

AGENDA

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

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JANUARY 22, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 6, 9, 10, 12, 15 & 18)**
5. **1802 EAST HOUSTON STREET**
The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows;
Board of Adjustments
Renew Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District.
6. * **1744 LADD ROAD (ETJ)**
The request of Robert Ladd Holton (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1744 Ladd Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 1.289 acres in the Winifred Bailey Survey, Abstract No. 66, as follows:
Planning and Zoning Commission
Final Plat approval of Holton Addition in the City of Sherman's Extra Territorial Jurisdiction.
7. **4500-4600 BLOCKS QUAIL RUN ROAD**
The request of Kelvin Hoang (Owner), Greg Edwards, Engineering Services, Inc. (Civil Engineers) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4500-4600 Blocks of Quail Run Road, being, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots of the proposed Quail Run Addition, Phase One:
Lot 11, Block A – 32.42' lot width

Lot 13, Block A – 51.42' lot width
Lot 22, Block B – 51.17' lot width
Lot 23, Block B – 40.01' lot width
Lot 24, Block B – 51.54' lot width
Lot 33, Block B – 54.08' lot width
Lot 34, Block B – 40.01' lot width
Lot 35, Block B – 57.25' lot width
Lot 35, Block D – 51.97' lot width

in lieu of the required sixty (60) foot lot width in an R-1 (One Family Residential) District.

8. **1800 TEAGUE DRIVE**

The request of Evergreen Equity Corporation (Owners) and Keith Zetzer, (Applicant) concerning the property located at 1800 Teague Drive, being Lots 1, 2, 3 and part of 4, Block 2, Teague Industrial Park, Unit 2 and 1.18 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow an 8' setback along the Teague Drive property line in lieu of the required 15' and an 8' setback from the Grand Avenue property line in lieu of the required 10' for a 50 square foot, 5' tall digital monument sign in an M-1 (Light Manufacturing) District.

9. * **3624 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners) and John Pimentel, QuikTrip Corporation (Applicant) concerning the property located at 3624 South U.S. Highway 75, being 2.027 acres in the Preston Kitchen Survey, Abstract No. 667, also being a part of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Site plan approval under Ordinance No. 2252, Article IV, Section 410 (2)(j) to allow a QuikTrip Convenience Store and Fueling Station in the Blalock Industrial Park/Blalock Commercial Overlay District.

10. * **3014, 3018 & 3022 PRESTON CLUB DRIVE**

The request of James and Tina Harmon and Jerry O & Sheryl L. Vaughan Revocable Living Trust (Owners) and Preston Trail Land Surveying (Surveyor) concerning the properties located at 3014, 3018 and 3022 Preston Club Drive, being 0.764 acres in the Daniel Bickenbach Survey, Abstract No. 128 and all Block 1, Lots 7, 8 & 9, Preston Club, The Classics Subdivision, as follows:

Planning and Zoning Commission

Replat Preston Club, The Classics Subdivision, Block 1, Lots 7R & 9R

11. **1300 NORTH BROUGHTON STREET**

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

Board of Adjustments

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

Planning and Zoning Commission

12. * **8001 SOUTH U.S. HIGHWAY 75**
The request of Angel Ridge Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 8001 South U.S. Highway 75, being 10.254 acres in the Benjamin Lindsay Survey, Abstract No. 733, as follows:
Planning and Zoning Commission
Replat approval of Lots 1 and 2, Davidson Addition.
13. **103 & 105 WEST MCGEE STREET**
The request of Caladium Investments, LLC (Owners) and Joe Gilbert (Representative) concerning the property located at 103 and 105 West McGee Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' rear setback (west property line) in lieu of the required 25' in an R-1 (One Family Residential) District.
14. **5110 MARSHALL STREET**
The request of Paul Lane (Owners) and Brian Roder (Applicant) concerning the property located at 5110 Marshall Street, being 3.39 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow bottling works for B4C Distillery in an M-1 (Light Manufacturing) District.
15. * **1611 NORTH U.S. HIGHWAY 75**
The request of SWBE LLC and Young Enterprises, LP (Owners), Jones Carter Engineering (Civil Engineer/Surveyor) and Wes Johnston (Developer) concerning the property located at 1611 North U.S. Highway 75, being 1.690 acres in the J.B. McAnair Survey, Abstract No. 763 and Lot 4B, of the Replat of Lot 4, Block 1, Crescent Oaks Plaza and, as follows:
Planning and Zoning Commission
Replat approval of Lot 4B, Block 1, Crescent Oaks Plaza.
16. **605 EAST PECAN STREET**
The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c) to allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District.
 - Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c)(iv) to allow a wireless monopole cell tower to be 40' from north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District.

17.

1318 NORTH LUCKETT STREET & 1322 EAST TUCK STREET

The request of John & Zaida Burdett and Tammy Reeder Salas AKA Tammy Ray (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1318 North Lockett Street and 1322 East Tuck Street, being part of Lot 1 and all of Lot 2, Block 5, Mildred Heights Addition, containing 0.334 acres in the C. Carter Survey, Abstract No. 229, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.177 acres in the C. Carter Survey, Abstract No. 229, also being Lot 2R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 50' lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.157 acres in the C. Carter Survey, Abstract No. 229, also being Lot 1R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 11' front yard setback in lieu of the required 25', a 5' side yard setback in lieu of the required 6.8' for an existing dwelling in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) and (1)(c)(2), being 0.157 acres in the C. Carter Survey, Abstract No. 229, also being Lot 1R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 0.3' side yard setback in lieu of the required 5' and a 3.6' setback from the main structure for an existing storage building in lieu of the required 6' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Mildred Heights Addition, Block 5, Lots 1R and 2R.

18.

*** 3000 BLOCK OF WEST WASHINGTON STREET**

The request of Washington Bend, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 3000 Block of West Washington Street, being 22.553 acres in the William Thompson Survey, Abstract No. 1210, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Washington Oaks Subdivision.

19.

OTHER BUSINESS

Review Draft Planned Development Ordinance

20.

OTHER BUSINESS

Review Amended Ordinances:

- College Park Overlay District Update
- Specific Use Permits Update
- Permit, Development and Registration Fees Update
- Screening Device (Fence) Update
- Preliminary Plat, Final Plat and Replatting Update
- Schedule of Fees, Charges and Expenses Update
- Subdivision Regulations, Modification of Design Requirements Update
- Minimum Improvements and Subdivision Regulation Update
- C-2 (General Commercial) District Update

21.

ADJOURNMENT

22.

OVERALL LOCATION MAP

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the 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 14, 2019 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

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

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 02/19/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR JANUARY 22, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

January 22, 2019 Draft Minutes

STATE OF TEXAS §

January 22, 2019

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on January 22, 2019.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

WELCOME NEW COMMISSION MEMBER

Chairman Mahone welcomed new Commission Member Paul Manley.

**WELCOME PAUL
MANLEY**

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the December 18, 2018 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA (ITEMS 7, 9, 10, 14 & 15)

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

CONSENT AGENDA

A member of the audience, John Papaila, 2909 Wellington Drive requested Item #9 "Final Plat approval of Heritage Crossing, Phase 1" be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 7, 10, 14 and 15 subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF GO PROPERTIES 7 LLC (OWNERS), PARAMOUNT HEALTHCARE (DEVELOPER) KEEN SURVEYING, LLC (SURVEYOR) AND JM CIVIL ENGINEERING (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 5011 NORTH U.S. HIGHWAY 75, BEING 5.161 ACRES IN THE BROWN AND RICKETTS SURVEY, ABSTRACT NO. 1553, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LOT 1, BLOCK A, GOLDEN OWENS ADDITION.

This item was tabled at the July 17, 2018, Planning and Zoning Commission Meeting. The property is located at 5011 North U.S. Highway 75; the northeast corner of Fallon Drive and Highway 75. The owners would like to plat the property into one lot for commercial development of a nursing home. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF QUIKTRIP CORPORATION (OWNER), JOHN PIMENTEL (REPRESENTATIVE) AND JM CIVIL ENGINEERING SOLUTIONS GROUP (CIVIL ENGINEER) CONCERNING THE PROPERTY LOCATED AT 6120 NORTH U.S. HIGHWAY 75, BEING LOT 1, BLOCK 1, SHERMAN LANDING, PHASE 1, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A STORAGE ROOM ADDITION TO QUIKTRIP

The property is located at 6120 North U.S. Highway 75, the southwest corner of FM 691 and U.S. Highway 75; QuikTrip is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. QuikTrip would like to construct an 820 square foot storage room addition to the existing convenience store. The exterior finishes will be the same as the existing building. 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 THE CITY OF SHERMAN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1304 WEST LAMAR STREET, BEING 5.478 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF WEST HILL CEMETERY ADDITION, ANNEX D, SECTIONS 1-5.

FINAL PLAT - LOT 1,
BLOCK A, GOLDEN
OWENS ADDITION
5011 NORTH U.S.
HIGHWAY 75
(GO PROPERTIES 7,
LLC)

SITE PLAN –
STORAGE ROOM
ADDITION TO
QUIKTRIP
6120 NORTH U.S.
HIGHWAY 75
(QUIKTRIP
CORPORATION)

FINAL PLAT – WEST
HILL CEMETERY
ADDITION, ANNEX D,
SECTIONS 1-5
1304 W. MCGEE ST.
(CITY OF SHERMAN)

The property is located at 1304 West Lamar Street, the southwest corner of Lamar and Woods Streets; West Hill Cemetery. The owners would like to plat the property into 3,146 cemetery lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF THE CITY OF SHERMAN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1304 WEST LAMAR STREET, BEING 8,000 SQUARE FEET IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF OLD CEMETERY ADDED LOTS AND MEMORIAL PARK.

FINAL PLAT – OLD CEMETERY ADDED LOTS & MEMORIAL PARK
1304 W. LAMAR ST.
(CITY OF SHERMAN)

The property is located at 1304 West Lamar Street, the southwest corner of Lamar and Woods Streets; West Hill Cemetery. The owners would like to plat the property into sixty (60) cemetery lots and one hundred-twenty (120) memorial park lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT & VARIANCE

THE REQUEST OF BRIDGESTONE CONSTRUCTION, LLC (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2211 EAST ALMA AVENUE, BEING 0.380 ACRES IN THE G.W. MCGLOTHIN SURVEY, ABSTRACT NO. 827, ALSO BEING PART OF LOTS 3 AND 4, BLOCK 3, HILL SMITH ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A LOT WIDTH OF 59.89 FEET IN LIEU OF THE REQUIRED SIXTY (60) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT ON LOT 3R, BLOCK 3 OF THE PROPOSED HILL SMITH ESTATES REPLAT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF HILL SMITH ESTATES, BLOCK 3, LOT 3R.

VARIANCE – LOT WIDTH

REPLAT – HILL SMITHESTATES, BLK. 3, LOT 3R

2211 EAST ALMA AVE.
(BRIDGESTONE CONSTRUCTION, LLC)

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

Mr. Noah appeared to represent the request and answer any questions. The property is located at 2211 East Alma Avenue; east of Duke Drive. The property is zoned an R-1 (One Family Residential) District. The owners are requesting

Mr. Noah explained this is an existing tract of land in an older subdivision, part of one lot and part of another lot, the whole block has been developed and this is what is left. We are doing a replat to clean up the description and to add two tenths of an acre behind this lot to incorporate it all into one lot. There is a house under construction on the lot and the discrepancy in the lot width was found at the final survey. They had seen the Staff Review Letter and would abide by the Recommendations.

Brandon Gillespie, 1361 Winn Road, Collinsville, TX

Mr. Gillespie explained he is the owner and developer of the property. We bought the nine acres behind the property, plus the lot beside it and part of the additional lot, the existing house to the west. The final survey showed the lot width to be short of the sixty-foot lot width; that is why we are requesting the variance.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a lot width of 59.89 feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District on Lot 3R, Block 3 of the proposed Hill Smith Estates Replat at 2211 East Alma Avenue subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of Hill Smith Estates, Block 3, Lot 3R subject to the Staff Review Letter for the property at 2211 East Alma Avenue. Second by Commission Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & EXCEPTIONS

THE REQUEST OF REMINGTON SHERMAN AUTOMOTIVE LLC (OWNERS), BRETT EDMONSON, THE RATLIFF GROUP, LLC (REPRESENTATIVE/ENGINEER) AND NCA PARTNERS (ARCHITECT) CONCERNING THE PROPERTY AT 600 EAST LAMBERTH ROAD, BEING PART OF LOTS 6-8 AND ALL OF

EXCEPTION –
BILLBOARD
SQUARE FOOTAGE
(DENIED)

LOTS 4 AND 5, BLOCK 4, DR. J.H. CARRAWAY'S SUBDIVISION AND A 0.75 ACRE TRACT IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, CONTAINING 5.855 ACRES, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A TWO-SIDED DIGITAL BILLBOARD IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(3) TO ALLOW A 672 SQUARE FOOT BILLBOARD IN LIEU OF THE PERMITTED 300 SQUARE FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(M)(5) TO ALLOW A 1,667 FOOT RADIAL SEPARATION BETWEEN BILLBOARDS IN LIEU OF THE PERMITTED 2,000 FOOT IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

EXCEPTION –
SEPARATION
BETWEEN
BILLBOARDS

SUP – TWO-SIDED
NON-DIGITAL
BILLBOARD

600 EAST
LAMBERTH RD.
(REMINGTON
SHERMAN
AUTOMOTIVE, LLC)

Bennett Ratliff, The Ratliff Group, LLC, 531 W. Bethel Rd., Coppel, TX and Stan Graft, 8901 Governors Row, Dallas, TX

Mr. Ratliff and Mr. Graft appeared to represent the request and answer any questions. This item was tabled at the August 21, 2018, Planning and Zoning Commission Meeting. The property is located at 600 East Lamberth Road, the southeast corner of Lamberth Road and U.S. Highway 75; Sherman Chevrolet is the tenant.

