

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 20, 2018 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR JANUARY 16, 2018, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7, 8, 9, 12, 15, 16, 17, 18 & 21)**

5. **1522 N. BROUGHTON STREET** *(Removed from Agenda by Donny Chen at 5:19 pm on February 7, 2018)*

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.386 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 2 and 3, Block 1, of the proposed Chen Addition, as follows:

Planning and Zoning Commission

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

6. **2905 CATHLEEN LANE**

The request of Jose & Maria Guajardo (Owners), Karl Marshall (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2905 Cathleen Lane, being Lot 6, Block 2, Wilsonwood Estates, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow two dwellings on one acre lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District.

7. * **3117 & 3209 NORTHGATE DRIVE**
The request of Sherman Economic Development Corporation and Southeastern Freight Lines, Inc. (Owners), and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located at 3117 and 3209 Northgate Drive, being all of Lot 1, Northgate Business Park, Phase 2 and all of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, containing 29.8652 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Replat approval of Progress Park One, Northgate Drive, Phase Four, Lots 4, 5 & 6, Block 1.
8. * **3117 NORTHGATE DRIVE**
The request of Sherman Economic Development Corporation (Owners), City of Sherman (Prospective Buyer), EIKON Consulting Group (Architect) and Michael Tubiolo (Representative) concerning the property located at 3117 Northgate Drive, being a 7.7109 acre tract of land in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, and in Tract 4.1 in the Blalock Industrial Park, as follows:
Planning and Zoning Commission
Site plan approval for Fire Station #4
9. * **2214 CARRIAGE ESTATES ROAD**
The request of Norberto & Lisa Galarza (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2214 Carriage Estates Road, being 1 acre in the William Thompson Survey, Abstract No. 1209, also being a portion of Lots 2 & 3 of Carriage House Estates, as follows:
Planning and Zoning Commission
Replat approval of Carriage House Estates Lot 3R, being a Replat of part of Lots 2 & 3 in the Carriage House Estates.
10. **420 N. GRAND AVENUE**
The request of Harry and Alera Reynolds (Owners) and H&H Drafting and Design (Draftsman) concerning the property located at 420 North Grand Avenue, being Lot 7 and the north 30' of Lot 8, Block 22, College Park Addition, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 5' side yard setback (south property line) for a residential dwelling in lieu of the required 9' in an R-1 (One Family Residential) District/College Park Overlay District.
11. **205, 209 & 211 E. JONES STREET**
The request of Gerarado and Jemima Anguiano and Jesus Pacheco (Owners) concerning the property located at 205, 209 and 211 East Jones Street, being part of Lot 7, Block 14, Original Town Plat (OTP), as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District/Central Business District.
Board of Adjustments
- Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow an existing building with existing building finishes for a duplex in lieu of the required masonry in an R-2 (Multi-family Residential) District/Central Business District.
 - Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an existing 6'

wood fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/Central Business District.

12. * **4700-5200 BLOCKS QUAIL RUN ROAD AND CORMORANT DRIVE**
The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive, being 20.429 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Quail Run, Phase Two
13. **200 BLOCK W. LAKE STREET AND W. FOREST AVENUE & 1700 BLOCK OF S. ELM AND S. CROCKETT STREETS**
The request of R2 Concepts, LLC (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 200 Block of West Lake Street and West Forest Avenue and the 1700 Block of South Elm and South Crockett Streets, being all of Block 6, of the Replat of Blocks Four, Five, Six, Fifteen, Seventeen, Twenty-nine, Thirty, Thirty-one, Forty and Forty-one of Southside Addition, as follows:
Planning and Zoning Commission
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District.
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.
14. **204 LAUREL CREEK DRIVE**
The request of Jacob & Kori Zwaagstra (Owners) concerning the property located at 204 Laurel Creek Drive, being Lots 17 and 18, Block 1, Replat of Lots 7-13 & Lots 17 & 18, Block 1, Laurel Creek Addition, Section One, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(2) to allow a 6' wood fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District.
15. * **3412 W. HOUSTON STREET**
The request of Tracy and Debra Calverley (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3412 West Houston Street, being 1.475 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Calverley Addition
16. * **1000 BLOCK RIDGEVIEW DRIVE (ETJ)**
The request of Bonnie Giglio (Owners/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1000 Block of Ridgeview Drive in the City of Sherman's extra territorial jurisdiction, being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 40, 41 & 42 and part of Lot 43 of Highland Meadows Estates Addition, containing 8.260 acres, as follows:

Planning and Zoning Commission

Replat approval of Pond Meadows, being a Replat of Lots 40, 41, 42 and part of Lot 43 of Highland Meadows Estates Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

17. * **4400 BLOCK LESLIE LANE (ETJ)**

The request of Danny Joe Tollison (Owner), Kenneth & Mary Wise (Applicant/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block of Leslie Lane in the City of Sherman's extra territorial jurisdiction, being 1.108 acres in the William H. Pulliam, Abstract No. 958, as follows:

Planning and Zoning Commission

Final Plat approval of Wise Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

18. * **200 BLOCK HILRE DRIVE & 4900 BLOCK KNOLLWOOD ROAD**

The request of Young Enterprises LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200 Block of Hilre Drive and the 4900 Block of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 273 and being a Replat of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat approval of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One.

19. **200 BLOCK HILRE DRIVE & 4900 BLOCK KNOLLWOOD ROAD**

The request of Young Enterprises LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200 Block of Hilre Drive and the 4900 Block of Knollwood Road, being Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

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

20. **1200 N. EAST STREET**

The request of KS & D R3, LLC (Owners), Terrin Bertholf (Representative), Austin Hoover (Designer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1200 North East Street, being Lots 1 & 2, Block 2, Kerr's Bloomfield Addition, as follows:

Planning and Zoning Commission

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

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.3 ½, Subsection (1) to allow a 3'3" front setback in lieu of 25' required and a 3'8" side yard setback in lieu of the required 10' for an existing building and patio screen in a C-O (Office) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow an 8' fence, 5' from the Vernon Holland Memorial Drive property line in lieu of 25' required and 25' from East Street property line in lieu of 6' fence permitted in a C-O (Office) District.

21. * **100-400 BLOCKS RIDGEVIEW ROAD**

The request of S&P Texoma Real Estate (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100-400 Blocks Ridgeview Road, being 19.568 acres in the William Thompson Survey, Abstract No. 1210, also being Lots 1-15, Ridgeview Court Estates, as follows:

Planning and Zoning Commission

Replat approval of Ridgeview Court Estates

22. **ADJOURNMENT**

23. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on February 15, 2018 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of February, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 02/20/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR JANUARY 16, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

January 16, 2018 Draft Minutes

STATE OF TEXAS §

January 16, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on January 16, 2018.

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

MEMBERS ABSENT: ADAMS

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the December 19, 2017 regular meeting. Motion by Commission Member Bridges to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 5, 6, 7, 9 & 10)

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

CONSENT AGENDA

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

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF DRAKE HANTLA (OWNER) AND COX LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK OF FARMINGTON ROAD, BEING 1.389 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY & FINAL PLAT APPROVAL OF DRAKE HANTLA ADDITION IN THE CITY OF SHERMAN'S EXTRA

PRELIMINARY &
FINAL PLAT –
DRAKE HANTLA
ADDITION (ETJ)
700 BLK.
FARMINGTON RD.
(DRAKE HANTLA)

TERRITORIAL JURISDICTION.

The property is located in the 700 block of Farmington Road in the City of Sherman's extra territorial jurisdiction. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 AND 1609 TEXOMA PARKWAY, BEING 1.572 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF CHEN ADDITION

FINAL PLAT – CHEN
ADDITION
1523 & 1609 TEXOMA
PARKWAY
(SHOU-HUNG CHEN
& TAO-MIN CHEN)

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), BROOKSTONE ESTATES DEVELOPMENT JOINT VENTURE (DEVELOPER), VILBIG AND ASSOCIATES (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400-1600 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 23.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF BROOKSTONE ESTATES ADDITION, PHASE II

PRELIMINARY PLAT
– BROOKSTONE
ESTATES ADDITION,
PHASE II
1400-1600 BLOCKS
S. FM 1417
(HERITAGE
PARKWAY)
(SSCGC HOLDINGS,
LLC)

The property is located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), between Quail Run Road and Park Avenue; north of the Pebblebrook subdivision. The owner would like to plat the property into (86) eighty-six lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF GARY AND KAREN WHITE (OWNERS)

REPLAT – GEO
RAMBLER

AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 606 WEST OXFORD DRIVE AND 2706 NORTH WOODS STREET, BEING ALL OF LOT 2 AND PART OF LOT 10, BLOCK 2, BROOKWOOD ADDITION AND 2.186 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, FOR A TOTAL OF 2.402 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF GEO RAMBLER ADDITION, A REPLAT OF LOT 2, BLOCK 2, BROOKWOOD ADDITION AND ADJOINING FOUR TRACTS

ADDITION, A
REPLAT OF LOT 2,
BLOCK 2,
BROOKWOOD
ADDITION AND
ADJOINING FOUR
TRACTS
2706 N. WOODS &
606 W. OXFORD
(GARY & KAREN
WHITE)

The property is located at 2706 North Woods Street and 606 West Oxford Drive in northwest Sherman between Ricketts and Woods Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 1417 LAND HOLDINGS LLC (OWNERS), 300 SHERMAN, LP (DEVELOPER), GREG EDWARDS ENGINEERING SERVICES, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4500-4600 BLOCKS OF QUAIL RUN ROAD AND THE 4600 BLOCK OF CORMORANT DRIVE, BEING 17.492 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF QUAIL RUN, PHASE ONE

FINAL PLAT – QUAIL
RUN, PHASE ONE
4500-4600 BLKS.
QUAIL RUN RD. &
4600 BLK.
CORMORANT DR.
(1417 LAND
HOLDINGS)

The property is located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into seventy-six lots for single family 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.

VARIANCE

THE REQUEST OF WESTAR INVESTMENTS, LLC (OWNERS) RON WESTERVELT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2604 CALGARY DRIVE, BEING LOT 10, BLOCK 2, PARKHAVEN ADDITION, SECTION 5, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 20' REAR SETBACK FOR A NEW RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED

VARIANCE – REAR
SETBACK
2604 CALGARY
(WESTAR
INVESTMENTS, LLC)

25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Ron Westervelt, 1716 Davy Lane, Denison, TX and Jim Hidalgo, 2826 Rex Cruse Drive, Sherman, TX

Mr. Westervelt and Mr. Hidalgo appeared to represent the request and answer any questions. The property is located at 2604 Calgary Drive between Baker Park Drive and Glacier Drive near Baker Park and is zoned an R-1 (One Family Residential) District.

Mr. Westervelt explained “we own several lots in the area and this is an irregular lot; we have tried several house plans on this lot, it is narrower than the others and it is not as long. We are required to build a certain size house because of deed restrictions. The covered porch is all that is going to be over the required setback.”

Chairman Mahone asked if he anticipated having any issues with any of the other lots.

Mr. Westervelt responded “I don’t, the other lot is a little bit wider.”

Chairman Mahone asked what the minimum square footage was.

Mr. Westervelt thought it was 2,600 square feet.

Chairman Mahone asked “if they took the porch off; would the house be 2,600 square feet.”

Commission Member Gilbert explained “the deed restrictions cover the heating and cooled area.”

Chairman Mahone explained “the piece of the house that extends within the twenty-five feet is not really relevant to the 2,600 square foot.”

Mr. Westervelt explained ‘no, but it is part of the plans.’ They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis explained “you meet the requirements; you are just asking for a porch on the back.”

Mr. Hidalgo explained “the house meets a minimum 2,200 square feet; all the other lots are 130’ deep and this lot is 120’ because it is on the elbow of the corner, so it makes a challenge to get the square footage of the living area. I’ve tried four or five houses on this lot to meet the setbacks; the back porch is the only thing that is over the setback.”

Commission Member Davis asked Mr. Shadden if the setback came off the concrete, roof or both; he could put a flat patio.

Scott Shadden, Development Services Director explained

“the setback comes off the wall, post or column. When you put the roof and the supporting structure down, you measure to that post.”

Commission Member Gilbert asked if they owned the lots next to this lot and directly behind it as well.

Mr. Westervelt explained “Mr. Hidalgo and another partner own the property behind it.”

Commission Member Gilbert asked if they had any objections.

Mr. Hidalgo responded “no and we own both on each side. This is one of the most challenging lots because it turns a corner and it is not quite as deep as the other ones.”

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the variance to allow a 20' rear setback for a new residential dwelling in an R-1 (One Family Residential) District at 2604 Calgary Drive subject to the Staff Review Letter.

Second by Commission Member Downtain.

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

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 5:10 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 02/20/2018

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

Issue:

CONSENT AGENDA (ITEMS 7, 8, 9, 12, 15, 16, 17, 18 & 21)

List of Agenda Items:

7. * 3117 & 3209 NORTHGATE DRIVE

The request of Sherman Economic Development Corporation and Southeastern Freight Lines, Inc. (Owners), and Brockett/Davis/Drake, Inc. (Surveyor) concerning the property located at 3117 and 3209 Northgate Drive, being all of Lot 1, Northgate Business Park, Phase 2 and all of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, containing 29.8652 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Replat approval of Progress Park One, Northgate Drive, Phase Four, Lots 4, 5 & 6, Block 1.

8. * 3117 NORTHGATE DRIVE

The request of Sherman Economic Development Corporation (Owners), City of Sherman (Prospective Buyer), EIKON Consulting Group (Architect) and Michael Tubiolo (Representative) concerning the property located at 3117 Northgate Drive, being a 7.7109 acre tract of land in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, and in Tract 4.1 in the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a Fire Station (Fire Station #4) in the Blalock Industrial Park.

9. * 2214 CARRIAGE ESTATES ROAD

The request of Norberto & Lisa Galarza (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2214 Carriage Estates Road, being 1 acre in the William Thompson Survey, Abstract No. 1209, also being a portion of Lots 2 & 3 of Carriage House Estates, as follows:

Planning and Zoning Commission

Replat approval of Carriage House Estates Lot 3R, being a Replat of part of Lots 2 & 3 in the Carriage House Estates.

12. * 4700-5200 BLOCKS QUAIL RUN ROAD AND CORMORANT DRIVE

The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive, being 20.429 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Quail Run, Phase Two

15. * 3412 W. HOUSTON STREET

The request of Tracy and Debra Calverley (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3412 West Houston Street, being 1.475 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Calverley Addition

16. * 1000 BLOCK RIDGEVIEW DRIVE (ETJ)

The request of Bonnie Giglio (Owners/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1000 Block of Ridgeview Drive in the City of Sherman's extra territorial jurisdiction, being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 40, 41 & 42 and part of Lot 43 of Highland Meadows Estates Addition, containing 8.260 acres, as follows:

Planning and Zoning Commission

Replat approval of Pond Meadows, being a Replat of Lots 40, 41, 42 and part of Lot 43 of Highland Meadows Estates Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

17. * 4400 BLOCK LESLIE LANE (ETJ)

The request of Danny Joe Tollison (Owner), Kenneth & Mary Wise (Applicant/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block of Leslie Lane in the City of Sherman's extra territorial jurisdiction, being 1.108 acres in the William H. Pulliam, Abstract No. 958, as follows:

Planning and Zoning Commission

Final Plat approval of Wise Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

18. * 200 BLOCK HILRE LANE & 4900 BLOCK KNOLLWOOD ROAD

The request of Young Enterprises LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200 Block of Hilre Lane and the 4900 Block of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 273 and being a Replat of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat approval of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One.

21. * 100-400 BLOCKS RIDGEVIEW ROAD (386100)

The request of S&P Texoma Real Estate (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100-400 Blocks Ridgeview Road, being 19.568 acres in the William Thompson Survey, Abstract No. 1210, also being Lots 1-15, Ridgeview Court Estates, as follows:

Planning and Zoning Commission

Replat approval of Ridgeview Court Estates



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

5.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1522 N. BROUGHTON STREET *(Removed from Agenda by Donny Chen at 5:19 pm on
February 7, 2018)*

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.386 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lots 2 and 3, Block 1, of the proposed Chen Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street. The owner would like to rezone two lots from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct a duplex on each of the two lots. The duplexes will be approximately 3,306 square feet; three bedrooms, two baths and one car garage per unit.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

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

Dream to Life Designs (Designer/Draftsman)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

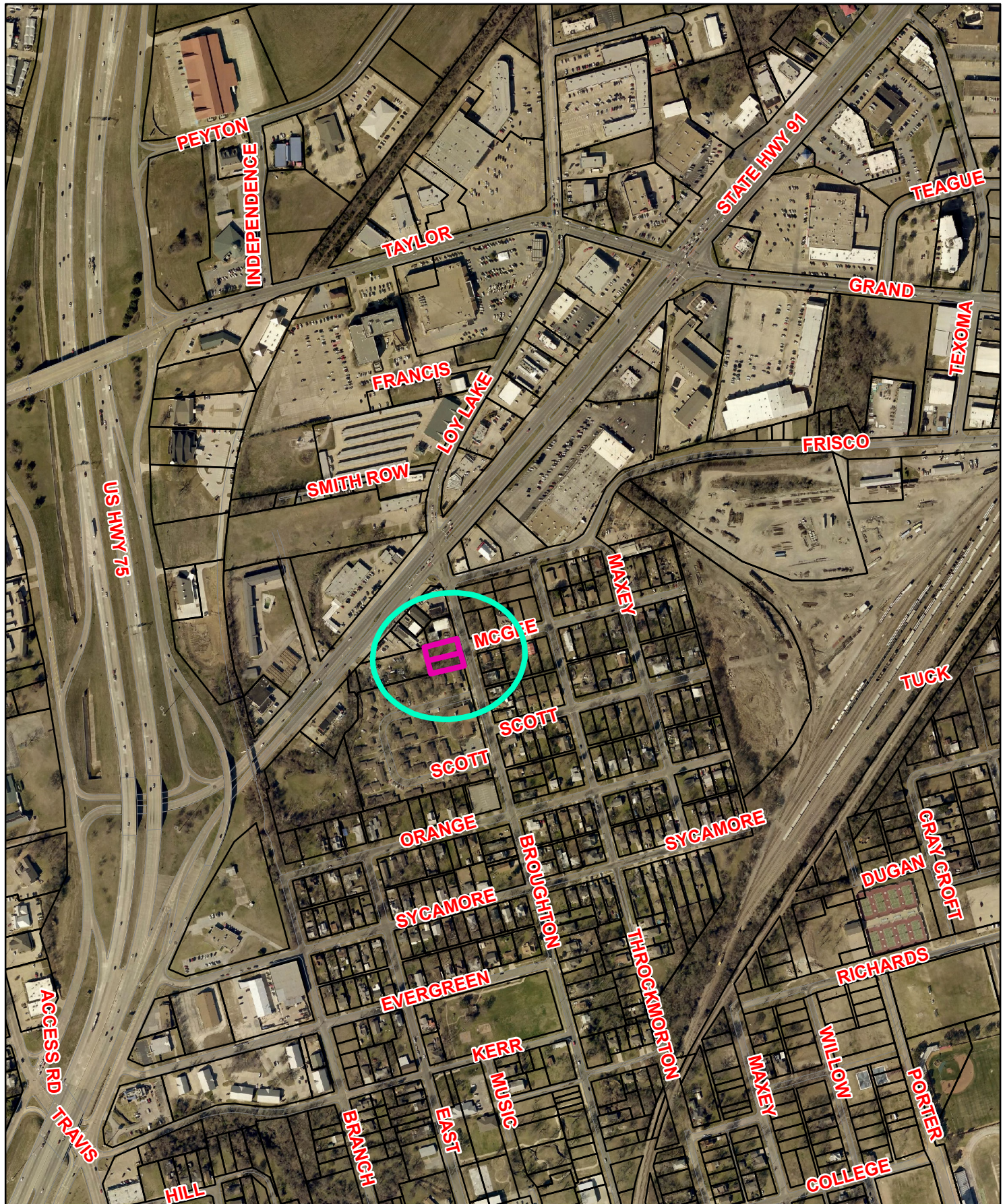
0

Attachments

Location Map

Zoning Map

Zoning Sign Photo



Sherman
CLASSIC TOWN. BROAD HORIZON.

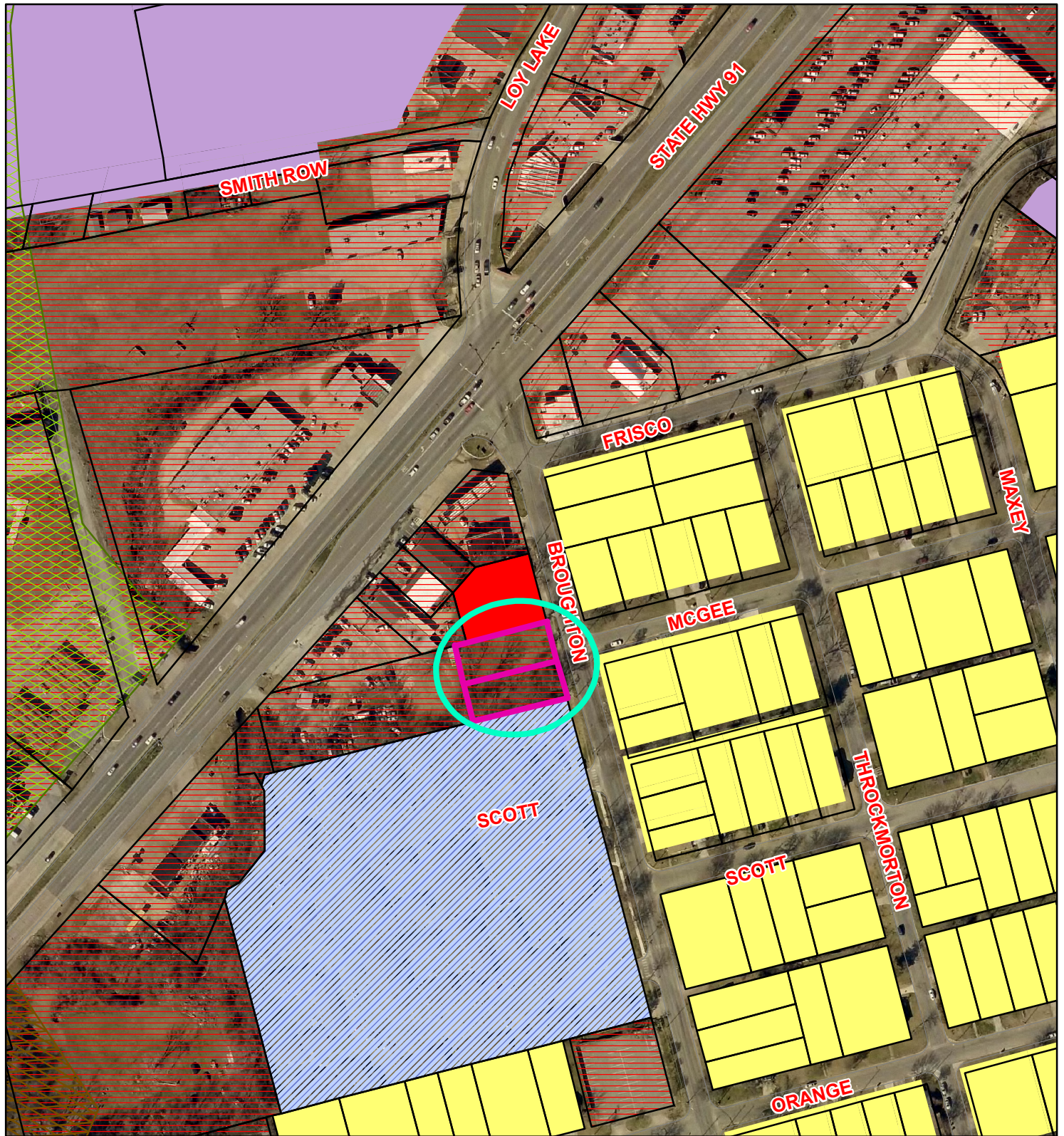
1522 N. Broughton



NOT TO SCALE

1 in = 541 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1522 N. Broughton

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

1522 N. Broughton Street





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

6.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2905 CATHLEEN LANE

The request of Jose & Maria Guajardo (Owners), Karl Marshall (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2905 Cathleen Lane, being Lot 6, Block 2, Wilsonwood Estates, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (4) to allow two dwellings on one acre lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District.

Background:

The property is located at 2905 Cathleen Lane, the southeast corner of Cathleen Lane and Carolyn Court in the Wilsonwood Estates Subdivision, off West O.B. Groner Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to construct an additional dwelling (mother-in-law suite), on the one acre lot; the building will be approximately 1,165 square foot, one-story with two bedrooms. They will share the existing concrete driveway.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose & Maria Guajardo (Owners)

Karl Marshall (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

11

Objections Received:

0

Attachments

Location Map

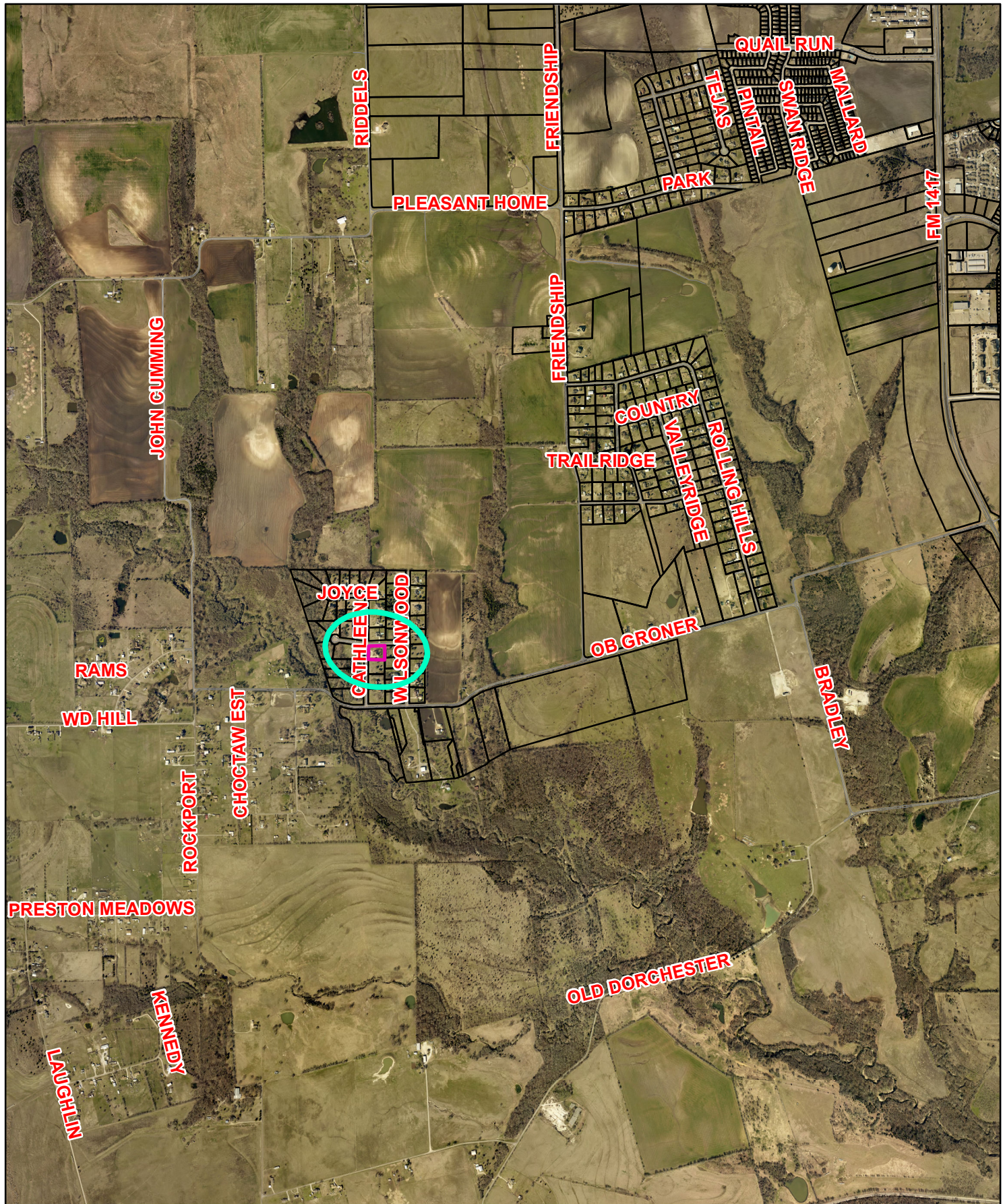
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

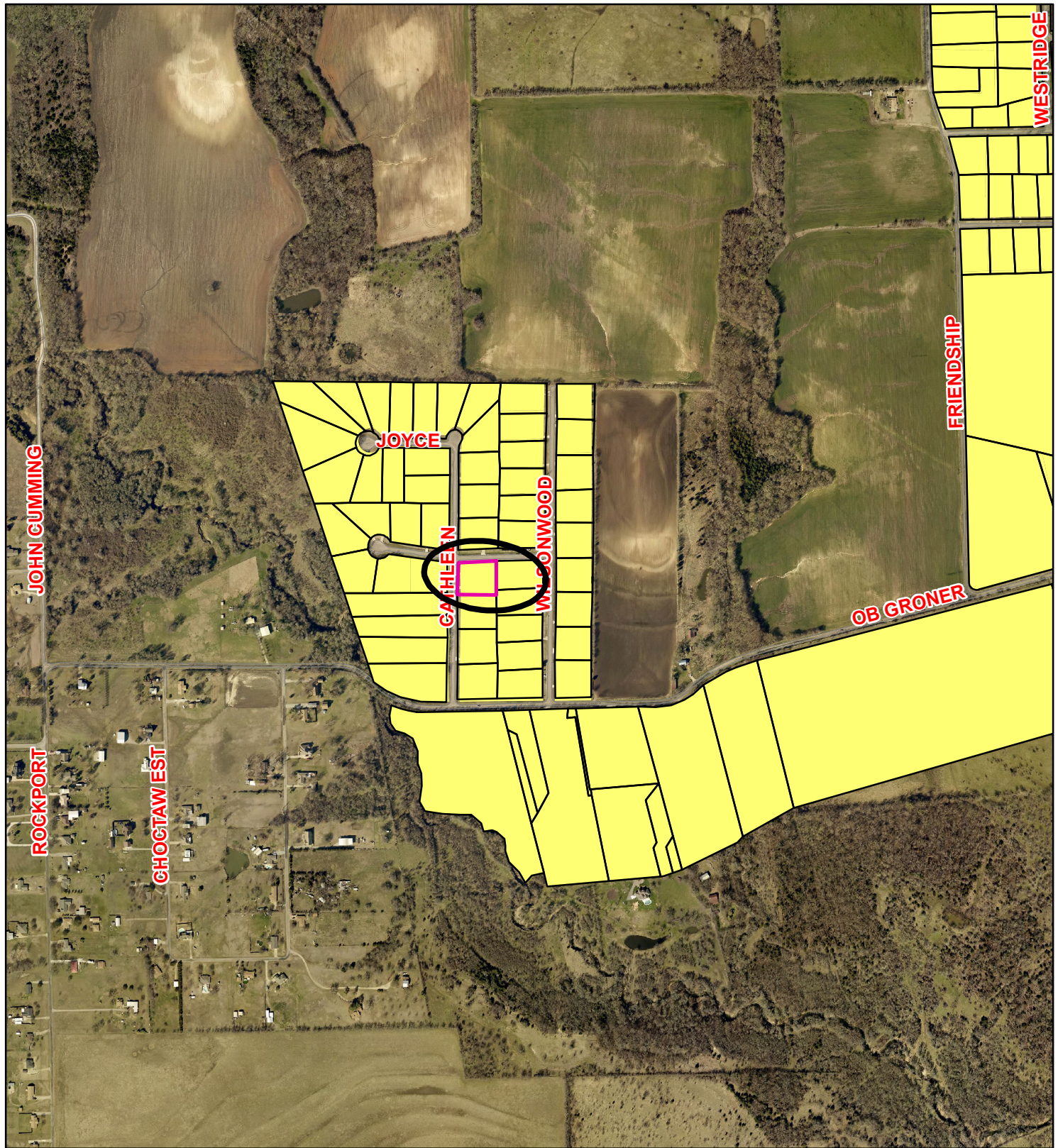
Staff Review Letter



2905 Cathleen Lane



1 in = 1,800 ft



Zoning - 2905 Cathleen Lane

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

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

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



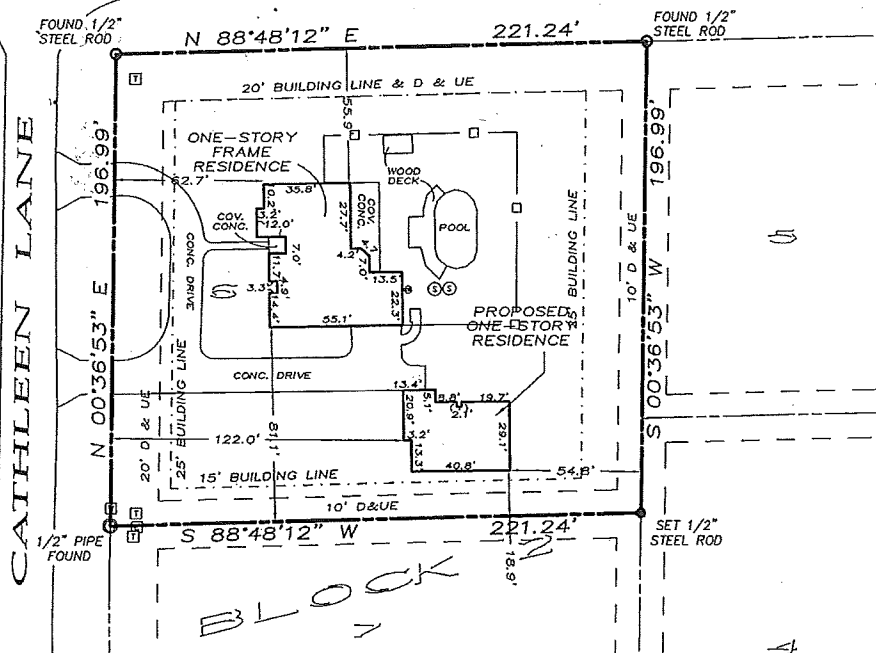
2905 Cathleen Lane



77

22

CAROLYN COURT



	WATER METER
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	SEWER CLEANOUT
	SEWER MANHOLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	(D&U)-DRAIN/UTILITY EASEMENT
	BUILDING LINE
	STOCKADE FENCE

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

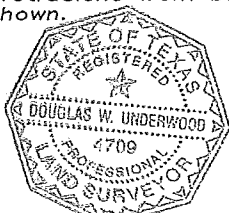
Copyright ©2017
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

SCALE
1" = 60'

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 14th day of December 2017, a survey was made on the ground of the property shown hereon, described as Lot 6, Block 2, of the Wilsonwood Estates, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 13, Page 18, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 2905 Cathleen Lane, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



UNDERWOOD
DRAFTING & SURVEYING

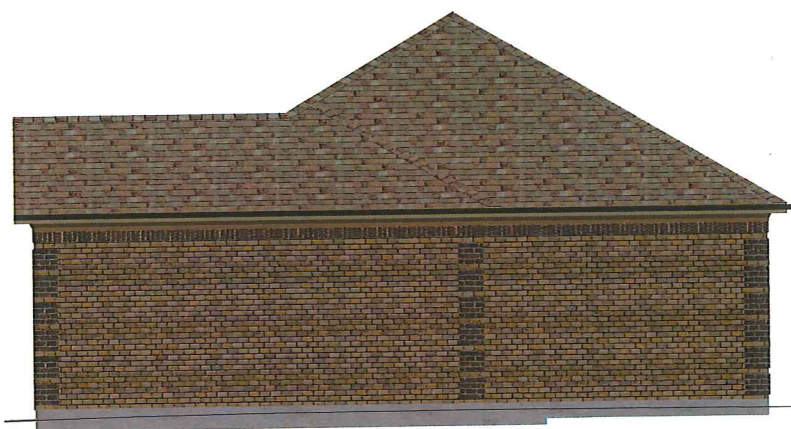
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300



Front



Left



Right



Rear

NUMBER	DATE	REVISION	TABLE	DESCRIPTION

Elevations

Karl Marshall

Richard P Martin

DRAWINGS PROVIDED BY:

DATE:

12/5/2017

SCALE:

1/4" = 1'

SHEET:

P-1

STAFF REVIEW LETTER

February 13, 2018

Jose & Maria Guajardo
2905 Cathleen Lane
Sherman, TX 75092

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

Karl Marshall
3100 Bullock Drive
Plano, TX 75023

Dear Applicants,

The request for an exception to allow two dwellings on an acre lot in lieu of the permitted one-family dwelling per lot in an R-1 (One Family Residential) District for the property located at 2905 Cathleen Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; per dwelling, a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. If the property is divided and placed under different ownerships, replatting of the property will be required.
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. No additional drive approaches will be permitted on lot.
9. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
10. No City sewer services available, on-site septic systems only; verify availability with Grayson County (903. 813.4253)..
11. Separate water service will be required to service new residence.

