma Parkway

NOT TO SCALE

1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2411 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

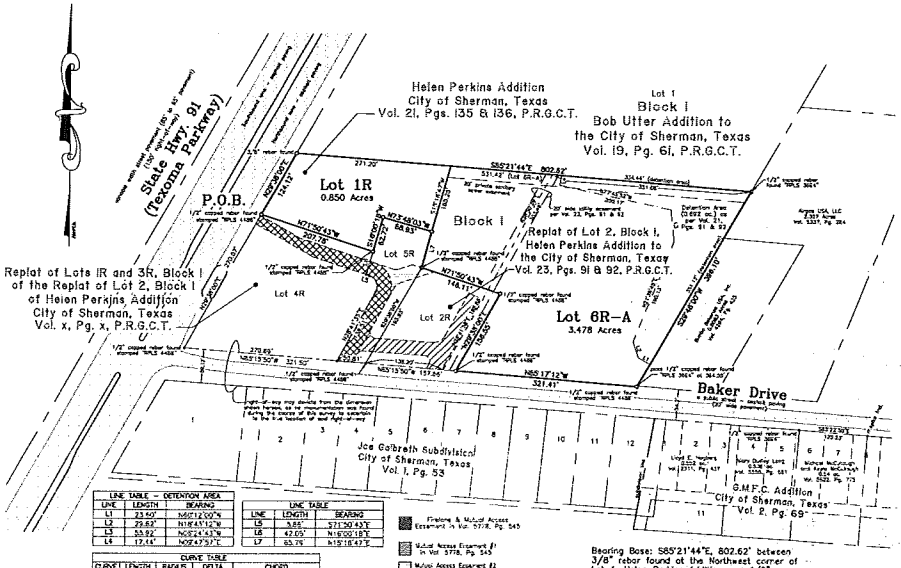
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOT TO SCALE

1 in = 403 ft

City of Sherman, Texas
Developmental Services Department

Job No. CGS38117



LINE TABLE – DETENTION AREA		
LINE	LENGTH	BEARING
L1	23.40'	N66°12'00"W
L2	29.62'	N18°43'12"W
L3	55.92'	N06°14'43"W
L4	17.14'	N02°47'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L5	9.85'	S71°30'43"E
L6	42.05'	N16°02'18"E
L7	63.75	N15°18'43"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	35.09'	20.00'	100°32'18"	N21°34'34"W 30.76'

Alcoholic Services Addition

Replat of Lot 1, Block 1, Helen Perkins Addition (Vol. 21, Pgs. 135 & 136) and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition

to the City of Sherman, Texas

4.328 Acres

in the

Rueben Hendrix Survey Abstract No. 504

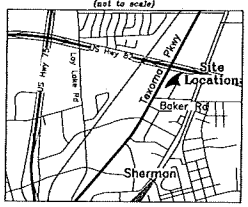
Owner (Lot 6R):
Alcoholic Services of Texoma, Inc
1515 Baker Drive
Sherman, Texas 75090
Phone: 903-870-6444

Owner (Lot 1):
Lamance Properties, LP
PO Box 1945
Sherman, Texas 75091

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Service.
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, 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.

Vicinity Map
(not to scale)



Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4068
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

C:\Land Projects R2\Replat-and-Topo-of-Helen-Perkins-Addition\dwg\Replat.dwg 9/27/2016 11:23:14 AM CDT

Job No. CGS38117

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Rueben Hendrix Survey, Abstract No. 504, and being all of Lot 6R, Replat of Lots 1R and 3R, Block 1, Replat of Lot 2, Block 1, Helen Perkins Addition to the City of Sherman, Texas as per plat of record in Volume x, Pages x and x, Plat Records, Grayson County, Texas and all of Lot 1, Block 1, Helen Perkins Addition to the City of Sherman, Texas as per plat of record in Volume 21, Pages 135 and 136, said Plat Records and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 4488" in the East line of State Hwy. No. 91 (AKA: Texoma Parkway), at the Northwest corner of Lot 4R, said Replat in Vol. x, Pg. x and the Southwest corner of said Lot 1, Block 1, Helen Perkins Add., at the most Western Southwest corner of the herein described tract;