Mr. Ratliff explained “we currently have an existing 672 square foot billboard on the site; it does not meet the setback requirements. We are asking to move it seventy feet to the south to relocate it on the site and make it electronic on both sides. In order to make it electronic, we need to replace the structure to get it out of the middle of the parking lot; it sounds like it is a new billboard but it is not; it is an existing billboard that will be moved to another location on the lot. The existing billboard is owned by a separate outdoor advertising agency, which will be removed if the new billboard is approved. We are also requesting variances to allow the billboard to be 672 square foot and the radial separation to be 1,667 feet between the two billboards (the nearest billboard is located at Peyton Street and Loy Lake Road).” They had seen the Staff Review Letter and would abide by the Recommendations.

“Mr. Graft would like the billboard to be digital so that they can put up messages similar to what he has in McKinney and not pay to have graphics changed each time; it allows a little more flexibility in the message and make available time to civic groups.”

Chairman Mahone asked if there were any billboards in the vicinity.

Scott Shadden, Director of Developmental Services explained, "there is a billboard to the north by Cracker Barrel and by Whataburger. The billboard ordinance requires a 2,000-foot radial separation."

Mr. Ratliff explained "the nearest billboard is not on the major freeway, it is back towards town on Loy Lake Road and Peyton Street."

Chairman Mahone asked if any exceptions have been granted for separation between billboards.

Mr. Shadden responded "not so far."

Commission Member Davis asked if they had another option beside digital.

Mr. Graft explained, "the digital billboard is needed because our business is very competitive. We started in Grand Prairie, my father started there seven years ago, we have been recognized as Citizen of the Year in Grand Prairie and have done a lot for the school system, the same has been true in Allen, Citizen of the Year in Collin County and McKinney and have been very involved in the school system; we want to do the same thing here in Sherman, to be a part of the community is very important to us. This billboard was there when we bought the property, the lease is expiring, the market changes so much that a digital billboard allows us to be more flexible to better serve the community and advertising is an extremely effective way to reach out to the community; it is very important to our business. We are committed to make a huge investment in Sherman; the business model has not changed how we do business elsewhere. We want to be a part of the community and this is important to us. We have expanded the inventory here to better serve the needs of the community, we have doubled sales; Ramey's were good car dealers and we are too."

Commission Member Davis explained, "you don't live here and it's not the digital billboard that is being put up in your town; you own a business here and you have money invested."

Mr. Graft responded, "I pay taxes, I pay a lot of taxes and provide a lot of employment opportunities, so I'm not coming up here to take advantage of any town, I'm here to represent our business, represent our employees and our community. It is not fair to make that comment, Sir; I'm not here to hurt anybody."

Commission Member Davis explained, "I did not mean it as a dig, but it is a digital billboard and we have fought this fight here more than once."

Chairman Mahone explained your letter states the existing billboard will be removed if the new one is approved and put up. "I guess you can ensure that because you own the property."

Mr. Graft responded, "yes, we own the property."

Chairman Mahone asked, "would that billboard be dismantled before construction of the new billboard."

Mr. Graft responded, "we could do it however the City wanted, we are at your disposal, however you would like to see it."

Chairman Mahone asked Mr. Shadden "I guess the existing billboard is not in compliance with the 2,000 foot rule."

Mr. Shadden explained, "the billboard was in place before the rule went into effect."

Chairman Mahone stated, "so even if they wanted to rebuild it, as is, where is, they would still need to ask for the variance, because the new one would need to conform."

Mr. Shadden explained, "you can maintain an existing nonconforming structure, if you demolish it, then that nonconforming use goes away."

Commission Member Downtain asked, "how does this one compare to what we had before us at the last meeting, that didn't get approved, wasn't it the same size?"

Chairman Mahone explained, "I believe that one was a similar size, but there were also some setback exceptions they were asking for on the last billboard. Also, the surrounding zoning was different; there were residential homes closer to the last one."

Mr. Graft explained, 'the content on the billboard would not have any bad advertising; on an existing billboard I would not even let them put a beer commercial on there.'

Chairman Mahone explained, "from the Commissions standpoint, some of us have had concerns in the past with digital billboards, there has to be some enforcement of those rules which the City will give you a list of the requirements such as light pollution and things like that."

Mr. Ratliff explained, "we have a billboard company we are working with and they are very familiar with all those rules and can they be pre-programed into the billboard."

Mr. Graft explained, “there is going to lighting there that was not there before, it is on a commercial lot, we are not next to any residential, it is a way for traffic to be able to exit; it is very informational.”

Commission Member Manley asked about the digital billboard that is by Whataburger; “its 672 square foot roughly; was it put in place before that restriction.”

Mr. Shadden explained, “that billboard was there before they built the highway, Dr. Swamy’s Office on Loy Lake Road, I wondered when they put it up if they knew where the highway was going to be; so it was existing nonconforming and they did reface it.”

Commission Member Elliott explained, “you have to keep in mind about zoning, this is an opportunity to correct some of the issues that were nonconforming and something gets rebuilt or destroyed and comes before us, sometimes it allows us an opportunity to correct nonconforming issues.”

Commission Member Wood asked, “if exceptions are approved and they get the Specific Use Permit for the billboard, does it say on the Specific Use Permit digital or non-digital.”

Mr. Shadden explained, “it says digital because that is what they asked for. The applicant is supposed to explain what they want to do. When you have digital, then you have the requirements for brightness and those type of things; it is in the Staff Review Letter. The exception and variance stays with the land from now to eternity; it does not stop unless you put a time limit on it or it is removed, even if you remove it you still have the exception or variance to go by.”

Commission Member Downtain stated, “wouldn’t a 300 square foot digital sign communicate the same message.”

Mr. Ratliff explained, “that billboard sits a pretty good way off the highway, when the sign gets smaller, it is really hard to make the message large enough that you can see it from the road; the further it gets off the road, the bigger the text has to be to be able to see it from the highway.”

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

Letters were received from:

William & Mindy Brandt Trust, 2408 E. Solano Dr., Phoenix, AZ

“The proposed exception is more than two time the approved size. We are not in favor of approving the request by Remington Sherman Automotive LLC. The Overlay District is there for a reason. Please deny the request and

maintain the existing 300-foot billboard ordinance. NO Vote!”

Sherman Dev LTD PTN No 3, Ben Fortson, 306 W. 7th St., Ste. 901, Ft. Worth, TX

“We oppose the changed to the current ordinance requested in the Specific Use Permit. We feel there is no need to change the restrictions in the current ordinance.”

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 1,667-foot radial separation between billboards in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District subject to the existing billboard be torn down before the new billboard is constructed for the property at 600 East Lamberth Road. THE MOTION DIED FOR A LACK OF A SECOND.

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the exception to allow a 1,667-foot radial separation between billboards in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District subject to the tearing down the existing billboard for the property at 600 East Lamberth Road. Second by Commission Member Downtain.

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

VOTING NAY: NONE
MOTION CARRIED

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Elliott to deny the exception to allow a 672 square foot billboard in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property at 600 East Lamberth Road. Second by Commission Member Downtain.

VOTING AYE: MAHONE, ELLIOTT, DOWNTAIN, AND WOOD.
VOTING NAY: DAVIS
MOTION CARRIED

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

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for a Specific Use Permit to allow a digital billboard in a C-2 (General Commercial) District/O-1

(75 & 82 Overlay) District subject to the Staff Review Letter for the property at 600 East Lamberth Road. THE MOTION DIED FOR A LACK OF A SECOND.

Planning and Zoning Commission

ACTION TAKEN.

Motion by Chairman Mahone to approve the request for a Specific Use Permit to allow a two-sided billboard (a non-digital billboard) in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District subject to the Staff Review Letter for the property at 600 East Lamberth Road. Second by Commission Member Davis.

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

VOTING NAY: MANLEY

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF CARRUS HEALTH HOLDINGS, LLC (OWNERS), ANBARASU NACHIMUTHU (CONTRACTOR) AND MCCALLA DESIGN GROUP (ARCHITECT) CONCERNING THE PROPERTY AT 1724 WEST U.S. HIGHWAY 82, SUITE 200, BEING LOT 1, CARRUS MEDICAL PLAZA, REPLAT LOT 5, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW CARRUS BEHAVIORAL HOSPITAL FOR INPATIENT/OUTPATIENT CARE IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP – CARRUS
BEHAVIORAL
HOSPITAL
1724 WEST U.S.
HIGHWAY 82, STE.
200
(CARRUS HEALTH
HOLDINGS, LLC)

Jon Rains, President Carrus Healthcare, 1810 West U.S. Highway 82, Sherman, TX

Mr. Rains appeared to represent the request and answer any questions. The property is located at 1724 West U.S. Highway 82 between Post Oak Crossing and Rex Cruse Drive; Carrus Medical Office is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District.

Mr. Rains explained “Carrus Health Holdings, LLC would like to finish out the second floor of the medical office building, approximately 17,250 square feet for Carrus Behavioral Hospital for inpatient/outpatient care; the hospital will have 28 patient rooms and full service outpatient department; it will allow for detox, currently we are looking at the adolescent population. The building is 32,000 square feet and 11,000 square feet is currently leased by DaVita Dialysis on the bottom portion of the building.”

“We are aware of another behavioral hospital in Sherman, which is at capacity, due to the radius of patients, that we

have pulled from our goal is to make this facility a pediatric and adolescent facility serving ages three to seventeen.”

“Nothing is changing on the exterior of the building; we will just be finishing out the interior on the second floor and part of the first floor.”

Commission Member Sims stated, “so you are moving forward with adolescent.”

Mr. Rains responded “currently, we have our final phase due diligence process coming through, what I am down to looking at is: do I need to go all adolescent or all pediatric, largely there are no medical providers in the area to cover that population, so through our physician group; we will also be bringing in pediatric psychiatrist to the area.”

Commission Member Sims explained, “I would rather have a pediatric or adolescent mental health over an inpatient because there is residential behind it.”

They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the Specific Use Permit to allow Carrus Behavioral Hospital for inpatient/outpatient care in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District located at 1724 West U.S. Highway 82, Suite 200 subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SAPPHIRE GROUP, LLC (OWNERS), BLUESTONE PARTNERS, LLC (DEVELOPERS) AND WINKELMANN & ASSOCIATES, INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1600-1800 BLOCKS NORWOOD STREET AND THE 2700-3000 BLOCKS OF WEST MCGEE STREET, BEING 31.333 ACRES IN THE BACON FIELDING SURVEY, ABSTRACT NO. 120, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF HERITAGE CROSSING,
PHASE 1

FINAL PLAT –
HERITAGE
CROSSING, PHASE 1
1600-1800 BLKS.
NORWOOD STREET
& 2700-3000 BLKS.
WEST MCGEE
STREET
(SAPPHIRE GROUP,
LLC)

Barry Boothe, 2501 Remuda Drive, Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street in northwest Sherman.

Mr. Boothe explained, “currently we have eighty lots total in the development and this is the first phase of the subdivision with forty-four (44) lots for residential development. There will be some large lots, what we call estate lots, which would adhere to the neighboring properties. There will also be smaller lots; quarter acre lots.” They had seen the Staff Review Letter and would abide by the Recommendations.

John Papaila, 2909 Wellington Drive, Sherman, TX

Dr. Papaila explained, “there is an expansion of West McGee Street, west of FM 1417 (Heritage Parkway) and the developers are not planning to put a bridge in, but a bridge will be put in eventually; that bridge is based on the angle of McGee Street. As the plans are drawn now, that bridge will go right through my property; it will take out several trees and a structure I built. I have met with Clint Philpott, City Engineer and he has been out to my property and has been very helpful. With a minor change in the plat, he is ninety-five percent certain that we can avoid most of the destruction if that bridge were put in. I have an email from him and a drawing (copy attached to minutes) showing a solution.”

Clint Philpott, City Engineer

Mr. Philpott explained, “on the McGee extension we changed the alignment, which would be the south portion of the plat, changing the alignment by moving it further west which only affects only two of the lots in this development; we consider that minor and can consider that at the Staff level before it is filed.”

Mr. Boothe explained, “that would be fine with us, we are just trying to work with the City and make everyone happy.”

Dr. Papaila stated, “I think it’s good, my only concern is that he is only ninety-five percent sure. Here is the thing, if the Developer sells or if Clint moves to San Francisco for some reason or he might not be here in five years or so, if that plat stays the way it is, the way it is approved tonight, then someone else could come in and say that bridge is going through your yard. My request would be to make some kind of amendment to this motion or delay the final plat approval until everyone can agree which would be maybe the next meeting.”

Brandon Shelby, City Attorney stated, “it will be part of the record now in the minutes. I think Dr. Papaila coming forward and voicing his concerns, making them a part of the minutes and part of the record is about the extent without

the developer pulling it, because he is not asking for any variances or exceptions; it is approved automatically if we take no action. We cannot deny the Final Plat. The City will work with you since you have made it a part of the record and the City Engineer has made assurances.”

Mr. Boothe stated “I think the only reason he is at ninety-five percent is because the engineering work has not been completed, so now we have to move forward with that to make sure it does work. From our point of view, if they can correct it after talking with our Engineers they think this is the only way to go. Since there is a solution, we are up to making the changes we need to make to adhere to that new angle of the right-of-way.”

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

Chairman Mahone stated, “I’m glad you talked to the City about this, I think they have a good solution; there is nothing we can do about it at this point. It looks like it is going to work out for all.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of Heritage Crossing, Phase 1 located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF KNIGHTBRIDGE PROPERTY GROUP, LLC (OWNERS) AND LISA BIDDLE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 917-919 NORTH BRENTS AVENUE, BEING LOT 7, BLOCK 2, COLLING ADDITION, SECTION 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

SUP – DUPLEX
917-919 NORTH
BRENTS AVE.
(KNIGHTBRIDGE
PROPERTY GROUP,
LLC)

Lisa Biddle, 312 N. Powell Parkway, Anna, TX

Ms. Biddle appeared to represent the request and answer any questions. The property is located at 917 and 919 North Brents Avenue between East College and East Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Timeline:

May 15, 2007 - Building permit application received to construct a duplex.