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

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

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

Respectfully,

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

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

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

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



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

7.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3117 & 3209 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation and Southeastern Freight Lines, Inc. (Owners), and Brockette/Davis/Drake, Inc. (Surveyor) concerning the property located at 3117 and 3209 Northgate Drive, being all of Lot 1, Northgate Business Park, Phase 2 and all of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, containing 29.8652 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Replat approval of Progress Park One, Northgate Drive, Phase Four, Lots 4, 5 & 6, Block 1.

Background:

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

Adjacent Zoning:

Blalock Industrial Park

R-1 (One Family Residential) District

Origination:

Sherman Economic Development Corporation and Southeastern Freight Lines, Inc. (Owners)
Brockette/Davis/Drake, Inc. (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

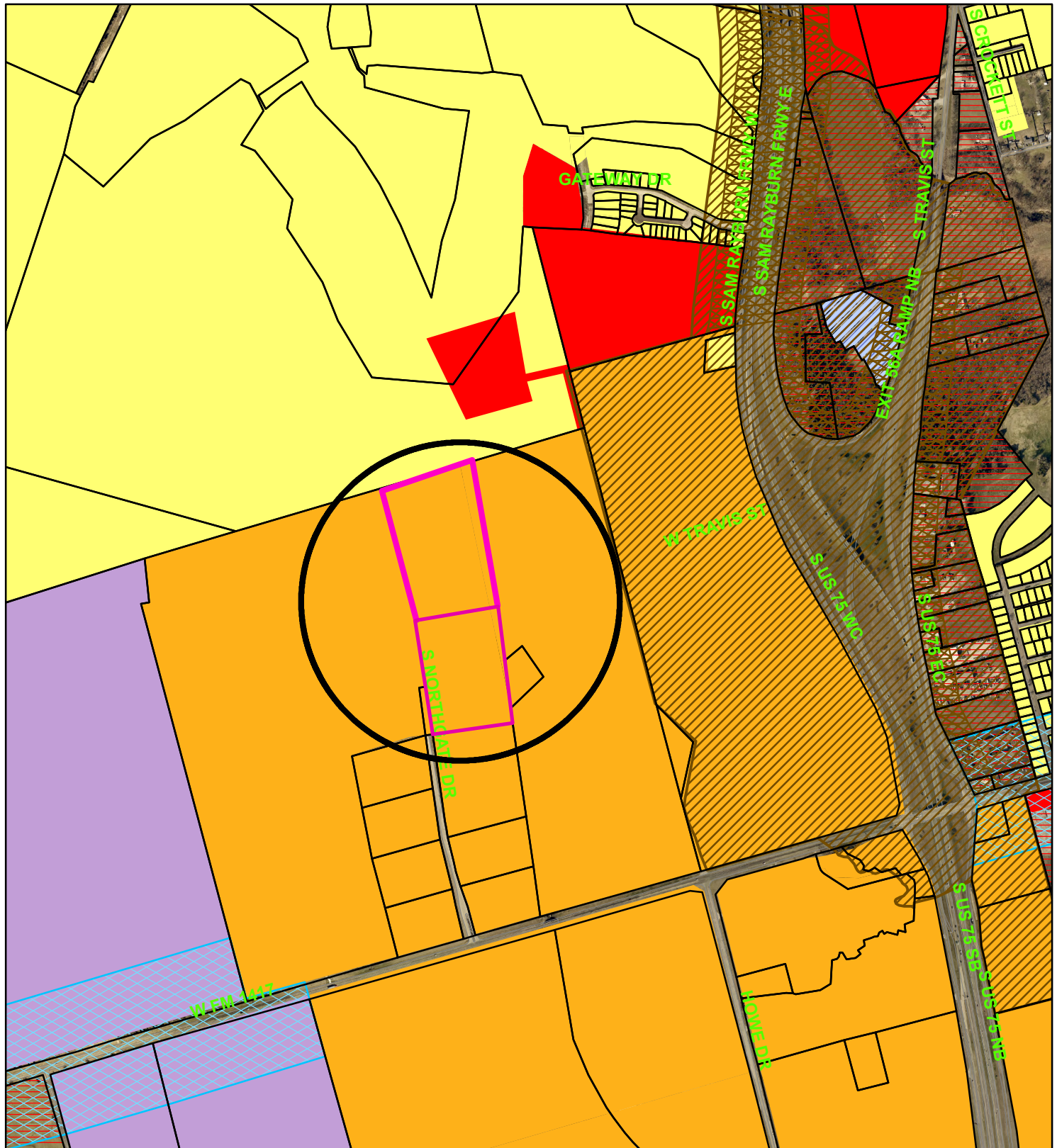
Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



3117 & 3209 Northgate Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: SpermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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

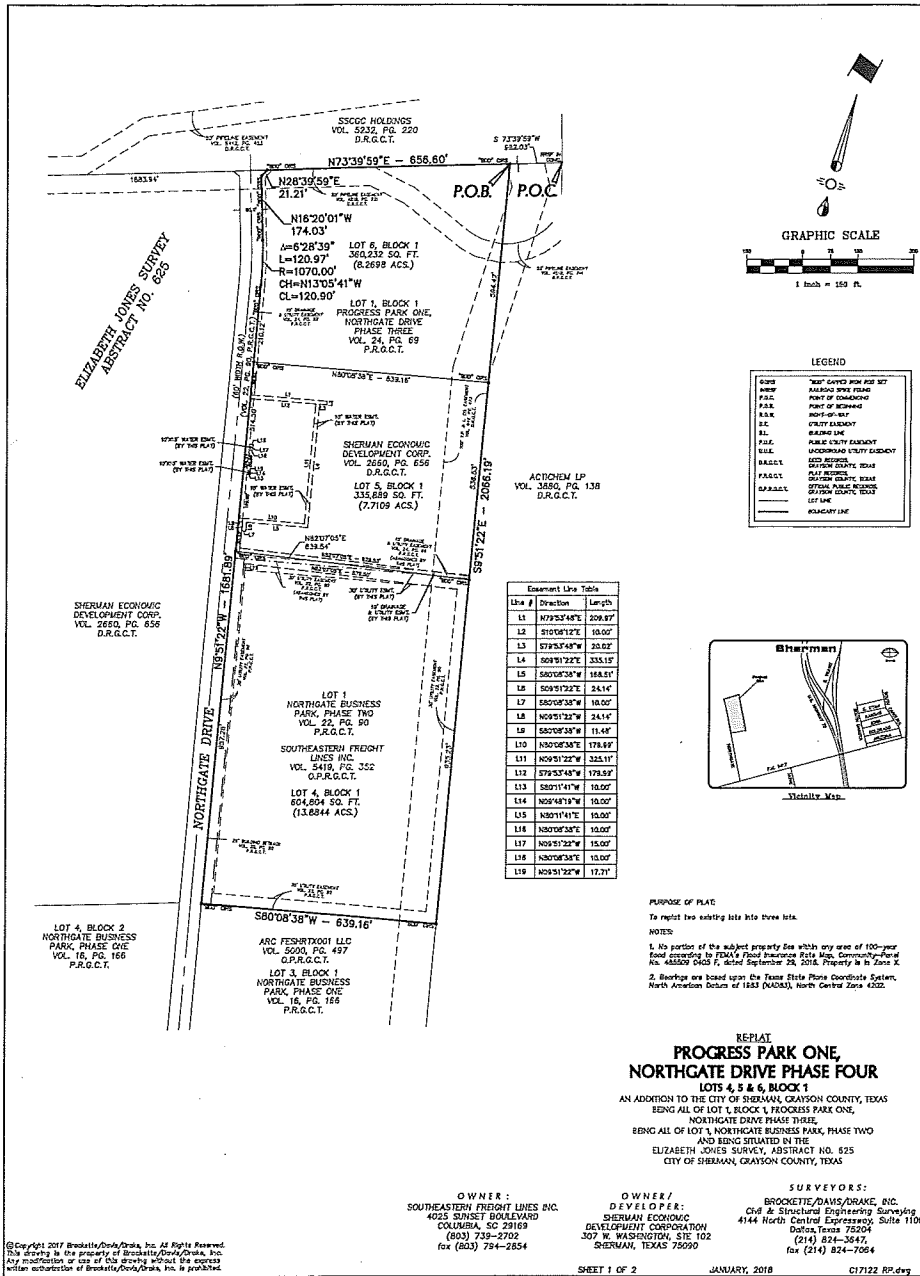


NOT TO SCALE

1 in = 1,081 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



©Copyright 2017 Brookette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brookette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brookette/Davis/Drake, Inc. is prohibited.

OWNER'S CERTIFICATE
COUNTY OF GRAYSON

WHEREAS SHERMAN ECONOMIC DEVELOPMENT CORPORATION and SOUTHEASTERN FREIGHT LINES INC. are the owners of a 2.68532 acre tract of land situated in the Elizabeth Jones Survey, Abstract Number 880, City of Sherman, Grayson County, Texas, being all of Lot 1, Block 1, Northgate Business Park, Phase Two, being a portion of the Elizabeth Jones Survey, Abstract No. 825, Page 80 of the Plat Records, Grayson County, Texas (P.R.G.C.T.), being all of Lot 1, Block 1, Progress Park One, Northgate Drive Phase Three, an addition to the City of Sherman by plat, recorded in Volume 24, Page 69 of the Plat Records, Grayson County, Texas (P.R.G.C.T.), being all of that tract of land conveyed to SHERMAN ECONOMIC DEVELOPMENT CORPORATION by Social Warranty Deed, recorded in Volume 2020, Page 437 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being all of that tract of land conveyed to SOUTHEASTERN FREIGHT LINES INC. by Social Warranty Deed, recorded in Volume 5419, Page 352 of the Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), and being more particularly described as follows:

COMMENCEMENT at a re-platted area found in easement for the northeast corner of a tract of land conveyed to the Acornem LP by Social Warranty Deed, recorded in Volume 3680, Page 138 (D.R.G.C.T.), more being the northeast line of corner of a tract of land conveyed to SHERMAN ECONOMIC DEVELOPMENT CORPORATION by Social Warranty Deed, recorded in Volume 2020, Page 437 (D.R.G.C.T.);

THENCE S 71°37'59" E, along the South line of said 55002 tract and the North line of said Acornem LP tract, a distance of 639.16 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for the POINT OF BEGINNING, same being the northeast corner of said Sherman Economic Development Corporation tract;

THENCE S 09°12'32" E, departing the South line of said 55002 tract and along the West line of said Acornem LP tract, a distance of 305.33 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner, said monument being the northeast corner of Lot 3, Block 1 of Northgate Business Park, Phase One, an addition to the City of Sherman, recorded in Volume 16, Page 168 (P.R.G.C.T.) and a tract of land conveyed to ARC FISHTRUCK LLC by Social Warranty Deed, recorded in Volume 5000, Page 437 (O.P.R.G.C.T.);

THENCE S 80°08'38" W, departing the West line of said Acornem LP tract and along the section the North line of said Northgate Business Park, Phase One and ARC FISHTRUCK LLC tract, a distance of 639.16 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for the POINT OF BEGINNING, same being the northeast corner of said Northgate Business Park, Phase One in the East (split) line of Northgate Drive (50' wide);

THENCE N 09°12'32" E, along the East line of said Northgate Drive, a distance of 184.85 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner at the beginning of a tangent curve in the lot;

THENCE along said tangent curve to the left, through a central angle of 68°08'38", an arc length of 120.97 feet, being a radius of 120.90 feet and a chord bearing and distance of N 13°05'41" W, 120.90 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner;

THENCE N 13°05'41" W, a distance of 120.90 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner;

THENCE N 68°08'38" W, a distance of 21.21 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner in the northeast corner of said Lot 1, Block 1;

THENCE N 73°39'48" E, along the common South line of said SSCC Holdings and the North line of said Lot 1, Block 1, a distance of 656.60 feet to the POINT OF BEGINNING, containing 1,305,828 square feet or 22.6522 acres of land, more or less.

PURPOSE OF PLAT:
To replat two existing lots into three lots.

NOTES:
1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community Flood Map 485008 0402 F, dated September 28, 2016. Property is in Zone X.
2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

OWNER'S CERTIFICATE OF DEDICATION
COUNTY OF GRAYSON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT SHERMAN ECONOMIC DEVELOPMENT CORPORATION and SOUTHEASTERN FREIGHT LINES INC. are the owners of a 2.68532 acre tract of land situated in the Elizabeth Jones Survey, Abstract Number 880, City of Sherman, Grayson County, Texas, being all of Lot 1, Block 1, Northgate Business Park, Phase Two, being a portion of the Elizabeth Jones Survey, Abstract No. 825, Page 80 of the Plat Records, Grayson County, Texas (P.R.G.C.T.), being all of Lot 1, Block 1, Progress Park One, Northgate Drive Phase Three, an addition to the City of Sherman by plat, recorded in Volume 24, Page 69 of the Plat Records, Grayson County, Texas (P.R.G.C.T.), being all of that tract of land conveyed to SHERMAN ECONOMIC DEVELOPMENT CORPORATION by Social Warranty Deed, recorded in Volume 2020, Page 437 of the Deed Records, Grayson County, Texas (D.R.G.C.T.), and being all of that tract of land conveyed to SOUTHEASTERN FREIGHT LINES INC. by Social Warranty Deed, recorded in Volume 5419, Page 352 of the Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), and being more particularly described as follows:

COMMENCEMENT at a re-platted area found in easement for the northeast corner of a tract of land conveyed to the Acornem LP by Social Warranty Deed, recorded in Volume 3680, Page 138 (D.R.G.C.T.), more being the northeast line of corner of a tract of land conveyed to SHERMAN ECONOMIC DEVELOPMENT CORPORATION by Social Warranty Deed, recorded in Volume 2020, Page 437 (D.R.G.C.T.);

THENCE S 71°37'59" E, along the South line of said 55002 tract and the North line of said Acornem LP tract, a distance of 639.16 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for the POINT OF BEGINNING, same being the northeast corner of said Sherman Economic Development Corporation tract;

THENCE S 09°12'32" E, departing the South line of said 55002 tract and along the West line of said Acornem LP tract, a distance of 305.33 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner, said monument being the northeast corner of Lot 3, Block 1 of Northgate Business Park, Phase One, an addition to the City of Sherman, recorded in Volume 16, Page 168 (P.R.G.C.T.) and a tract of land conveyed to ARC FISHTRUCK LLC by Social Warranty Deed, recorded in Volume 5000, Page 437 (O.P.R.G.C.T.);

THENCE S 80°08'38" W, departing the West line of said Acornem LP tract and along the section the North line of said Northgate Business Park, Phase One and ARC FISHTRUCK LLC tract, a distance of 639.16 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for the POINT OF BEGINNING, same being the northeast corner of said Northgate Business Park, Phase One in the East (split) line of Northgate Drive (50' wide);

THENCE N 09°12'32" E, along the East line of said Northgate Drive, a distance of 184.85 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner at the beginning of a tangent curve in the lot;

THENCE along said tangent curve to the left, through a central angle of 68°08'38", an arc length of 120.97 feet, being a radius of 120.90 feet and a chord bearing and distance of N 13°05'41" W, 120.90 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner;

THENCE N 13°05'41" W, a distance of 120.90 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner;

THENCE N 68°08'38" W, a distance of 21.21 feet to a 5/8-inch steel nail with yellow plastic cap stamped "2007" set for corner in the northeast corner of said Lot 1, Block 1;

THENCE N 73°39'48" E, along the common South line of said SSCC Holdings and the North line of said Lot 1, Block 1, a distance of 656.60 feet to the POINT OF BEGINNING, containing 1,305,828 square feet or 22.6522 acres of land, more or less.

WITNESS my hand at _____ County, Texas, this ____ day of _____, 2018.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION

By: [Signature] Board Chairman

SOUTHEASTERN FREIGHT LINES INC.

By: [Signature] Board Chairman

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] (Board Chairman), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] (Board Chairman), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS THAT I, Shirley Day Fatta, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

WITNESS my hand at _____ County, Texas, this ____ day of _____, 2018.

Registered Professional Land Surveyor, No. 4235
February, 2018

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Shirley Day Fatta, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] (Board Chairman), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] (Board Chairman), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, on this day personally appeared [Signature] (Board Chairman), known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

REPLAT
PROGRESS PARK ONE,
NORTHGATE DRIVE PHASE FOUR
LOTS 4, 5 & 6, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING ALL OF LOT 1, BLOCK 1, PROGRESS PARK ONE,
NORTHGATE DRIVE PHASE THREE,
BEING ALL OF LOT 1, NORTHGATE BUSINESS PARK, PHASE TWO
AND BEING SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 825
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
SOUTHEASTERN FREIGHT LINES INC.
4025 SUNSET BOULEVARD
COLUMBIA, SC 29169
(803) 739-2702
fax (803) 794-2854

OWNER/
DEVELOPER:
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
307 W. WASHINGTON, STE 102
SHERMAN, TEXAS 75090

SURVEYORS:
BROOKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3447
fax (214) 824-7064

SHEET 2 OF 2 JANUARY, 2018 C17122 RP.dwg

STAFF REVIEW LETTER

February 13, 2018

Sherman Economic Development
Corporation
307 W. Washington St., Suite 102
Sherman, TX 75090

Southeastern Freight Lines, Inc.
4025 Sunset Boulevard
Columbia, SC 29169

Brockette/Davis/Drake, Inc.
4144 North Central Expressway, Ste. 1100
Dallas, TX 75204

Dear Applicants,

The request for approval of the Replat of Progress Park One, Northgate Drive, Phase Four has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove building setback lines.
6. Metes and bounds description must match drawing.
7. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3117 NORTHGATE DRIVE**

The request of Sherman Economic Development Corporation (Owners), City of Sherman (Prospective Buyer), EIKON Consulting Group (Architect) and Michael Tubiolo (Representative) concerning the property located at 3117 Northgate Drive, being a 7.7109 acre tract of land in the Elizabeth Jones Survey, Abstract No. 625, also being a part of Lot 1, Block 1, Progress Park One, Northgate Drive, Phase 3, and in Tract 4.1 in the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan approval for Fire Station #4

Background:

Sherman Fire Station #4 was built in 1968 and has not undergone any significant renovations or improvements during that period. In order to better access/serve the south/southwest part of the City and its projected growth, the plan is to relocate Station #4 to a new 7 acre site on Northgate Drive, north of F.M. 1417, in Blalock Industrial Park. The property is located at 3117 Northgate Drive in Progress Park I industrial area. Fire Station #4 will be a one story, 12,606 square foot building, the exterior finish on the building will be brick veneer and insulated metal panels; twenty-one (21) parking spaces will be provided.

Adjacent Zoning:

Blalock Industrial Park

R-1 (One Family Residential) District

Origination:

The City of Sherman (Owners)

EIKON Consulting Group (Architect)

Michael Tubiolo (Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

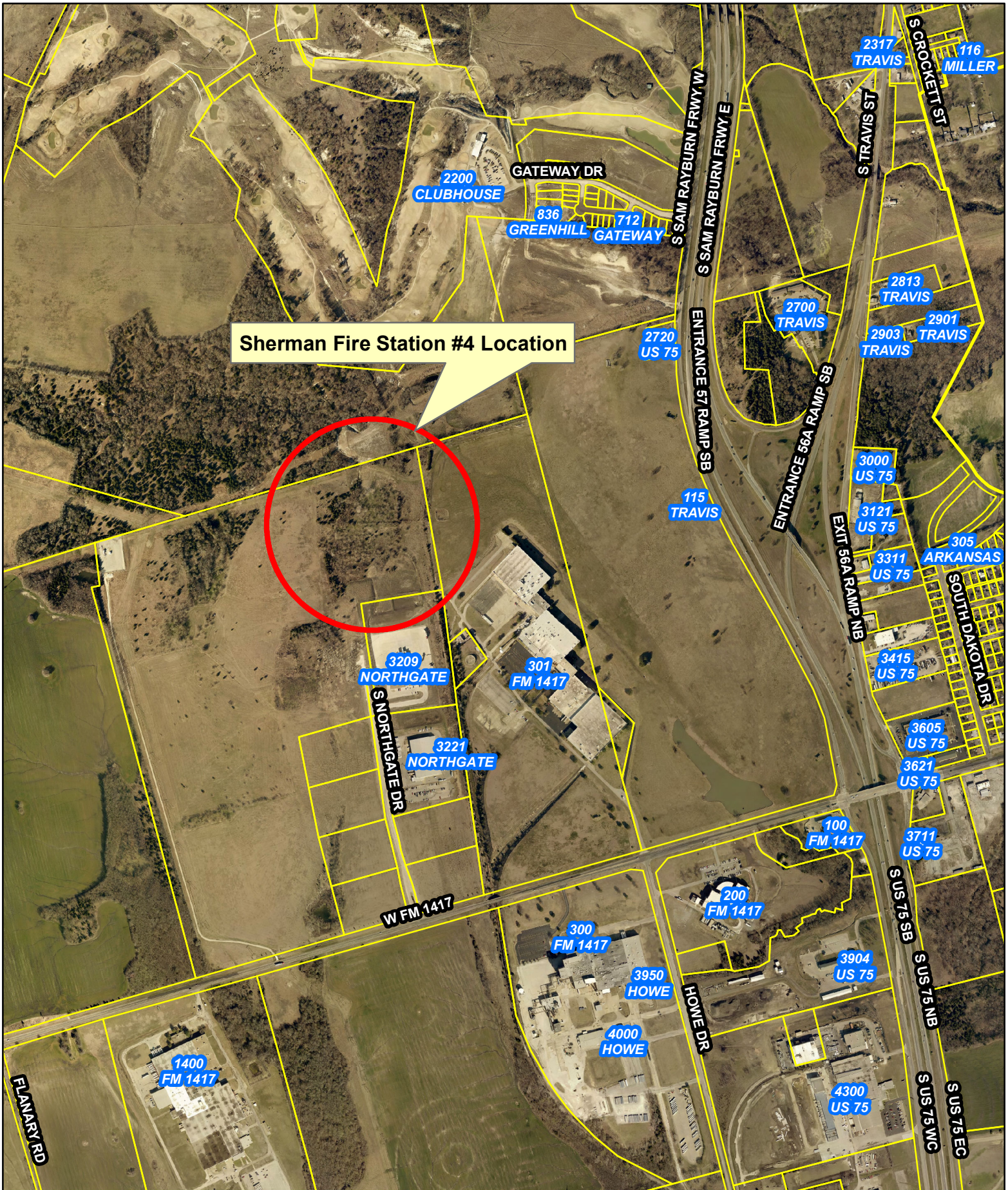
40

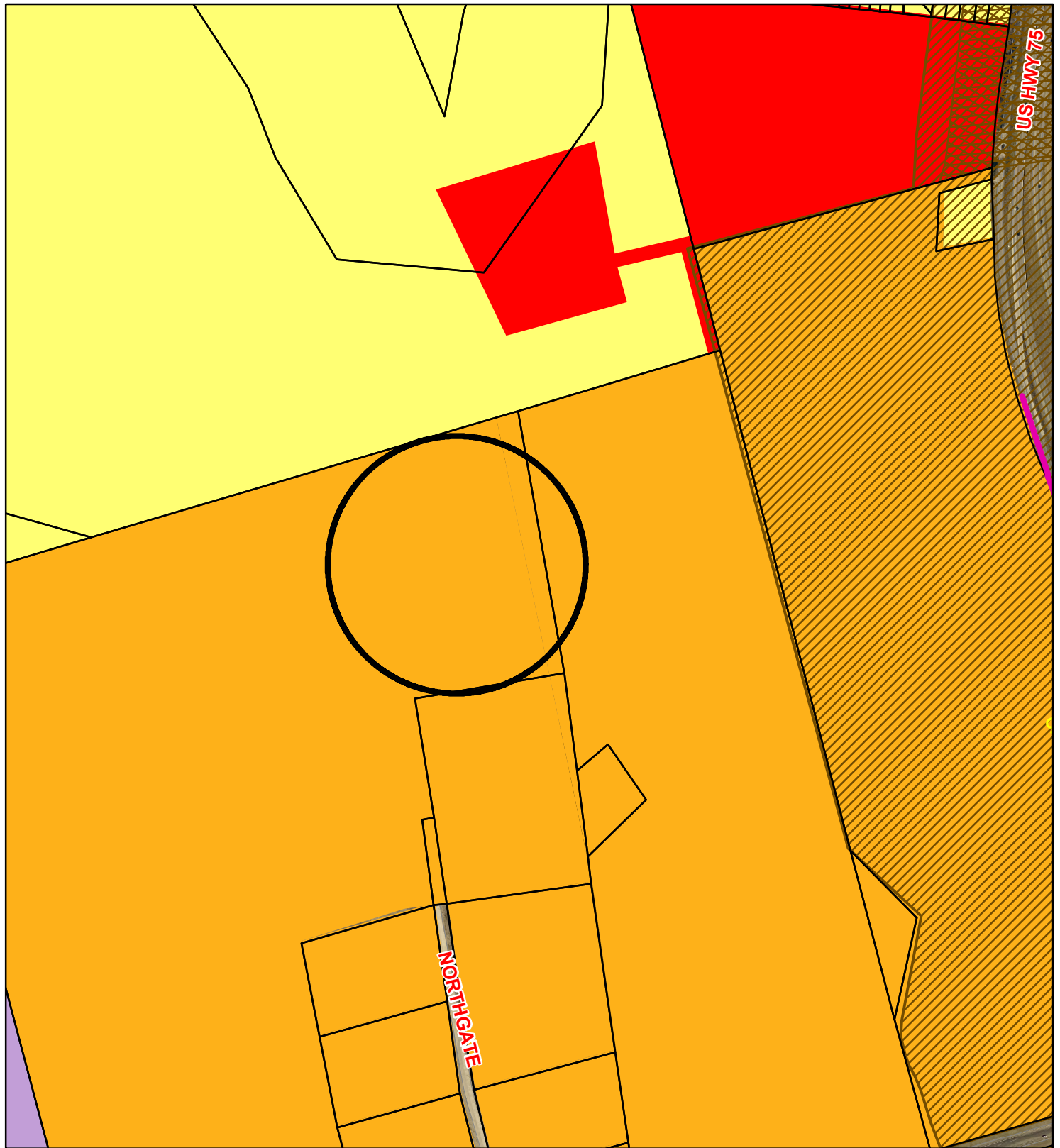
Objections Received:

0

Attachments

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





Zoning - 3117 Northgate Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 600 ft

3117 Northgate Drive





SSCCC HOLDINGS
VOL. 5232, PG. 220
D.R.G.C.T.

30' PIPELINE EASEMENT
VOL. 5112, PG. 153
P.R.G.C.T.

CONC. MCHL SET

N73°39'59"E - 656.60'

S 73°39'59"W
882.03'

P.O.B.

P.O.C.

30' PIPELINE EASEMENT
VOL. 5218, PG. 731
D.R.G.C.T.

Δ=6°28'39"
L=120.97'
R=1070.00'
CH=N13°05'41"W
CL=120.90'

LOT 6, BLOCK 1
360,232 SQ. FT.
(8.2698 ACS.)

10' DRAINAGE & UTILITY ESMT.
VOL. 24, PG. 69
P.R.G.C.T.

LOT 1, BLOCK 1
PROGRESS PARK ONE,
NORTHGATE DRIVE
PHASE THREE
VOL. 24, PG. 69-70
P.R.G.C.T.

SHERMAN ECONOMIC
DEVELOPMENT CORP.
VOL. 2660, PG. 656
D.R.G.C.T.

LOT 5, BLOCK 1
335,889 SQ. FT.
(7.7109 ACS.)

10' DRAINAGE & UTILITY ESMT.
(BY THIS PLAT)

10' DRAINAGE & UTILITY ESMT.
VOL. 24, PG. 69
P.R.G.C.T.

20' UTILITY FACILITY
VOL. 21, PG. 92
P.R.G.C.T.

25' BUILDING CERRACK
VOL. 21, PG. 93
P.R.G.C.T.

LOT 1
NORTHGATE BUSINESS
PARK, PHASE TWO
VOL. 22, PG. 90
P.R.G.C.T.

LOT 4, BLOCK 1
604,804 SQ. FT.
(13.8844 ACS.)

20' UTILITY EASEMENT
VOL. 22, PG. 90
P.R.G.C.T.

LOT 3, BLOCK 1
NORTHGATE BUSINESS
PARK, PHASE ONE
VOL. 16, PG. 106
P.R.G.C.T.

LOT 4, BLOCK 2
NORTHGATE BUSINESS
PARK, PHASE ONE
VOL. 16, PG. 106
P.R.G.C.T.

ELIZABETH JONES SURVEY
ABSTRACT NO. 625

NORTHGATE DRIVE
(60' WIDTH R.O.W.) (VOL. 22, PG. 90, P.R.G.C.T.)