THENCE North 29 deg. 38 min. 00 sec. East, with the East line of said Texoma Parkway and the West line of said Lot 1, Block 1, Helen Perkins Add., a distance of 124.12 ft. to a 3/8 inch rebar found at the Northwest corner of said Lot 1, Block 1, Helen Perkins Add. and the Southwest corner of Lot 1, Block 1, Bob Utter Addition to the City of Sherman, Texas as per plat of record in Volume 19, Page 61, said Plat Records, Grayson County, Texas, a the Northwest corner of the herein described tract;

THENCE South 85 deg. 21 min. 44 sec. East, with the North line of said Lot 1, Block 1, Helen Perkins Add. and the South line of said Lot 1, Block 1, Bob Utter Addition, passing the Northeast corner of slad Lot 1 (Helen Perkins Add.) and the Northwest corner of Lot 6R, said Replat in Vol. x, Pg. x and continuing for a TOTAL distance of 802.62 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Southeast corner of said Lot 1, the Northeast corner of said Lot 6R and in the West line of the 2.357 acre tract of land conveyed to Airgas USA, LLC in Volume 5337, Page 284, Official Public Records, Grayson County, Texas, at the Northeast corner of the herein described tract;

THENCE South 29 deg. 48 min. 00 sec. West, with the East line of said Lot 6R and the West line of said Airgas 2.357 ac., passing the most Western Southwest corner of said 2.357 ac. and the Northwest corner of the 0.8083 acre tract of land conveyed to Bimbo Bakeries USA, Inc. in Volume 4294, Page 425, said Official Public Records and continuing now with the West line of said 0.8083 ac., passing a 1/2 inch capped rebar found, stamped "RPLS 3694" at 394.50 ft. at the Southwest corner of said Bimbo 0.8083 ac. and in the North line of said Baker Street, a public street, continuing for a TOTAL distance of 398.10 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" in the North line of said Baker Street, at the Southeast corner of said Lot 6R and the Southeast corner of the herein described tract;

THENCE North 85 deg. 17 min. 12 sec. West, with the South line of said Lot 6R and the North line of said Baker Street, a distance of 321.41 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the Southwest corner of Lot 2R, Replat of Lot 2, Block 1, Helen Perkins Addition to the City of Sherman, Texas as per plat of record in Volume 23, Pages 91 and 92, said Plat Records and the most Southern Southwest corner of both said Lot 6R and the herein described tract;

THENCE North 29 deg. 38 min. 00 sec. East, with a West line of said Lot 6R and the East line of said Lot 2R, a distance of 156.55 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the Northeast corner of said Lot 2R, an ELl corner of both said Lot 6R and the herein described tract;

THENCE North 71 deg. 50 min. 43 sec. West, with the North line of said Lot 2R and a South line of said Lot 6R, a distance of 146.11 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the Northwest corner of said Lot 2R and an angle point in the East line of Lot 5R, said Replat in Vol. x, Pg. x, a middle Southwest corner of both said Lot 6R and the herein described tract;

THENCE North 15 deg. 18 min. 47 sec. East, with the East line of said Lot 5R and a West line of said Lot 6R, a distance of 65.79 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at a Northeast corner of the herein described tract;

THENCE North 73 deg. 48 min. 03 sec. West, with the North line of said Lot 5R and a South line of said Lot 6R, a distance of 88.93 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Lot 5R and in the East line of said Lot 1, Block 1, Helen Perkins Add., at an ELl corner of the herein described tract;

THENCE South 16 deg. 00 min. 18 sec. West, with West line of said Lot 5R and the East line of said Lot 1, Block 1, Helen Peerkins Add., a distance of 62.72 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the Northeast corner of said Lot 4R and the Southeast corner of said Lot 1, Block 1, Helen Perkins Add., at a Southeast corner of the herein described tract;

THENCE North 71 deg. 50 min. 43 sec. West, with the South line of said Lot 1, Block 1, Helen Perkins Add. and the North line of said Lot 4R, a distance of 207.78 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the PLACE OF BEGINNING and containing 4.328 ACRES of land.