June 14, 2007 - Building permit approved and issued.

December 3, 2007 - Ordinance 5501 adopted removing duplexes from the R-1 (One Family Residential) District and adding it to the R-2 (Multi-Family Residential) District.

January 4, 2008 - Certificate of Occupancy Permit for the duplex approved.

Ms. Biddle explained she is the real estate agent and the owners want to sell the property at 917-919 North Brents, they have a buyer in place and the lender is requiring they get in compliance with current zoning regulations. There are over twenty duplexes in the area.” They had seen the Staff Review Letter and would abide by the Recommendations.

April Smith, address unknown

Ms. Smith is the prospective buyer and was there to answer any questions the Commission might have.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow an existing duplex in an R-1 (One Family Residential) District for the property located at 917 and 919 North Brents Avenue subject to the Staff Review Letter. Second by Commission Member Manley.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & REPLAT

THE REQUEST OF HAMBRICK TRIPLE H INVESTMENT GROUP, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 521 EAST BROCKETT STREET AND 520 EAST CARTER STREET, BEING PART OF LOTS 1, 4 & 5, BLOCK 1, G.W. BOND'S 2ND ADDITION, CONTAINING 0.259 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW LOT 1-R OF THE PROPOSED REPLAT OF A PART OF LOTS 1, 4 & 5, BLOCK 1, G.W. BOND'S SECOND ADDITION TO BE 37.5' WIDE WITH 2,963 SQUARE FOOT LOT AREA IN LIEU OF THE REQUIRED SIXTY (60) FEET AND 6,000 SQUARE FOOT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – LOT
WIDTH & AREA

REPLAT – PART OF
LOTS 1, 4 & 5,
BLOCK 1, G.W.
BOND'S SECOND
ADDITION
521 EAST
BROCKETT ST. & 520
EAST CARTER ST.
(HAMBRICK TRIPLE
H INVESTMENT
GROUP, LLC)

**PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF A PART OF LOTS 1, 4 & 5, BLOCK
1, G.W. BOND'S SECOND ADDITION**

Al Hambrick, 1920 Timberline Lane, Sherman, TX

Mr. Hambrick appeared to represent the request and answer any questions. The property is located at 521 East Brockett Street and 520 East Carter Street between East Street and Broughton Street. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District.

Mr. Hambrick explained, I own the property that contains three lots, one lot is a full lot 75' x 100', there is a half lot that was platted a long time ago with a half lot and full lot. I am requesting to replat the property into two lots so at some point we can develop the half lot that is just north of the full lot into a residential development. The half lot is 37.5' x 90' standing alone would not be useful in future unless we can join something with it. I have no intent of trying to build something on the lot as it stands; it is too small. If I can get the lot just west of it which is the same size and add those two together, which I have a contract on the other lot, then I will have a full lot which can be developed as a residential lot." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley asked, "why would you not wait until you have acquired the small lot to the west and replat them together."

Mr. Hambrick explained, "Lot 4 has a new house on it, so if we sell that house on that platted lot as it is, the half lot will go with it; we are trying not to do that to provide them the house and the additional lot."

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

One letter was received:

Bill Magers, 4 Timber Creek, Sherman, TX

"As an owner of multiple properties on and around Carter Street, I fully support Hambrick Development efforts to replat its lot on Carter Street. If that lot is not replatted then there could never be a new residential lot developed in that space on Carter Street. Therefore I support the re-plat on tonight's P and Z agenda."

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to Lot 1-R of the proposed Replat of a part of Lots 1, 4 & 5, Block 1, G.W. Bond's Second Addition to be 37.5' wide with 2,963 square foot lot area in lieu of the required sixty (60) feet and 6,000

square foot in an R-1 (One Family Residential) District at 521 East Brockett Street and 520 East Carter Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of a part of Lots 1, 4 and 5, Blocks 1, G.W. Bond's Second Addition 521 East Brockett Street and 520 East Carter Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCES & REPLAT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), VILBIG & ASSOCIATES (CIVIL ENGINEERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1100-1300 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10, CONTAINING 26.106 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS OF THE PROPOSED HERITAGE FARMS ESTATES ADDITION:

LOT 20, BLOCK 3 – 59.64' LOT WIDTH

LOT 2, BLOCK 4 – 58.62' LOT WIDTH

LOT 13, BLOCK 5 – 48.53' LOT WIDTH, 5,760 SQUARE FOOT LOT AREA

LOT 14, BLOCK 5 – 28.25' LOT WIDTH

LOT 15, BLOCK 5 – 59.45' LOT WIDTH, 5,966 SQUARE FOOT LOT AREA

LOT 23, BLOCK 5 – 44.05' LOT WIDTH

LOT 24, BLOCK 5 – 41.10' LOT WIDTH

IN LIEU OF THE REQUIRED SIXTY (60) FEET LOT WIDTH AND 6,000 SQUARE FOOT LOT AREA IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO 10.

VARIANCE – LOT WIDTH & AREA

REPLAT – HERITAGE FARMS ESTATES, A REPLAT OF LOT 2, BLOCK A, COUNTRY RIDGE ESTATES NO. 10

1100-1300 BLKS. SOUTH FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES, LLC)

David Vilbig, 517 W. Woodard, Denison, TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway); the southwest corner of Quail Run Road and FM 1417 (Heritage Parkway). The property is zoned an R-1 (One Family Residential) District.

Mr. Vilbig explained, “the owners are requesting to replat the property and request variances on seven of the lots for lot width and area. Most of the lots are located in a cul-de-sac, so they are requesting a narrower frontage on those lots. The southeast corner Lot 14 has a detention pond on that lot and does not have to be as big as a typical lot.” They had seen the Staff Review Letter and would abide by the recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variances to allow the following lots of the proposed Heritage Farms Estates Addition:

Lot 20, Block 3 – 59.64’ lot width

Lot 2, Block 4 – 58.62’ lot width

Lot 13, Block 5 – 48.53’ lot width, 5,760 square foot lot area

Lot 14, Block 5 – 28.25’ lot width

Lot 15, Block 5 – 59.45’ lot width, 5,966 square foot lot area

Lot 23, Block 5 – 44.05’ lot width

Lot 24, Block 5 – 41.10’ lot width

in lieu of the required sixty (60) feet lot width and 6,000 square foot lot area in an R-1 (One Family Residential) District.

In the 1100-1300 Blocks of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No. 10 in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:10 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 02/19/2019

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

Issue:

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

List of Agenda Items:

6. * 1744 LADD ROAD (ETJ)

The request of Robert Ladd Holton (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1744 Ladd Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 1.289 acres in the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Final Plat approval of Holton Addition in the City of Sherman's Extra Territorial Jurisdiction.

9. * 3624 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners), John Pimentel, QuikTrip Corporation (Applicant) concerning the property located at 3624 South U.S. Highway 75, being 2.027 acres in the Preston Kitchen Survey, Abstract No. 667, also being a part of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Site plan approval under Ordinance No. 2252, Article IV, Section 410 (2)(j) to allow a QuikTrip Convenience Store and Fueling Station in the Blalock Industrial Park/Blalock Commercial Overlay District.

10. * 3014, 3018 & 3022 PRESTON CLUB DRIVE

The request of James and Tina Harmon and Jerry O & Sheryl L. Vaughan Revocable Living Trust (Owners) and Preston Trail Land Surveying (Surveyor) concerning the properties located at 3014, 3018 and 3022 Preston Club Drive, being 0.764 acres in the Daniel Bickenbach Survey, Abstract No. 128 and all Block 1, Lots 7, 8 & 9, Preston Club, The Classics Subdivision, as follows:

Planning and Zoning Commission

Replat Preston Club, The Classics Subdivision, Block 1, Lots 7R & 9R

12. * 8001 SOUTH U.S. HIGHWAY 75

The request of Angel Ridge Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 8001 South U.S. Highway 75, being 10.254 acres in the Benjamin Lindsay Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Davidson Addition.

15. * 1611 NORTH U.S. HIGHWAY 75

The request of SWBE LLC and Young Enterprises, LP (Owners), Jones Carter Engineering (Civil Engineer/Surveyor) and Wes Johnston (Developer) concerning the property located at 1611 North U.S. Highway 75, being 1.690 acres in the J.B. McAnair Survey, Abstract No. 763 and all of Lot 4B, of the Replat of Lot 4, Block 1, Crescent Oaks Plaza and, as follows:

Planning and Zoning Commission

Replat approval of Lot 4B, Block 1, Crescent Oaks Plaza.

18. * 3000 BLOCK OF WEST WASHINGTON STREET

The request of Washington Bend, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 3000 Block of West Washington Street, being 22.553 acres in the William Thompson Survey, Abstract No. 1210, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Washington Oaks Subdivision.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET

The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lot 1R, Block 16 of the Replat of Lots 1, 3, 5 & 7, Block 16, Christian College Addition, as follows;

Board of Adjustments

Renew Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District.

Background:

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

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Seraj Ali (Owner)

Master Plan Designation:

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

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

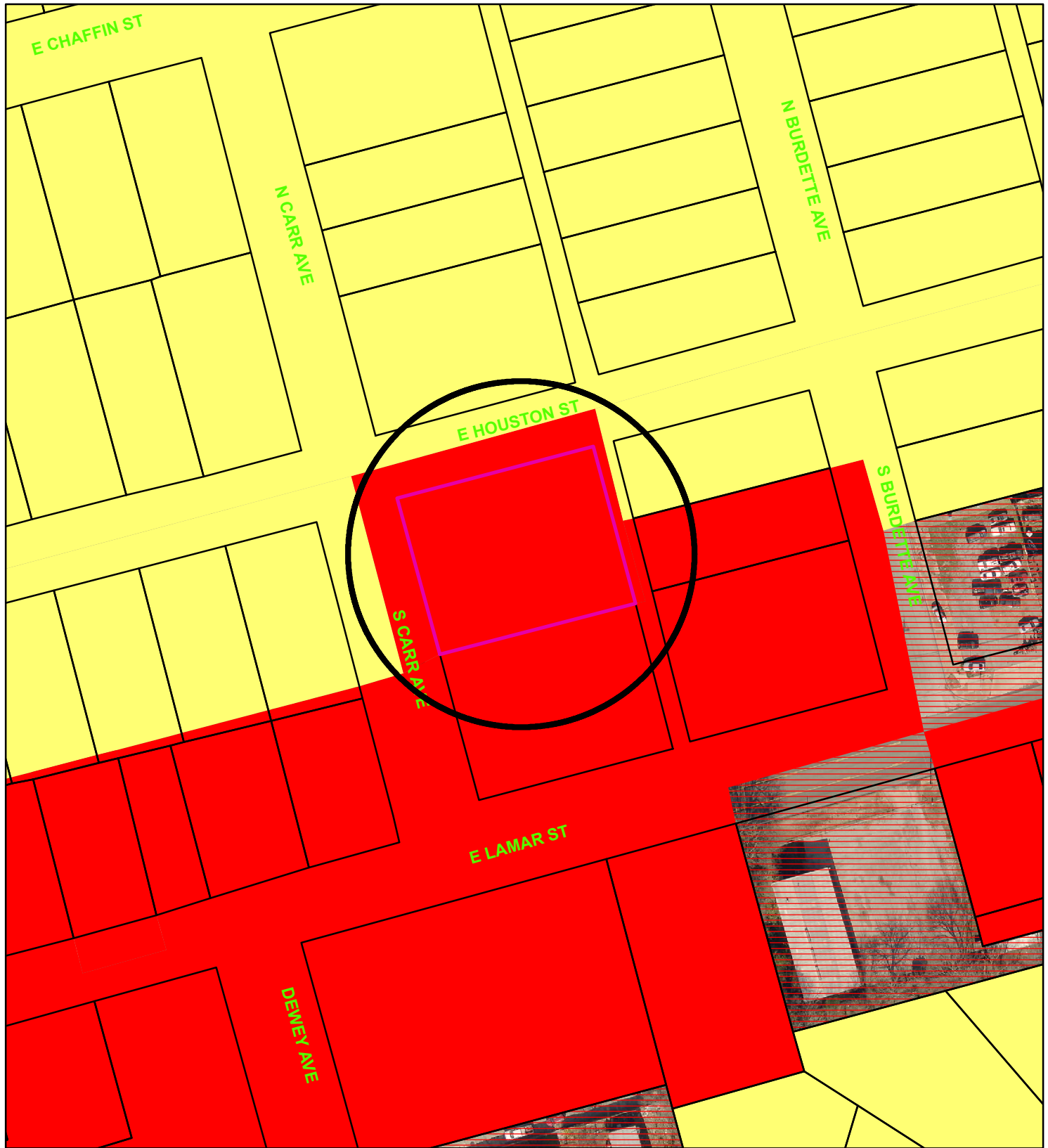
Elevations

Staff Review Letter



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department



Zoning - 1802 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



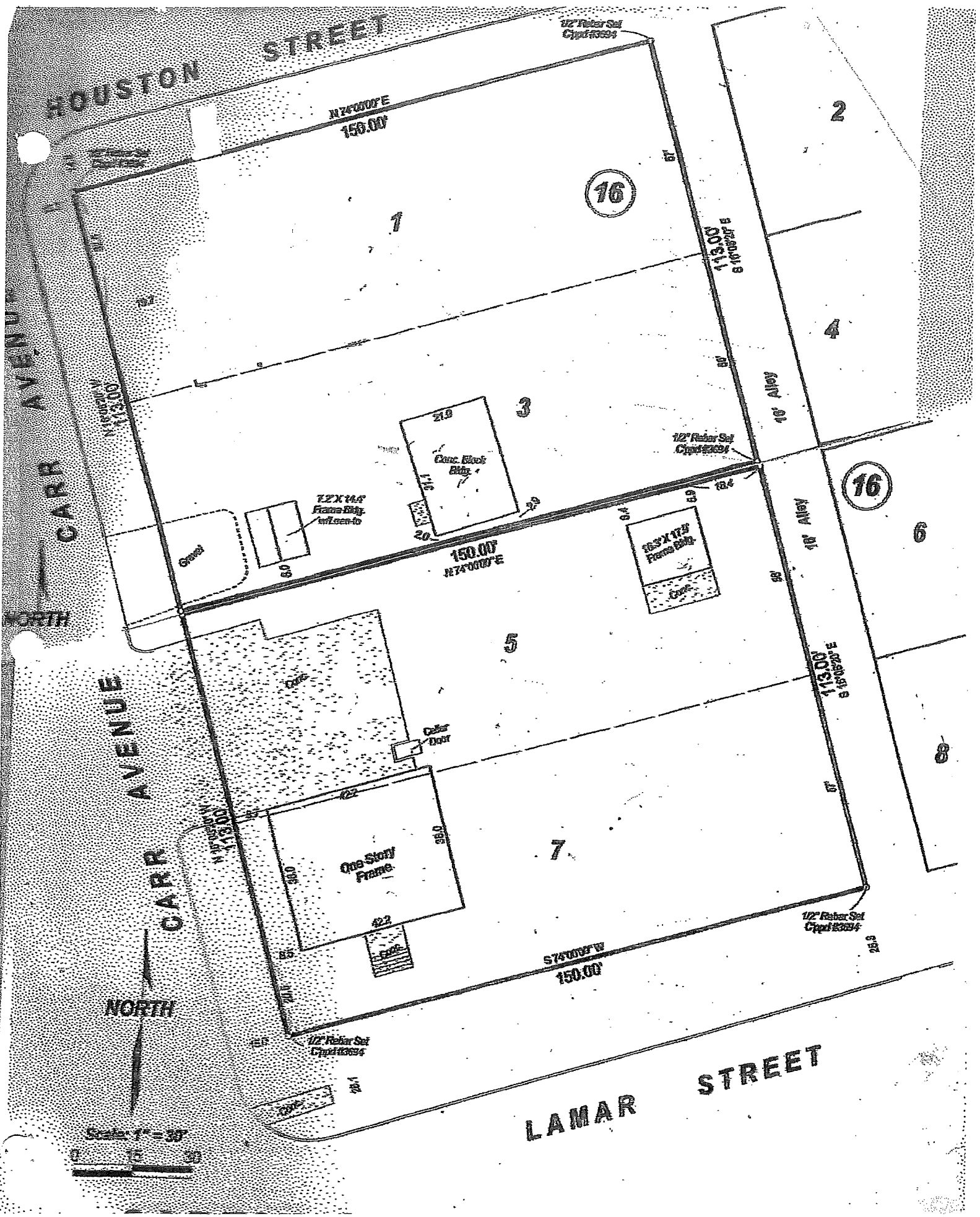
City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1802 East Houston Street





Scale: 1" = 30'



ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229

STAFF REVIEW LETTER

February 12, 2019

Seraj Ali
1113 Lakota Place
Carrollton, TX 75010

Dear Applicants,

The request to Renew the Temporary Use Permit and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District for the property located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District must be followed.
2. Area must be kept neat and clean at all times; no outside storage allowed.
3. Must comply with all Grayson County Health Department requirements.
4. If ice is stored in container outside of the building, the container must be kept locked at all times.
5. Off-street parking must be on an improved surface (asphalt or concrete).
6. The Temporary Use Permit is valid May through September.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

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

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

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

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

Respectfully,



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

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

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



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

6.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1744 LADD ROAD (ETJ)**

The request of Robert Ladd Holton (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1744 Ladd Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 1.289 acres in the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

Final Plat approval of Holton Addition in the City of Sherman's Extra Territorial Jurisdiction.

Background:

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

Adjacent Zoning:

Outside City

Origination:

Robert Ladd Holton (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

Not required.

Objections Received:

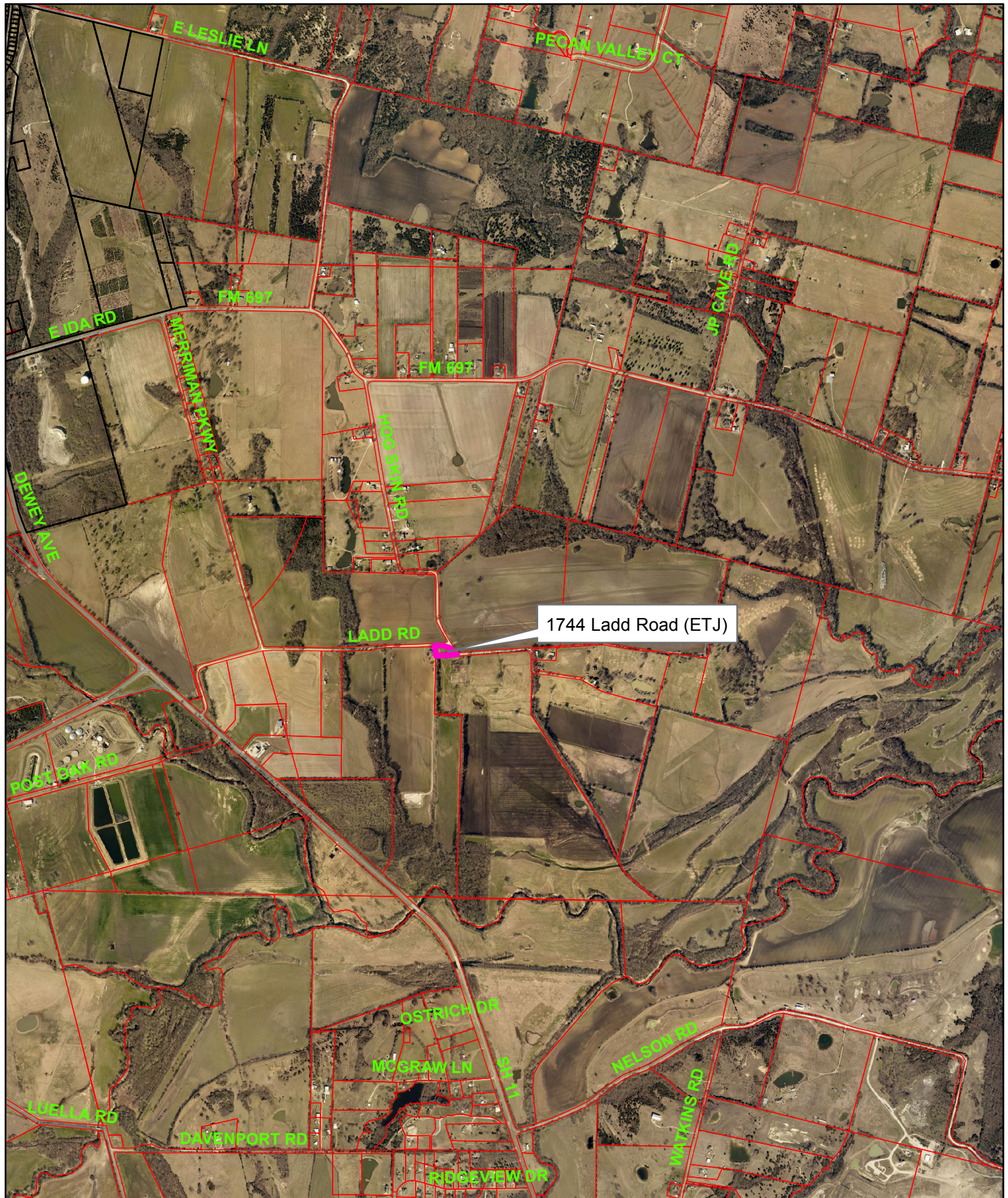
0

Attachments

Location Map

Final Plat - Holton Addition

Staff Review Letter

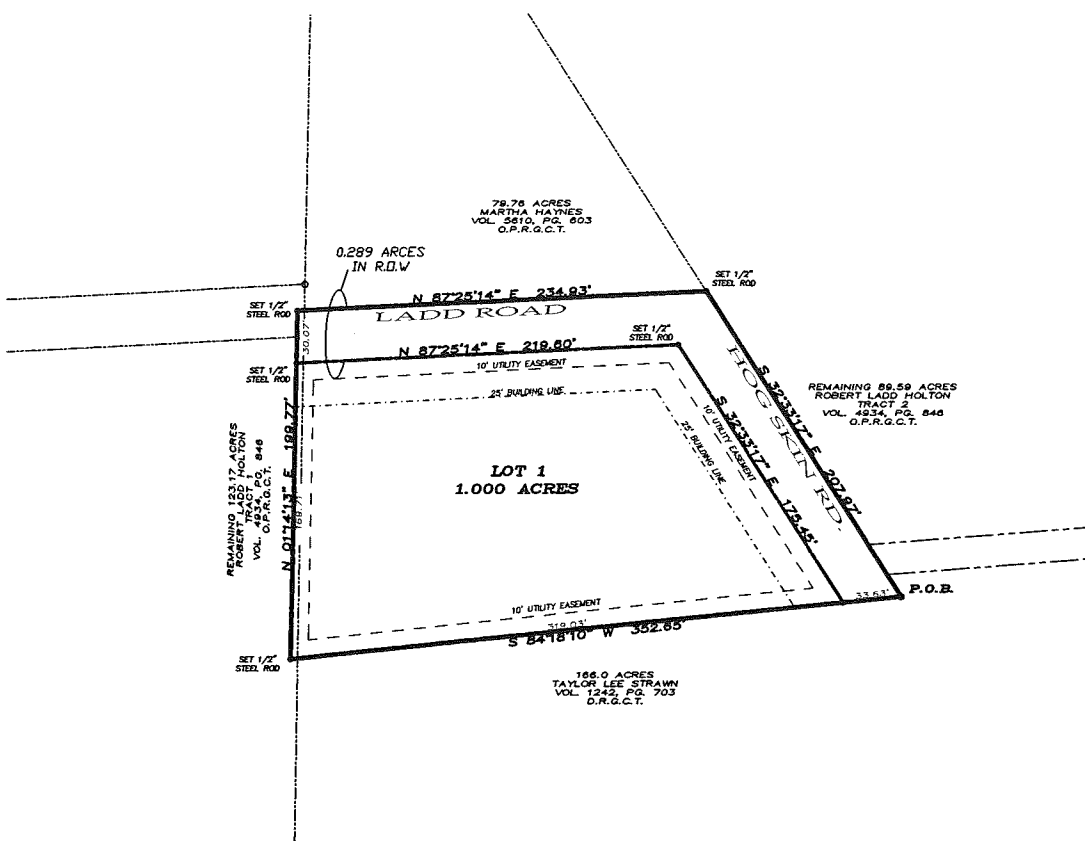


1744 Ladd Road



NOT TO SCALE

1 in = 2,000 ft

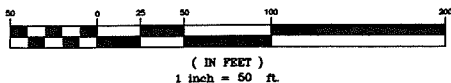


FINAL PLAT
HOLTON ADDITION
AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.289 ACRES IN THE
WINIFRED BAILEY SURVEY, ABSTRACT NO. 66.

01-03-19

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

GRAPHIC SCALE



OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN, TX 75090

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



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

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Winifred Bailey Survey, Abstract No. 66, and being a part of a tract of land described as 89.59 acres conveyed to Robert Ladd Holton and part of a 123.17 acres conveyed to Robert Ladd Holton by deed recorded in Volume 4934, Page 846, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

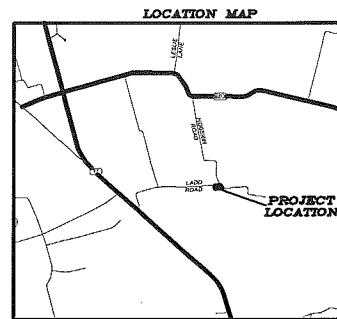
Beginning at a found 1/2" steel rod in the north property line of a 166.0 acre tract of land conveyed to Taylor Lee Strawn, Recorded in Volume 1242, Page 703, Deed Records, Grayson County, Texas.

Thence South 84°18'10" West with the south line of said 89.59 acre tract of land passing a set 1/2" steel rod at 333.63 feet and continuing a total distance of 332.65 feet to a set 1/2" steel rod;

Thence North 01°14'13" East over and across said 123.17 acre tract of land passing a set 1/2" steel rod at 189.77 feet and continuing a total distance of 189.77 feet to set 1/2" steel rod in the center of Ladd Road;

Thence North 87°25'14" East with the center of said Ladd road a distance of 234.93 feet to a set 1/2" steel rod;

Thence South 32°33'17" East along the east side of Hog Skin Road a distance of 207.97 feet to the Point of Beginning and containing 1.289 acres of land.



(NOT TO SCALE)

ACCEPTANCE

Approved this _____ day of _____, 2019, 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, THE HOLTON ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2019, and the City Council, by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2019.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by Pink Hill Water Supply Co.
2. Sewer Service to be provided by on-site septic system, one will comply with the setback requirements set forth in the Texas Administrative code regulation on-site sewage facilities.
3. Electrical service is provided by OCEC.
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 drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owner and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
HOLTON ADDITION
AN ADDITION TO THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
BEING 1.289 ACRES IN THE
WINIFRED BAILEY SURVEY, ABSTRACT NO. 66.

01-03-19

OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN, TX 75090

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



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

SHEET 2 OF 2



STAFF REVIEW LETTER

February 11, 2019

Robert Holton
1744 Ladd Rd.
Sherman, TX 75090

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

Dear Applicants,

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

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to Grayson County standards.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Plat must show a minimum of three (3) found monuments.
6. Remove Building Line.
7. General Notes Items 6, 7, & 10 must reference Grayson County instead of City of Sherman.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4500-4600 BLOCKS QUAIL RUN ROAD

The request of Kelvin Hoang (Owner), Greg Edwards, Engineering Services, Inc. (Civil Engineers) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4500-4600 Blocks of Quail Run Road, being, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots of the proposed Quail Run Addition, Phase One:

Lot 11, Block A – 32.42' lot width

Lot 13, Block A – 51.42' lot width

Lot 22, Block B – 51.17' lot width

Lot 23, Block B – 40.01' lot width

Lot 24, Block B – 51.54' lot width

Lot 33, Block B – 54.08' lot width

Lot 34, Block B – 40.01' lot width

Lot 35, Block B – 57.25' lot width

Lot 35, Block D – 51.97' lot width

in lieu of the required sixty (60) foot lot width in an R-1 (One Family Residential) District.