1883.54'

60.0'

210.12'

514.50'

1881.89'

N95°1'22"W - 1881.89'

957.28'

915.23'

S80°08'38"W - 639.16'

584.42'

536.51'

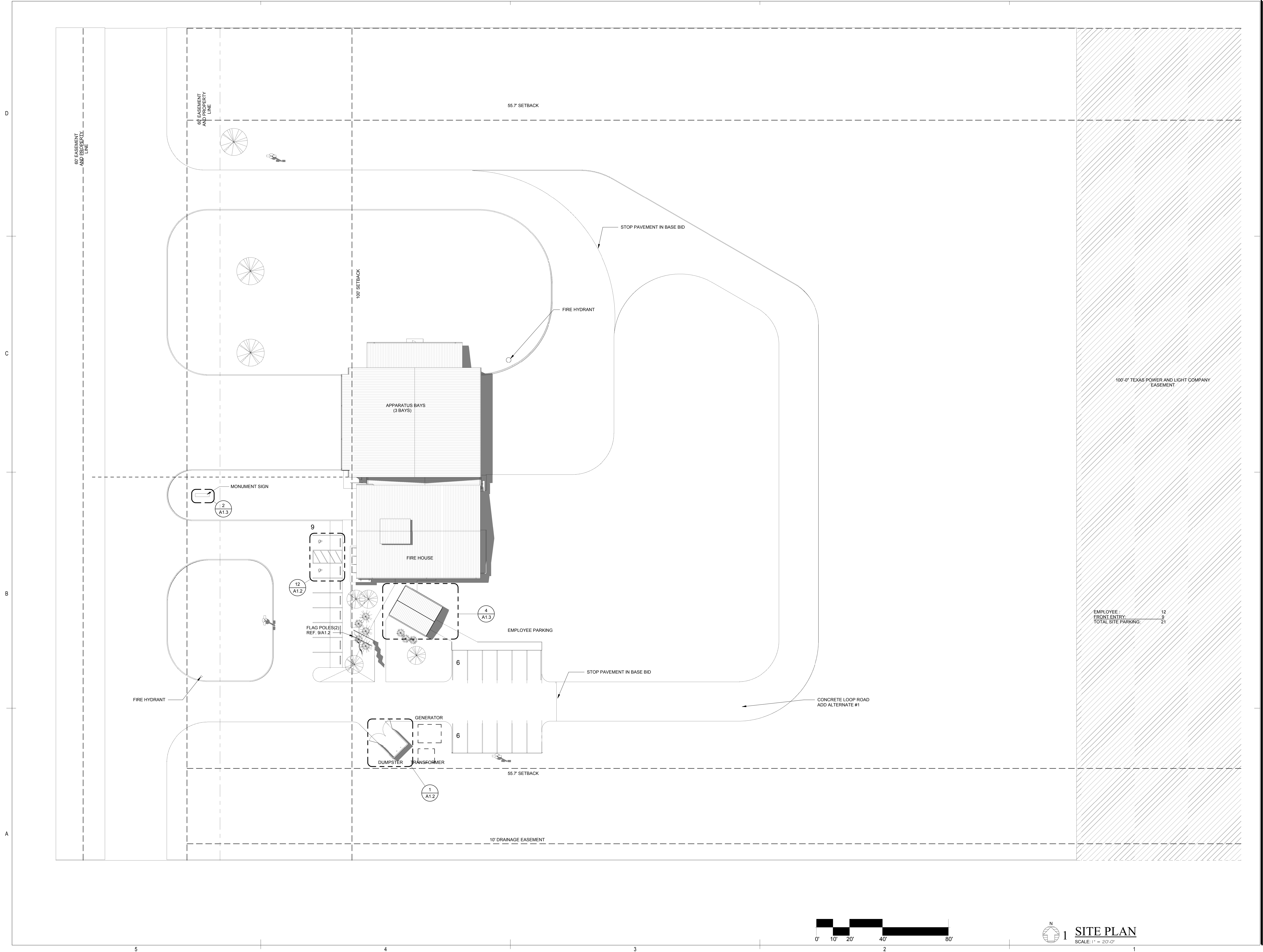
S9°51'22"E - 2066.19'

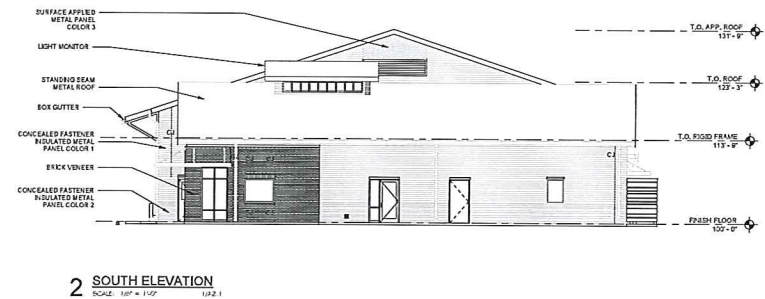
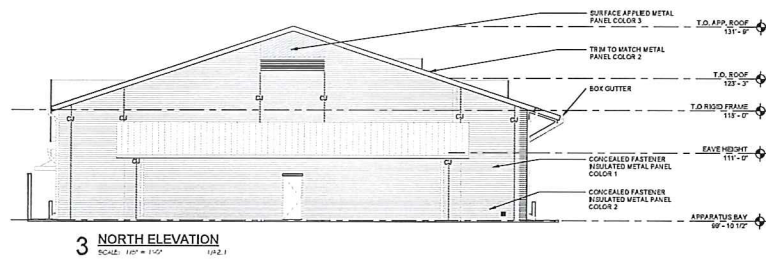
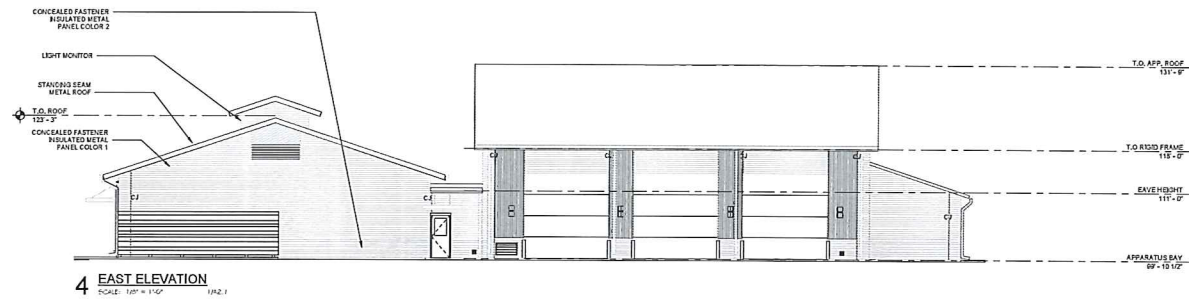
639.54'

N82°07'05"E

N80°08'38"E - 639.16'

[illegible][illegible]





Fire Station #4

Site Plan Approval

STAFF REVIEW LETTER

February 13, 2018

Sherman Economic Development Corporation
307 W. Washington, Ste. 102
Sherman, TX 75090

EIKON Consulting Group
Michael Tubiolo
1405 W. Chapman Dr.
Sanger, TX 76266

Dear Applicants,

The request for site plan approval for Fire Station #4 for the property located at 3117 Northgate Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all EPA, City, Federal and State regulations for this use.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
7. The location of trash receptors must be approved by the Public Works Department.
8. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Verify fire lane requirements with Fire Marshall.
10. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
11. Platting of the property 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,

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

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

9.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2214 CARRIAGE ESTATES ROAD**

The request of Norberto & Lisa Galarza (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2214 Carriage Estates Road, being 1 acre in the William Thompson Survey, Abstract No. 1209, also being a portion of Lots 2 & 3 of Carriage House Estates, as follows:

Planning and Zoning Commission

Replat approval of Carriage House Estates Lot 3R, being a Replat of part of Lots 2 & 3 in the Carriage House Estates.

Background:

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

Adjacent Zoning:

R-A (Single Family Agricultural) District

Origination:

Norberto & Lisa Galarza (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Was not included in the Master Plan

Number of notices mailed:

64

Objections Received:

1

Attachments

Location Map

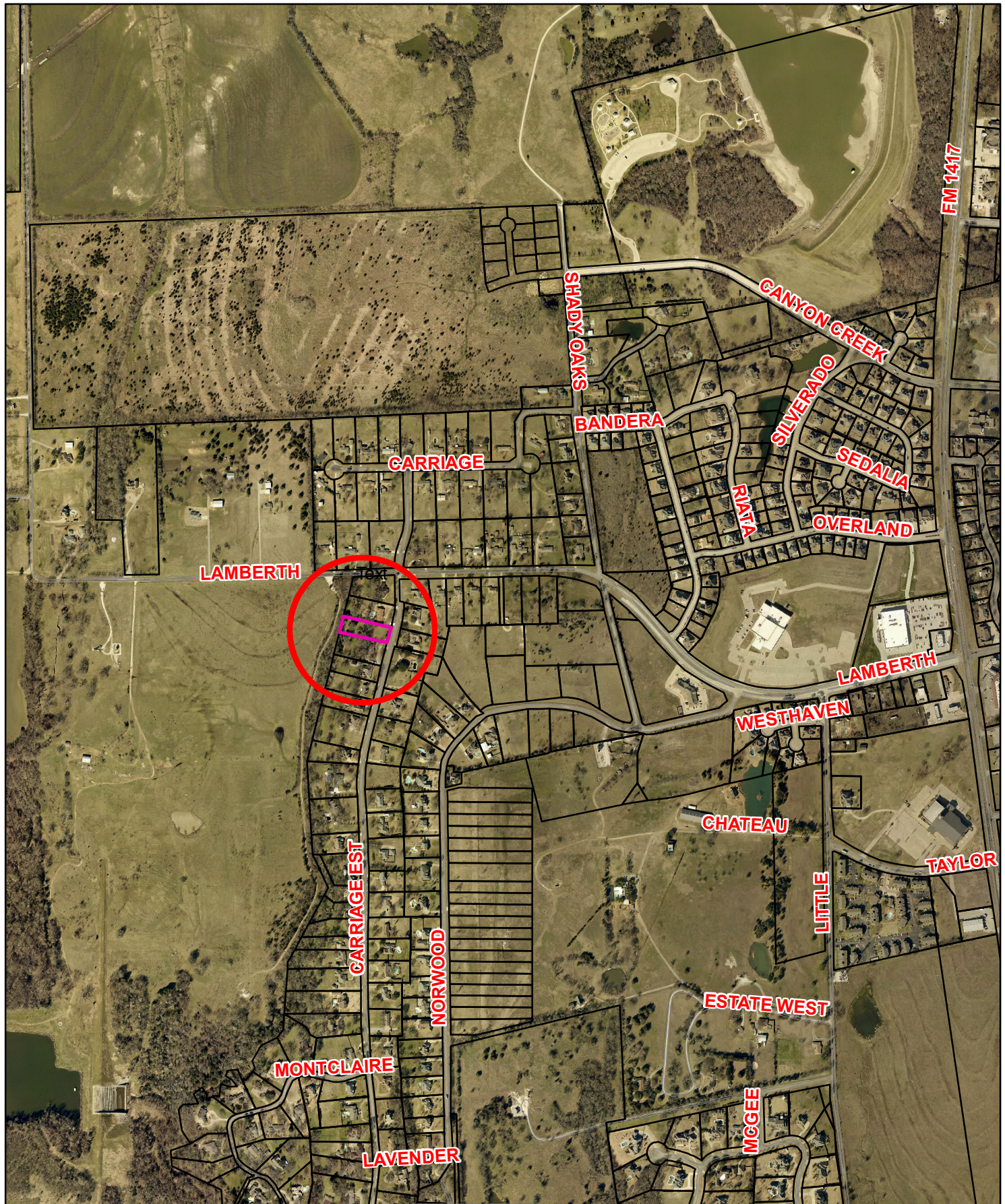
Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

Letter from Judy Fry



Sherman
CLASSIC TOWN. BROAD HORIZON.

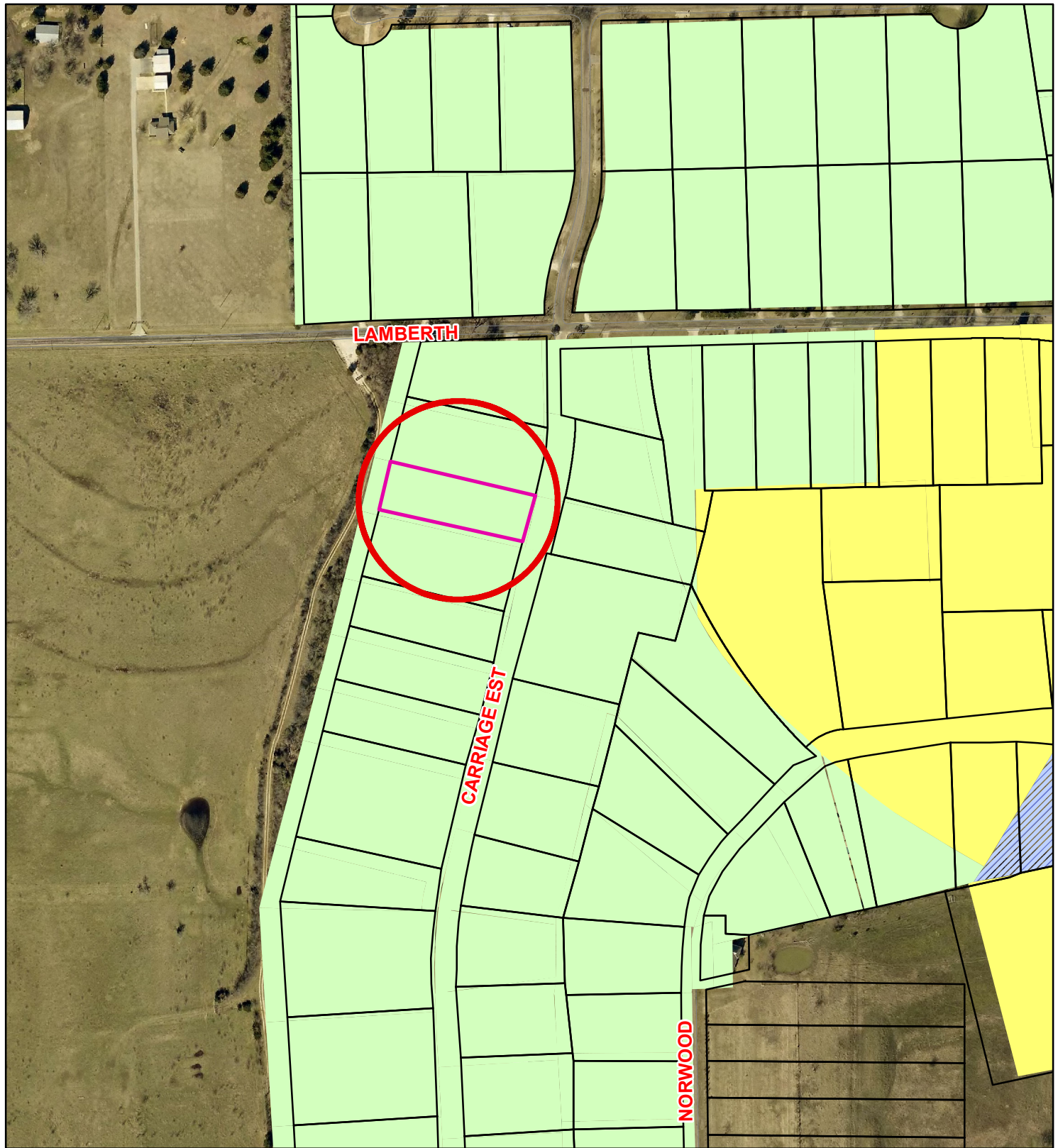
2214 Carriage Estates Rd



NOT TO SCALE

1 in = 865 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2214 Carriage Estates Road

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep
FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 691

Zoning Districts

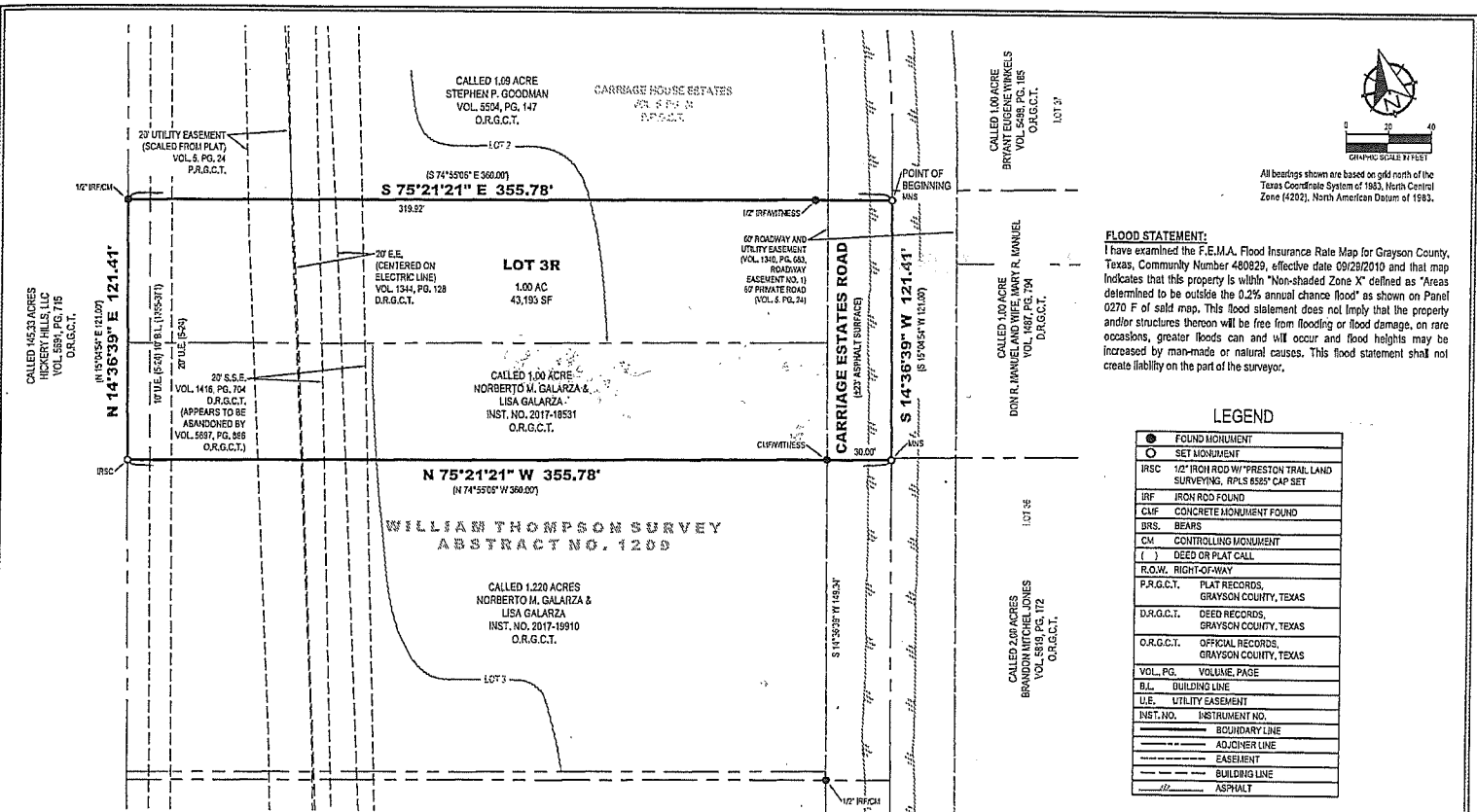
Representation: ShermGIS.DBO.ZoningDistrict_Rep
Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



2214 Carriage Estates Rd





FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 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
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND
BRS.	BEARS
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
INST. NO.	INSTRUMENT NO.
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT
---	BUILDING LINE
---	ASPHALT

OWNER'S CERTIFICATE

WHEREAS NORBERTO M. GALARZA & LISA GALARZA are the rightful owners of all of that certain tract or parcel of land situated in the William Thompson Survey, Abstract No. 1209, City of Sherman, Grayson County, Texas, and being a re-creation survey of a called 1.00 acre tract of land described in the deed to Norberto M. Galarza and Lisa Galarza, recorded in Instrument No. 2017-18531, Official Records of Grayson County, Texas, same being a portion of Lots 2 and 3 of the Carriage House Estates, an addition to Grayson County, Texas, according to the plat thereof recorded in Volume 5, Page 24, Plat Records of Grayson County, Texas, and a portion of a 60 foot wide private roadway labeled as Carriage Estates Road according to said plat, and being more particularly described as follows:

BEGINNING at a MAG Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" (hereinafter referred to as MAG Nail) set for the northeast corner of said 1.00 acre tract, common to the southeast corner of a called 1.09 acre tract of land described in a deed to Stephen P. Goodman, recorded in Volume 5504, Page 147, said Official Records, and on the westerly line of a called 1.00 acre tract described in a deed to Don. R. Manuel and wife, Mary R. Manuel, recorded in Volume 1487, Page 794, Deed Records of Grayson County, Texas, and in Carriage Estates Road;

THENCE South 14°36'39" West, with the easterly line of said 1.00 acre tract, and with the westerly line of said Manuel tract, a distance of 121.41 feet to a MAG Nail set for the southeast corner of said 1.00 acre tract, common to the northeast corner of a called 1.220 acre tract of land described in the deed to Norberto M. Galarza and Lisa Galarza, recorded in Instrument No. 2017-19910, said Official Records, and in Carriage Estates Road;

THENCE North 75°21'21" West, with the southerly line of said 1.00 acre tract, and with the northerly line of said 1.220 acre tract, passing en route at a distance of 30.00 feet a concrete monument found for witness on the west side of said Carriage Estates Road, and continuing on said course, along or near a fence part of the way, a total distance of 355.78 feet a 1/2-inch iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of said 1.00 acre tract, common to the northwest corner of said 1.220 acre tract, and on the easterly line of a called 145.33 acre tract of land described in the deed to Hickory Hills, LLC, recorded in Volume 5691, Page 715, said Official Records;

THENCE North 14°36'39" East, with the westerly line of said 1.00 acre tract, and with the easterly line of said 145.33 acre tract, along or near a fence, a distance of 121.41 feet a 1/2-inch iron rod found for the northwest corner of said 1.00 acre tract, common to the southwest corner of aforesaid 1.09 acre tract;

THENCE South 75°21'21" East, with the northerly line of said 1.00 acre tract, and with the southerly line of said 1.09 acre tract, along or near a fence part of the way, passing en route at a distance of 319.92 feet a 1/2-inch iron rod found for witness on the west side of said Carriage Estates Road, and continuing on said course, a total distance of 355.78 feet to the POINT OF BEGINNING and enclosing 1.00 acre (43,193 square feet) of land, more or less.

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF CARRIAGE HOUSE ESTATES LOT 3R 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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That NORBERTO M. GALARZA & LISA GALARZA, do hereby adopt this plat designating the hereinafore described property as REPLAT OF CARRIAGE HOUSE ESTATES LOT 3R, an addition to the City of Sherman, Grayson County, Texas, and do 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 those 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: _____
Norberto M. Galarza

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 Norberto M. Galarza, 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

By: _____
Lisa Galarza

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 Lisa Galarza, 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.

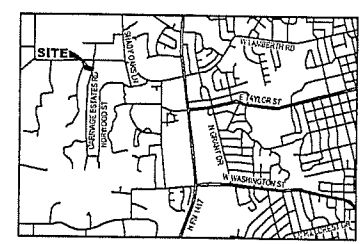
WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

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 exist and that their location, size, and material are correctly shown.

Chris R. Noah Date
Registered Professional Land Surveyor No. 6585



VICINITY MAP
(NOT TO SCALE)

OWNER:
Norberto M. Galarza &
Lisa Galarza
SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC

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

REPLAT OF CARRIAGE HOUSE ESTATES LOT 3R
1.00 ACRE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
BEING PART OF LOTS 2 & 3
IN THE CARRIAGE HOUSE ESTATES
Carriage Estates Road, Sherman
Grayson County, Texas

STAFF REVIEW LETTER

February 13, 2018

Norberto M. & Lisa Galarza
1707 Carriage Estates Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Carriage House Estates Lot 3R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove building setback lines.
6. No city sewer available; on-site sewage systems only for these properties. Verify requirements with Grayson County.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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

RECEIVED

FEB 08 2018

February 5, 2018

Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091

RE: Norberto & Lisa Galarza Replat of lot
Carriage Estates

Dear Mr. Shadden:

I live at 2006 Carriage Estates Road, which is within 200 feet of the lot that is requested to be replat. The houses located within Carriage Estates subdivision are all built on a minimum of one acre lots, are single family homes with a minimum of 2000 square feet. If this replat results in less than a one acre lot and/or dwelling less than 2000 sq ft then I am very much opposed to this replat. This subdivision is almost completely built out with just a few lots that are vacant. Having a lot with less than the one acre minimum would certainly not be in the best interests of this subdivision.

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

Thank you for your consideration.

Sincerely,



Judy Statham Fry
2006 Carriage Estates Road
Sherman, Texas 75092
903-816-0782



Planning & Zoning Commission and Board of Adjustments

10.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

420 N. GRAND AVENUE

The request of Harry and Alera Reynolds (Owners) and H&H Drafting and Design (Draftsman) concerning the property located at 420 North Grand Avenue, being Lot 7 and the north 30' of Lot 8, Block 22, College Park Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 5' side yard setback (south property line) for a residential dwelling in lieu of the required 9' in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The property is located at 420 North Grand Avenue between Pacific and Mulberry Streets. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The owners would like to construct a 4,368 square foot residential dwelling on the lot. The building will be three bedrooms, three and a half bathrooms and the exterior finish will be stone. An existing metal carport and garage will be used for parking.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Harry and Alera Reynolds (Owners)

H&H Drafting and Design (Draftsman)

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:

12

Objections Received:

0

Attachments

Location Map

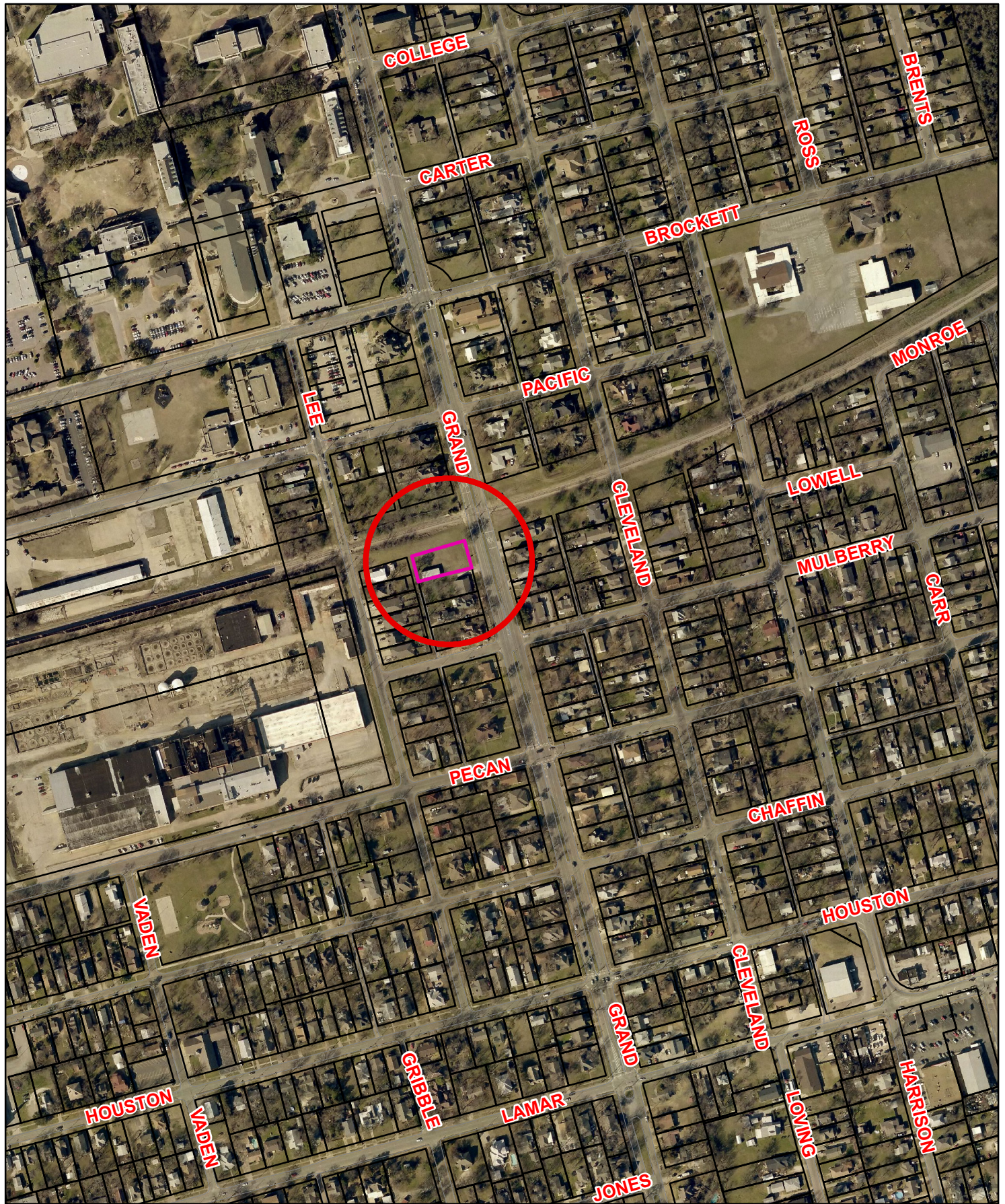
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

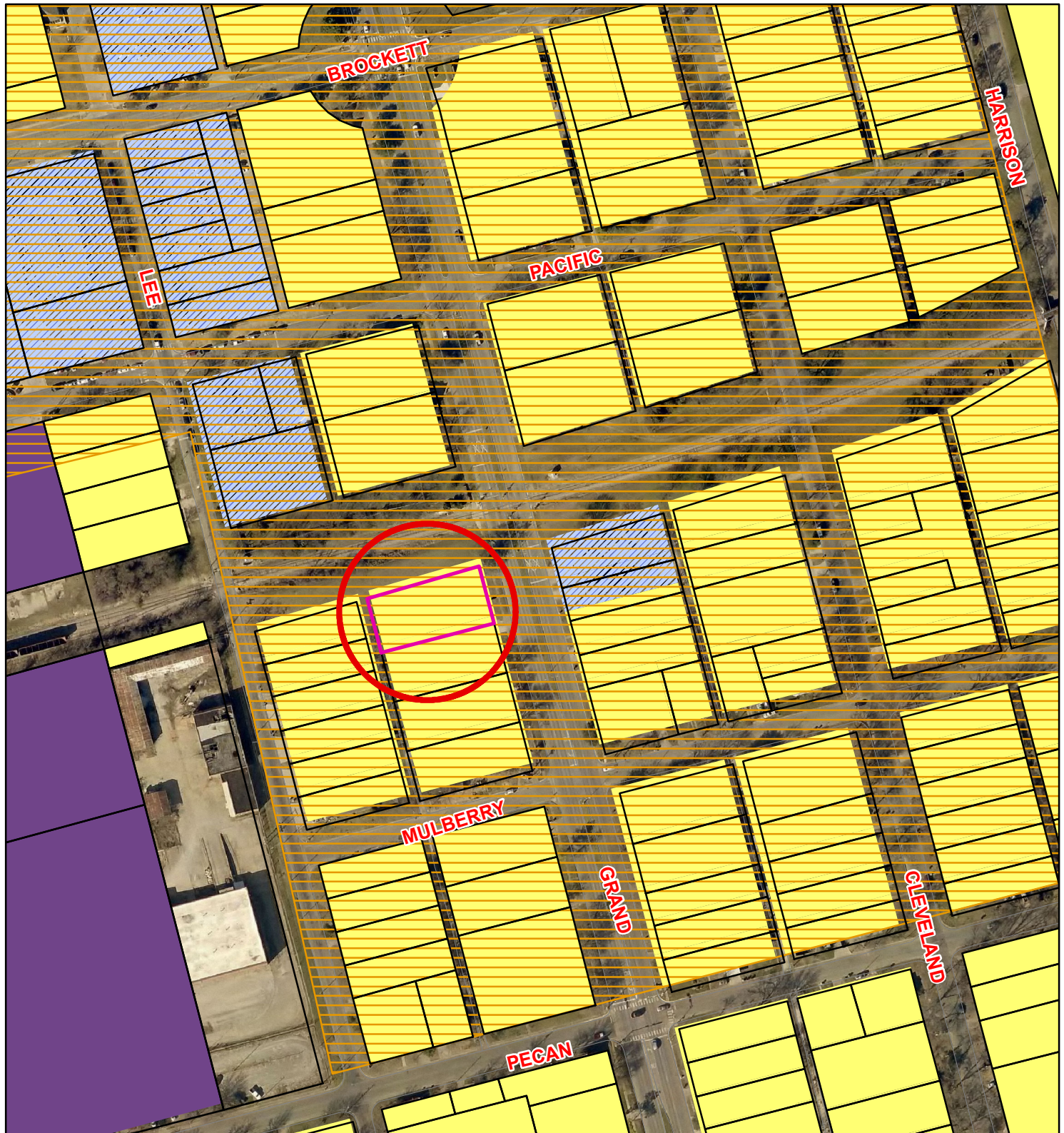
420 N. Grand



NOT TO SCALE

1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 420 N. Grand

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

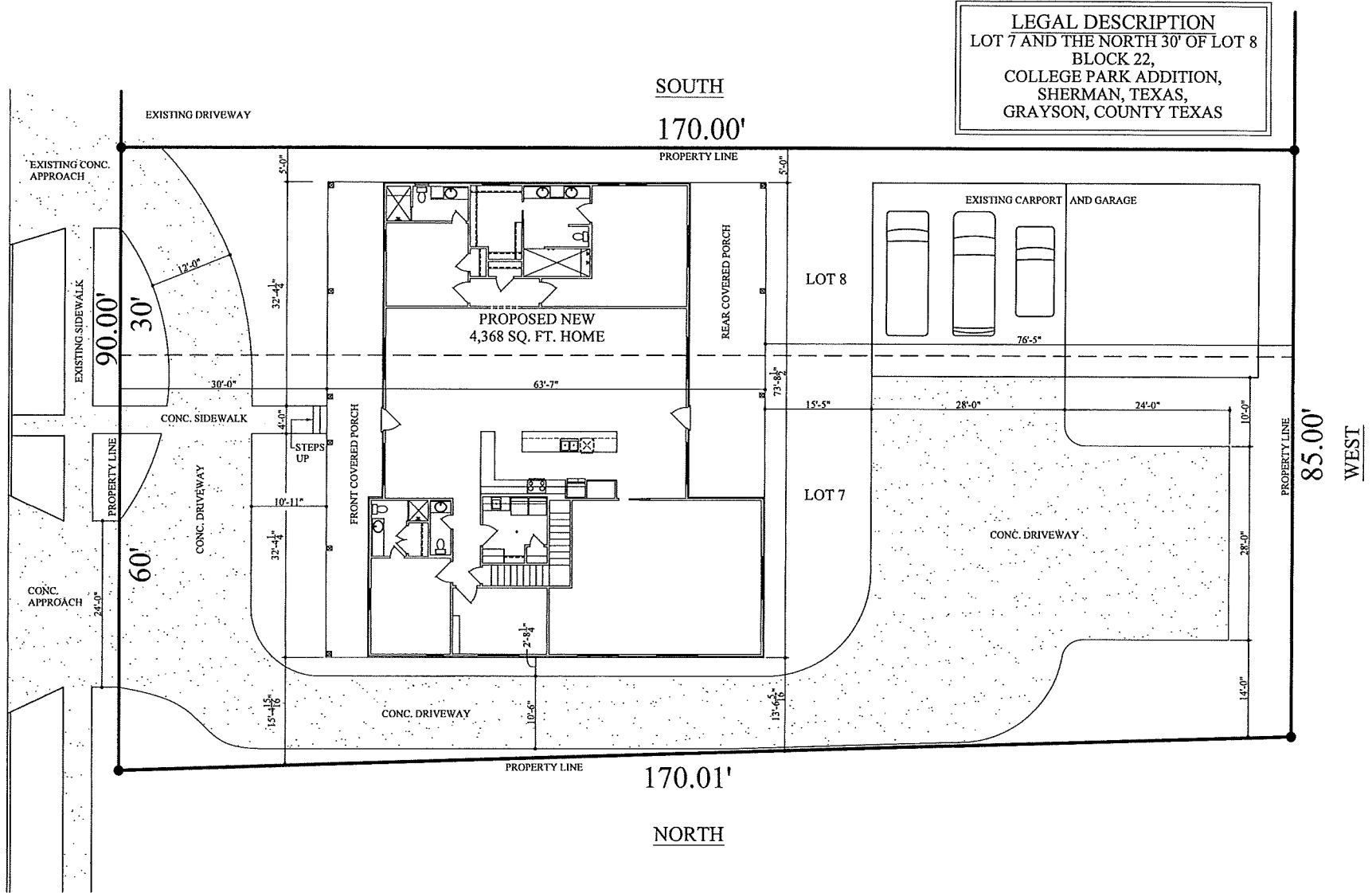
City of Sherman, Texas
Developmental Services Department

420 N. Grand Avenue



GRAND AVE.