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

Kate A. Wagner, R. P. L. S. No. 6578 Date:

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

We, Bob Stoolfire, Authorized Representative for Alcoholic Services of Texoma, Inc. and Jade Lamance, Authorized Representative for Lamance Properties, LP, owners of Replat of Lot 1, Block 1, Helen Perkins Addition (Vol 21, Pgs. 135 & 136) and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Bob Stoolfire

Jade Lamance

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

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

Notary Public, Grayson County, Texas

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

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

Notary Public, Grayson County, Texas

City of Sherman

This, the final plat of Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition to City of Sherman, Texas, is hereby approved this _____ day of _____, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Lot 1, Block 1, Helen Perkins Addition (Vol. 21, Pgs. 135 & 136) and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot 1, Block 1, Helen Perkins Addition (Vol. 21, Pgs. 135 & 136) and Lot 6R, Block 1, Replat of Lots 1R and 3R, Block 1 of the Replat of Lot 2, Block 1, Helen Perkins Addition, to the City of Sherman, Texas to City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2017, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4068
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

C:\Land Projects R2\Replat-and-Topo-of-Helen-Perkins-Addition\dwg\Replat.dwg 9/27/2016 11:23:14 AM CDT

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 13, 2017

Alcoholic Services of Texoma, Inc.
1515 Baker Drive
Sherman, TX 75090

Lamance Properties, LP
P.O. Box 1945
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Plat of Alcoholic Services Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Show Private Sanitary Sewer Easement along the North side of subject property to match private sanitary sewer easement in Replat of Helen Perkins Addition, Vol. 24, Pages 42 & 43. (Match sewer easement along the north side of proposed Lot 1R.)
6. Add Vol./Page to Replat referenced in "Beginning" paragraph of legal description.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 2 Mylars must be submitted in 24"x36" size for recording. Mylars must be split to be 2 – 12"x18" pages per Grayson County requirements. 1 Mylar must not be cut down the center. Page 1 must have the image/drawing, Page 2 will have the legal description and all signature blocks. Both split pages must include the Subdivision Name block and page numbers. Submit a digital image to the Engineering department for approval prior to printing mylars.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 24.

Meeting Date: 02/21/2017

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

Joe Gilbert, Chairman
Kyle Patterson, Vice-Chairman
Sam Thorpe, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner
Jeff Adams, Commissioner
Clay Mahone, Commissioner

Requested Action/Proposed Use:

2411 TEXOMA PARKWAY

The request of Jade Lamance (Owner) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property located at 2411 Texoma Parkway, being Lot 1, Block 1, Helen Perkins Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal siding facade on the sides and cedar wood as an accent feature on the front in lieu of the required masonry in a C-2 (General Commercial) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales, service and repair in a C-2 (General Commercial) District.

Background:

The property is located at 2411 Texoma Parkway, between Baker Drive and U.S. Highway 82; Five and Dime Auto Sales is the tenant. The owner recently purchased additional property and is in the process of replatting the property to create a larger lot. He would like to expand his automobile sales, service and repair business by constructing a 3,200 square foot shop for service, detail and storage. He is also requesting an exception for the exterior facade to allow metal with stone and brick wainscott on the sides; the front will be stone/brick with cedar accents to match the existing building.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Jade Lamance (Owner)
Nathan Gray, NBS Drafting & Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