Background:

The property is located in the 4500-4600 blocks of Quail Run Road between Cormorant Drive and Tejas Drive. The property is zoned an R-1 (One Family Residential) District. The owner is requesting variances for the lot widths on nine lots in the proposed Quail Run Addition, Phase One.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (Single Family Agricultural) District

Origination:

Kelvin Hoang (Owner)

Greg Edwards, Engineering Services, Inc. (Civil Engineers)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

59

Objections Received:

0

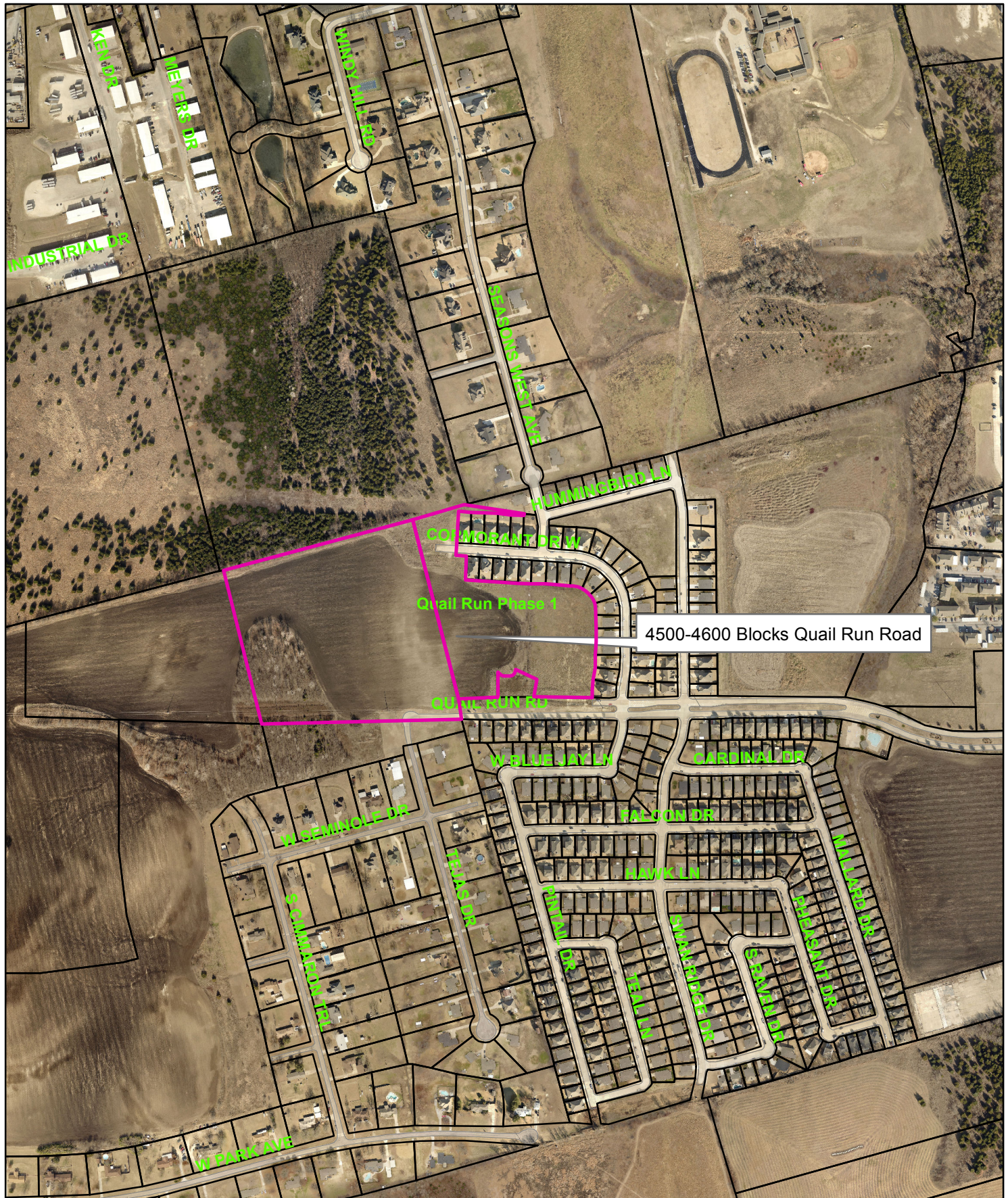
Attachments

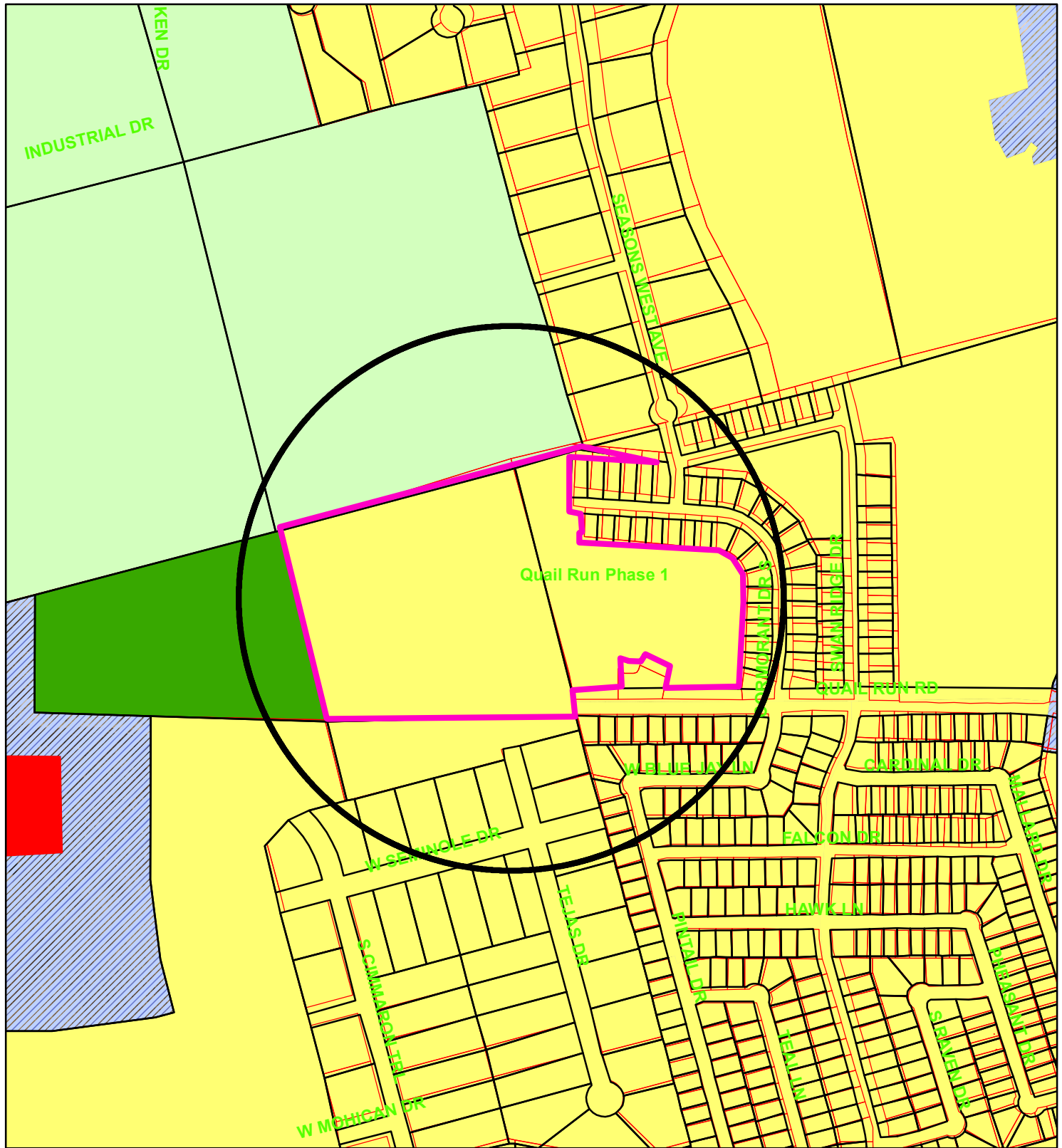
Location Map

Zoning Map

Zoning Sign Photo

Plat Quail Run, Phase 1





Zoning - 4500-4600 Blocks Quail Run Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 500 ft



4500-4600 Blks. Quail Run Road





Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1800 TEAGUE DRIVE

The request of Evergreen Equity Corporation (Owners) and Keith Zetzer, (Applicant) concerning the property located at 1800 Teague Drive, being Lots 1, 2, 3 and part of 4, Block 2, Teague Industrial Park, Unit 2 and 1.18 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (14)(i)(1) to allow an 8' setback along the Teague Drive property line in lieu of the required 15' and an 8' setback from the Grand Avenue property line in lieu of the required 10' for a 50 square foot, 5' tall digital monument sign in an M-1 (Light Manufacturing) District.

Background:

The property is located at 1800 Teague Drive, the northeast corner of Grand Avenue and Teague Drive. The property is zoned an M-1 (Light Manufacturing) District. An exception to allow an additional freestanding monument sign for Merrill Lynch Wealth Management was approved by the Planning and Zoning Commission February 19, 2008; that sign still remains. The owners removed the freestanding sign at the corner of Grand Avenue and Teague Drive, they would like to replace it with a fifty square foot, five-foot tall digital monument sign.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Evergreen Equity Corporation (Owners)
Keith Zetzer, (Applicant)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map

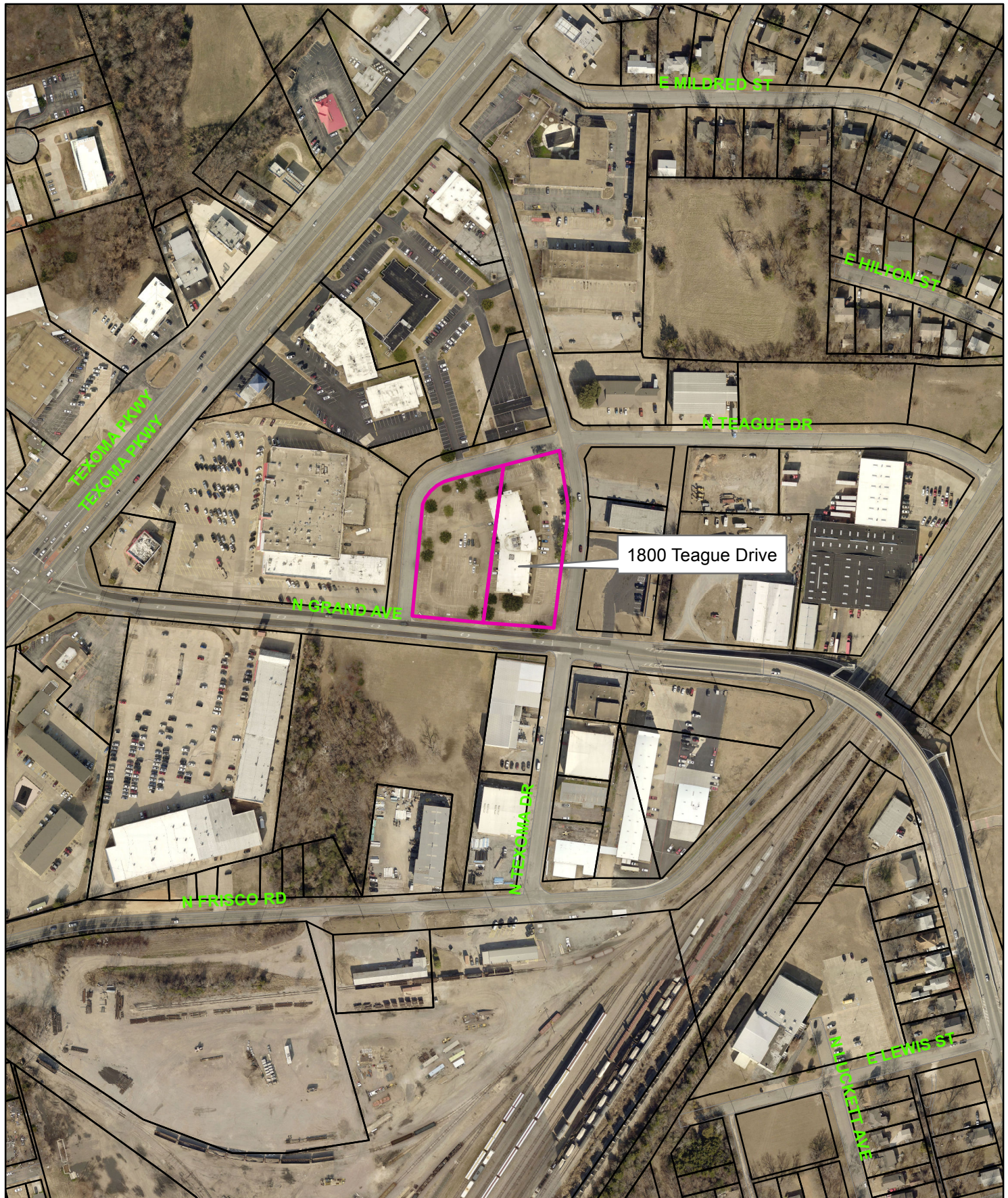
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