EAST



I-C-1

SHEET NUMBER

A CUSTOM RESIDENCE FOR:
 HARRY & ALERA REYNOLDS

SITE PLAN

SCALE:
 N.T.S.

DATE:
 DESIGNED BY: EDDY HULSEY
 DRAWN BY: TERRY THOMAS

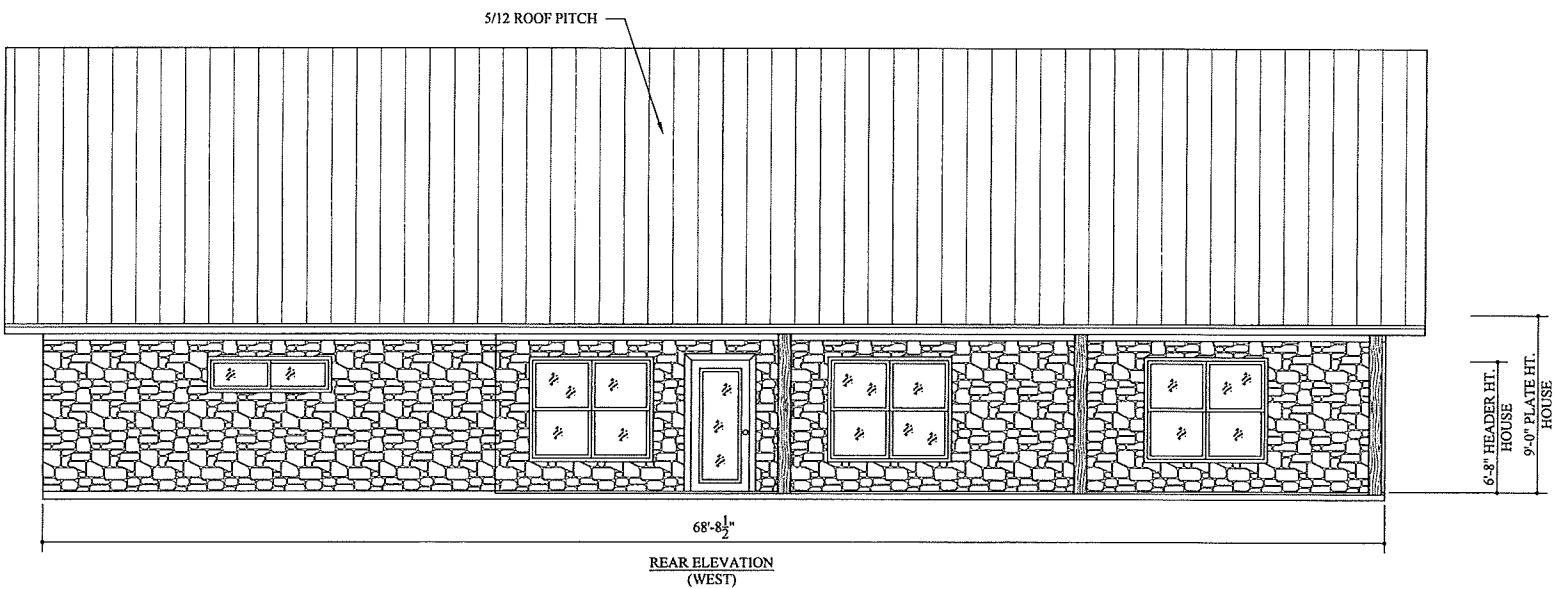
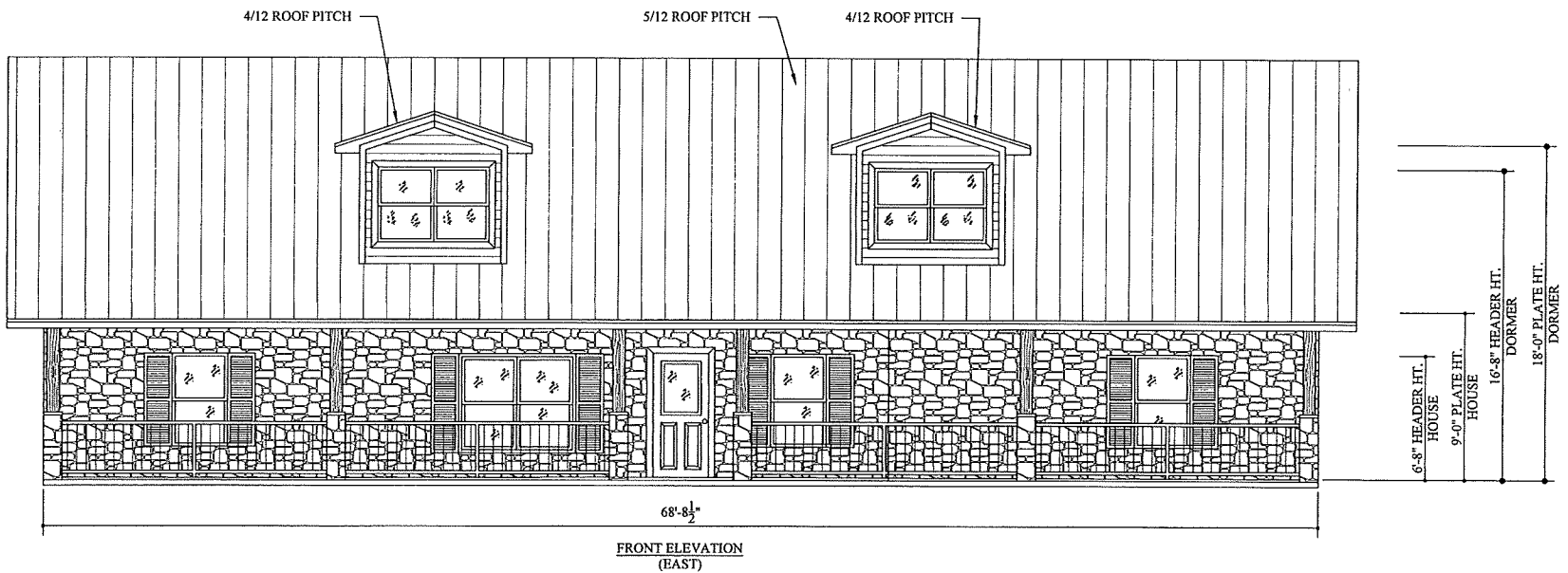
ISSUANCES:

H & H

DRAFTING AND DESIGN

305 W. WOODARD SUITE #213
 DENISON, TEXAS 75020

OFFICE: (903) 463-9770 FAX: (903) 463-3613



A-2

SHEET NUMBER

A CUSTOM RESIDENCE FOR:
HARRY & ALERA REYNOLDS

FRONT & REAR
ELEVATIONS

SCALE:
N.T.S.

DATE: JAN 2018
DESIGNED BY: TERRY SNEY
DRAWN BY: TERRY TORBAS

ISSUANCES:

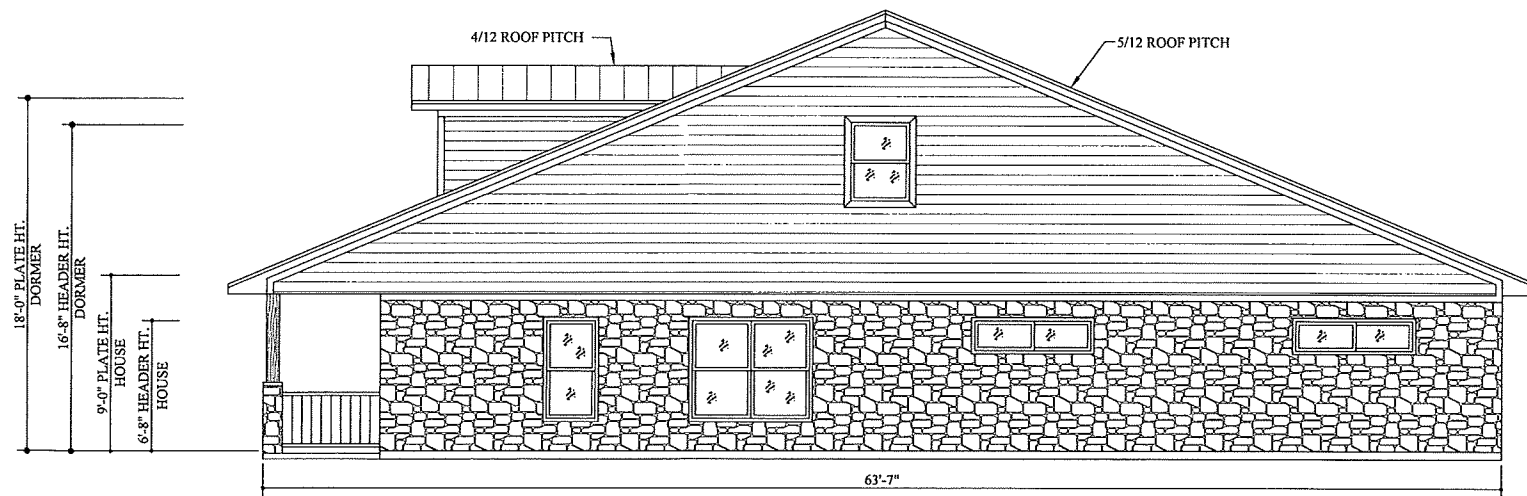
H & H

DRAFTING AND DESIGN

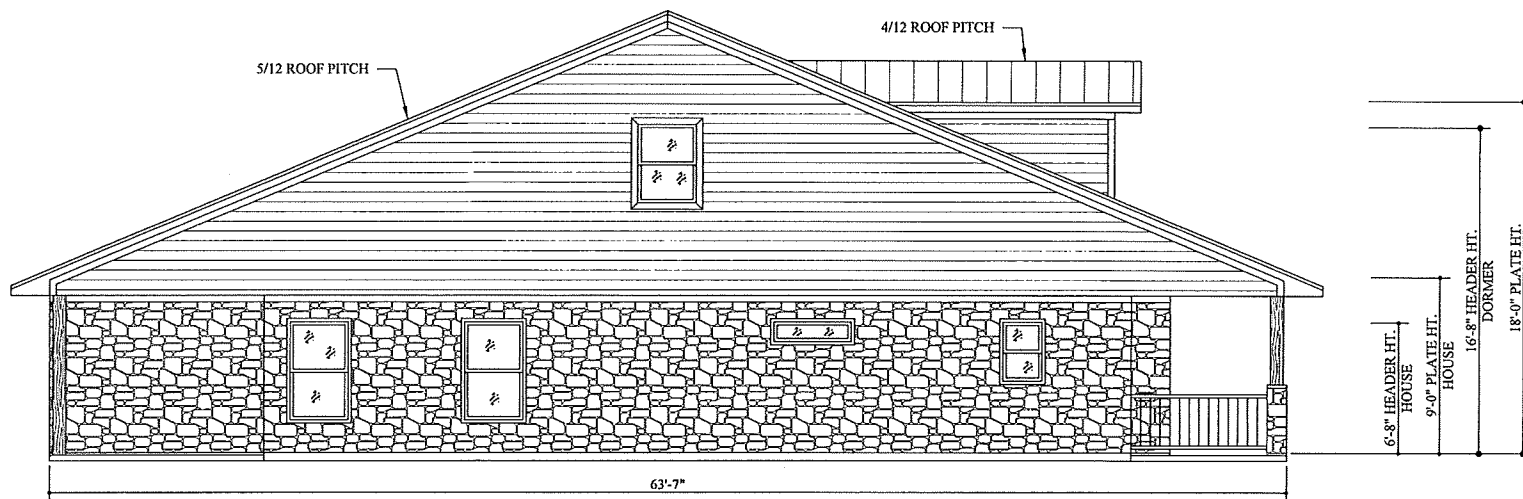
305 W. WOODARD SUITE #213

DENISON, TEXAS 75020

OFFICE: (903) 463-9770 FAX: (903) 463-3613



RIGHT ELEVATION
(NORTH)



LEFT ELEVATION
(SOUTH)

A-3

SHEET NUMBER

A CUSTOM RESIDENCE FOR:
HARRY & ALERA REYNOLDS

RIGHT & LEFT
ELEVATIONS

SCALE:
N.T.S.

DATE: JAN. 2018
DESIGNED BY: DEBRA SEY
DRAWN BY: TERRY TORBAS

ISSUANCES:

H & H

DRAFTING AND DESIGN

305 W. WOODARD SUITE #213
DENISON, TEXAS 75020

OFFICE: (903) 463-9770 FAX: (903) 463-3613

STAFF REVIEW LETTER

February 13, 2018

Harry & Alera Reynolds
1100 Patricia
Sherman, TX 75090

H&H Drafting & Design
305 W. Woodard, Ste. 213
Denison, TX 75020

Dear Applicants,

The request for a variance to allow a 5' side yard setback (south property line) for a residential dwelling in lieu of the required 9' in an R-1 (One Family Residential) District/College Park Overlay District for the property located at 420 North Grand Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the College Park Overlay District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The City of Sherman does not maintain alleys.
9. No open cut permitted on Grand Avenue for water line.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

205, 209 & 211 E. JONES STREET

The request of Gerarado and Jemima Anguiano and Jesus Pacheco (Owners) concerning the property located at 205, 209 and 211 East Jones Street, being part of Lot 7, Block 14, Original Town Plat (OTP), as follows:

Planning and Zoning Commission

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

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (6) to allow an existing building with existing building finishes for a duplex in lieu of the required masonry in an R-2 (Multi-family Residential) District/Central Business District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow an existing 6' wood fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District/Central Business District.

Background:

The property is located at 205, 209 and 211 East Jones Street between Walnut and Montgomery Streets. The property is zoned a C-1 (Retail Business) District and is also located in the Central Business District. The building was used as a duplex until 2009 when it was switched over to a single family residence. The current owners would like to use it as a duplex again to rent out one side. There are two bedrooms per side and parking is available for four cars. The existing finish on the building is wood siding and there is an existing wood privacy fence surrounding the property.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Gerarado and Jemima Anguiano and Jesus Pacheco (Owners)

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:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

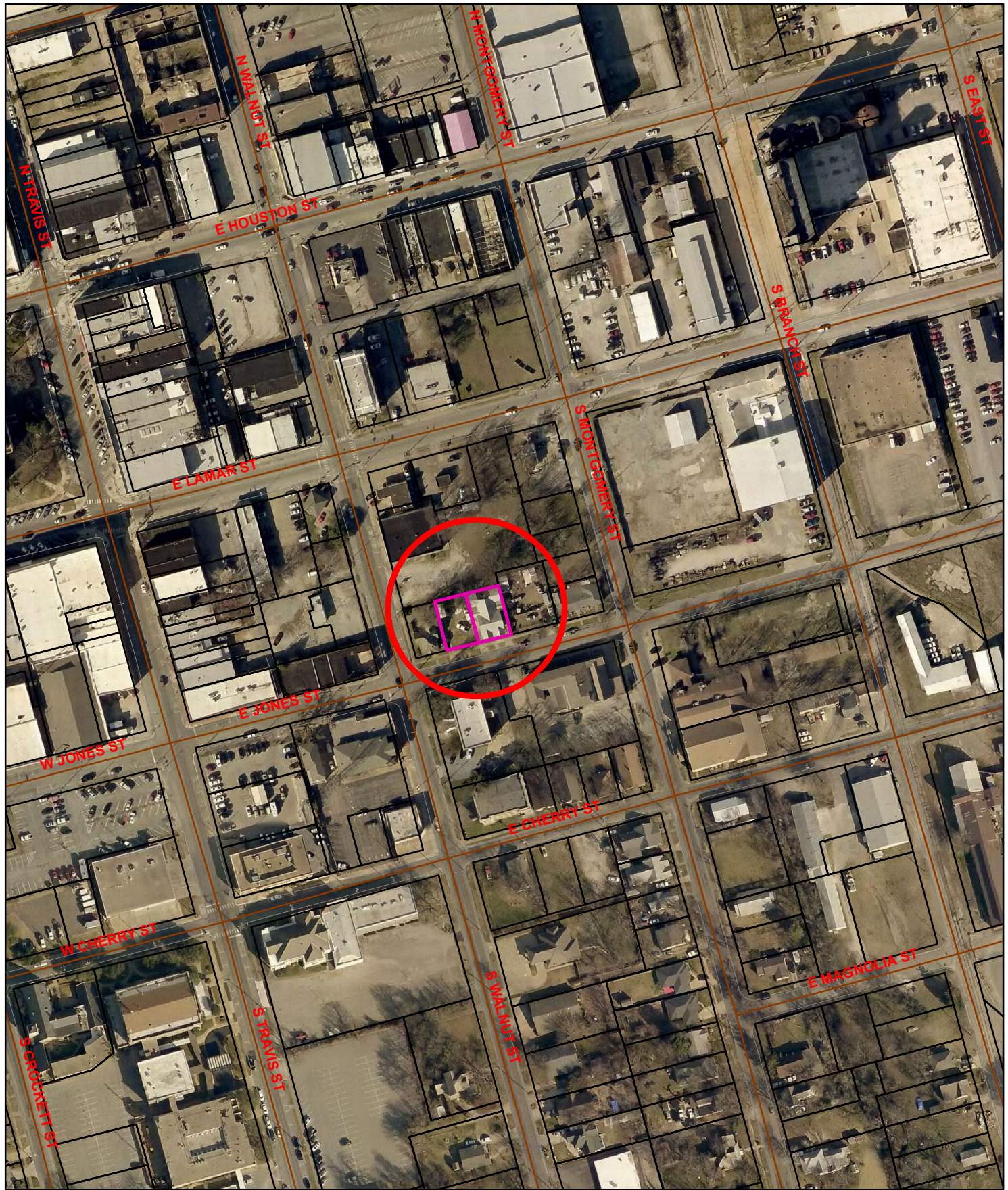
Zoning Sign Photo

Site Plan

Elevations

Fence

Staff Review Letter

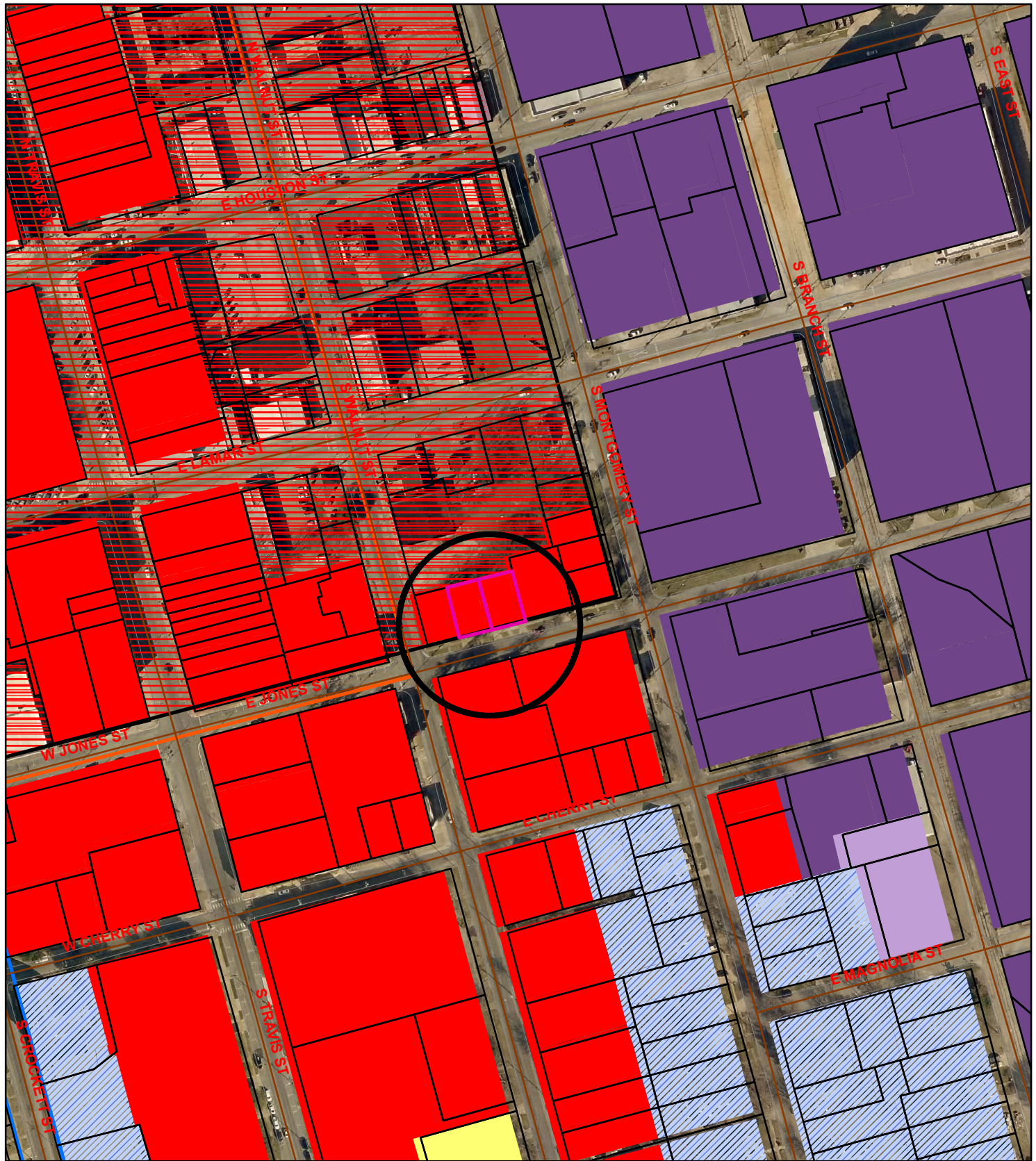


205, 209 & 211 E. Jones



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 205, 209 & 211 E. Jones

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

205, 209 & 211 E. Jones Street



X X X X Fence X X X X X X X X

convert from house, back to duplex
and combine the lots 205 E Jones ST
to 209 and 211 E Jones ST Sherman TX

concrete
to
Drive

Bed
Room

Bed
Room

Car
Port

Kitchen

Kitchen

CAR
Port

CAR
Port

bathroom

bathroom

bed
Room

bed
Room

Living
Room

Living
Room

CAR
Concrete Drive

CAR
Concrete Drive

Concrete
Drive

Fence

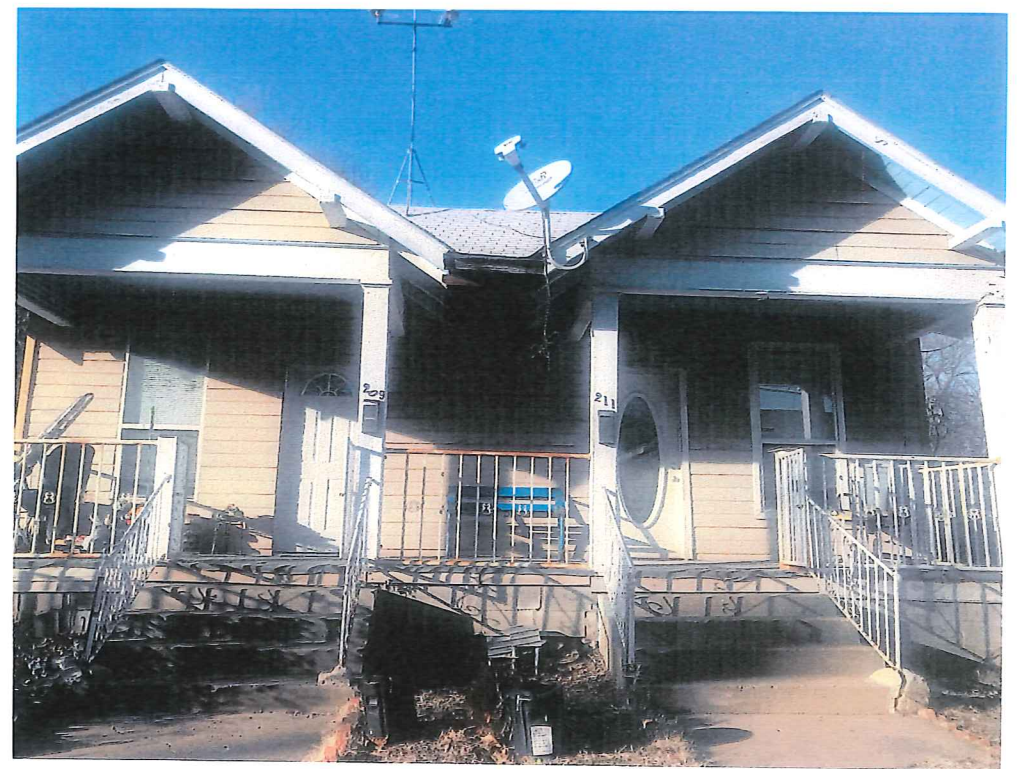
Fence

205

209

211

Jones St





STAFF REVIEW LETTER

February 13, 2018

Gerarado & Jemima Anguiano
209 E. Jones
Sherman, TX 75090

Jesus Echeverria
209 E. Jones
Sherman, TX 75090

Dear Applicants,

The request for a zone change from a C-1 (Retail Business) District to an R-2 (Multi-family Residential) District for the property located at 205, 209 and 211 East Jones Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, the Central Business District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer unless an exception is approved.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development unless an exception is approved.
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
6. Parking is permitted on paved surfaces only (concrete or asphalt).
7. Residential occupancies shall have one-hour fire separation as required by the construction codes or shall be equipped with fire sprinkler equipment.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks shall conform to City of Sherman standard and a permit is required from the City of Sherman Engineering Department.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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

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



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

12.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4700-5200 BLOCKS QUAIL RUN ROAD AND CORMORANT DRIVE**

The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive, being 20.429 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Quail Run, Phase Two

Background:

The property is located in the 4700-5200 Blocks of Quail Run Road and Cormorant Drive. The property is zoned an R-1 (One Family Residential) District and SF-1 (Single Family Residential) District. The owners would like to plat the property into eighty-four (84) lots for single-family residential development with two open space lots.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

1417 Land Holdings LLC (Owners)

300 Sherman, LP (Developer)

Greg Edwards Engineering Services, Inc. (Civil Engineer)

Preston Trail Land Surveying, LLC (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

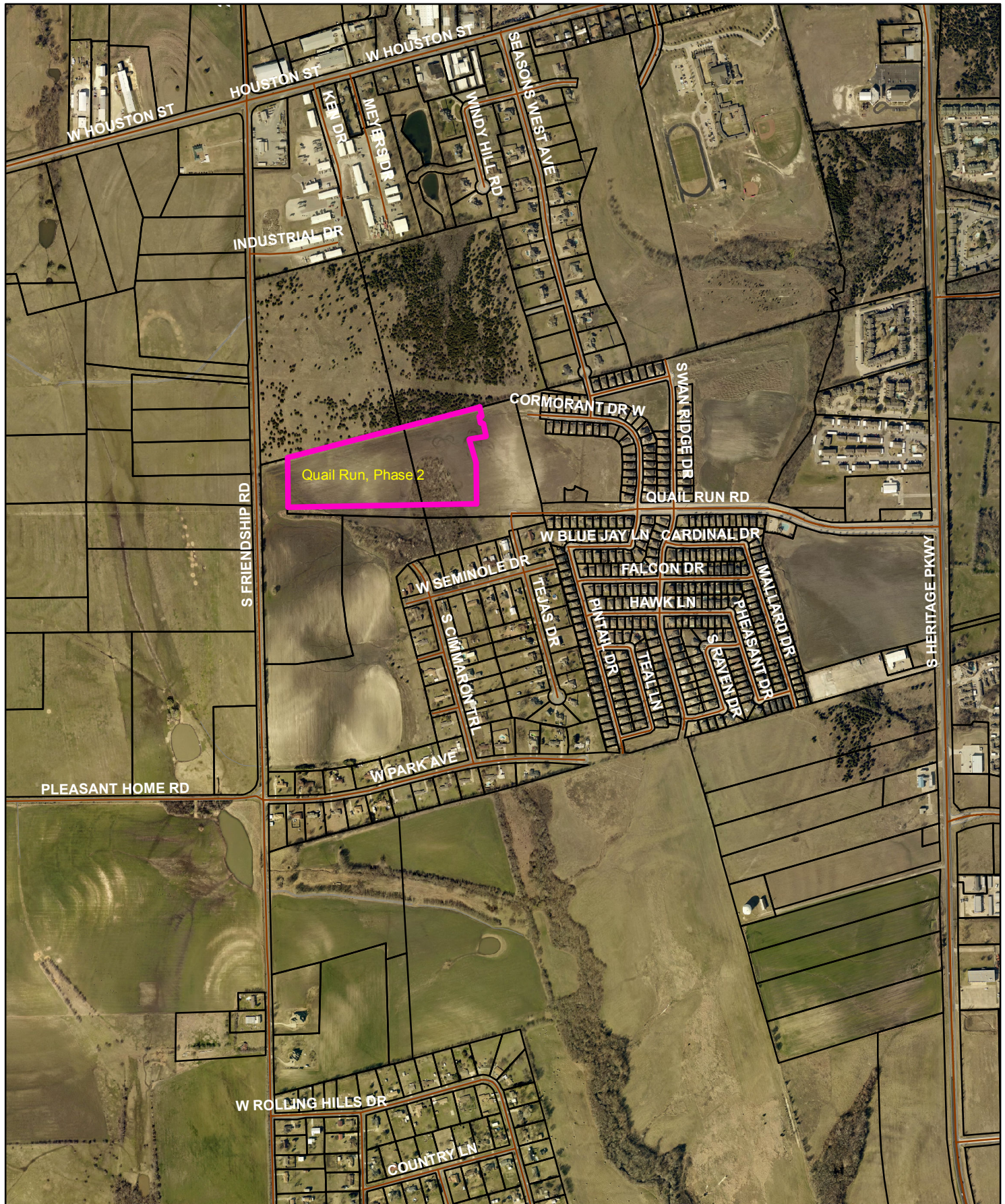
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

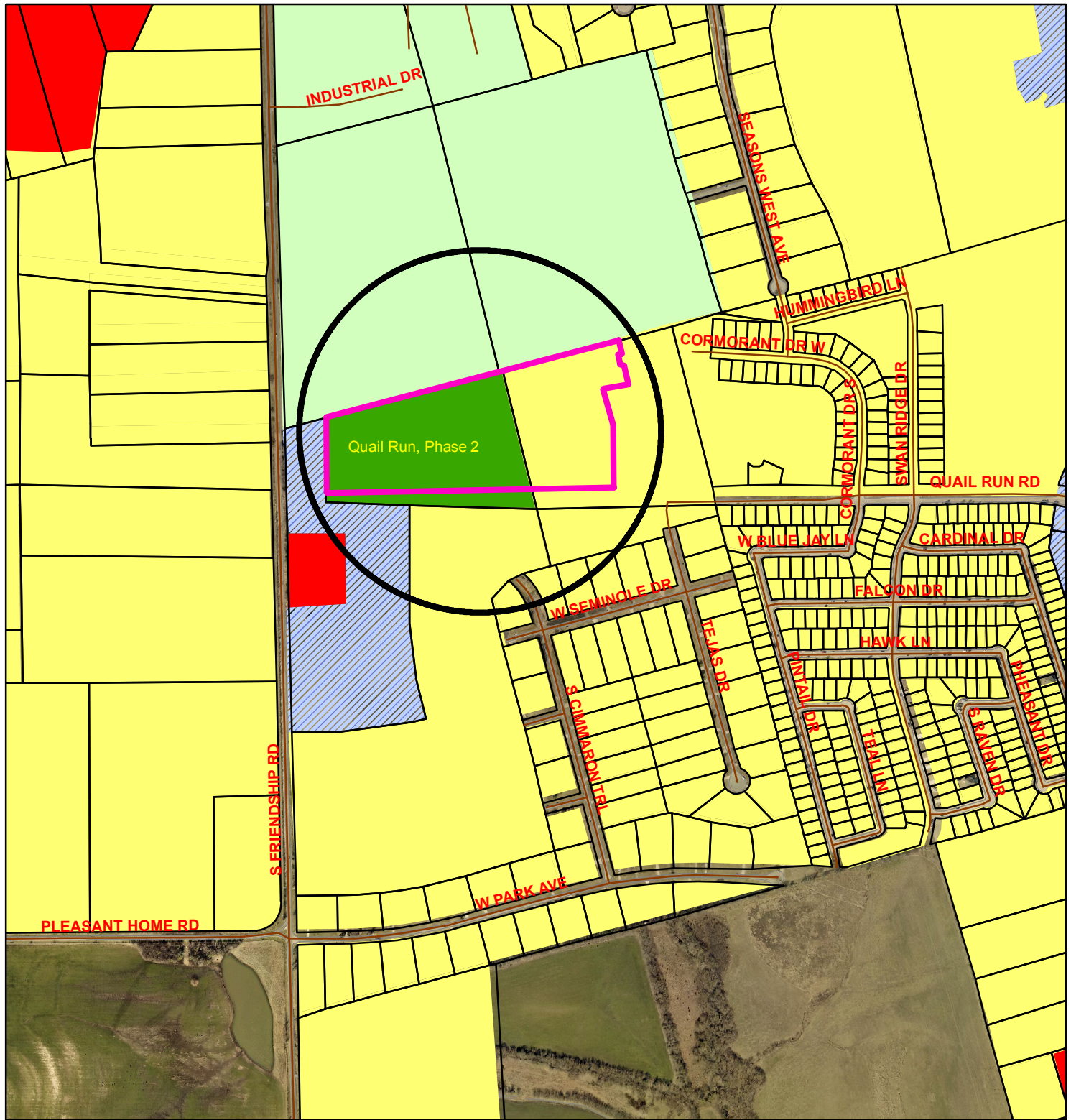


4700-5200 Blks. Quail Run Road & Cormorant Drive



NOT TO SCALE

1 in = 1,000 ft



Zoning - 4700-5200 Blks. Quail Run Road & Cormorant Drive

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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





STAFF REVIEW LETTER

February 13, 2018

1417 Land Holdings, LLC
P.O. Box 601357
Dallas, TX 75360

300 Sherman, LP
11002 Scarsdale Blvd., #B
Houston, TX 77089

GEES, Inc.
1621 Amanda Court
Ponder, TX 76259

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

Dear Applicants,

The request for approval of the Final Plat of Quail Run, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Plover Drive must be renamed and new name must be approved by Building & Zoning Department. There is already a street named Plover.
6. Minimum lot widths shall be 60' at street frontage.
7. Open Spaces must have lot numbers and be deeded to HOA.
8. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Development Agreement required for Public Infrastructures.
10. Water and sewer shall be extended to serve the development. Verify sewer capacity for proposed use.
11. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must

look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

200 BLOCK W. LAKE STREET AND W. FOREST AVENUE & 1700 BLOCK OF S. ELM AND S. CROCKETT STREETS

The request of R2 Concepts, LLC (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 200 Block of West Lake Street and West Forest Avenue and the 1700 Block of South Elm and South Crockett Streets, being all of Block 6, of the Replat of Blocks Four, Five, Six, Fifteen, Seventeen, Twenty-nine, Thirty, Thirty-one, Forty and Forty-one of Southside Addition, as follows:

Planning and Zoning Commission

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

Board of Adjustments

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

Background:

The property is located in the 200 block of West Lake Street and West Forest Avenue and the 1700 block of South Elm and South Crockett Streets. The property is a vacant block bounded by West Lake Street on the north, South Crockett Street on the east, West Forest Avenue on the south and South Elm Street on the west. The block is split by an existing 16' east-west alley with eight lots facing north to West Lake Street and eight lots facing south to West Forest Avenue. The property was zoned an M-1 (Light Manufacturing) District at the August 29, 1988, City Council Meeting to bring the zoning on the properties around the Burlington Plant more in line with the adjacent zoning.