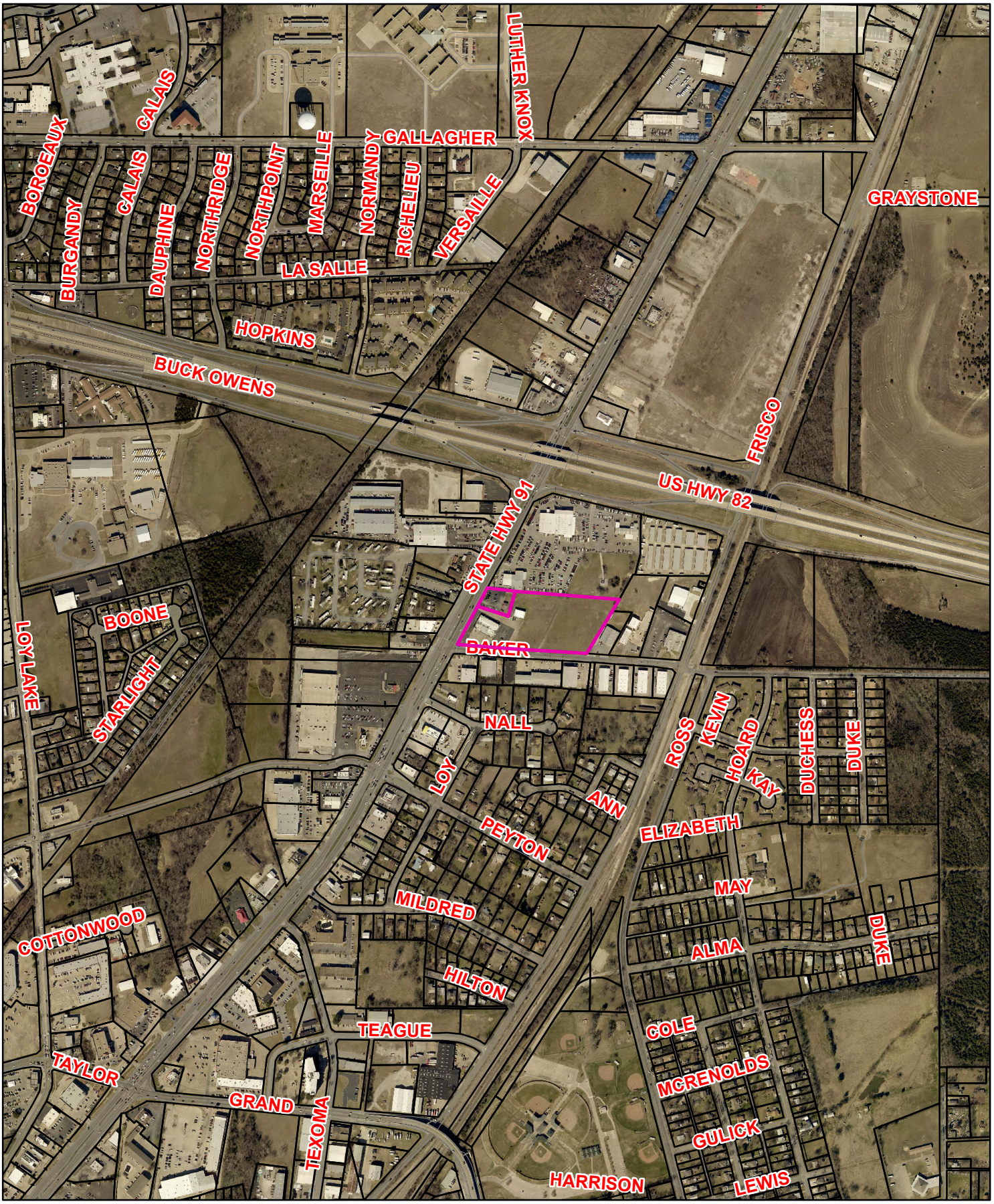
15

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Existing Building
Staff Review Letter
Letter from Bailey Family Partners