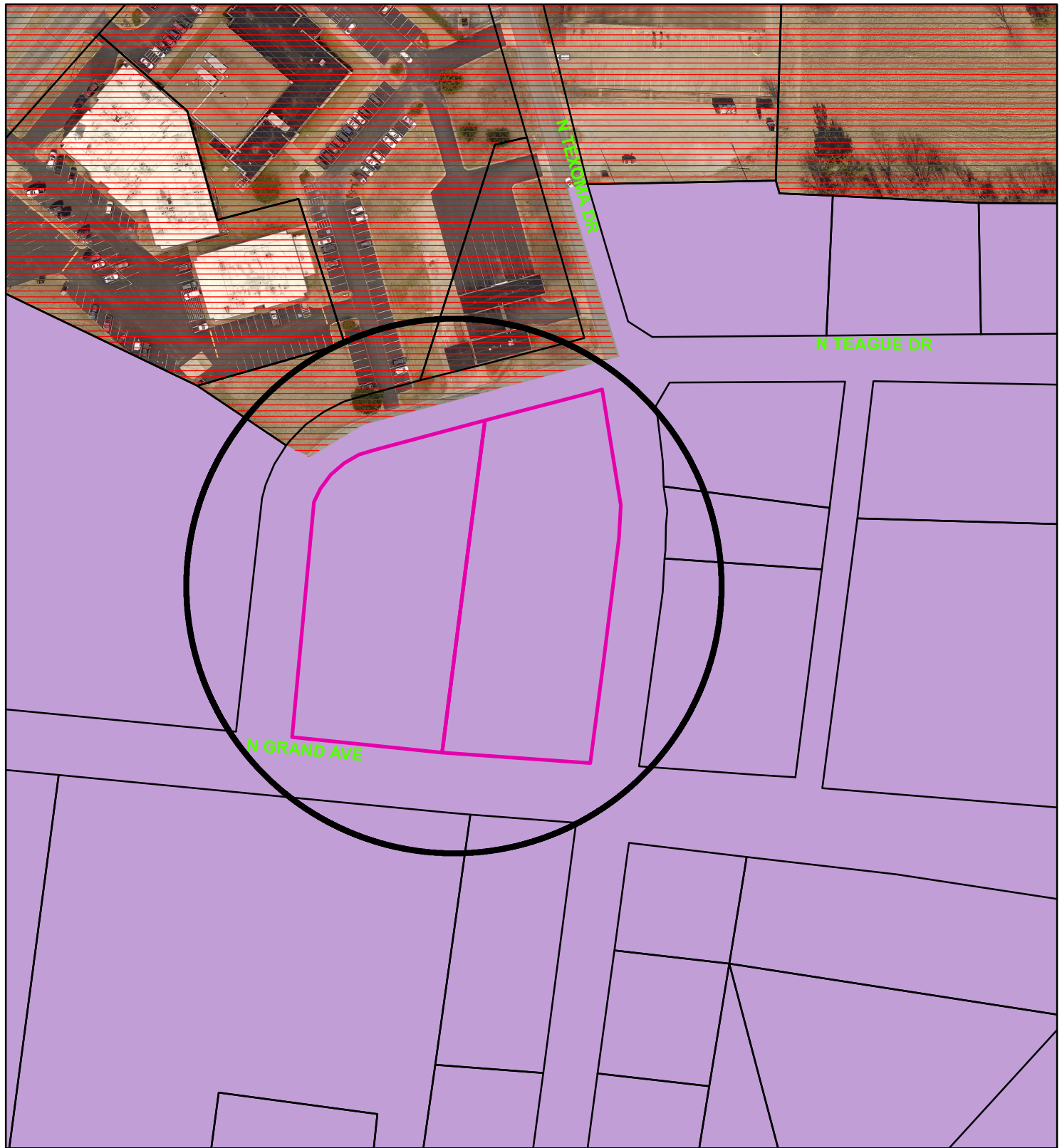
Staff Review Letter



1800 Teague Drive



1 in = 300 ft



Zoning - 1800 Teague 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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District

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



NOT TO SCALE

1 in = 150 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1800 Teague Drive



LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 703, and the Smith McAnair Survey, Abstract No. 808, and being the same tract of land described as 2.61 acres conveyed by Federal Deposit Insurance Corporation to PlainsCapital Bank by Deed dated May 22, 2015, recorded in Volume 5629, Page 898, Official Public Records, Grayson County, Texas, said 2.61 acre tract including a portion of Block 2 of Teague Industrial Park Unit No. 2 as shown by plat of record in Volume 3, Page 14, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most Easterly Southeast corner of the said 2.61 acre tract at the intersection of the North line of Grand Avenue with the West line of Texoma Drive;

Thence North 84°36'10" West with said North line of Grand Avenue a distance of 163.65 feet to a chiseled "X" in concrete found at a jog in said North line of Grand Avenue;

Thence South 05°22'30" West a distance of 10.00 feet to a chiseled "X" found at another jog in said North line of Grand Avenue;

Thence North 84°36'10" West continuing with said North line of Grand Avenue a distance of 160.77 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.61 acre tract at the intersection of said North line of Grand Avenue with the East line of Teague Drive;

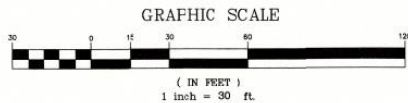
Thence North 05°22'30" East with said East line of Teague Drive a distance of 236.20 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 65.17 feet;

Thence in a Northeasterly direction continuing with said East line of Teague Drive along said curve, (chord bears North 40°10'44" East, 97.22 feet), an arc distance of 103.47 feet to a 1/2" steel rod found marking the end of said curve;

Thence North 74°58'50" East now with the South line of said Teague Drive a distance of 258.05 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 2.61 acre tract at the intersection of said South line of Teague Drive with the said West line of Texoma Drive;

Thence in a Southerly direction with said West line of Texoma Drive along a curve to the right having a radius of 662.60 feet, (chord bears South 02°48'14" East, 256.10 feet), an arc distance of 257.72 feet to a 1/2" steel rod set at the end of said curve;

Thence South 08°20'20" West continuing with said West line of Texoma Drive a distance of 142.76 feet to the Point-of-Beginning and containing 113,712 square feet or 2.61 acres of land more or less.....



LEGEND

- SRP 1/2" STEEL ROD FOUND
- SRS 1/2" STEEL ROD SET
- SRS SPIKE NAIL SET
- ▲ "X" CUT IN CONCRETE
- BOM BRASS-CAPPED MONUMENT FOUND
- TP TELEPHONE PEDESTAL
- OF OPTIC FIBER MARKER
- BOM BURIED CABLE MARKER
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- PP POWER POLE
- SM SANITARY SEWER MANHOLE
- SC SEWER CLEANOUT
- DI STORM DRAIN INLET
- GM GAS METER
- LP LIGHT POLE
- TV TELEPHONE VAULT
- SIGN
- HANDICAP PARKING
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY ANCHOR
- TELE AERIAL TELEPHONE
- S/S SANITARY SEWER
- W WATER LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- P.O.B. POINT-OF-BEGINNING
- C/G CURB & GUTTER
- D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
- [POA] POINT OF ACCESS



This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b), 8, 9, 11 (location of utilities per visible, above-ground, on-site observation), and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Underwood & Associates, Inc.
ALTA/NSPS Land Title Surveyors
1100 PROGRESS

ZONING NOTES

THE SUBJECT PROPERTY IS ZONED M-1 LIGHT MANUFACTURING.

BUILDING SETBACK REQUIREMENT...

FRONT ~ 15'

SIDE ~ 10'

REAR ~ 10'

HEIGHT RESTRICTION ~ 100'

PARKING REQUIREMENT...

ONE SPACE PER 1000 SQUARE FEET OF GENERAL FLOOR

SPACE. ONE SPACE PER 400 SQUARE FEET OF OFFICE FLOOR

SPACE. CURRENTLY 100 REGULAR SPACES, 4 HANDICAP SPACES

MAXIMUM ALLOWABLE BUILDING AREA...

75% GCSS AREA OF LAND.

CITY OF SHERMAN BUILDING & ZONING

220 W. MULBERRY STREET

SHERMAN, TEXAS 75001

PHONE: 903-932-7229

FAX: 903-932-7274

FLOOD ZONE NOTES

THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE

"X", DETERMINED NOT TO BE WITHIN FLOOD HAZARD AREA

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND

INCORPORATED AREAS, MAP NO. 4510100290P, REVISED DATE

SEPTEMBER 29, 2010.

SCHEDULE "B" TITLE EXCEPTION NOTES

Title Commitment Issued by First American Title Insurance

Company date July 16, 2018, GF. No. 1002-249841-RTT

(item 10(e))

20 Foot Wide Easement along original West line of Block 2 of

Teague Industrial Park Unit No. 2, recorded in Volume 3, Page 14,

Plat Records, Grayson County, Texas, was originally located as

shown. Said easement appears to be abandoned, but no

documentation found to support such abandonment. Current

status is unascertained.

GENERAL NOTES

1. Bearings are based on GPS observation, Texas State

Plane Coordinate system, NAD83, North Central Zone.

2. Water & Sewer locations obtained from observed

evidence and information from utility maps obtained from the

City of Sherman, Texas; some locations are approximate.

3. There is no observed evidence of current earth moving

work, building construction or building additions.

4. There is no observed evidence of changes in street

right of way lines or recent street or sidewalk construction or

repairs.

5. There is no observed evidence of site being used as a

solid waste dump, sump, or sanitary landfill.

6. Grand Avenue, Texoma Drive, & Teague Drive are public

streets maintained by the City of Sherman, asphalt pavement

with concrete curb & gutter.

ENCROACHMENT NOTES

Ⓐ CURB PROTRUDES OVER PROPERTY LINE 0.8'

Ⓑ CURB PROTRUDES OVER PROPERTY LINE 0.6'

CERTIFICATION

Ref: GF #: 1002-249841-RTT

EVERGREEN EQUITY CORPORATION, a Texas corporation;

REPUBLIC TITLE OF TEXAS, INC.

FIRST AMERICAN TITLE INSURANCE COMPANY

WIKING CONSULTING SERVICE I, Ltd.

and

PLAINS CAPITAL BANK

This is to certify that this map or plat and the survey on which

it is based were made in accordance with the 2016 Minimum

Standard Detail Requirements for ALTA/NSPS Land Title Surveys,

jointly established and adopted by ALTA and NSPS, and includes

items 1, (except in states that require record monument

platting), 2, 3, 4, 6, 7(a), 7(b), 8, 9, 11 (location of

utilities per visible, above-ground, on-site observation), and 16

of Table A thereof. Pursuant to the Accuracy Standards as

adopted by ALTA and NSPS and in effect on the date of this

certification, undersigned further certifies that the Positional

Uncertainties resulting from the survey measurements made on

the survey do not exceed the allowable Positional Tolerance.

Date of Plat: 08-18-2018 DATE OF FIELD WORK

08-17-2018

James R. Maret

Registered Professional

Land Surveyor 5433



ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location
SHERMAN, TEXAS

Prepared For:

Project Address
1800 TEAGUE DRIVE

EMERSONS COMMERCIAL
REAL ESTATE

Project Name
ONE GRAND CENTRE

Job Number 10000001

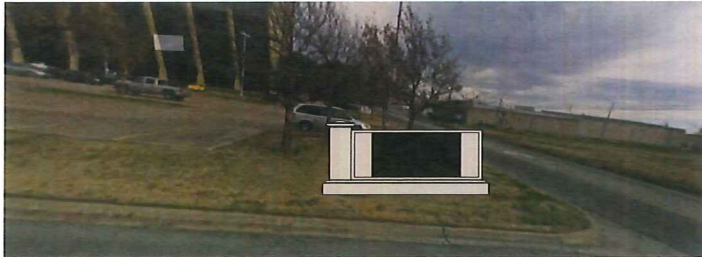
Sheet 1 of 1

Date	Revisions	Date
8-18-18		
Drawn By JRM		
App'd By DWU		
Eng. No. 18080661		
Scale 1" = 30'		

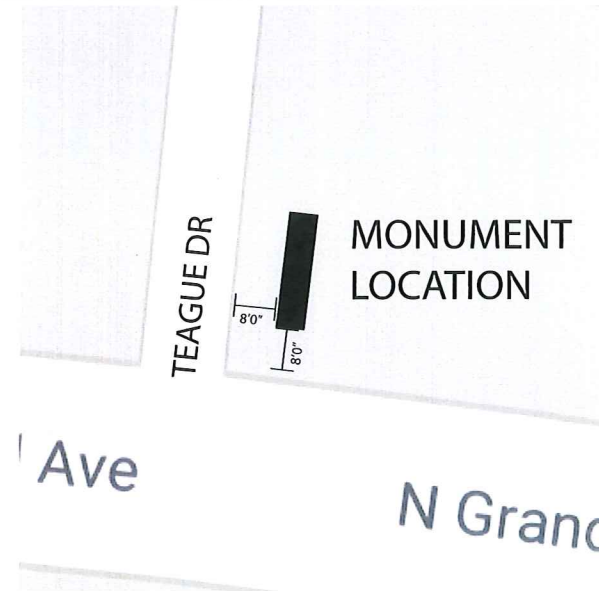
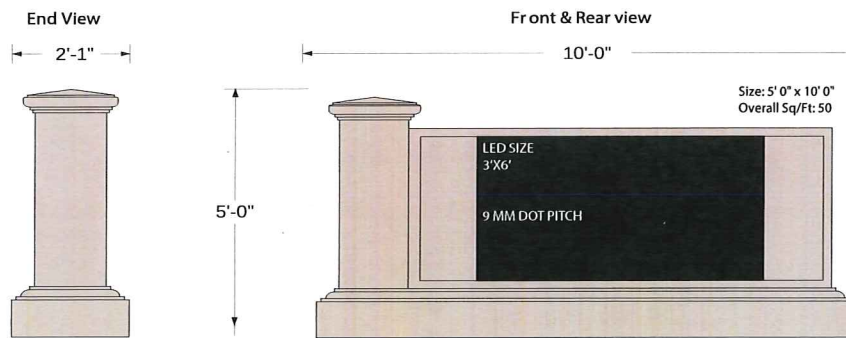
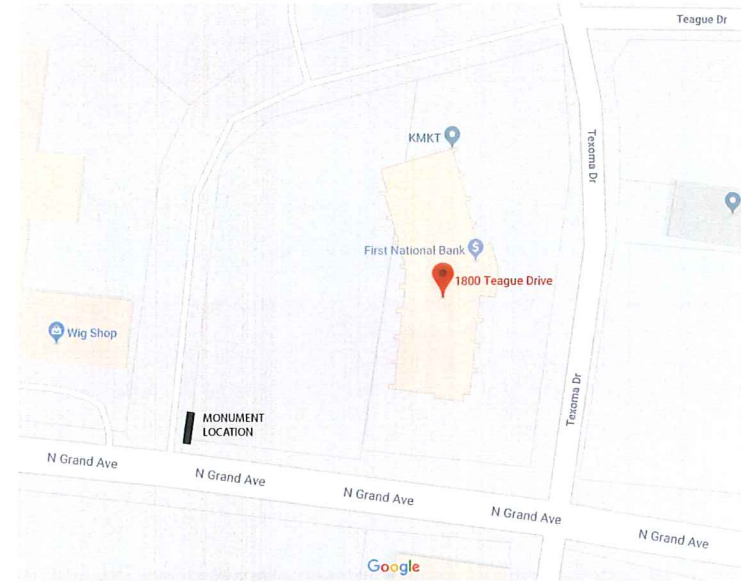
One Grand Centre