The owners would like to build two-story duplexes on the existing lots; each unit would have three bedrooms with three parking spaces (a one-car garage and two parking spaces in the driveway). The exterior finish on the buildings will be stucco. They are requesting an exception to allow a wood fence to enclose each lot.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

R2 Concepts, LLC (Owners)
Alejandro H. Pena, Jr. (Designer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

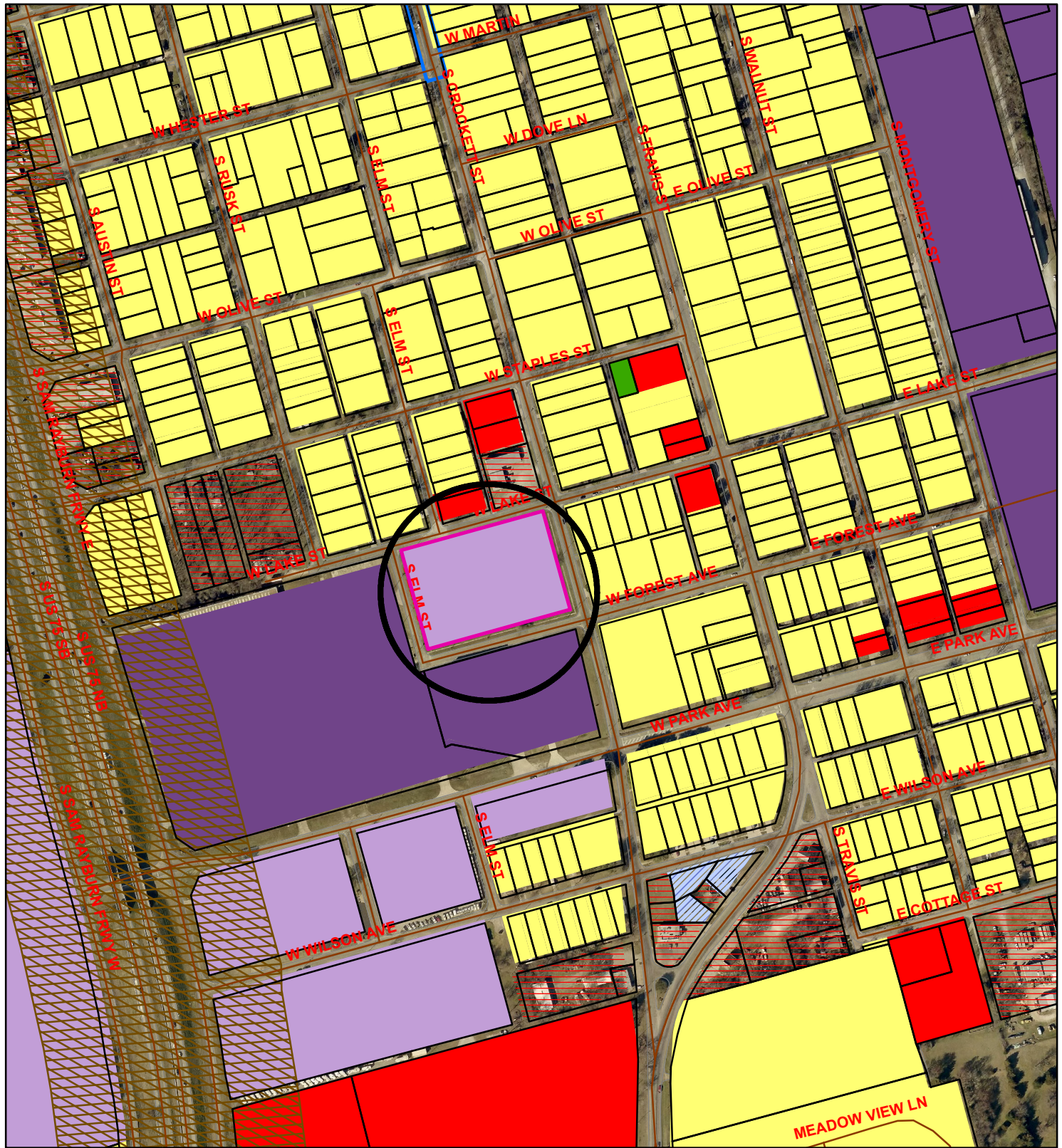
19

Objections Received:

2

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Color Elevations
Elevations
Floor Plan
Fence
Staff Review Letter
Letter from Harvey-Linda Kimsey
Letter from Jason Kimsey



Zoning - 200 Block W. Lake & W. Forest Ave. & 1700 Block S. Elm & Crockett

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 400 ft



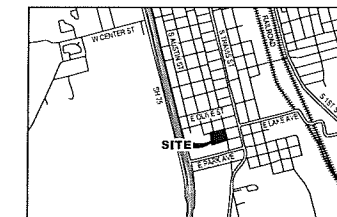
City of Sherman, Texas
Developmental Services Department

1700 Block S. Crockett



200 Block W. Lake



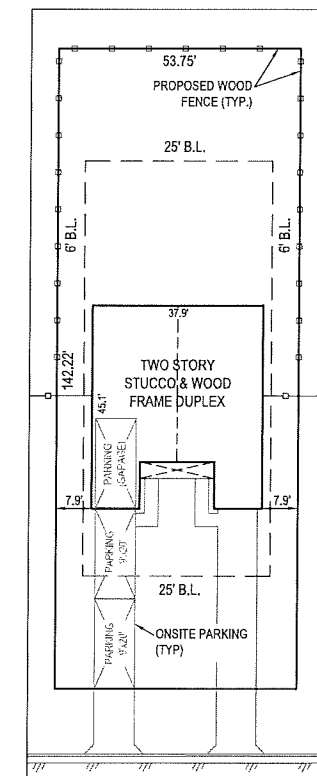


0 15 30
GRAPHIC SCALE IN FEET

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

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.



TYPICAL LOT DETAIL

**SITE PLAN
SOUTHSIDE ADDITION
BLOCK G, LOTS 1-16
EXISTING ZONING: M1
PROPOSED ZONING: R2**

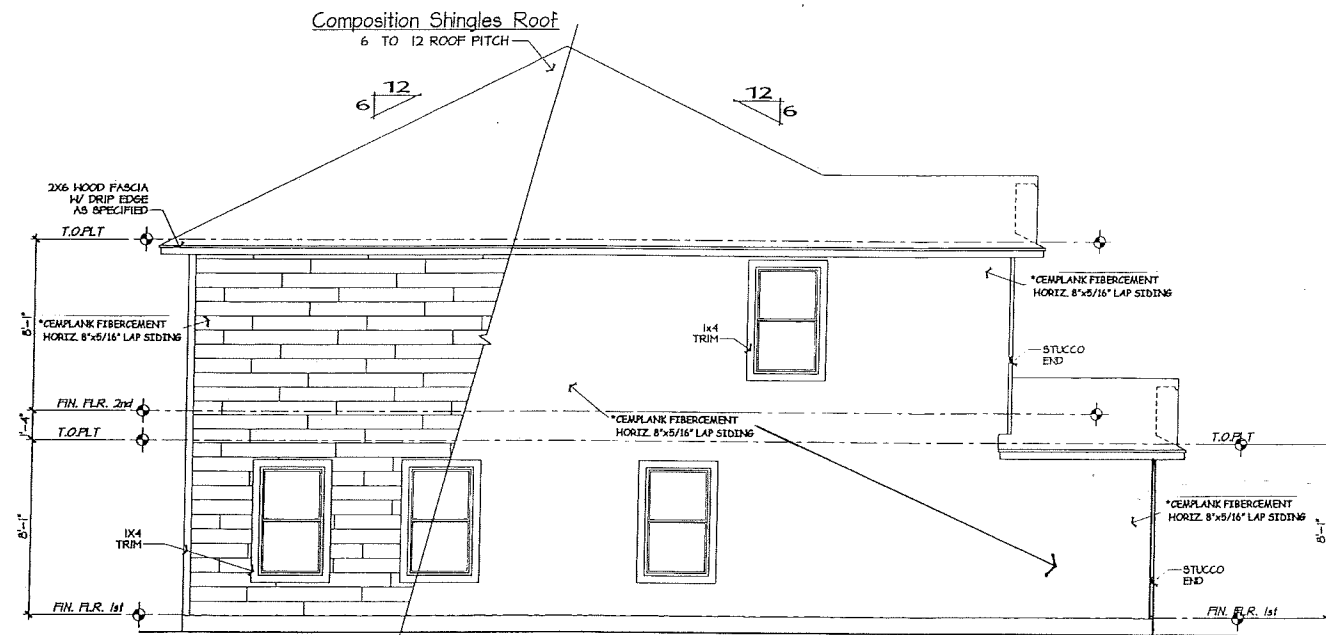


83493 N. State Hwy 289, Suite 5
Pelltsboro, TX 75076
www.prestontrailandsurveying.com
903.786.6029

TEFLS Firm No. 1019475	Drawn by: BBN Checked by: CBN	Scale: 1"=30' Date: 01/22/2018	Project No. 18-0013 Sheet No. 1 of 1
---------------------------	----------------------------------	-----------------------------------	---

Exhibit B

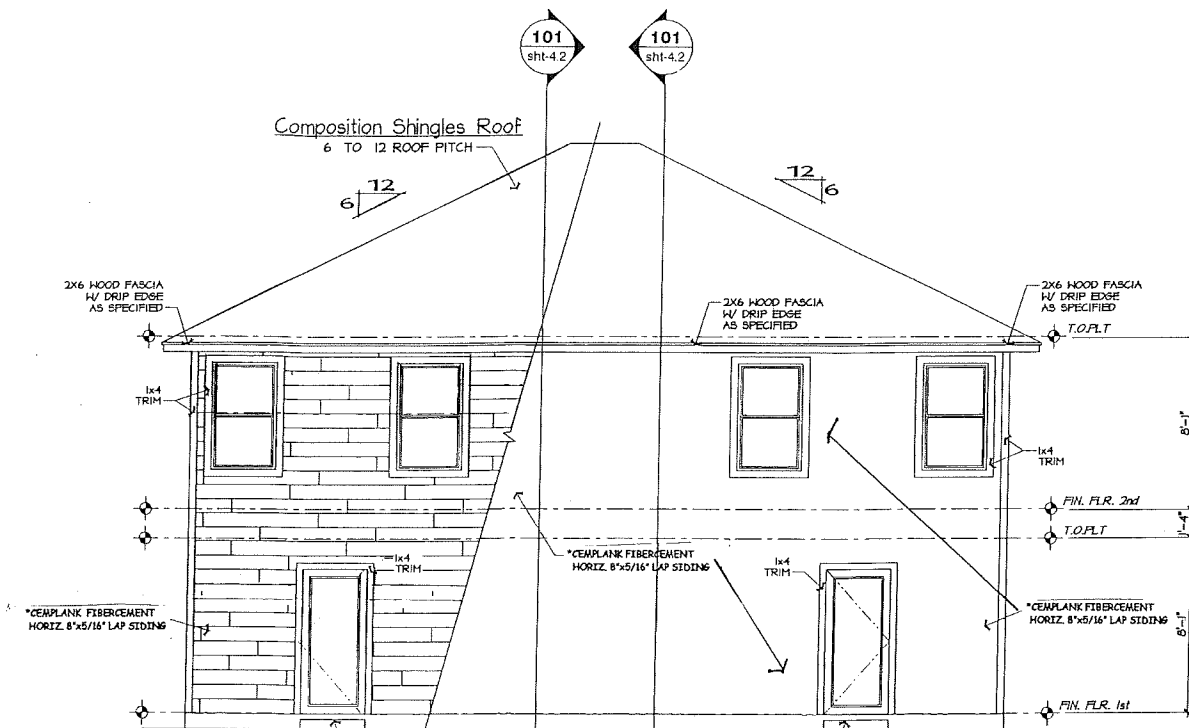




Unit-"A"

Left Side Elevation

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

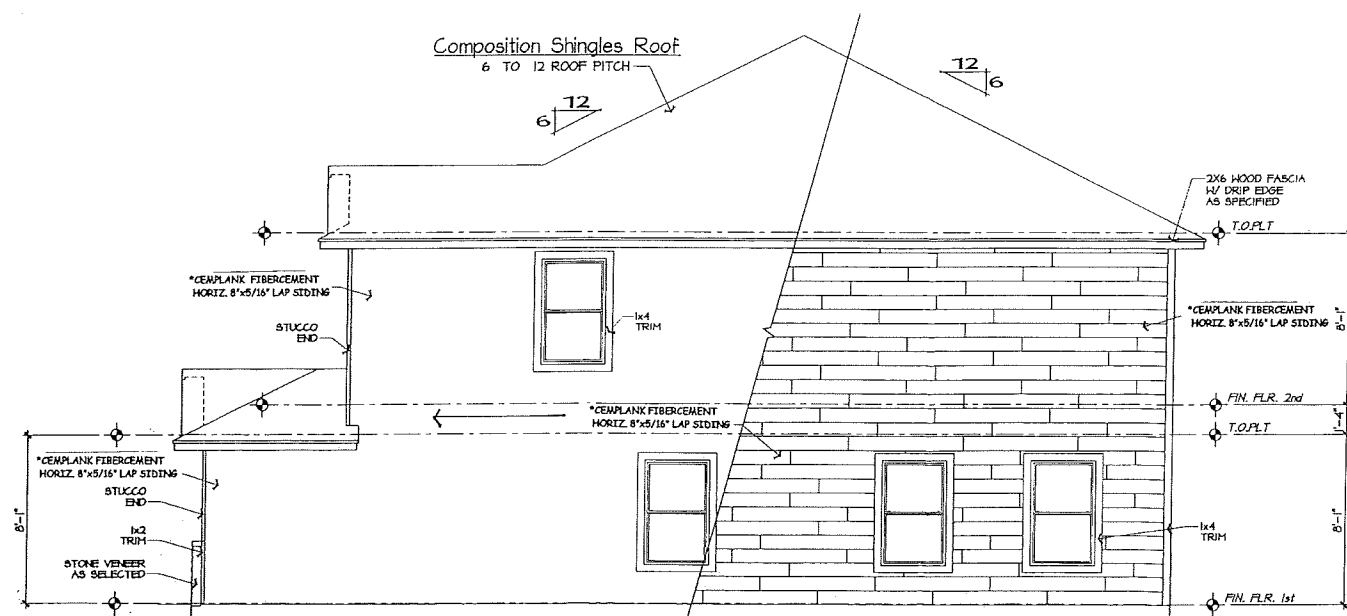


Unit-"D"

Rear Elevation

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

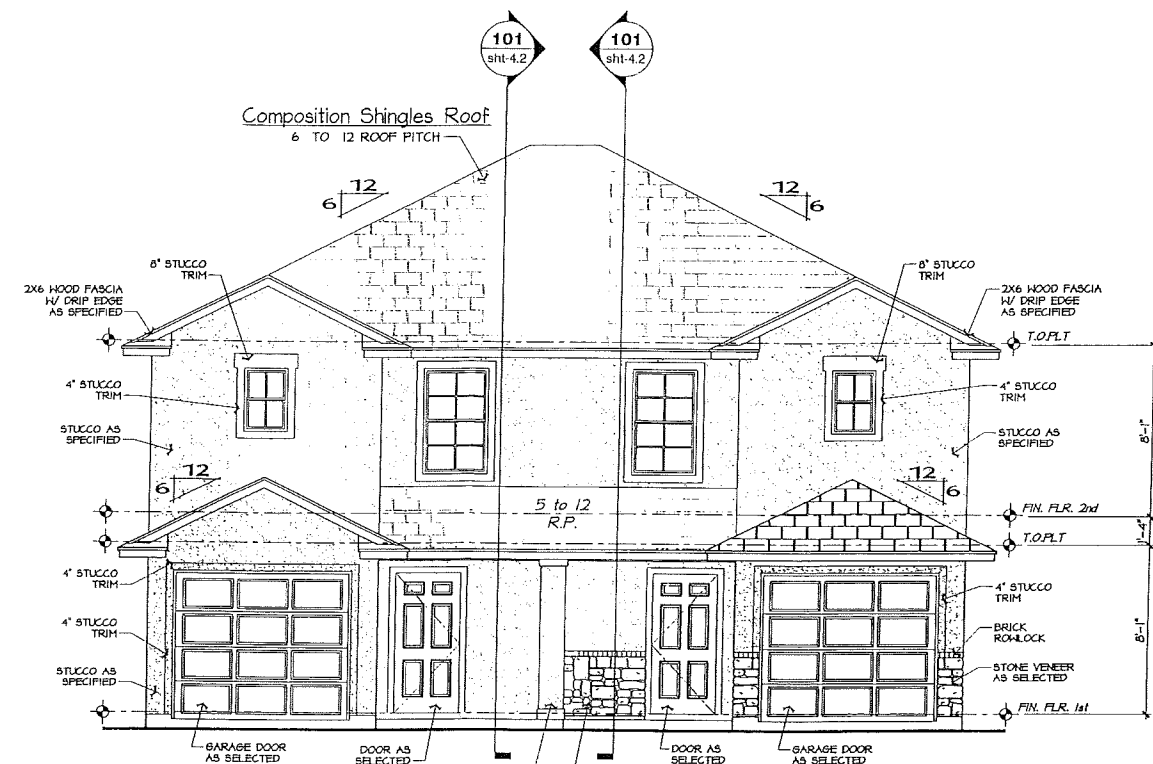
Unit-"A"



Unit-"D"

Right Side Elevation

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



Unit-"A"

Front Elevation

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

Unit-"D"

2-Unit Building-"A-D"



Alejandro H. Peña Jr.
DESIGNER
1814 OAK SUMMIT SAN ANTONIO, TEXAS 78204



TESORO
HOMES

Project:
Wurzbach
Townhomes

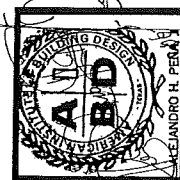
Exterior Elevations

Job No:
1010801

Date: 11.10.08
Revised: 03.30.09
From frame walk w/ Tesoro
04.23.09

A3.1-2
4 of 5
Sheet

2
UPDATE IRC2009



Alejandro H. Peña Jr.
DESIGNER
14814 OAK SUMMIT, SAN ANTONIO, TEXAS 78244



TESORO
HOMES

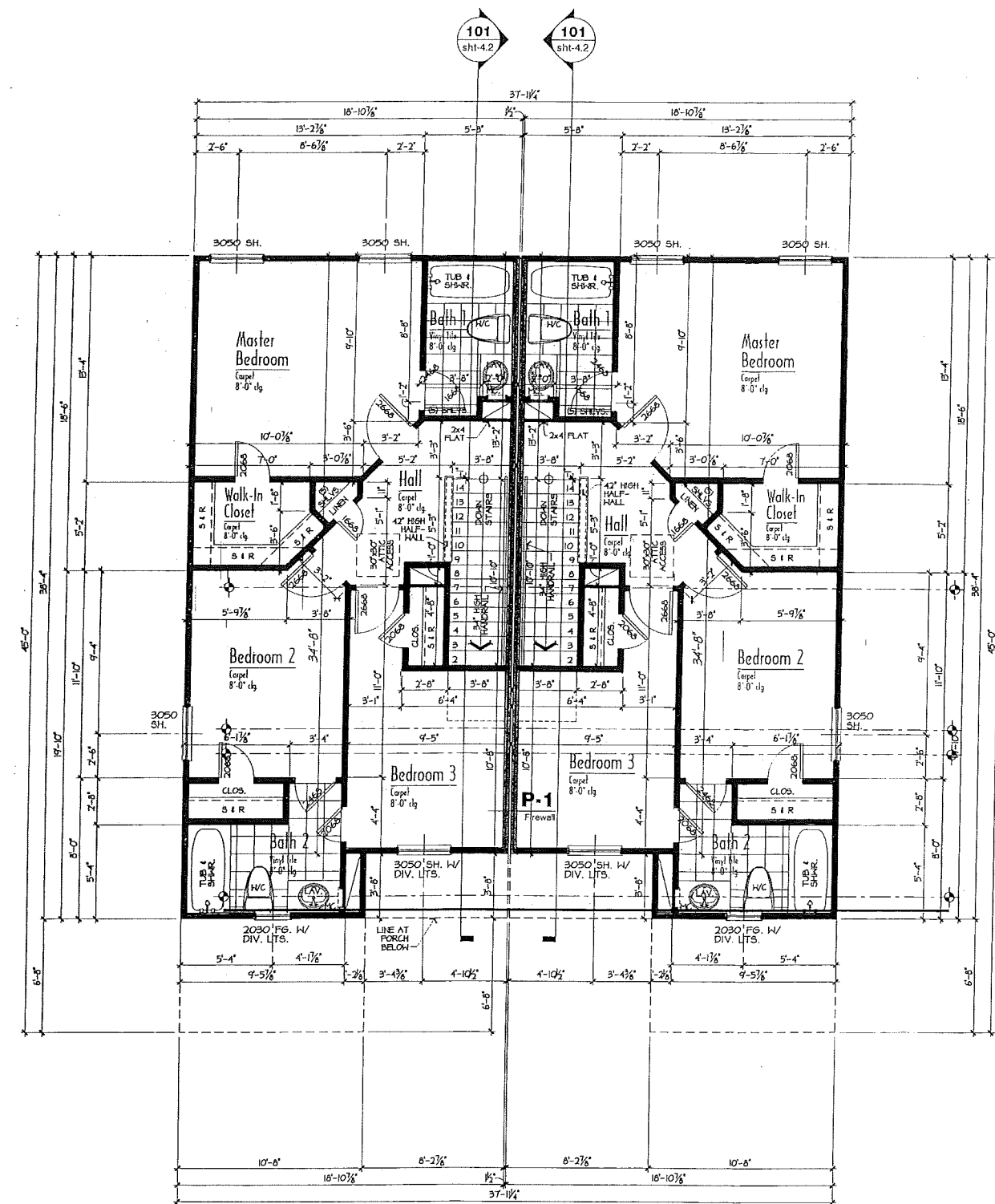
Project:
Wurzbach
Townhomes

1st Floor
2nd Floor Plan

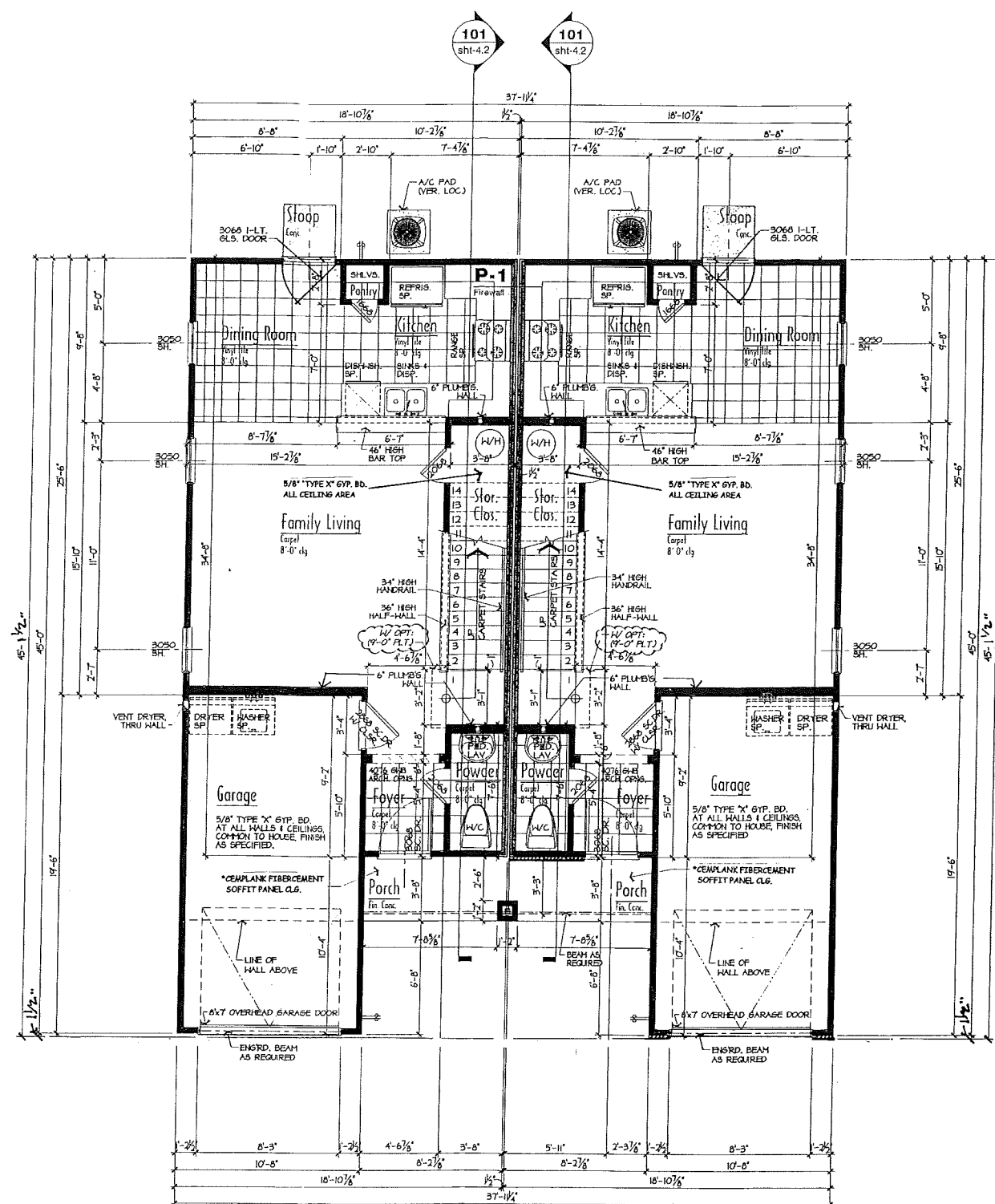
Job No:
1010801

Date: 11.10.08
Revised: 03.30.09
From frame walk w/ Tesoro
04.23.09

A1-2
1 of 5
Sheet



Unit-"A" Unit-"D"
Second Floor Plan Sc: 1/4" = 1'-0"



Unit-"A" Unit-"D"
First Floor Plan Sc: 1/4" = 1'-0"

Areas: Unit-"A"	
First Floor:	561 SQ FT
Second Floor:	658 SQ FT
TOTAL:	1219 SQ FT
Porch:	30 SQ FT
Garage:	205 SQ FT

Areas: Unit-"D"	
First Floor:	561 SQ FT
Second Floor:	658 SQ FT
TOTAL:	1219 SQ FT
Porch:	30 SQ FT
Garage:	205 SQ FT

2-Unit Building-"A-D"

Exhibit A



STAFF REVIEW LETTER

February 13, 2018

R2 Concepts LLC
507 Preston Road
Pottsboro, TX 75076

Alejandro H. Pena, Jr.
14914 Oak Summit
San Antonio, TX 78232-3961

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

Dear Applicants,

The request for a zone change from an M-1 (Light Manufacturing) District to an R-2 (Multi-family Residential) District for the property located in the 200 Blocks of West Lake Street and West Forest Avenue and the 1700 Block of South Elm and South Crockett Streets has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer unless an exception is approved.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development unless an exception is approved.
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
6. The garage does not meet the parking requirement (9'x20').
7. Parking is permitted on paved surfaces only (concrete or asphalt).
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Full curb and sidewalk replacement required. All work within the right-of-way must be ADA compliant.
12. Parking will be permitted on private property only.

13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
14. Verify sewer capacity.
15. Internal water and sewer lines will be privately owned and maintained.
16. No structures will be permitted over existing sewer lines. Utility Easements required from property owner.
17. The City of Sherman does not maintain alleys. Coordinate with Engineering Department if requesting alley to be abandoned.

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

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

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

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

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

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

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

FEB 09 2018

February 2, 2018 Harvey & Linda Kimsey
1705 S. Travis
Sherman, TX 75090

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

R2 Concepts, LLC (Owners), Alejandro H. Pena, Jr. (Designer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 200 Blocks of West Lake Street and West Forest Avenue and the 1700 Block of South Elm and South Crockett Streets, being all of Block 6, of the Replat of Blocks Four, Five, Six, Fifteen, Seventeen, Twenty-nine, Thirty, Thirty-one, Forty and Forty-one of Southside Addition

The request is as follows:

Planning and Zoning Commission

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

Board of Adjustments

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

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

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


Secretary, Planning & Zoning Board

I' AM AGAINST THE Rezoning
INCREASED TRAFFIC

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

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

FEB 09 2018

February 2, 2018

Jason Kimsey
%Linda Kimsey
1705 S. Travis
Sherman, TX 75090

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

R2 Concepts, LLC (Owners), Alejandro H. Pena, Jr. (Designer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 200 Blocks of West Lake Street and West Forest Avenue and the 1700 Block of South Elm and South Crockett Streets, being all of Block 6, of the Replat of Blocks Four, Five, Six, Fifteen, Seventeen, Twenty-nine, Thirty, Thirty-one, Forty and Forty-one of Southside Addition

The request is as follows:

Planning and Zoning Commission

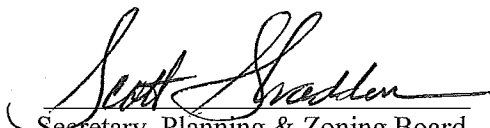
Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District.

Board of Adjustments

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

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

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


Secretary, Planning & Zoning Board

I AM AGAINST THE Rezoning
See ATTACHED sheet

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.

#1. There is COMMERCIAL Zoning ON
THREE sides OF THAT BLOCK.

#2. RESIDENTIAL Zoning will ADD TRAFFIC
AND KIDS, which we have enough
TROUBLE WITH NOW.

#3. RESIDENTIAL Zoning will MAKE
A PROBLEM WITH MARKETING MY
PROPERTY, which is ON the NORTH side
OF THE BLOCK REQUESTING the ZONE change.