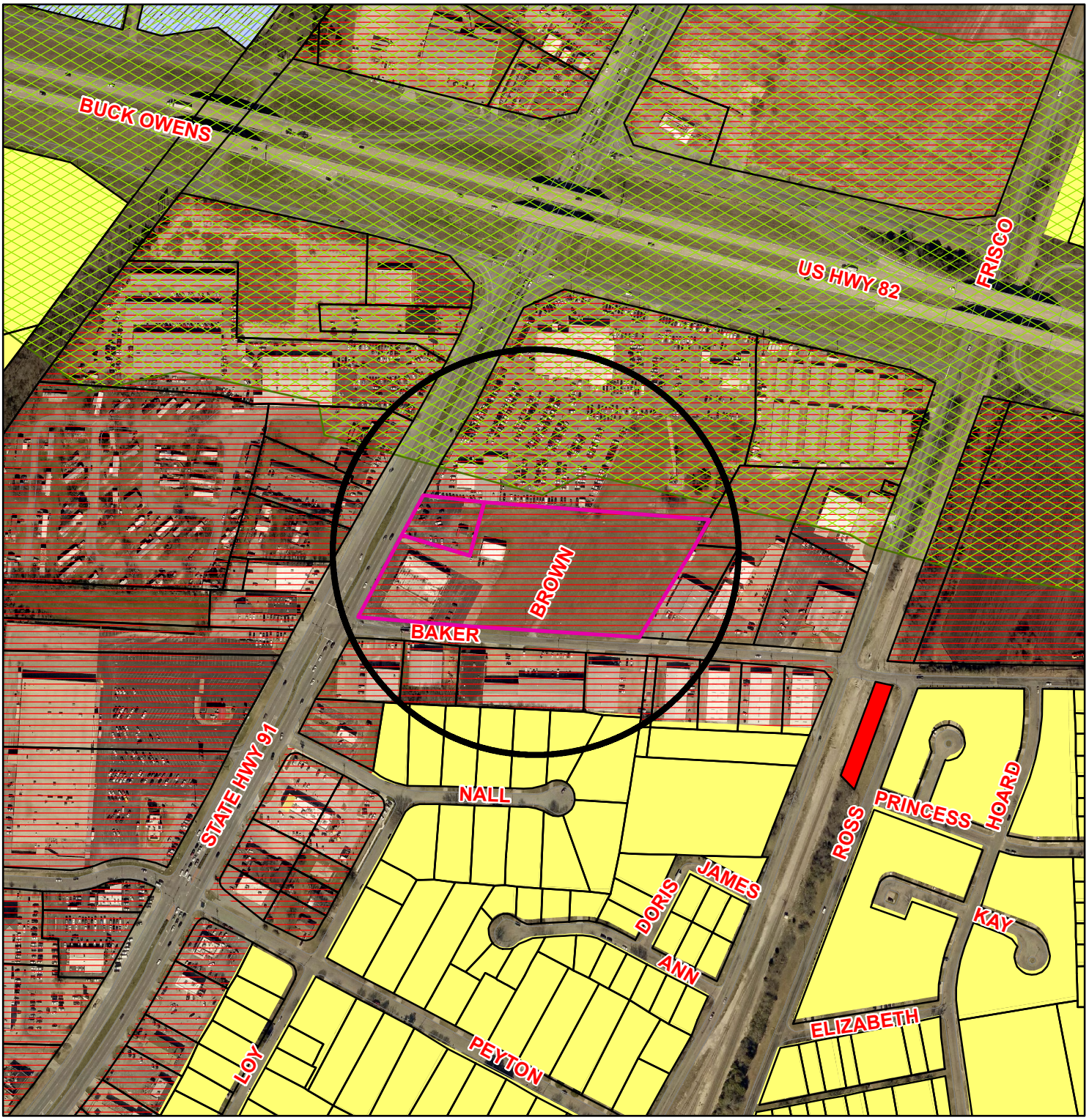
Sherman
CLASSIC TOWN. BROAD HORIZON.