1800 Teague Dr. Sherman, TX 75090

NEW



EXISTING



1800 Teague Dr
Sherman, TX 75090

PAGE
01

STAFF REVIEW LETTER

January 12, 2019

Evergreen Equity Corp.
771 Creekwood Drive North
Fairview, TX 75069

Carlos Granados
3403 Meadow Creek Ln.
Sachse, TX 75048

Keith Zetzer
3403 Meadow Creek Ln.
Sachse, TX 75048

Dear Applicants,

The request for a variance to allow an 8' setback along the Teague Drive property line in lieu of the required 15' and an 8' setback from the Grand Avenue property line in lieu of the required 10' for a 50 square foot, 5' tall digital monument sign in an M-1 (Light Manufacturing) District for the property located at 1800 Teague Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District, the sign 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. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
4. All lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
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. Ensure view of traffic along Grand Avenue is not blocked by new sign.
9. Verify location of right-of-way and utilities prior to any digging.
10. Setbacks are measured from property line, not back of curb.

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

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3624 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners) and John Pimentel, QuikTrip Corporation (Applicant) concerning the property located at 3624 South U.S. Highway 75, being 2.027 acres in the Preston Kitchen Survey, Abstract No. 667, also being a part of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Site plan approval under Ordinance No. 2252, Article IV, Section 410 (2)(j) to allow a QuikTrip Convenience Store and Fueling Station in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

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

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)

John Pimentel, QuikTrip Corporation (Applicant)

Master Plan Designation:

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

Number of notices mailed:

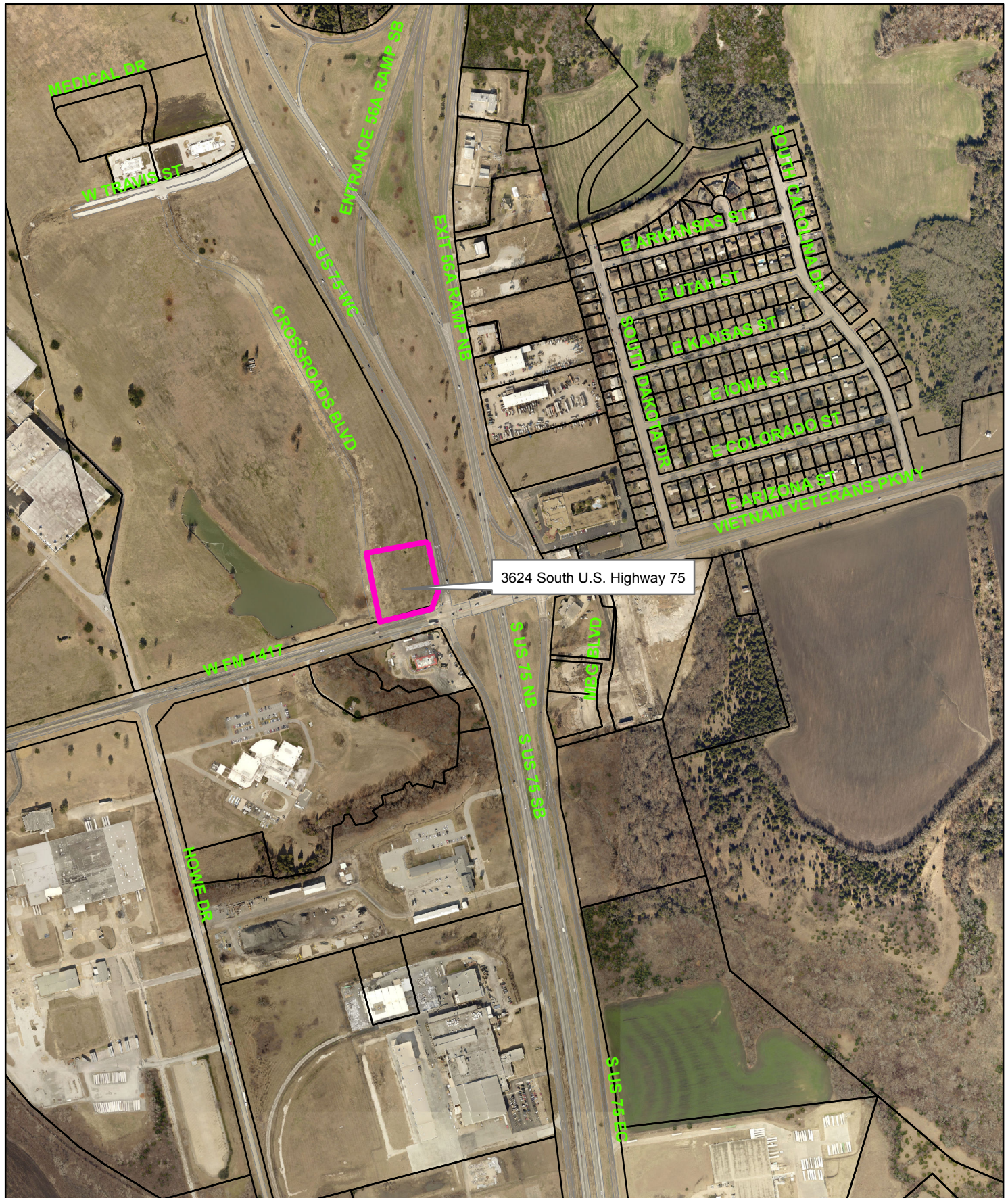
43

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat - Sherman Crossroads, Phase II
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



3624 South U.S. Highway 75



3624 South U.S. Highway 75



1 in = 678 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3624 South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

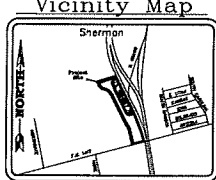
1 in = 300 ft



3624 South U.S. Highway 75

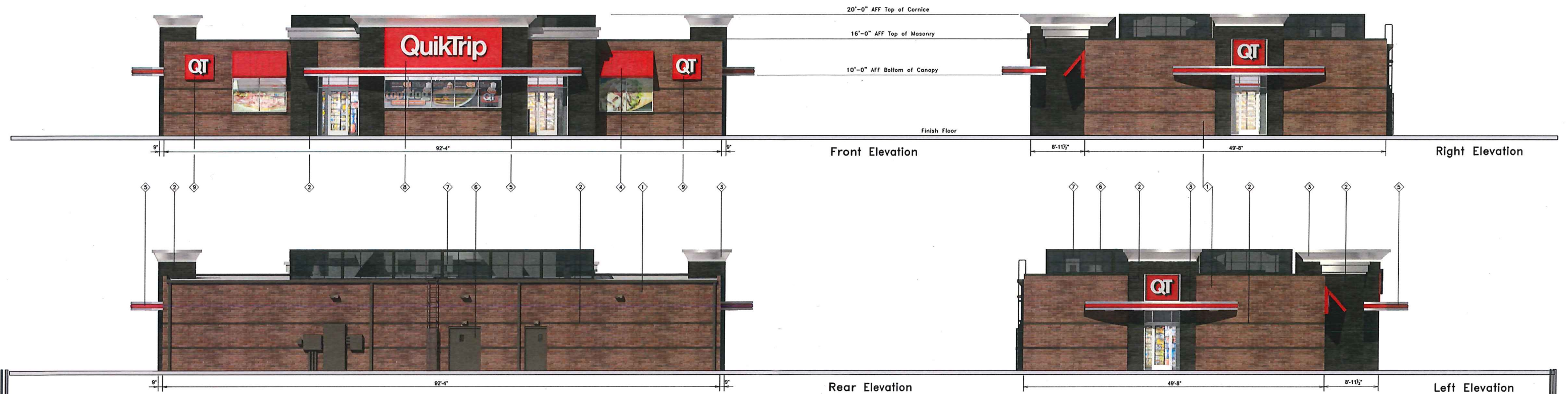






F-9-350

[illegible]





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

Store #
1917

Serial #

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

Issue Date:

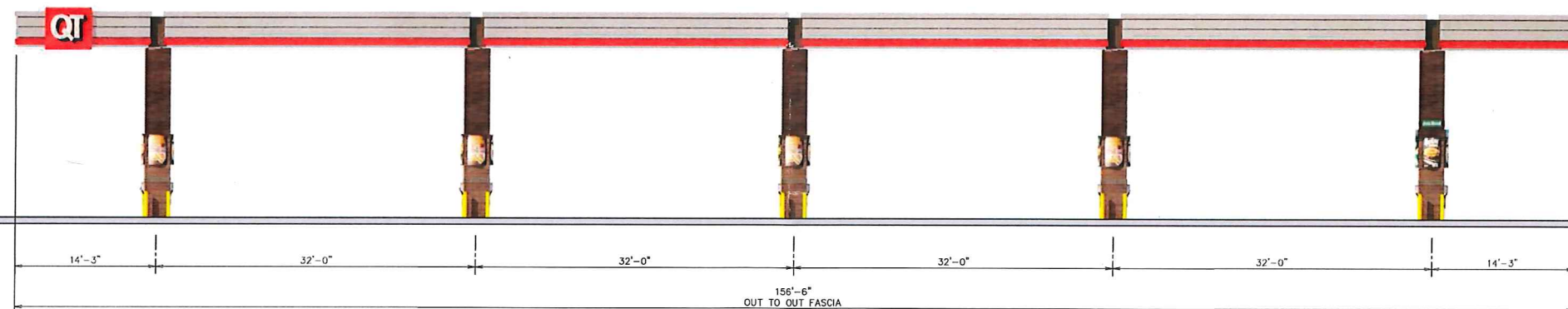
Address:

City, State:
Sherman, TX

Rev/Notes:

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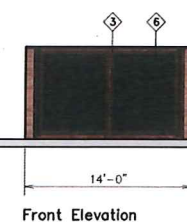
①	FINISH	MANUFACTURER	SPECIFICATION
1	BONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



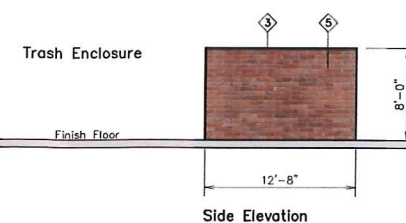
Front Elevation



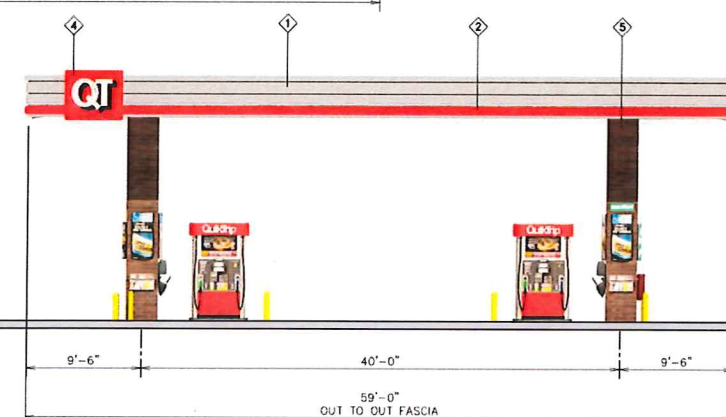
Left Elevation



Front Elevation



Side Elevation



Right Elevation

18'-6" Min. / 22'-6" Max.
AFF Top of Canopy
15'-0" Min. Store Side Canopies / 19'-0" Max.
17'-0" Min. Store Front Canopies / 19'-0" Max.
AFF Bottom of Canopy



QuikTrip.