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

204 LAUREL CREEK DRIVE

The request of Jacob & Kori Zwaagstra (Owners) concerning the property located at 204 Laurel Creek Drive, being Lots 17 and 18, Block 1, Replat of Lots 7-13 & Lots 17 & 18, Block 1, Laurel Creek Addition, Section One, as follows:

Board of Adjustments

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

Background:

The property is located at 204 Laurel Creek Drive, the northwest corner of Laurel Creek Drive and Shenandoah Circle and is zoned an R-1 (One Family Residential) District. The owners would like to erect a six foot fence on the property line along the Shenandoah Circle property line for a secure area for their dog.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jacob & Kori Zwaagstra (Owners)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Staff Review Letter

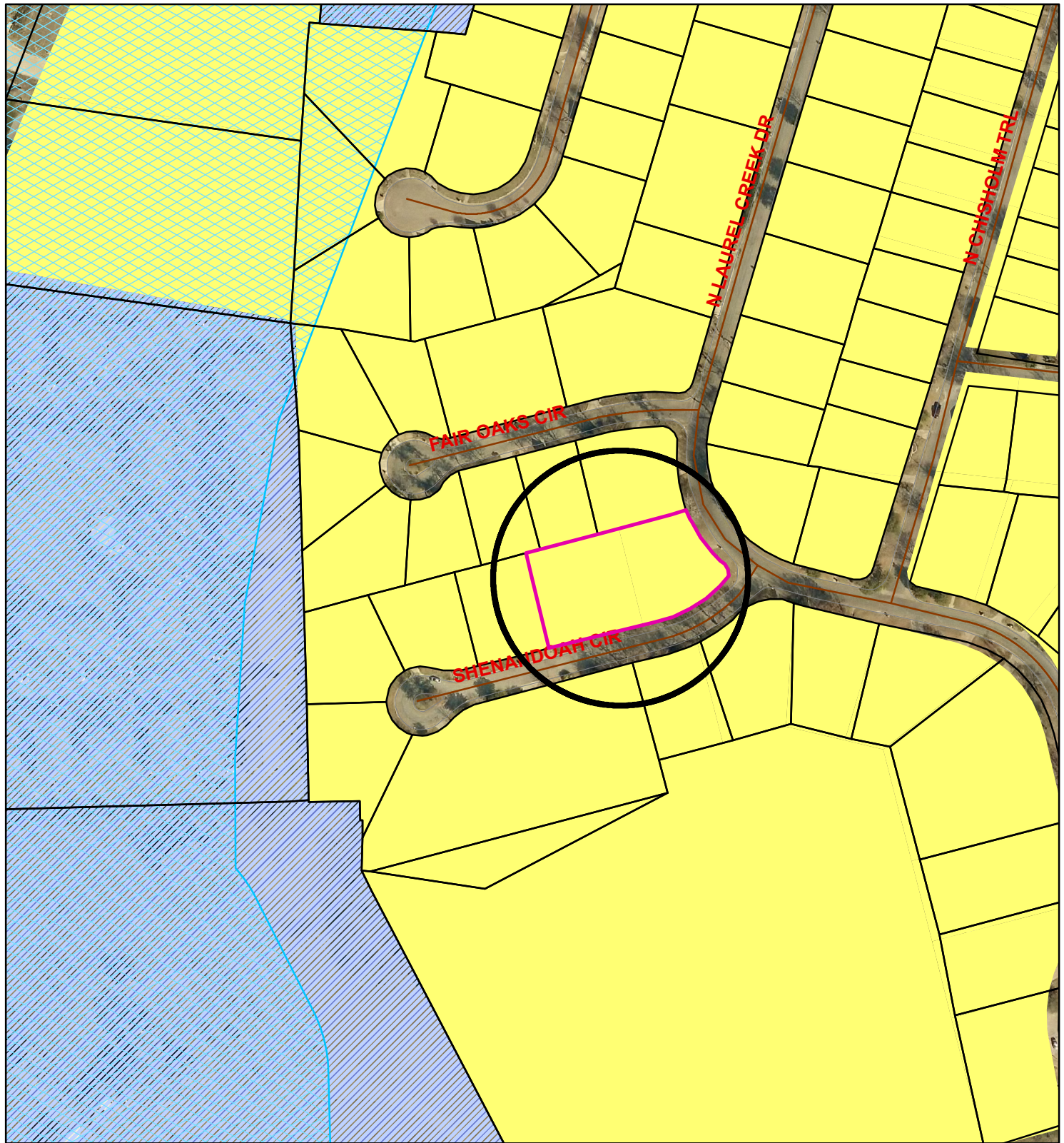


204 Laurel Creek Drive



NOT TO SCALE

1 in = 433 ft



Zoning - 204 Laurel Creek Drive

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 601

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

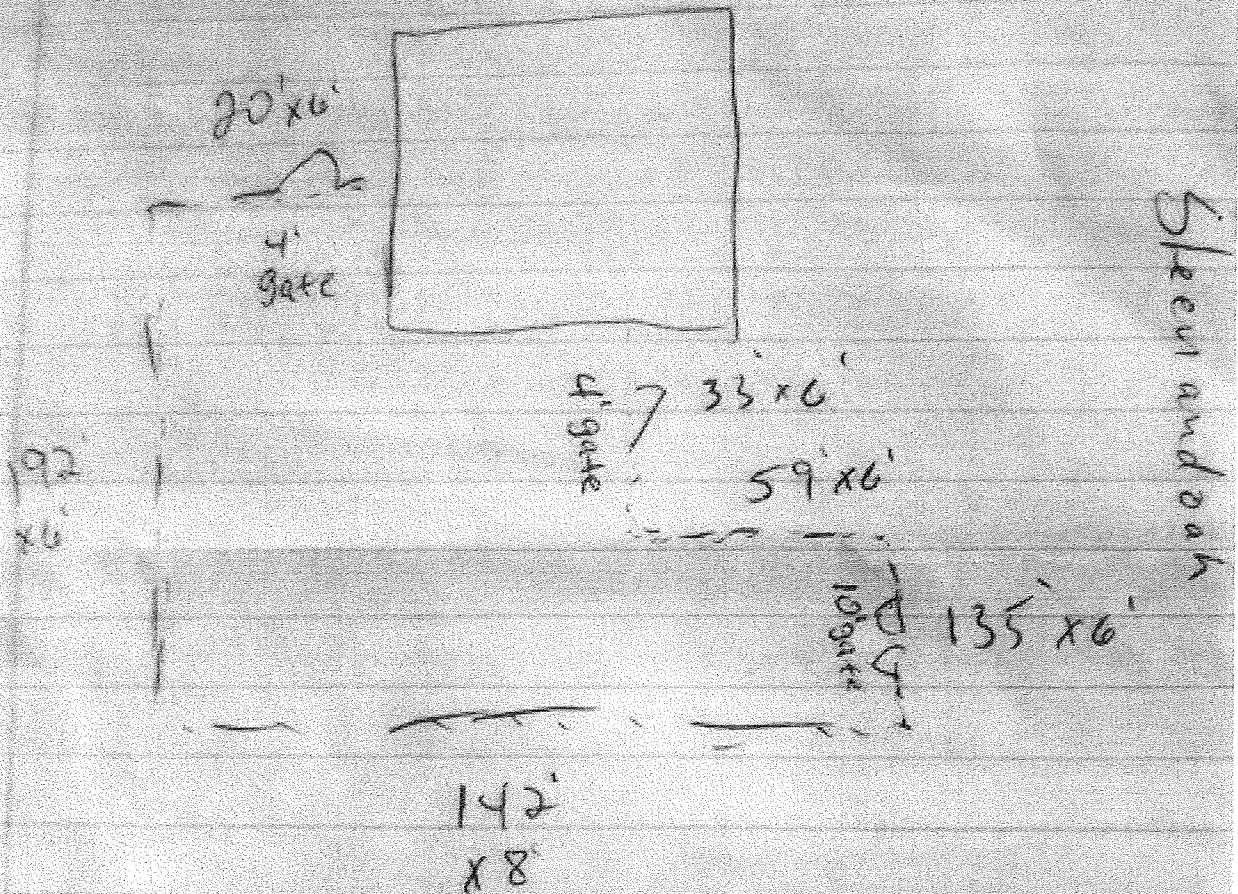
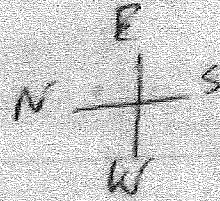
1 in = 200 ft

204 Laurel Creek Drive





204 Laurel Creek



STAFF REVIEW LETTER

February 14, 2018

Jacob & Kori Zwaagstra
204 Laurel Creek Drive
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a 6' wood fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District for the property located at 204 Laurel Creek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The fence shall 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
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Amber Doan, Engineering Coordinator
PO Box 1106 | Sherman, TX 75091-1106 | 903-892-7229 (Phone) | 903-892-7274 (Fax) | www.ci.sherman.tx.us

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



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

15.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 3412 W. HOUSTON STREET**

The request of Tracy and Debra Calverley (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3412 West Houston Street, being 1.475 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Calverley Addition

Background:

The property is located at 3412 West Houston Street between Ridgeview Road and Swan Ridge Drive and is zoned a C-1 (Retail Business) District. The owners would like to plat the property into two lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Tracy and Debra Calverley (Owners)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



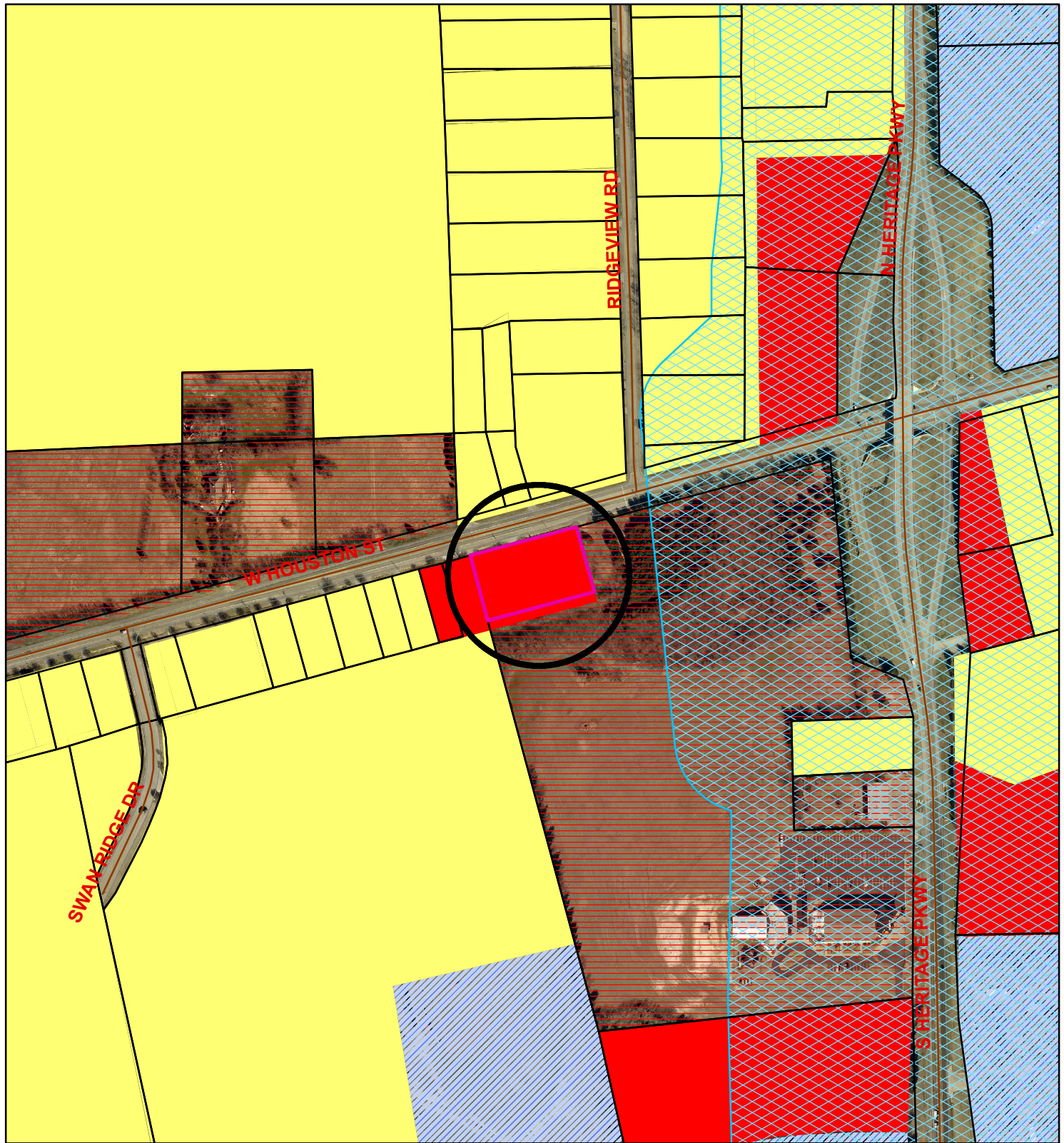
3412 West Houston Street



NOT TO SCALE

1 in = 367 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3412 West Houston Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

FM 1417
Sam Rayburn Freeway
US Hwy 82 and 75
SH 289
FM 601

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

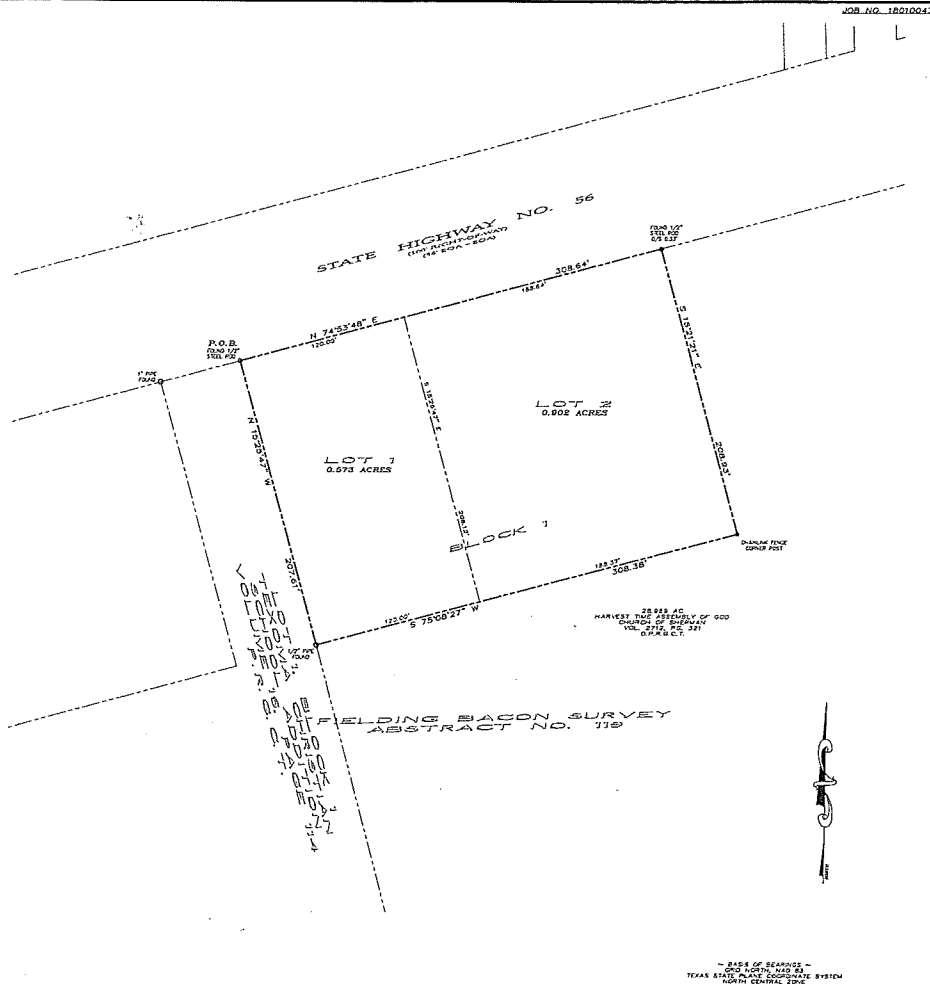
Unknown
BIP Bialock Industrial Park
C-1 Retail Business District

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



1 in = 367 ft

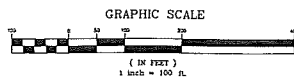
JOB NO. 18010043



FINAL PLAT
CALVERLEY ADDITION
BEING 1.475 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
TRACY VALVERLEY
3159 N SH 289
SHERMAN, TEXAS 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3104 INTERURBAN ROAD
DENISON, TEXAS



LEGAL DESCRIPTION

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being of the 1.47 acre tract of land conveyed to Tracy & Debra Calverley by deed of record in Document No. 2017-2705, Official Public Records, Grayson County, Texas, and being more particularly described by miles and bounds as follows:

Beginning at a 1/2" steel rod found in the south right-of-way line of State Highway No. 56 said road also matching the northeast corner of Lot 1, Block 1 of Tenness Christian School Addition an addition to the City of Sherman as shown by plat of record in Volume 16, Page 114, Plat Records, Grayson County, Texas said road also matching the northeast corner of said 1.47 acre tract;

Thence North 74°53'48" East, along the south right-of-way line of said State Highway No. 56, a distance of 308.84 feet to a point being the northerly most northwest corner of a 28.989 acre tract of land conveyed to Harvest Time Assembly of God Church of Sherman by deed of record in Volume 2712, Page 321 of said Official Public Records;

Thence South 15°21'21" East, along the west line of said 28.989 acre tract passing a 1/2" steel rod found at a distance of 0.33 feet and continuing for a total distance of 308.83 feet to a doublet fence corner post maintaining an angle point in the west line of said 28.989 acre tract;

Thence South 75°08'27" West, continuing along the west line of said 28.989 acre tract, a distance of 308.38 feet to a 1/2" pipe found in the east line of said Lot 1;

Thence North 15°25'47" West, along the east line of said 28.989 acre tract, a distance of 207.81 feet to the Point-of-Beginning and containing 1.475 acres of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

GENERAL NOTES -

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service to be provided by Grayson Electric Utility.
4. All lots shall be subject to the provisions of the subdivision regulations of the City of Sherman.
5. Any existing drains or drainage ditches (existing along or across the addition) shall remain in place and shall be maintained by the individual owners of the lots or lots shall be maintained by or assigned to the drainage district along or across said lots.
6. The City of Sherman shall be responsible for the maintenance and operation of said drains.
7. The City of Sherman shall be responsible for the maintenance and operation of said drains.
8. The City of Sherman shall be responsible for the maintenance and operation of said drains.
9. The City of Sherman shall be responsible for the maintenance and operation of said drains.
10. The City of Sherman shall be responsible for the maintenance and operation of said drains.

OWNERS/DEVELOPER
TRACY VALVERLEY
3159 N SH 289
SHERMAN, TEXAS 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3104 INTERURBAN ROAD
DENISON, TEXAS



FINAL PLAT
CALVERLEY ADDITION
BEING 1.475 ACRES IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, TRACY CALVERLEY & DEBRA CALVERLEY, do hereby certify this plat dedicating the hereinabove property as the Final Plat of the CALVERLEY ADDITION, in addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the public use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and any public or private utility work on all streets, roads, easements and rights of way and from and upon the said easements shall have the right of constructing, reconstructing, repairing, maintaining and putting up or removing or as part of its respective system without the permission of anyone, this plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018.

TRACY CALVERLEY

DEBRA CALVERLEY

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

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

Notary Public in and for
the State of Texas

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

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

Notary Public in and for
the State of Texas

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Sherman, City of Sherman, Texas

Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of the CALVERLEY ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on this day of _____, 2018, and the City Council, by its resolution, did accept the dedication of streets, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above authorized.

Witness my hand this _____ day of _____, 2018.

City of Sherman, Texas

STAFF REVIEW LETTER

February 13, 2018

Tracy Calverley
3159 N. SH 289
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Calverley Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department. Coordinate with Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Correct spelling of owner's last name on plat.
6. Dedicate a 10' Utility Easement along S.H. 56 (W. Houston St.).
7. Verify sewer location.
8. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

16.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1000 BLOCK RIDGEVIEW DRIVE (ETJ)**

The request of Bonnie Giglio (Owners/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1000 Block of Ridgeview Drive in the City of Sherman's extra territorial jurisdiction, being a part of the Winfred Bailey Survey, Abstract No. 64 and being all of Lots 40, 41 & 42 and part of Lot 43 of Highland Meadows Estates Addition, containing 8.260 acres, as follows:

Planning and Zoning Commission

Replat approval of Pond Meadows, being a Replat of Lots 40, 41, 42 and part of Lot 43 of Highland Meadows Estates Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located in the 1000 block of Ridgeview Drive in the City of Sherman's Extra Territorial Jurisdiction. The owner would like to replat the property into six lots for residential development.

Adjacent Zoning:

Outside City Limits

Origination:

Danny Joe Tollison (Owner)

Kenneth & Mary Wise (Applicant/Developer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

31

Objections Received:

0

Attachments

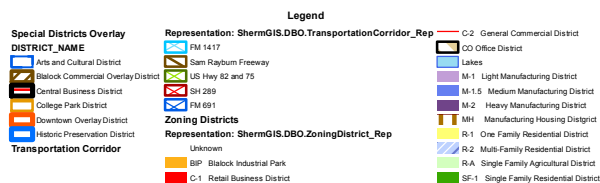
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



1 in = 3,605 ft

1000 Block Ridgeview Drive



STAFF REVIEW LETTER

February 13, 2018

Bonnie Giglio
89 Central St., Unit 1
Stoneham, MA 02180

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Pond Meadows has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove building line from plat.
6. Show existing lot lines and lot numbers on plat.
7. Require 10' Utility Easement on lot line between lots 3 & 4; 5-feet on each lot.
8. Change General Notes to reflect water service being provided by Luella Special Utility District and sewer being provided by private on-site sewage facilities.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

17.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4400 BLOCK LESLIE LANE (ETJ)**

The request of Danny Joe Tollison (Owner), Kenneth & Mary Wise (Applicant/Developer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block of Leslie Lane in the City of Sherman's extra territorial jurisdiction, being 1.108 acres in the William H. Pulliam, Abstract No. 958, as follows:

Planning and Zoning Commission

Final Plat approval of Wise Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located in the 4400 block of Leslie Lane, east of Sherman in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

Outside City Limits

Origination:

Danny Joe Tollison (Owner)

Kenneth & Mary Wise (Applicant/Developer)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

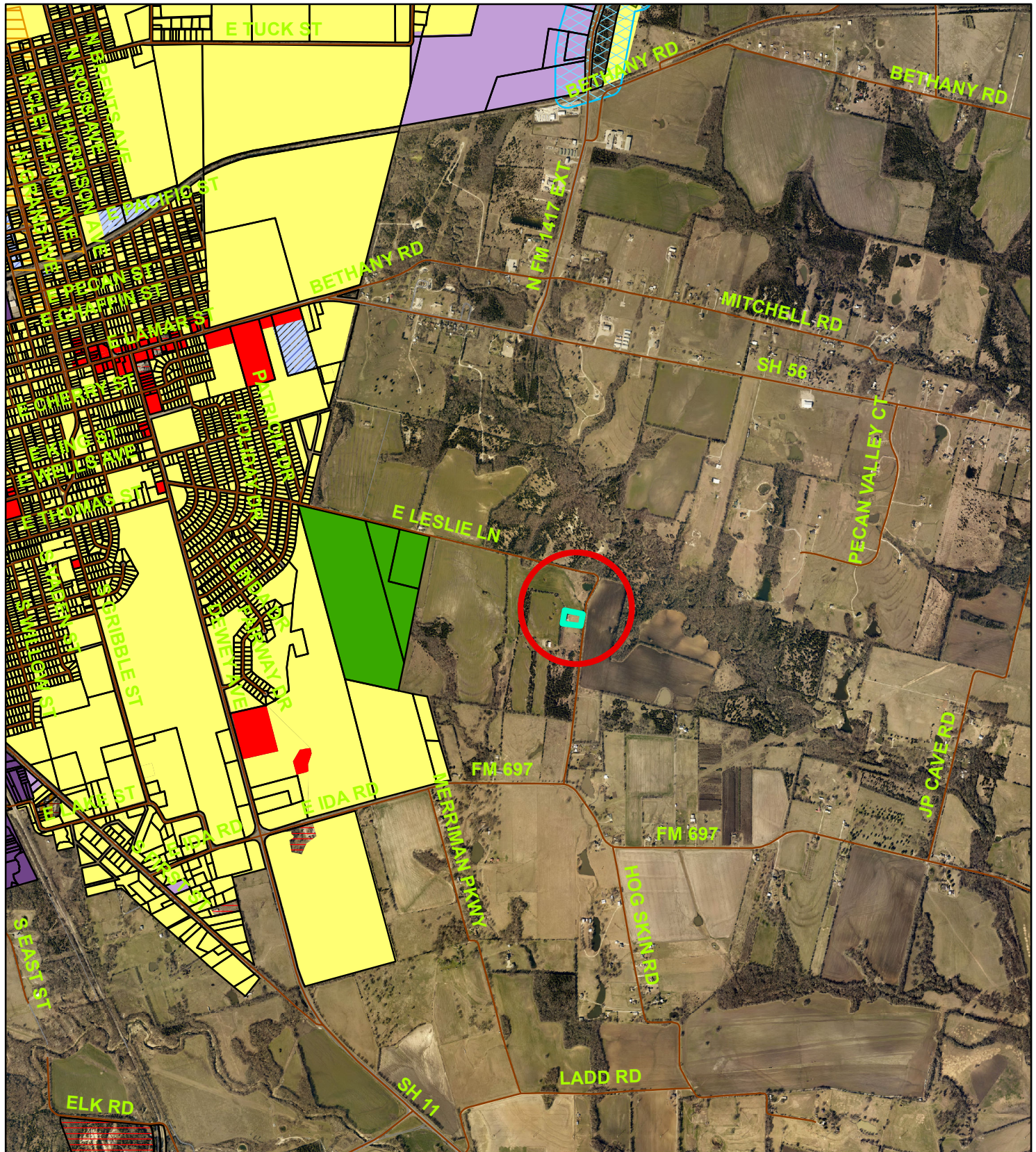
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter



Zoning - 4400 Block Leslie Lane

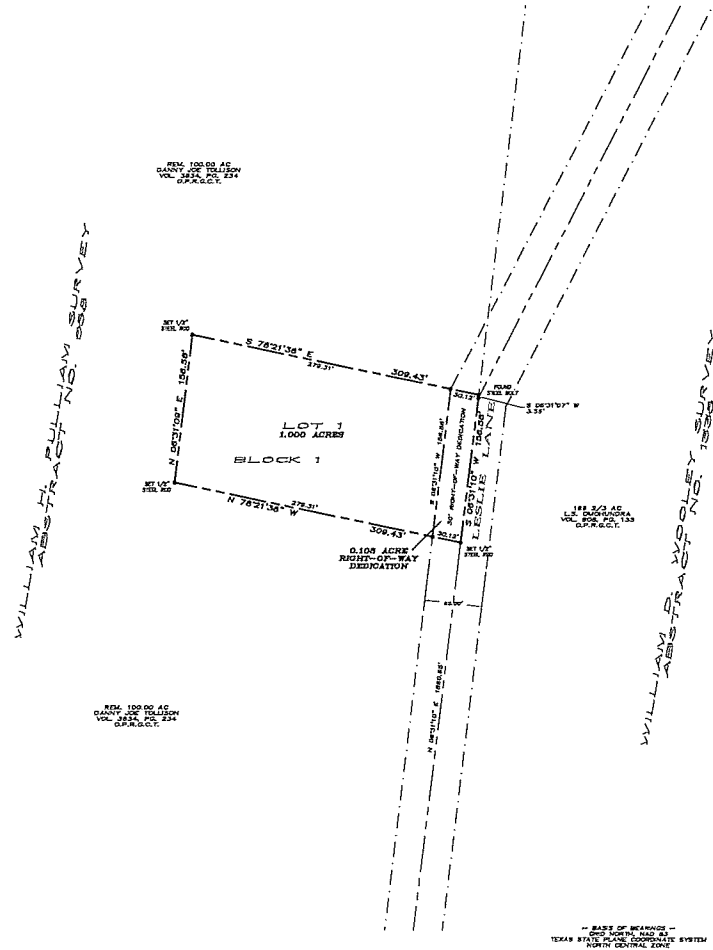


City of Sherman, Texas
Developmental Services Department

Special Districts Overlay		Representation: ShermGIS.DBO.TransportationCorridor_Rep	
DISTRICT_NAME			
Arts and Cultural District		FM 1417	
Blacklock Commercial Overlay District		Sam Rayburn Freeway	
Central Business District		US Hwy 82 and 75	
College Park District		SH 289	
Downtown Overlay District		FM 691	
Historic Preservation District			
Transportation Corridor			
Zoning Districts		Representation: ShermGIS.DBO.ZoningDistrict_Rep	
Unknown			
BIP Blacklock Industrial Park			
C-1 Retail Business District			
		C-2 General Commercial District	
		CO Office District	
		Lakes	
		M-1 Light Manufacturing District	
		M-1.5 Medium Manufacturing District	
		M-2 Heavy Manufacturing District	
		MH Manufacturing Housing District	
		R-1 One Family Residential District	
		R-2 Multi-Family Residential District	
		RA Single Family Agricultural District	
		SF-1 Single Family Residential District	

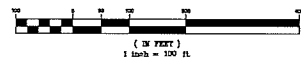


1 in = 2,253 ft



FINAL PLAT
WISE ADDITION
BEING 1.108 ACRES IN THE
WILLIAM H. PULLIAM, ABSTRACT NO. 958
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

GRAPHIC SCALE



OWNERS/DEVELOPER
DANNY JOE TOLLISON
4105 LESLIE LANE
SHERMAN, TEXAS 75090

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



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)485-2151

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, City of Sherman being a part of the William H. Pulliam Survey, Abstract No. 958, and being a part of the 100.00 acre tract of land conveyed to Danny Joe Tollison by deed of record in Volume 3634, Page 234, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2" steel rod found in the center of Leslie Lane, matching the southwest corner of said 100.00 acre tract;

Thence North 03°11'00" East, along the center of said Leslie Lane and west line of said 100.00 acre tract, a distance of 1803.83 feet to a 1/2" steel rod set for the True Point-of-Beginning;

Thence North 78°21'36" West, over and across said 100.00 acre tract with a fence passing a 1/2" steel rod set at a distance of 351.12 feet and continuing along a fence for a total distance of 308.45 feet to a metal fence corner post;

Thence North 06°31'08" East, continuing over and across said 100.00 acre tract, a distance of 108.59 feet to a 1/2" steel rod set;

Thence South 78°21'36" East, continuing over and across said 100.00 acre tract passing a 1/2" steel rod set at a distance of 378.31 feet and continuing for a total distance of 308.45 feet to a 1/2" steel rod set in the center of Leslie Lane also being the east line of said 100.00 acre tract;

Thence South 06°31'10" West, along the center of Leslie Lane and east line of said 100.00 acre tract passing a steel bolt found at a distance of 3.08 feet and continuing for a total distance of 108.59 feet to the Point-of-Beginning and containing 1.108 acres (48,285 square feet) of land.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

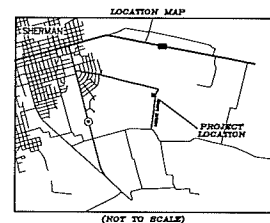
That I, Douglas W. Underwood, Registered Professional Land Surveyor, No. 4709, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date

GENERAL NOTES

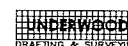
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Gas service to be provided by City of Sherman.
4. Electric service to be provided by City of Sherman.
5. Fire service to be provided by City of Sherman.
6. Police service to be provided by City of Sherman.
7. Public works service to be provided by City of Sherman.
8. Other services to be provided by City of Sherman.
9. The City of Sherman shall be responsible for the maintenance of the streets and alleys shown on this plat.
10. The City of Sherman shall be responsible for the maintenance of the sidewalks shown on this plat.
11. The City of Sherman shall be responsible for the maintenance of the public utilities shown on this plat.
12. The City of Sherman shall be responsible for the maintenance of the public facilities shown on this plat.
13. The City of Sherman shall be responsible for the maintenance of the public services shown on this plat.
14. The City of Sherman shall be responsible for the maintenance of the public amenities shown on this plat.
15. The City of Sherman shall be responsible for the maintenance of the public conveniences shown on this plat.
16. The City of Sherman shall be responsible for the maintenance of the public necessities shown on this plat.
17. The City of Sherman shall be responsible for the maintenance of the public wants shown on this plat.
18. The City of Sherman shall be responsible for the maintenance of the public comforts shown on this plat.
19. The City of Sherman shall be responsible for the maintenance of the public pleasures shown on this plat.
20. The City of Sherman shall be responsible for the maintenance of the public enjoyments shown on this plat.



FINAL PLAT
WISE ADDITION
BEING 1.108 ACRES IN THE
WILLIAM H. PULLIAM, ABSTRACT NO. 958
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
DANNY JOE TOLLISON
4105 LESLIE LANE
SHERMAN, TEXAS 75090

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



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)485-2151

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANNY JOE TOLLISON, do hereby dedicate this plat dedicating the same to the City of Sherman, Texas, and do hereby dedicate to the public use of the City of Sherman, Texas, the streets and easements shown on this plat for the mutual use and convenience of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and have removed all or part of any building, fence, ditch, ditch, or other improvements or growths which it is to be shown on this plat for the purpose of constructing, reconstructing, repairing, maintaining, and adding to or removing of or part of its utility system without the permission of anyone. This plat is subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2018.

DANNY JOE TOLLISON

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

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

Notary Public in and for
the State of Texas

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of WISE ADDITION, an addition to the City of Sherman, Texas, has been submitted to the City Council of the City of Sherman, Texas, and the City Council of the City of Sherman, Texas, has accepted the dedication of streets, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

STAFF REVIEW LETTER

February 13, 2018

Danny Joe Tollison
4105 Leslie Lane
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Wise Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Show Point of Beginning on Plat.
5. Show other Steel Rod Found noted in metes and bounds for basis.
6. Dedicate 10' Utility Easement along Leslie Lane.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Metes and bounds must match drawing.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

18.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 200 BLOCK HILRE DRIVE & 4900 BLOCK KNOLLWOOD ROAD**

The request of Young Enterprises LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200 Block of Hilre Drive and the 4900 Block of Knollwood Road, being a part of the James H. Clark Survey, Abstract No. 273 and being a Replat of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

Replat approval of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and all of Block No. 1 of the Replat of North Creek Addition, Section One.