2411 Texoma Parkway

NOT TO SCALE

1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2411 Texoma Parkway

Legend

Special Districts Overlay

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

Transportation Corridor

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

Zoning Districts

- 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

Sherman
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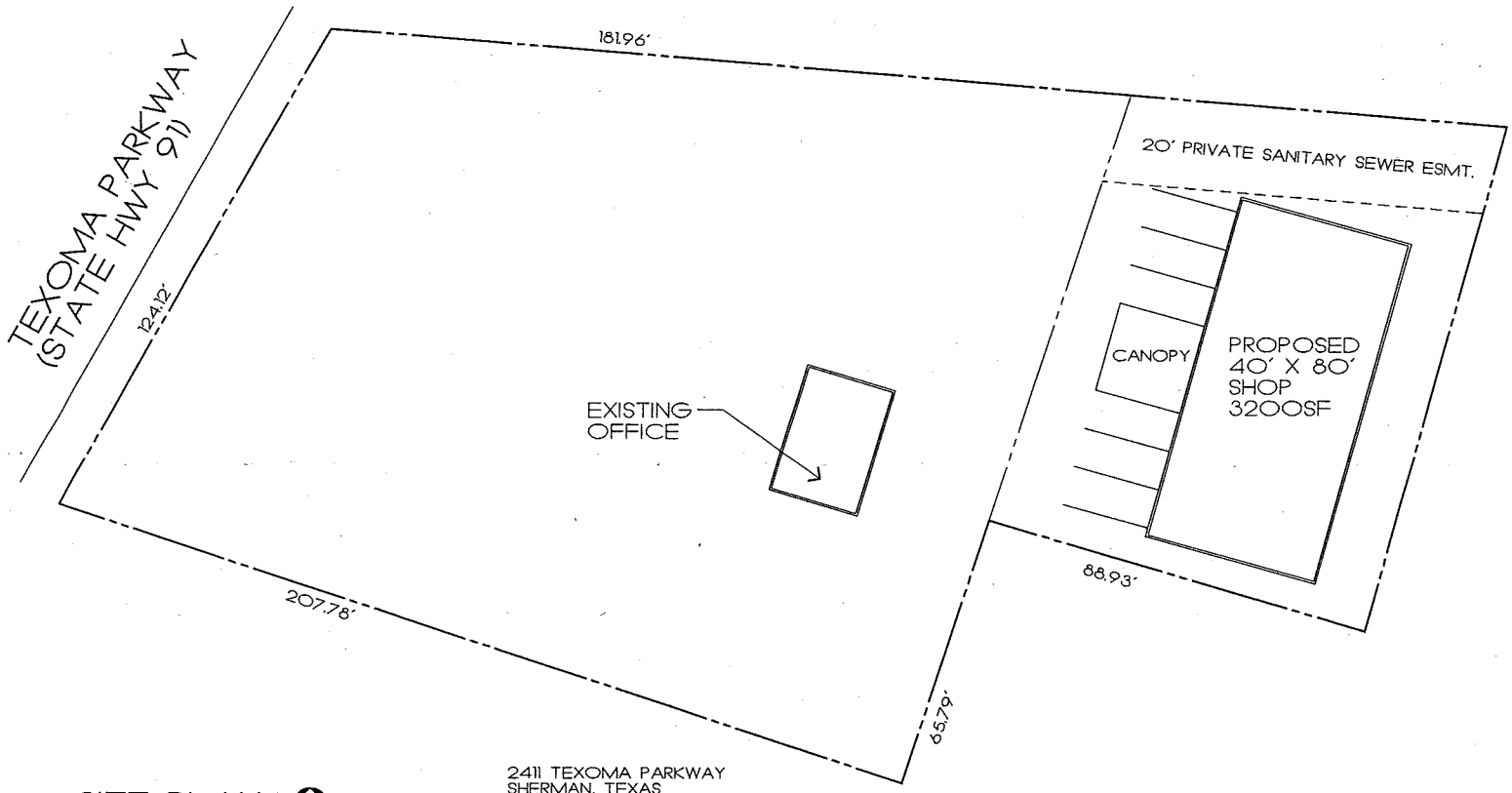
NOT TO SCALE