Background:

The property is located in the 200 block of Hilre Drive and the 4900 block of Knollwood Road; the northeast corner of Hilre Drive and Knollwood Road. The property is zoned a C-1 (Retail Business) District and the owners are requesting a zone change to an SF-1 (Single Family Residential) District and to Replat the property into five lots for residential development; one lot being a detention pond area.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises LP (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

54

Objections Received:

0

Attachments

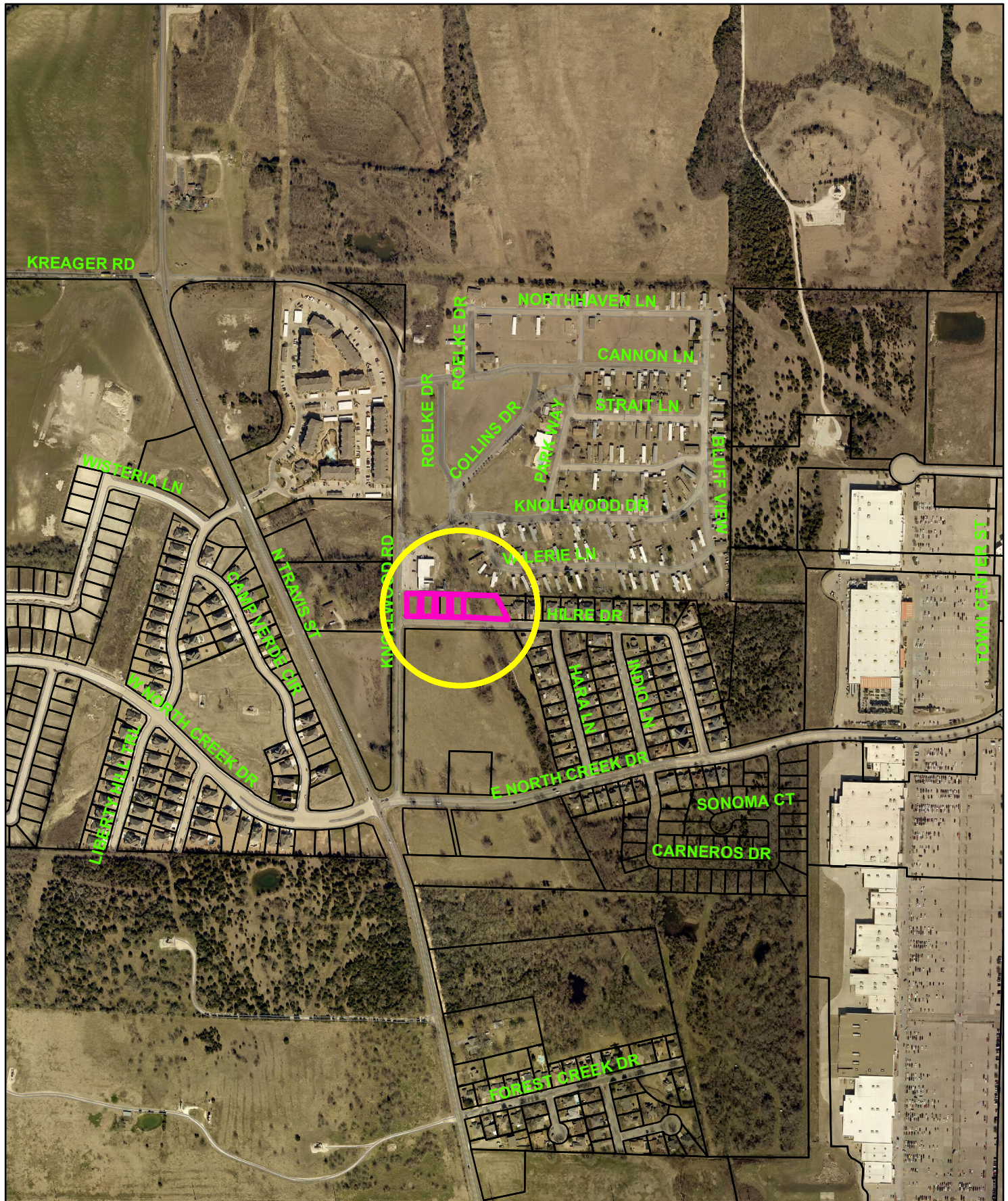
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

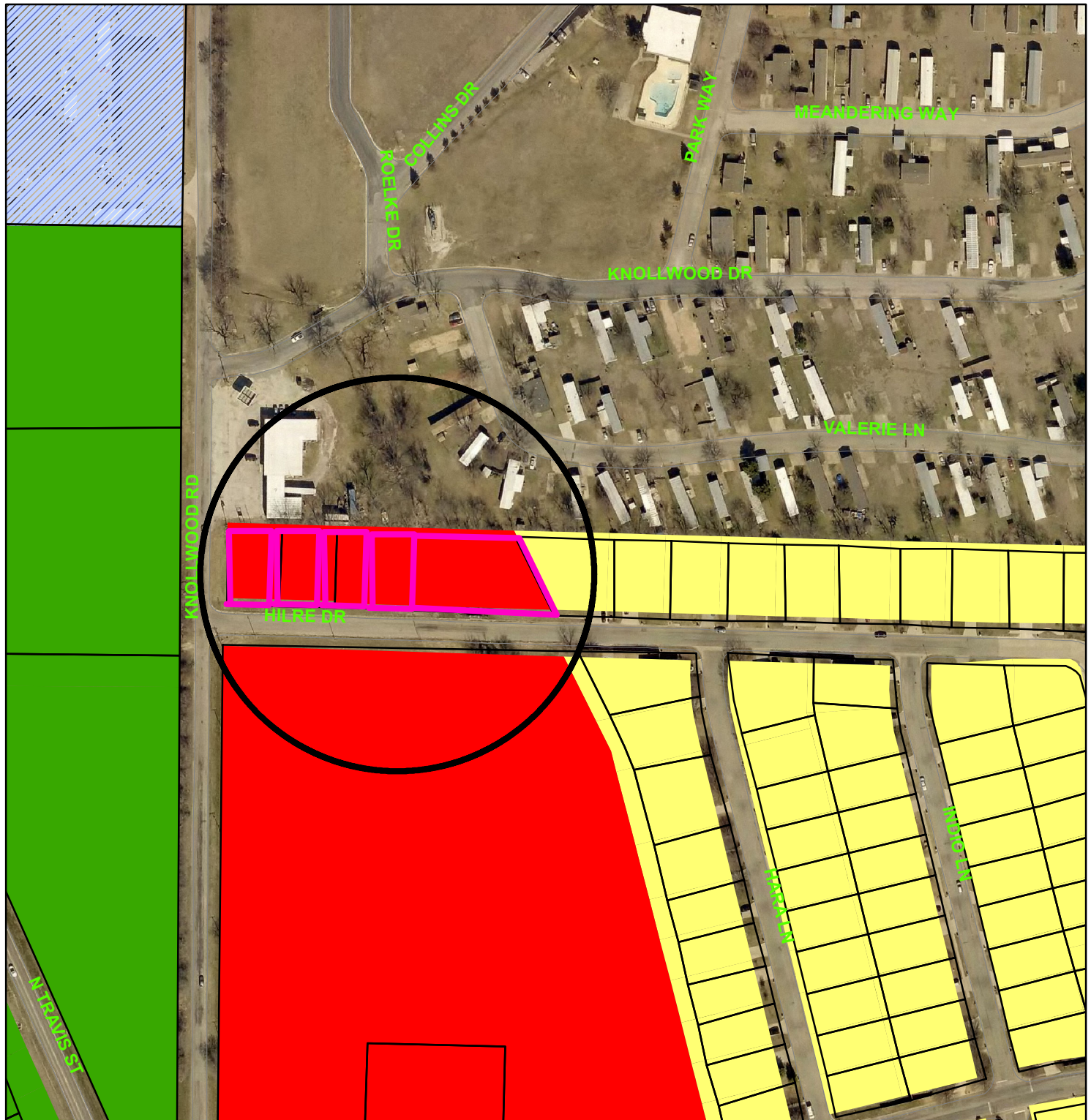


200 Block Hilre Drive & 4900 Block Knollwood Road



NOT TO SCALE

1 in = 600 ft



Zoning - 200 Block Hilre Drive & 4900 Block Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



1 in = 200 ft

200 Block Hilre Drive



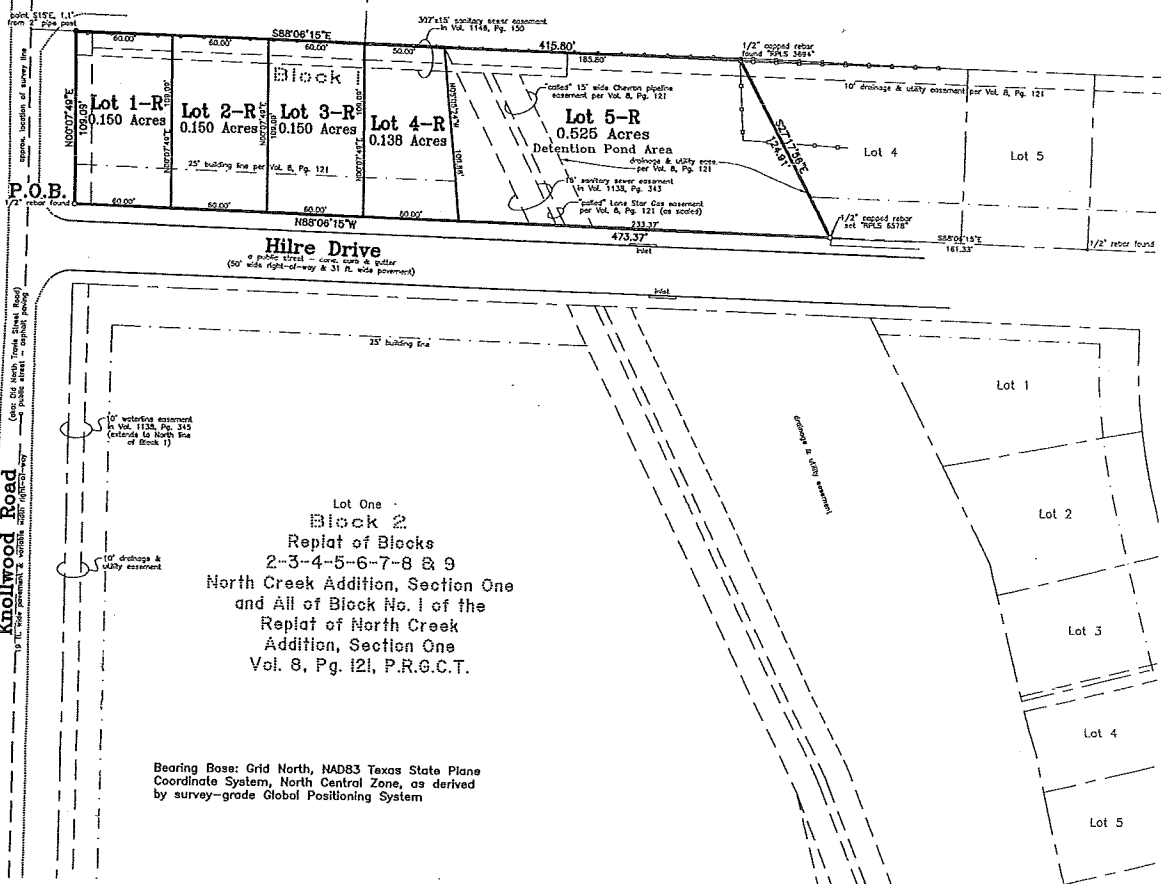
4900 Block Knollwood Road



Alexander & Richards Survey
Abstract No. 42
Grayson County, Texas

James H. Clark Survey
Abstract No. 273
Grayson County, Texas

Knollwood Village, LLC
47.973 Acres
Vol. 442B, Pg. 503



Lot One
Block 2
Replat of Blocks
2-3-4-5-6-7-8 & 9
North Creek Addition, Section One
and All of Block No. 1 of the
Replat of North Creek
Addition, Section One
Vol. 8, Pg. 121, P.R.G.C.T.

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

Replat of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to

the City of Sherman, Texas 1.113 Acres

in the
James H. Clark Survey
Abstract No. 273

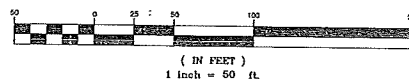
General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Onco Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181D290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Proposed land use of lots are residential.

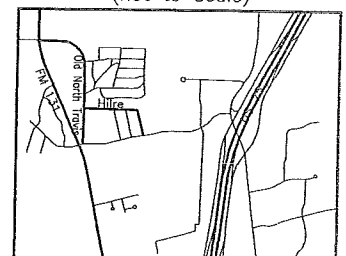
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Job No. CGS390118
Young Enterprises, LP
Owner

GRAPHIC SCALE



Location Map
(not to scale)



STAFF REVIEW LETTER

February 13, 2018

Young Enterprises, LP
5414 FM 1417
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 1, 2, & 3, Block 1, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One, and all of Bloc No. 1 of the Replat of North Creek Addition, Section One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Remove building line.
5. Require 10' Utility Easement along street frontage.
6. Indicate type of easement along West side of Lot 1-R.
7. All requirements of the Floodplain Ordinance must be followed.
8. The width of the right-of-way and pavement for streets shall be shown on the plat.
9. Show existing lot lines and lot numbers.
10. Metes and bounds must match drawing.
11. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

19.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

200 BLOCK HILRE DRIVE & 4900 BLOCK KNOLLWOOD ROAD

The request of Young Enterprises LP (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200 Block of Hilre Drive and the 4900 Block of Knollwood Road, being Lots 1, 2 & 3, Block 1, Replat of Blocks 2-9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 200 block of Hilre Drive and the 4900 block of Knollwood Road; the northeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District in 1987; but was never developed. The owners are requesting a zone change to an SF-1 (Single Family Residential) District for residential development. They are replatting the property into five lots and plan to build homes on four of the lots that range from 1,250 to 1,350 square feet.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises LP (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

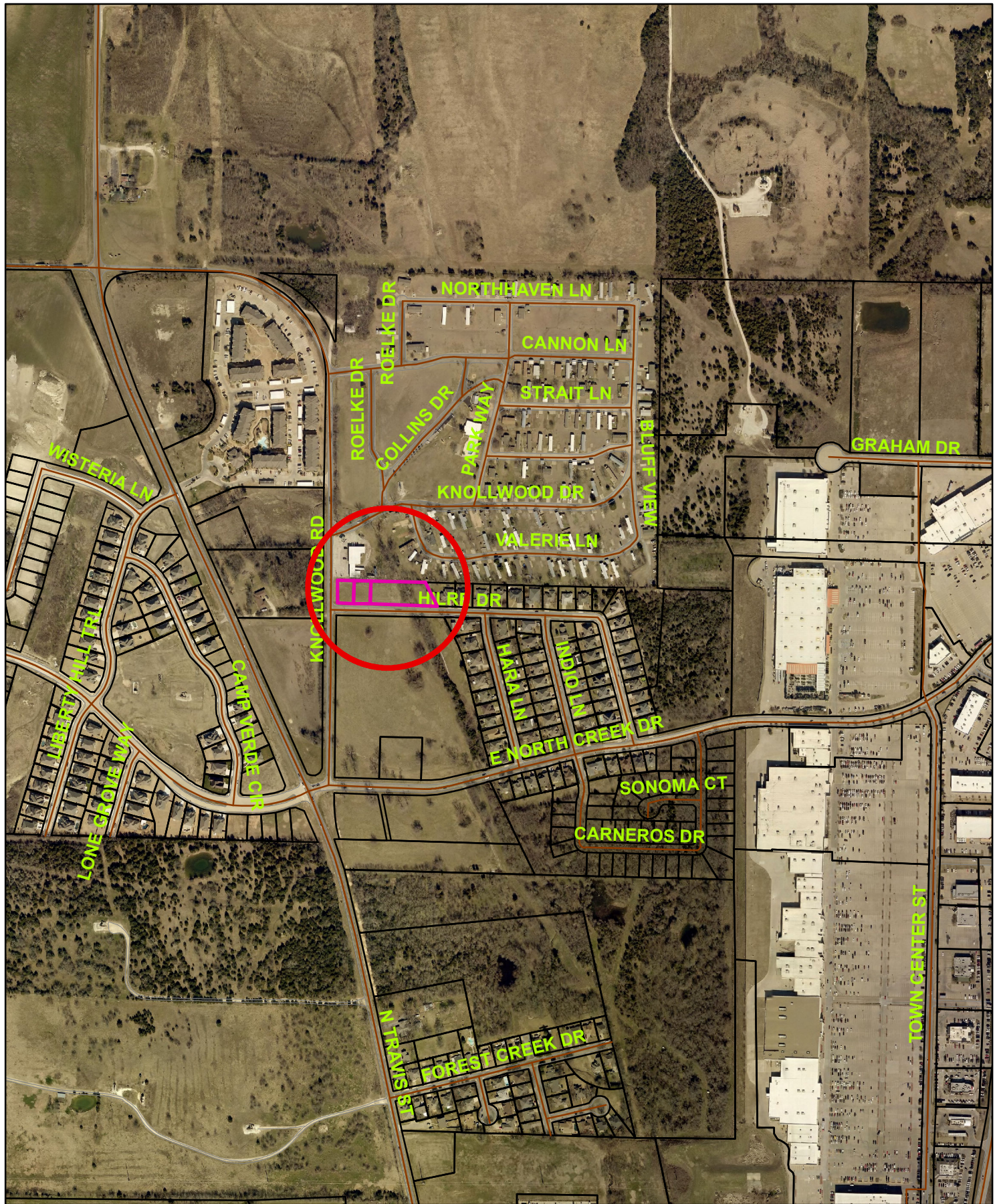
Narrative

Replat

Site Plan

Elevations

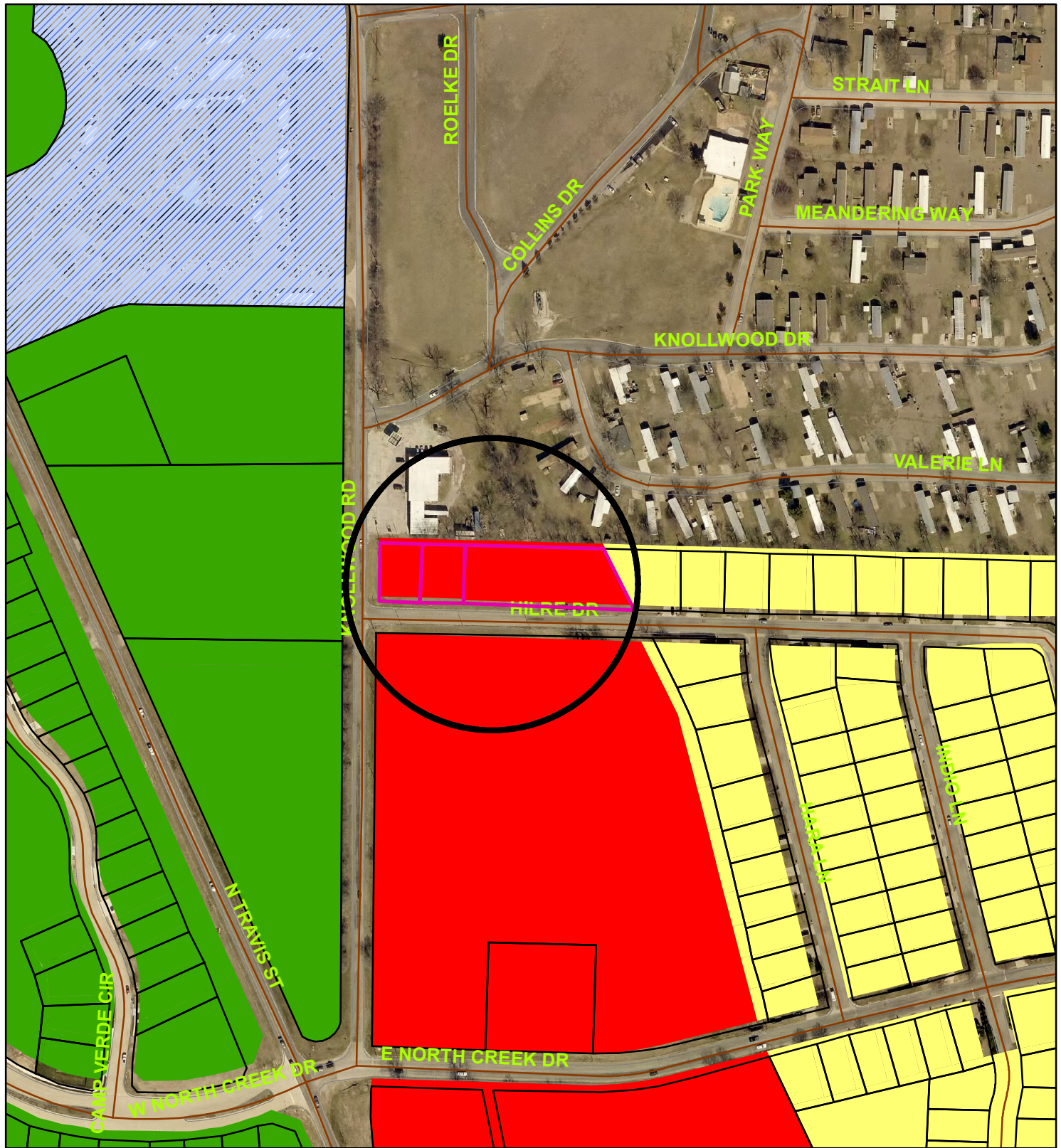
Staff Review Letter



200 Block Hilre Lane & 4900 Block Knollwood Road



1 in = 600 ft



Zoning - 200 Block Hilre Lane & 4900 Block Knollwood Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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



NOT TO SCALE

1 in = 250 ft



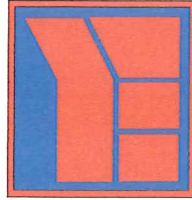
City of Sherman, Texas
Developmental Services Department

200 Block Hilre Lane



4900 Block Knollwood Road





5414 Hwy 1417 N | 903.892.1508 Telephone
Sherman, TX 75092 903.893.2124 Fax

January 23rd, 2018

Planning & Zoning Commission

To whom it may concern:

We would like to formally request to replat and rezone Lots 1, 2, and 3 of Block 1 Northcreek Sec 1 Rplt Blk 1-9 into 4 Single Family Residential Lots. The remaining portion of land would be dedicated towards a detention and drainage easement to support a study completed for future use (Reference Clint Philpot and KJE Environmental Engineering).

After much thought, we feel that the best use for this property is single family residential. It is currently zoned C-2...the issue with this zoning is that the lots are not deep enough to support the type of commercial development and building code requirements that would be set in place. Further, there is a single family residential development in close proximity that would support a residential zoning use. The only negative of the site is that it backs up to Knollwood liquor store building...we would provide privacy fencing to try and screen that building from visibility.

We propose to build 4 affordable homes that range from 1250 to 1350 SF in size. Pictures are provided to show samples of what these homes will look like. At the present time we do not have preliminary plans developed until this process is fully completed and developed. We feel that there are not enough new products in this price range and size and with the continued demand for new housing in the area we feel that this is the best use for the subject property.

Thank you for your consideration. If you have any questions or concerns please call us at 903.892.1508 or email at tyoung@yecon.net.

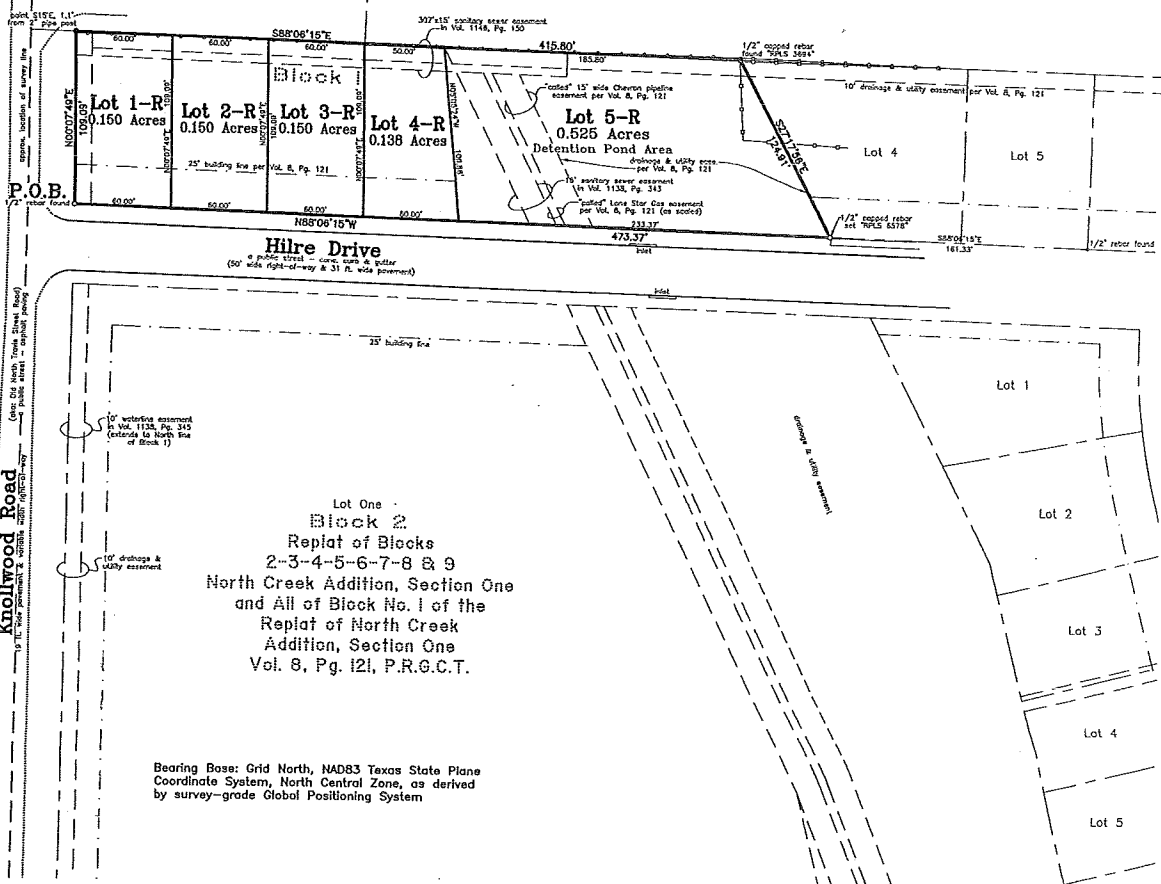
TODD YOUNG

Vice President

Alexander & Richards Survey
Abstract No. 42
Grayson County, Texas

James H. Clark Survey
Abstract No. 273
Grayson County, Texas

Knollwood Village, LLC
47.973 Acres
Vol. 442B, Pg. 503



Replat of Lots 1, 2 & 3, Block 1, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to

the City of Sherman, Texas
1.113 Acres

in the
James H. Clark Survey
Abstract No. 273

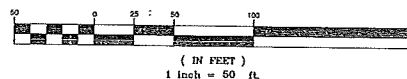
General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Onco Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181D290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Proposed land use of lots are residential.

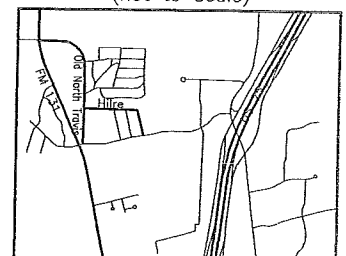
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

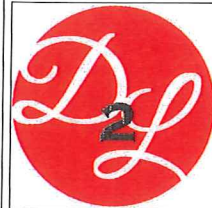
Job No. CGS390118
Young Enterprises, LP
Owner

GRAPHIC SCALE



Location Map (not to scale)





YOUNG ENTERPRISES

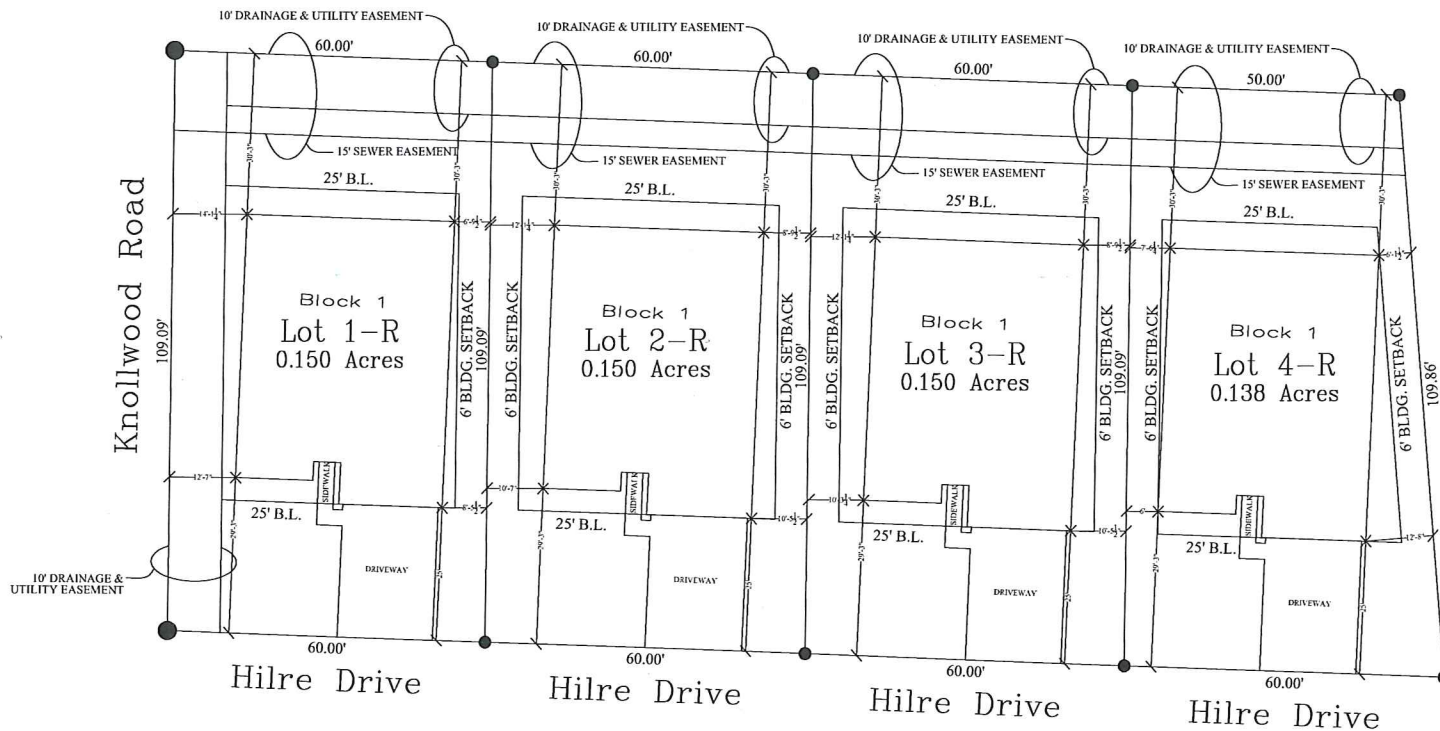
TBD HILRE DRIVE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
01/29/18

SHEET
SITE

SCALE
3/32" = 1'





STAFF REVIEW LETTER

February 14, 2018

Young Enterprises LP
PO Box 517
Sherman, TX 75091

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

Dear Applicants,

The request for a zone change and site plan approval from a C-1 (Retail Business) District to an SF-1 (Single Family Residential) District for the property located in the 200 Block of Hilre Drive and the 4900 Block of Knollwood Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom; a parking space is considered to be 9'x20.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
8. Replatting of the property is required.
9. All requirements of the Floodplain Ordinance should be followed.
10. Water Pro-Rata will be due at the time of development.
11. Verify sewer location; extension may be 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,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

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

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

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



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

20.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

1200 N. EAST STREET

The request of KS & D R3, LLC (Owners), Terrin Bertholf (Representative), Austin Hoover (Designer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1200 North East Street, being Lots 1 & 2, Block 2, Kerr's Bloomfield Addition, as follows:

Planning and Zoning Commission

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

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.3 ½, Subsection (1) to allow a 3'3" front setback in lieu of 25' required and a 3'8" side yard setback in lieu of the required 10' for an existing building and patio screen in a C-O (Office) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow an 8' fence, 5' from the Vernon Holland Memorial Drive property line in lieu of 25' required and 25' from East Street property line in lieu of 6' fence permitted in a C-O (Office) District.

Background:

The property is located at 1200 North East Street; the northwest corner of Vernon Holland Memorial Drive and East Street and is zoned an R-1 (One Family Residential) District. The building used to be a church, but has been vacant for a while. The owner would like turn the 2,935 square foot existing building into St. James Office Suites.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

KS & D R3, LLC (Owners)
Terrin Bertholf (Representative)
Austin Hoover (Designer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Elevations
Elevations 2
Staff Review Letter



1200 N. East Street



1 in = 500 ft



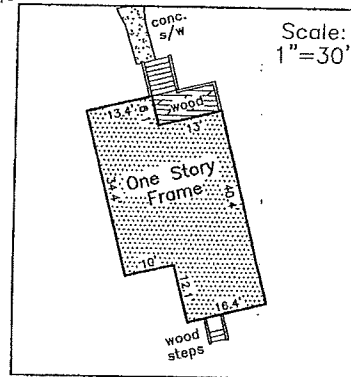
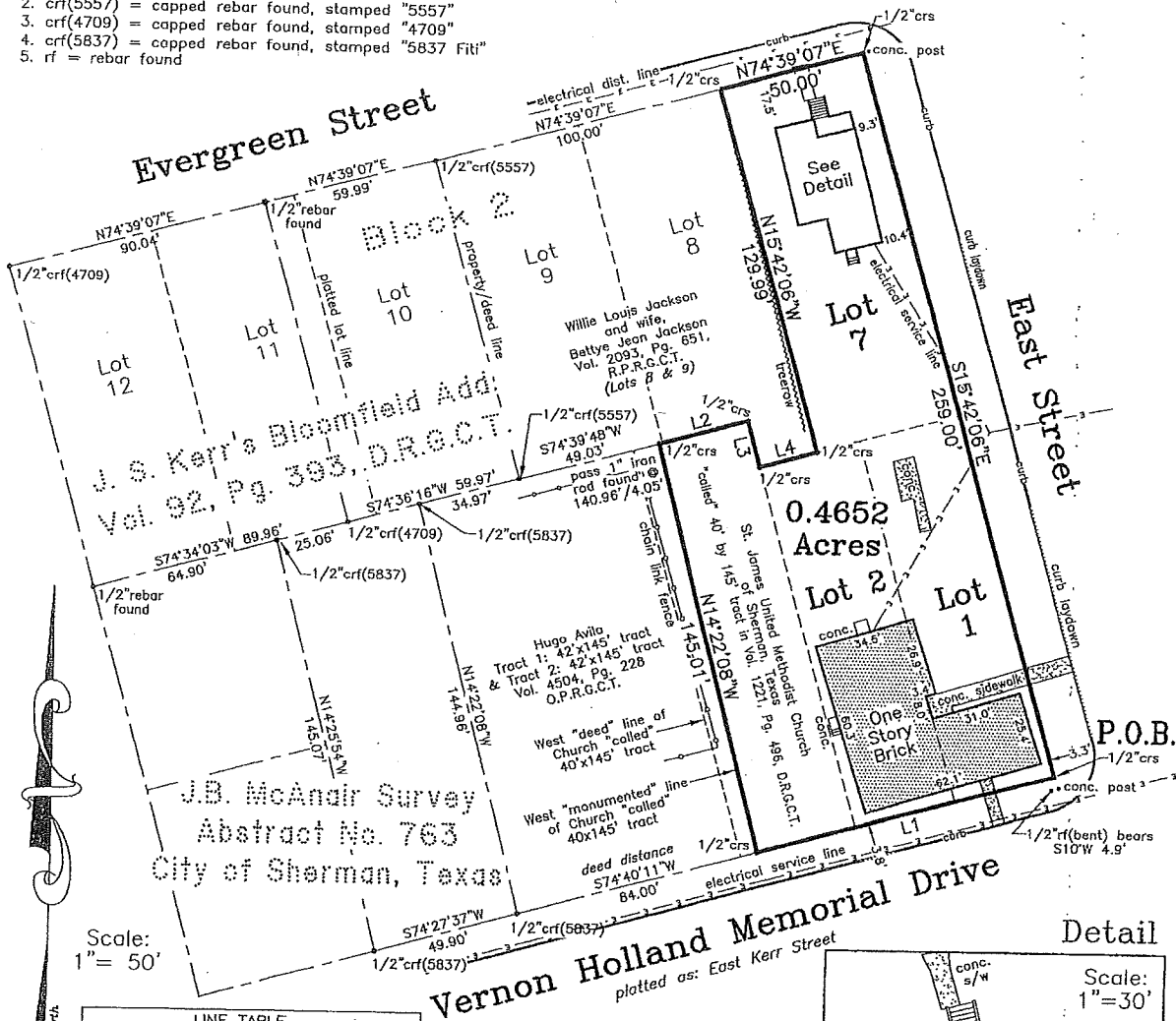
NOT TO SCALE

$$1 \text{ in} = 100 \text{ ft}$$

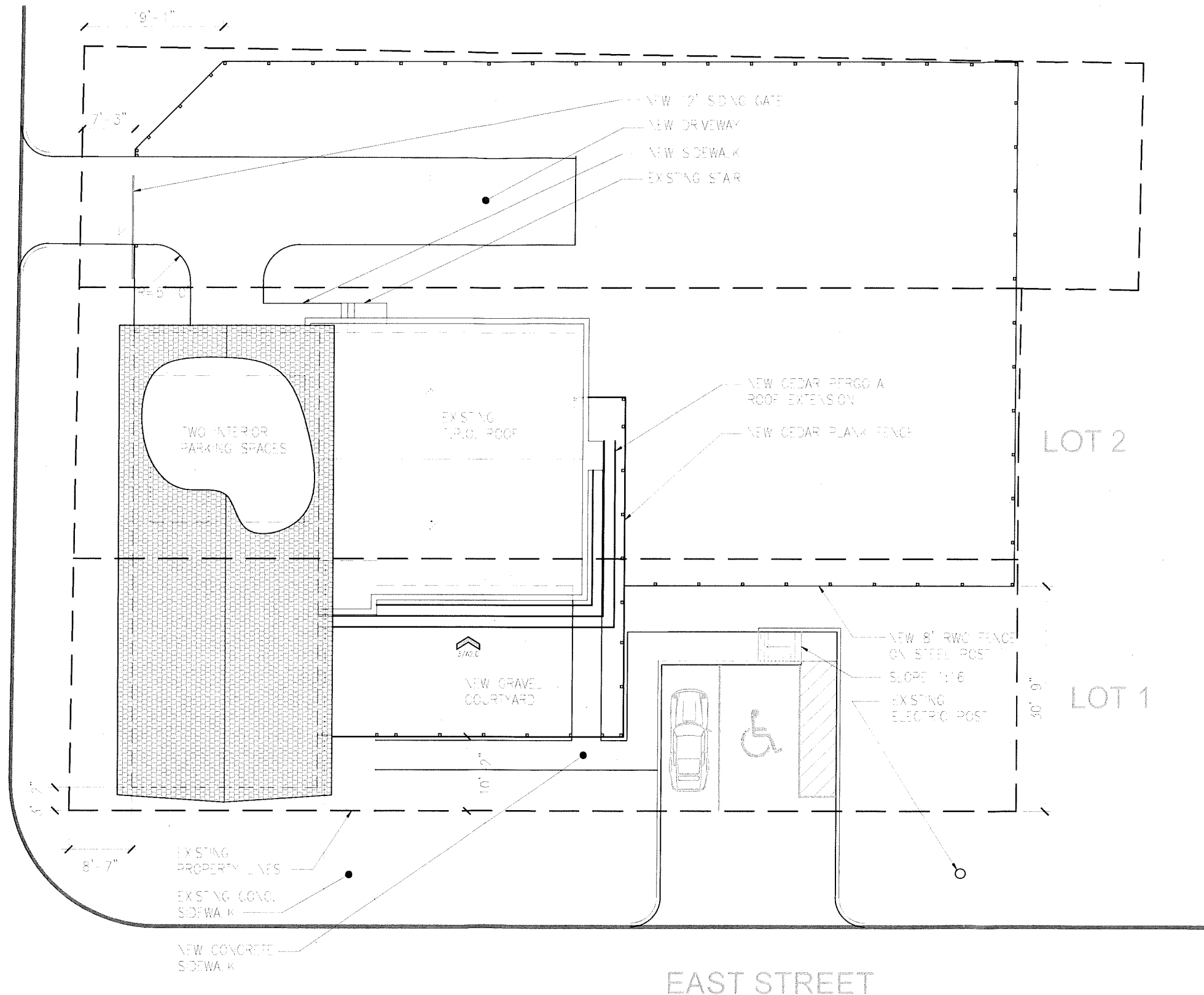
1200 N. East Street



- Legend:
 1. crs = capped rebar set, stamped "RPLS 6578"
 2. crf(5557) = capped rebar found, stamped "5557"
 3. crf(4709) = capped rebar found, stamped "4709"
 4. crf(5837) = capped rebar found, stamped "5837 Fiti"
 5. rf = rebar found

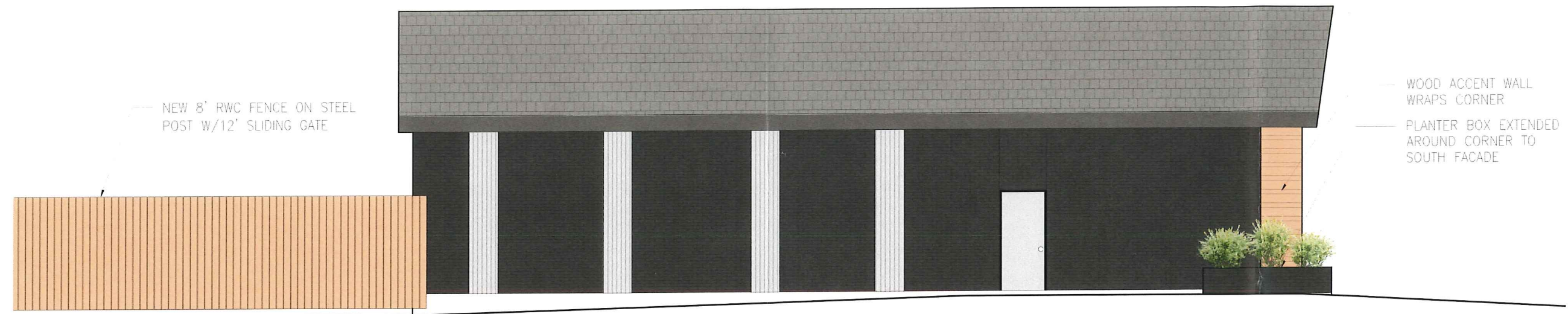


VERNON HOLLAND MEMORIAL DR.

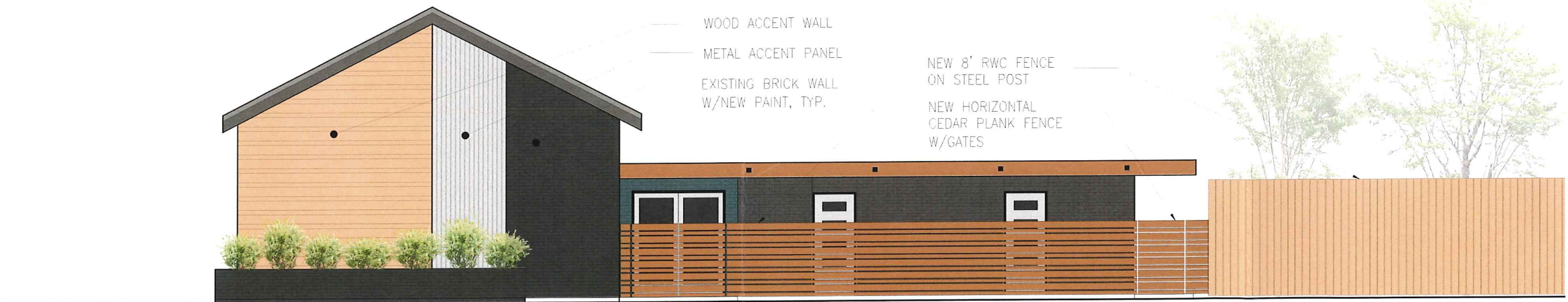


1 SITE PLAN
1/16" = 1'-0"

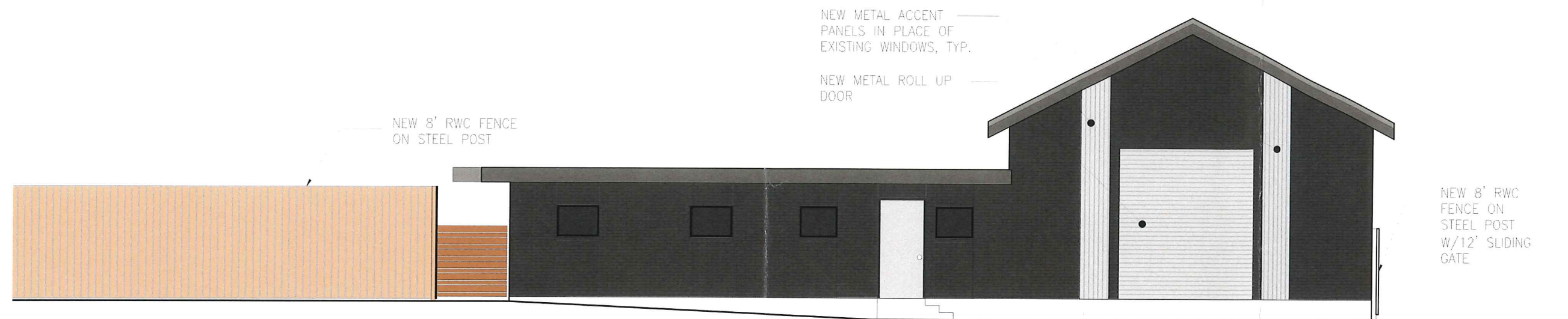




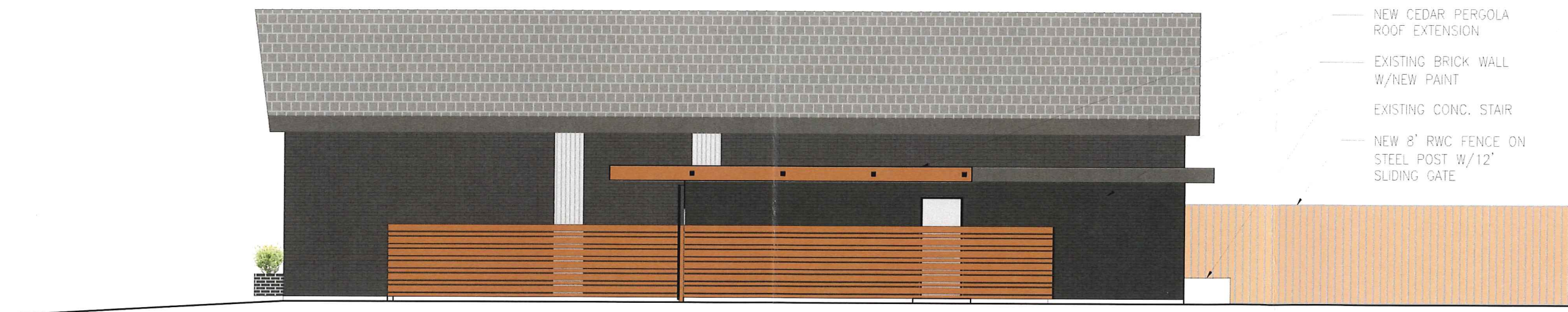
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

STAFF REVIEW LETTER

February 14, 2018

KS & D R3, LLC
PO Box 3032
Sherman, TX 75091

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

Terrin Berholf
1532 S. Montgomery
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for St. James Office Suites from an R-1 (One Family Residential) District to a C-O (Office) District for the property located at 1200 North East Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-O (Office) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The parking ratio required is one space per 400 square feet of building.
4. A parking space is considered to be 9' x 20'.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from the City of Sherman Engineering Department.
9. Parking will be permitted on improved surfaces only.

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

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

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

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Shadden". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

21.

Meeting Date: 02/20/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 100-400 BLOCKS RIDGEVIEW ROAD**

The request of S&P Texoma Real Estate (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100-400 Blocks Ridgeview Road, being 19.568 acres in the William Thompson Survey, Abstract No. 1210, also being Lots 1-15, Ridgeview Court Estates, as follows:

Planning and Zoning Commission

Replat approval of Ridgeview Court Estates

Background:

The property is located in the 100-400 blocks of Ridgeview Road; the northeast corner of Ridgeview Road and West Houston Street. The owner would like to replat the property into sixteen (16) lots for residential development.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

S&P Texoma Real Estate, LLC (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

26

Objections Received:

0

Attachments

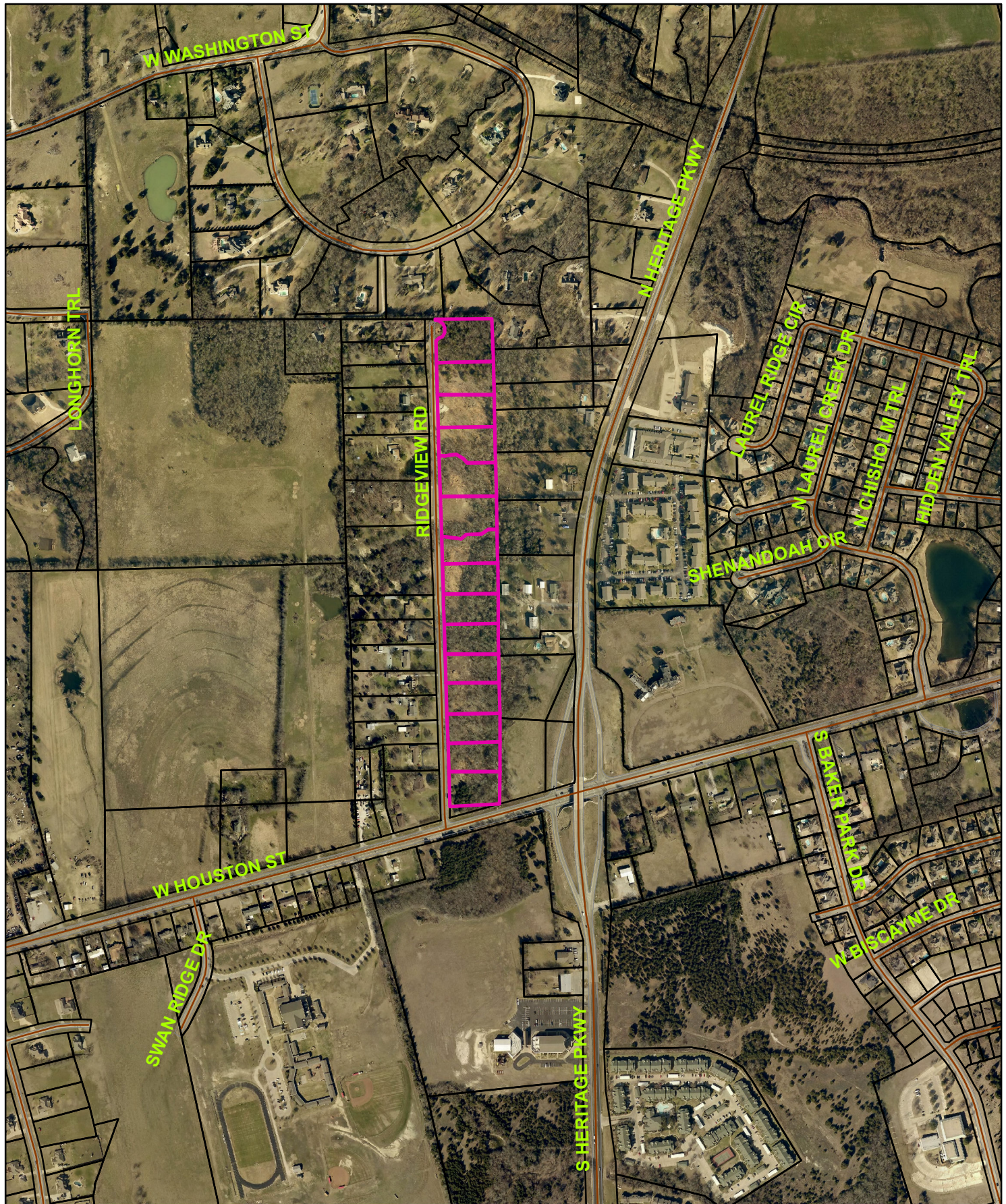
Location Map

Zoning Map

Zoning Sign Photo

Replat

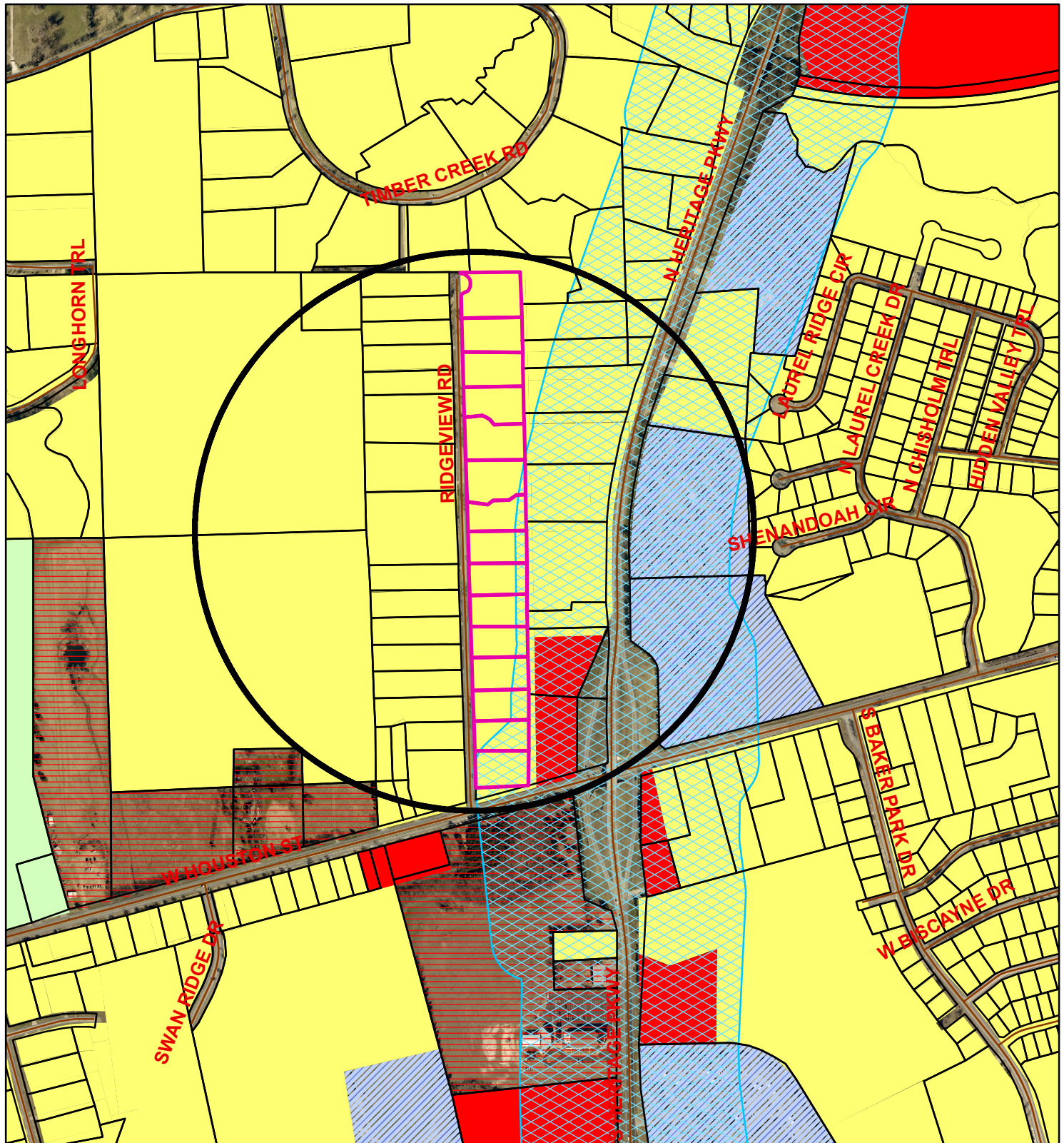
Staff Review Letter



100-400 Blks. Ridgeview Road



1 in = 700 ft



Zoning - 100-400 Blks. Ridgeview Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 700 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

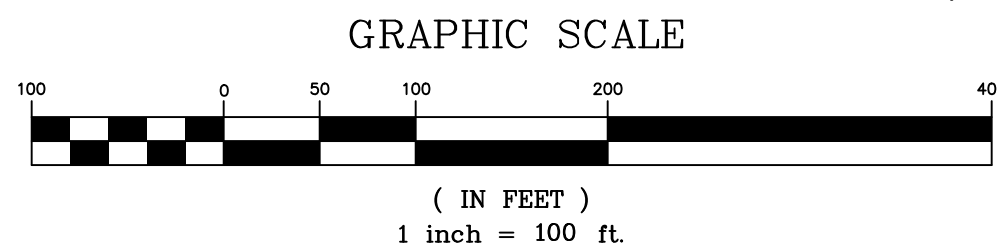
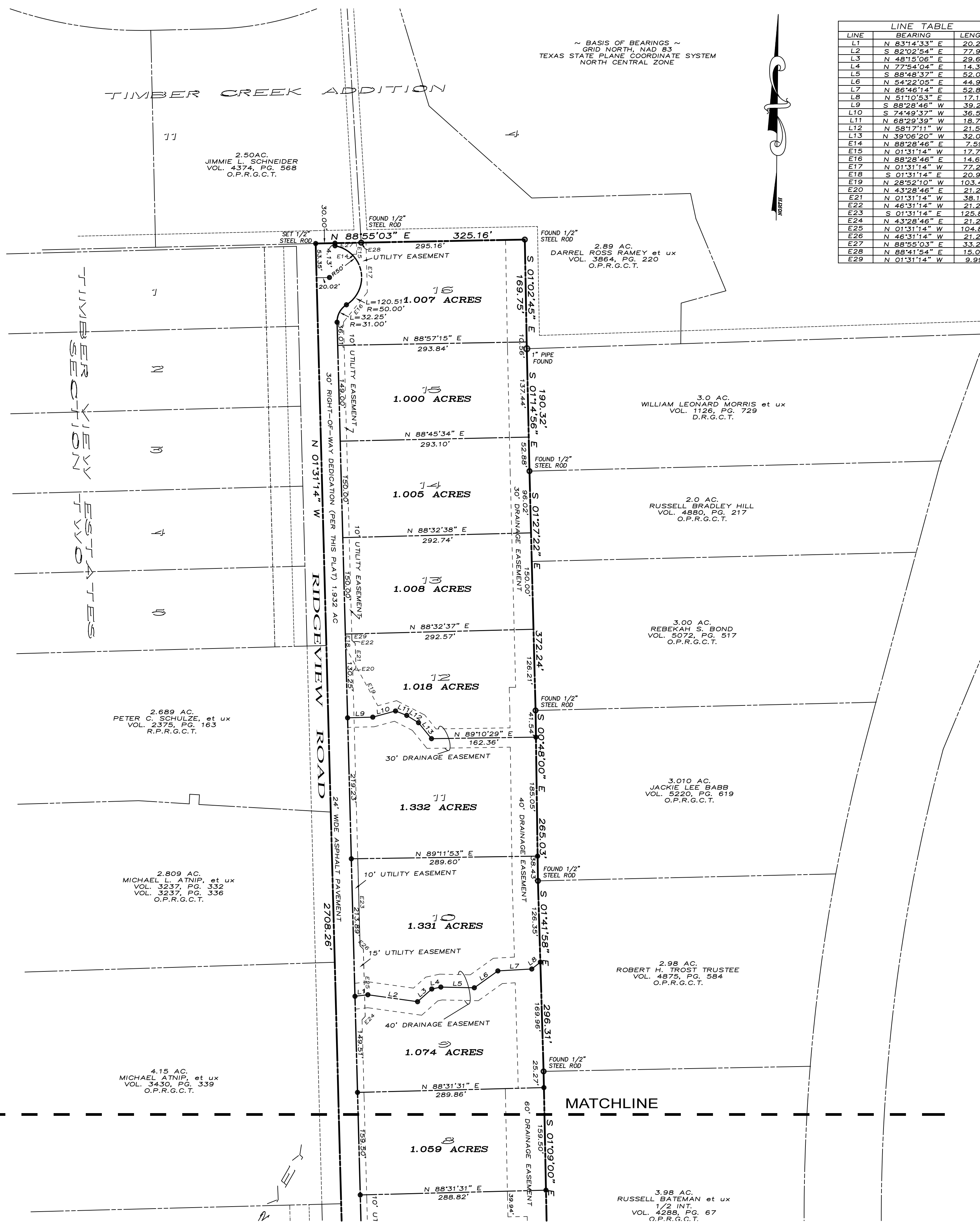
City of Sherman, Texas
Developmental Services Department

100-400 Blocks Ridgeview Rd.



LINE	BEARING	LENGTH
L1	N 83°14'33" E	20.20'
L2	S 82°02'54" E	77.99'
L3	N 48°15'06" E	29.60'
L4	N 77°54'04" E	14.39'
L5	S 88°48'37" E	52.08'
L6	N 54°22'05" E	44.98'
L7	N 86°46'14" E	52.82'
L8	N 51°10'53" E	17.12'
L9	S 88°28'46" W	39.21'
L10	S 74°49'37" W	36.59'
L11	N 68°29'39" W	18.75'
L12	N 58°17'11" W	21.53'
L13	N 39°06'20" W	32.00'
E14	N 88°28'46" E	7.59'
E15	N 01°31'14" W	17.78'
E16	N 88°28'46" E	14.64'
E17	N 01°31'14" W	77.23'
E18	S 01°31'14" E	20.94'
E19	N 28°52'10" W	103.42'
E20	N 43°28'46" E	21.21'
E21	N 01°31'14" W	38.10'
E22	N 46°31'14" W	21.21'
E23	S 01°31'14" E	128.80'
E24	N 43°28'46" E	21.21'
E25	N 01°31'14" W	104.89'
E26	N 46°31'14" W	21.21'
E27	N 88°55'03" E	33.29'
E28	N 88°41'54" E	15.00'
E29	N 01°31'14" W	9.99'

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



OWNERS/DEVELOPER
S & P TEXOMA REAL ESTATE, LLC
2805 W. WASHINGTON
SHERMAN, TEXAS 75092

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

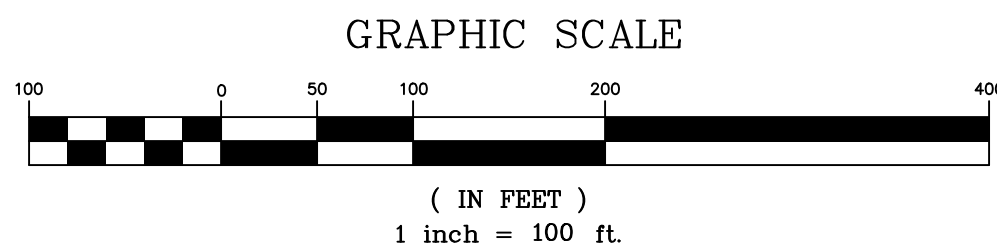
(903)465-2151

REPLAT OF
RIDGEVIEW COURT ESTATES
BEING 19.568 ACRES IN THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

1-31-18

LINE	BEARING	LENGTH
L1	N 83°14'33" E	20.20'
L2	S 82°02'54" E	77.99'
L3	N 48°15'06" E	29.60'
L4	N 77°54'04" E	14.39'
L5	S 88°48'37" E	52.08'
L6	N 54°22'05" E	44.98'
L7	N 86°46'14" E	52.82'
L8	N 51°10'53" E	17.12'
L9	S 88°28'46" W	39.21'
L10	S 74°49'37" W	36.59'
L11	N 68°29'39" W	18.75'
L12	N 58°17'11" W	21.53'
L13	N 39°06'20" W	32.00'
E14	N 88°28'46" E	7.59'
E15	N 01°31'14" W	17.78'
E16	N 88°28'46" E	14.64'
E17	N 01°31'14" W	77.23'
E18	S 01°31'14" E	20.94'
E19	N 28°52'10" W	103.42'
E20	N 43°28'46" E	21.21'
E21	N 01°31'14" W	38.10'
E22	N 46°31'14" W	21.21'
E23	S 01°31'14" E	128.80'
E24	N 43°28'46" E	21.21'
E25	N 01°31'14" W	104.89'
E26	N 46°31'14" W	21.21'
E27	N 88°55'03" E	33.29'
E28	N 88°41'54" E	15.00'
E29	N 01°31'14" W	9.99'

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



OWNERS/DEVELOPER
S & P TEXOMA REAL ESTATE, LLC
2805 W. WASHINGTON
SHERMAN, TEXAS 75092

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

REPLAT OF
RIDGEVIEW COURT ESTATES
BEING 19.568 ACRES IN THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

1-31-18

STAFF REVIEW LETTER

February 13, 2018

S & P Texoma Real Estate, LLC
2805 W. Washington St.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Ridgeview Court Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 20, 2018 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. No drive approaches will be permitted off of SH 56/Houston Street.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Show existing lot lines on plat.
7. Water and Sewer Pro-Rata will be due at the time of development.
8. Costs of relocation of electric lines will be the responsibility of developer.
9. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

23.

Meeting Date: 02/20/2018

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

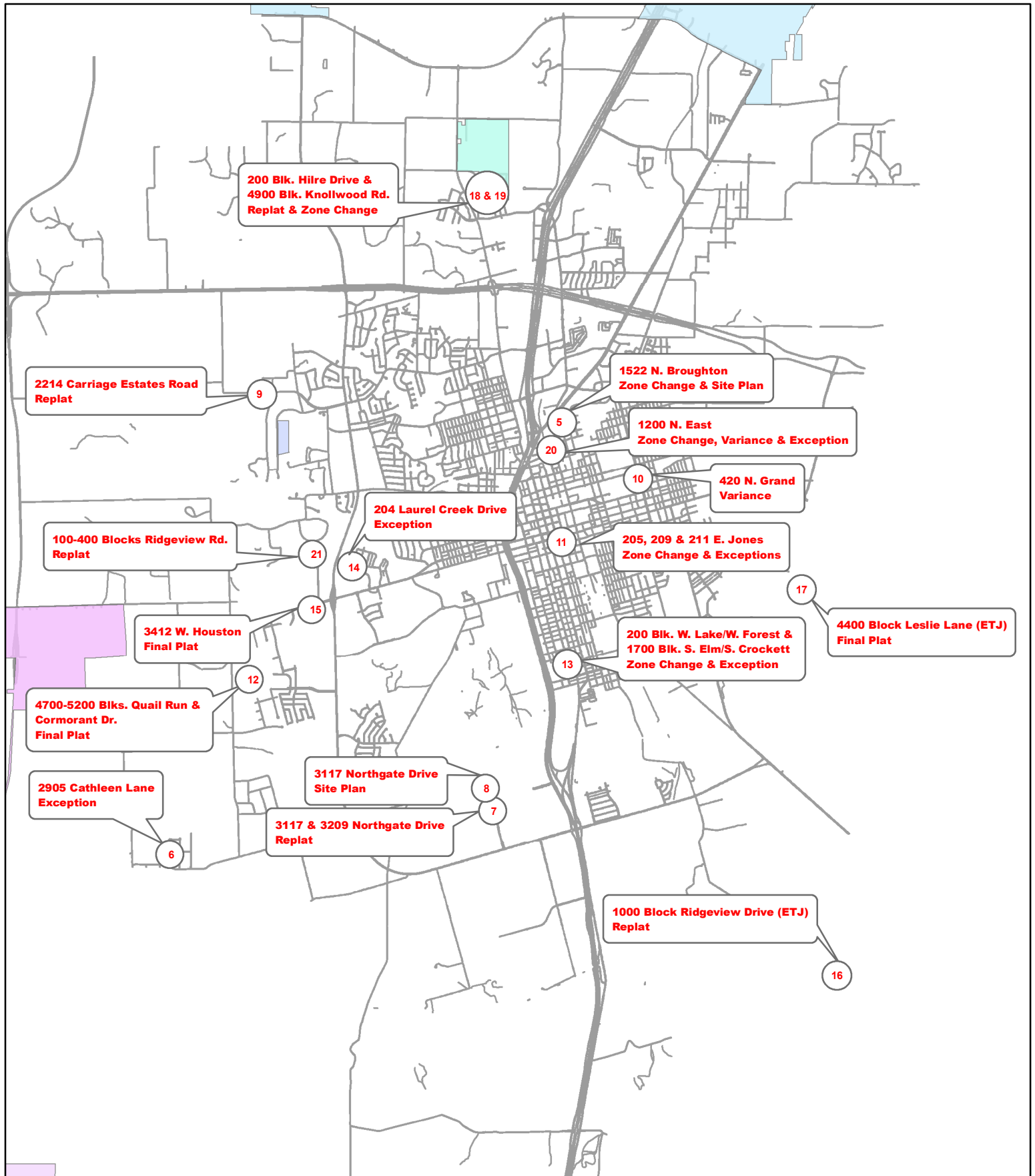
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting February 20, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 6,500 feet