1 in = 403 ft

City of Sherman, Texas
Developmental Services Department

2411 Texoma Parkway

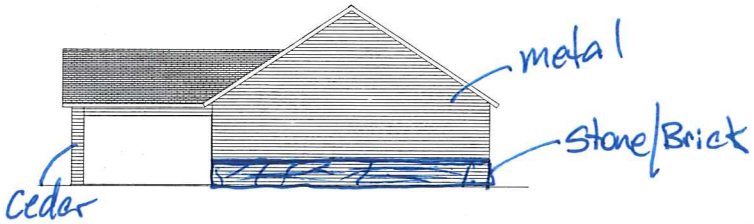


2411 TEXOMA PARKWAY
SHERMAN, TEXAS
GRAYSON COUNTYk

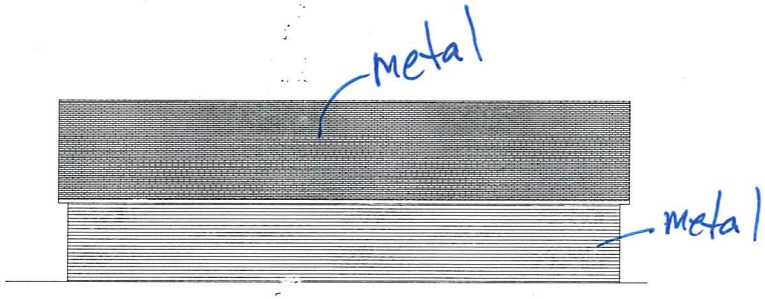
SITE PLAN

SCALE:1" = 40'-0"

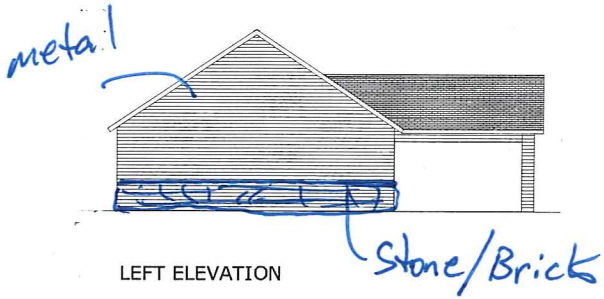
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
A New Shop for
JADE LAMANCE
2411 TEXOMA PARKWAY
SHERMAN, TEXAS

DRAWINGS PROVIDED BY:
NBS DRAFTING & DESIGN
303 W. HOUSTON
SHERMAN, TEXAS

DATE:
1/26/2017

SCALE:

SHEET:
A-1

FIVE & DIME
CERTIFIED SALES
BUY • SELL • TRADE
903 - 771 - 1552
www.510sales.com
BANK FINANCING AVAILABLE

STAFF REVIEW LETTER

February 15, 2017

Jade Lamance
PO Box 1934
Sherman, TX 75091

NBS Drafting & Design
303 W. Houston
Sherman, TX 75090

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

Alcoholic Services of Texoma Inc.
1515 Baker Dr.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow automobile sales, service and repair in a C-2 (General Commercial) District for the property located at 2411 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 21, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. The exterior façade is required to be brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding unless an exception is granted.
8. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
9. Shall comply with all EPA, City, Federal and State regulations for this use.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,

Scott Shadden

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

cc: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Director of Public Services
Amber Doan, Engineering Coordinator

RECEIVED
FEB 6 2017
Developmental Services

Sherman
CLASSIC TOWN. BROAD HORIZON.

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT
Telephone: (903) 892-7229
~~*FAX: (903) 892-7274*~~
FAX# 903-892-2394

February 3, 2017 Bailey Family Partners I LTD
2500 Nail Rd.
Krum, TX 76249

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 21, 2017 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Jade Lamance (Owner) and Nathan Gray, NBS Drafting & Design (Draftsman) concerning the property located at 2411 Texoma Parkway, being Lot 1, Block 1, Helen Perkins Addition and part of Lot 6R, Block 1 of the Replat of Lots 1R and 3R, Block 1, Helen Perkins Addition

The request is as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal siding facade on the sides and cedar wood as an accent feature on the front in lieu of the required masonry in a C-2 (General Commercial) District.

Planning and Zoning Board

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow automobile sales, service and repair in a C-2 (General Commercial) District.

X Cedar burns real Good, Easy destroyed, causes Problems for those near and far from cedar wood.

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

Feb 6, 2017 Larry L. Bailey
General Partner.

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

Scott Shadden
Secretary, Planning & Zoning Board

Metal siding if attached Good is usually Good - and normally better than brick

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

Agenda Item No. 26.

Meeting Date: 02/21/2017

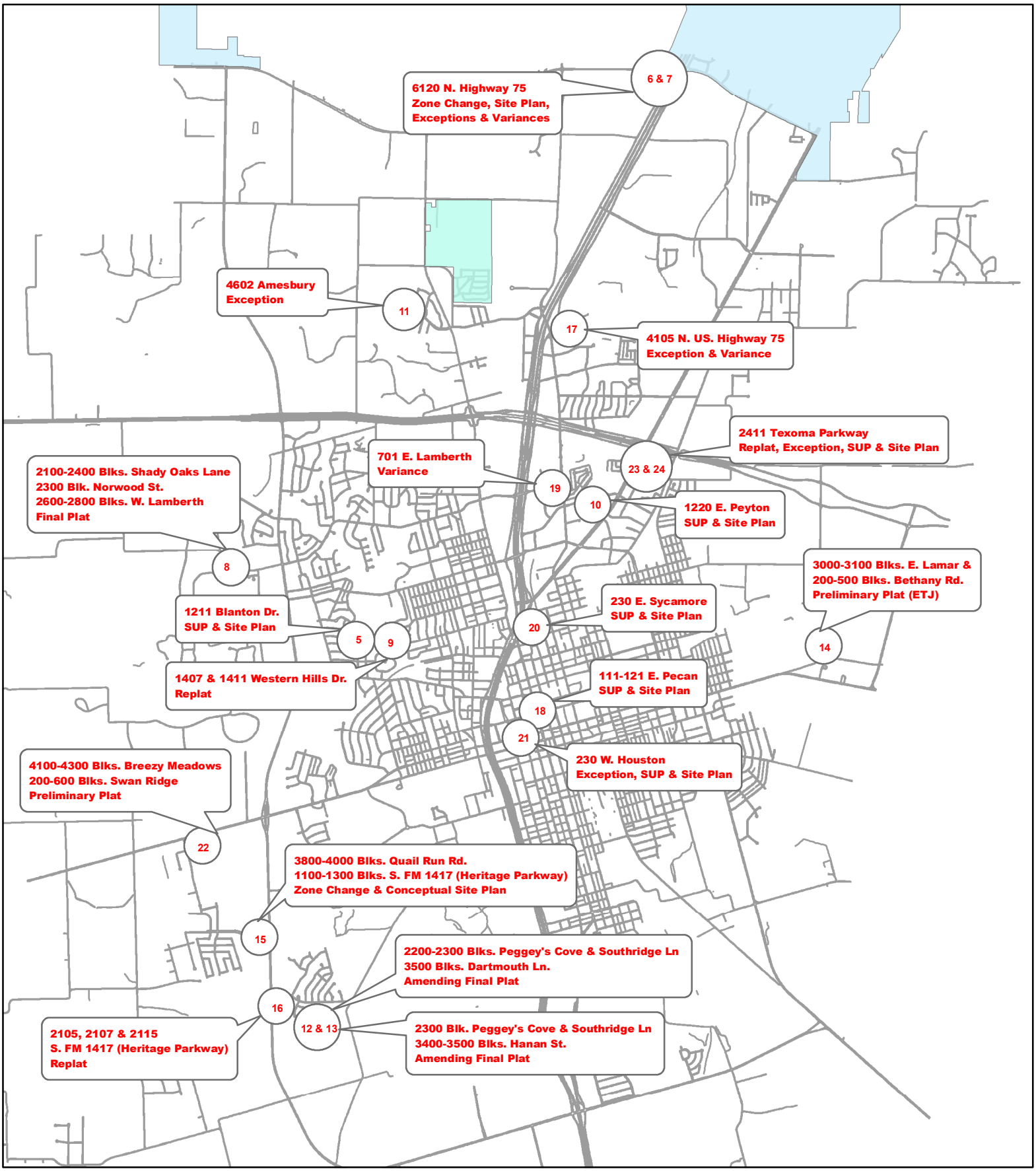
Prepared By: Patsy Reeves, Developmental Services Admin Secretary
Scott Shadden, Director Developmental Services

Issue:
OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
February 21, 2017

Sherman
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City of Sherman, Texas
Developmental Services Department

NOT TO SCALE
1 inch = 5,000 feet