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

Store #
1917

Serial #

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

Issue Date:

Drawn By:

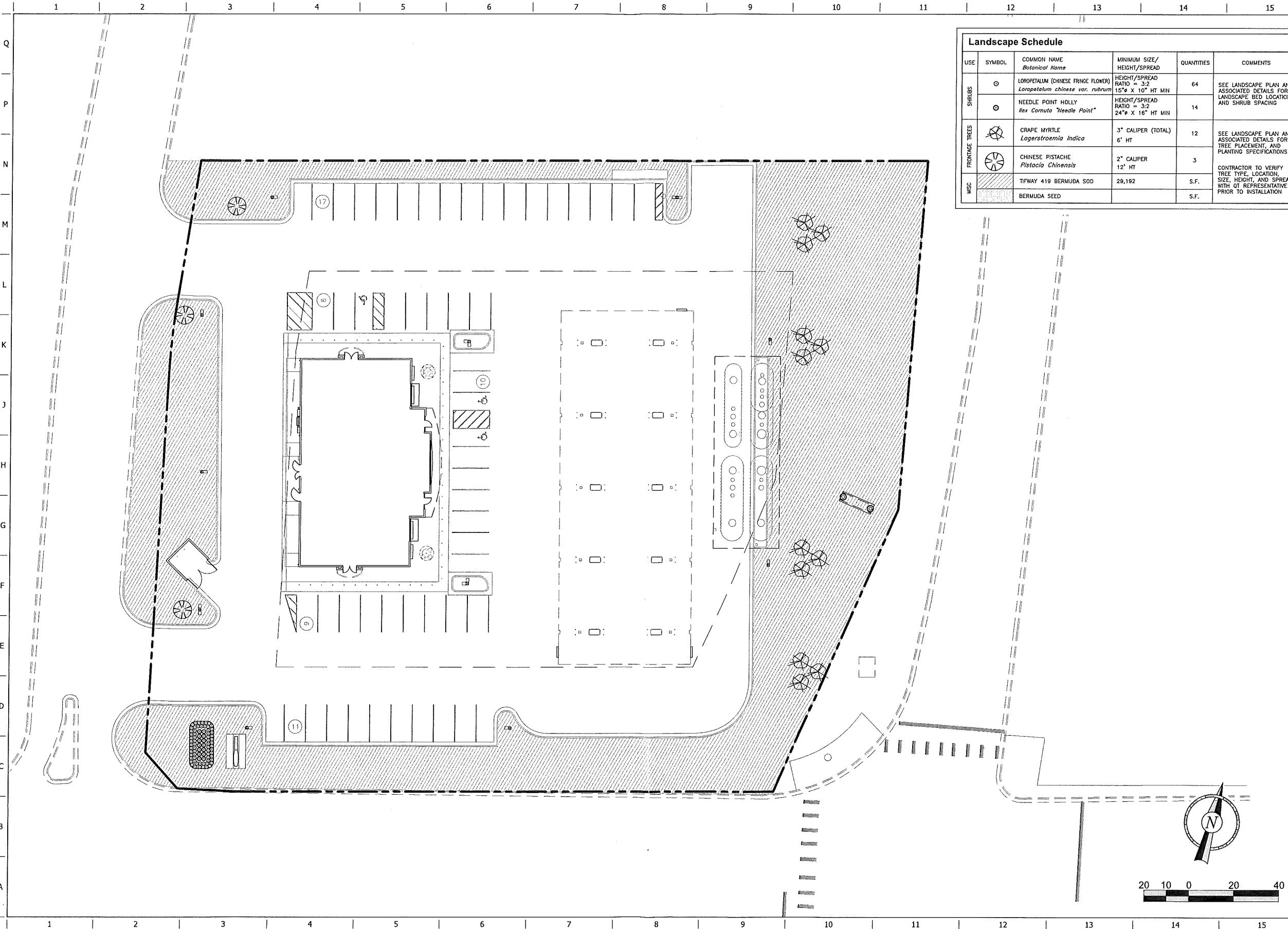
Rev/Notes:

City, State:
Sherman, TX

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①	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ - ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	METAL PAINT
4	IPS-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

FILE LOCATION: \\Vault_QT\06 Dallas\08-1917\00 QuikTrip\08-1917 ISF OFT3.dwg TAB NAME: Landscape USER: choneywv SAVED: 1/14/2019 2:23 PM PLOTTED: 1/21/2019 8:27 AM



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15" X 10" HT MIN	64	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	14	
FRONTAGE TREES	⊗	GRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	12	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	CHINESE PISTACHE <i>Pistacia Chinensis</i>	2" CALIPER 12' HT	3	
MISC		TIFWAY 419 BERMUDA SOD	29,192	S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		BERMUDA SEED		S.F.	

PROJECT NO.:#####

QuikTrip No. 1917
NWC FM 1417 & S. SAM RAYBURN FWY
SHERMAN, TX



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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:
DIVISION: 08
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

2

STAFF REVIEW LETTER

February 12, 2019

Harkinson Investment Corporation
4560 Beltline Road, Ste. 400
Addison, TX 75001

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

Dear Applicants,

The request for site plan approval for a QuikTrip Convenience Store and Fueling Station for the property located at 3624 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial District and the Blalock Commercial Overlay District must be followed.
2. The setback requirement is 55.7' from all property lines.
3. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
4. Signs - One freestanding sign is allowed per lot. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. A parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 1417 (Heritage Parkway) right-of-way.
8. The trash dumpster will need to be located inside the main building area.
9. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
10. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
11. All mechanical equipment shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen.
12. Restrict lighting in and around the windows; no flashing of intermittent lights or lights that change colors that cause a glare or brightness to a degree that constitutes a hazard or nuisance to traffic is allowed.
13. Shall comply with all EPA, City, Federal and State regulations for this use.
14. Review the zoning and development ordinance for additional requirements.
15. 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:

16. Platting of property required.

17. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
18. Traffic Impact Analysis (TIA) required for additional drives off of Hwy. 75 service road.
19. Landscaping and signs must not block view of traffic on FM 1417.
20. No piers will be permitted within Utility Easements.
21. The location of trash receptors must be approved by the public works department.
22. Mutual access agreement required ingress and egress onto adjacent property.
23. Submit expected impervious area square footage to Engineering Department.
24. Encroachment Agreement required for all structures within existing easements.

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

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3014, 3018 & 3022 PRESTON CLUB DRIVE**

The request of James and Tina Harmon and Jerry O & Sheryl L. Vaughan Revocable Living Trust (Owners) and Preston Trail Land Surveying (Surveyor) concerning the properties located at 3014, 3018 and 3022 Preston Club Drive, being 0.764 acres in the Daniel Bickenbach Survey, Abstract No. 128 and all Block 1, Lots 7, 8 & 9, Preston Club, The Classics Subdivision, as follows:

Planning and Zoning Commission

Replat Preston Club, The Classics Subdivision, Block 1, Lots 7R & 9R

Background:

The property is located at 3014, 3018 and 3022 Preston Club Drive. The owners would like to replat three lots into two lots.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

James and Tina Harmon and Jerry O & Sheryl L. Vaughan Revocable Living Trust (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not a part of the Master Plan

Number of notices mailed:

35

Objections Received:

0

Attachments

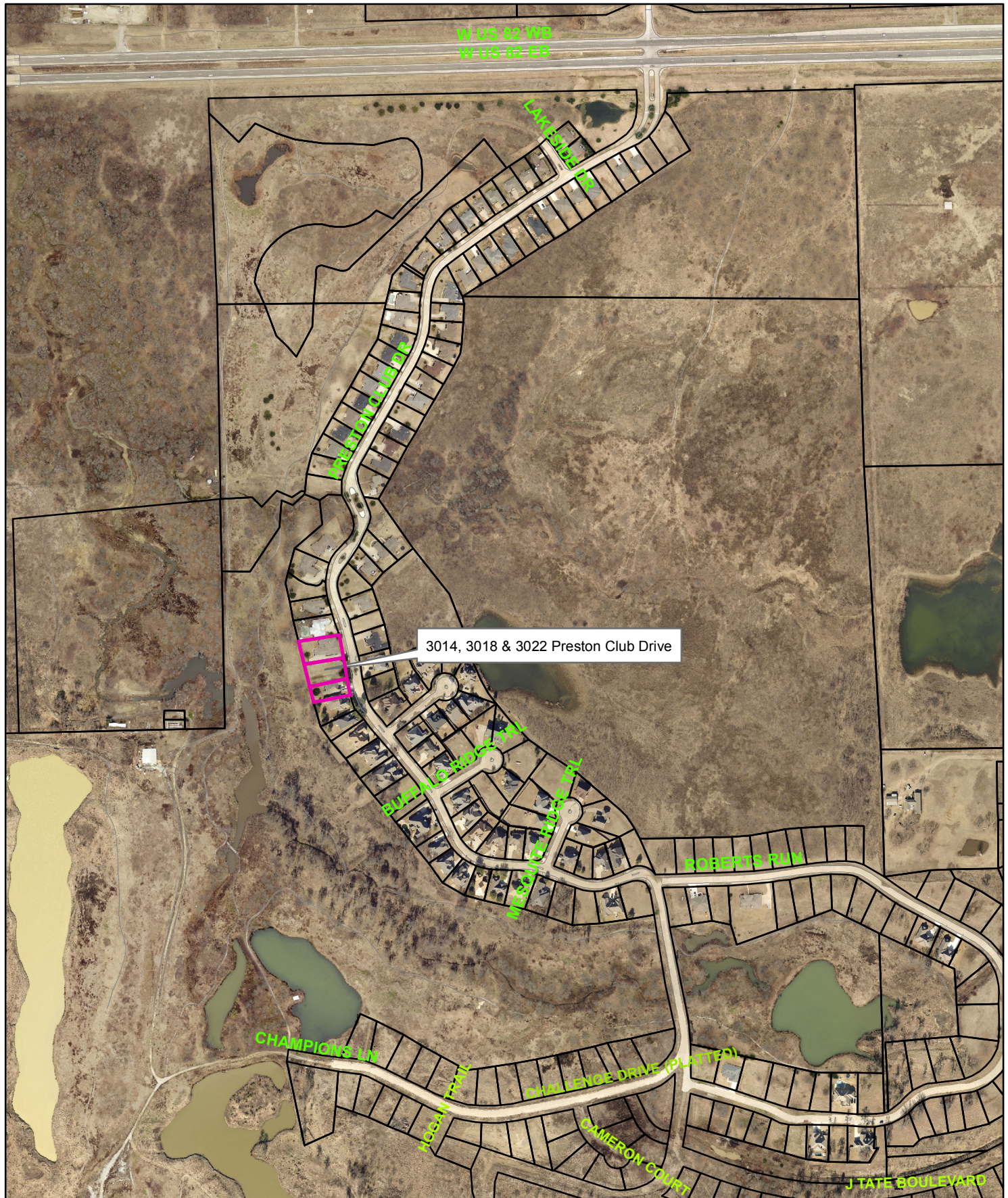
Location Map

Zoning Map

Zoning Sign Photo

Replat - Preston Club The Classics, Block 1, Lots 7R & 9R

Staff Review Letter

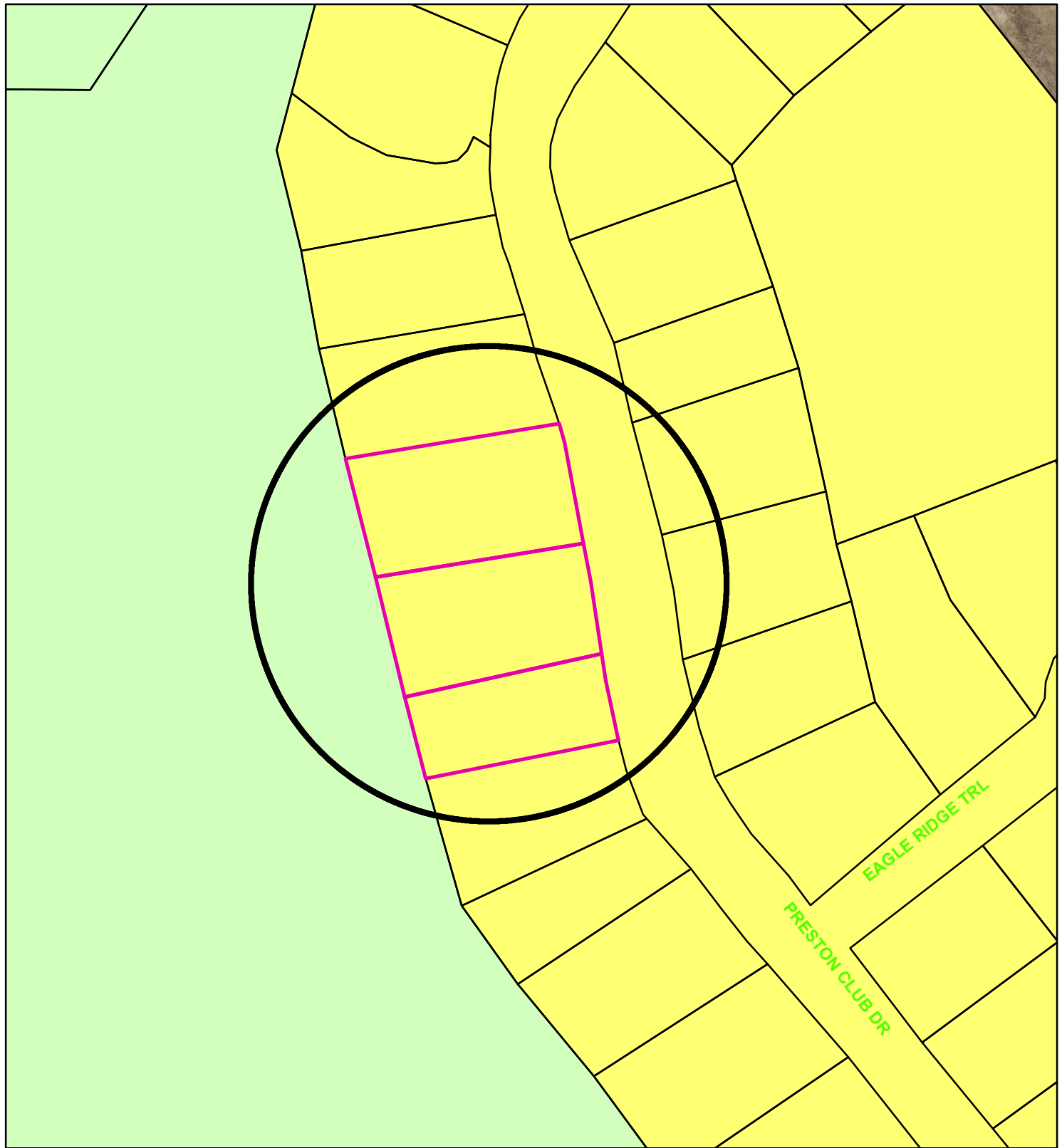


3014, 3018 & 3022 Preston Club Drive



NOT TO SCALE

1 in = 500 ft



Zoning - 3014, 3018 & 3022 Preston Club Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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



NOT TO SCALE

1 in = 100 ft



3014 Preston Club Drive

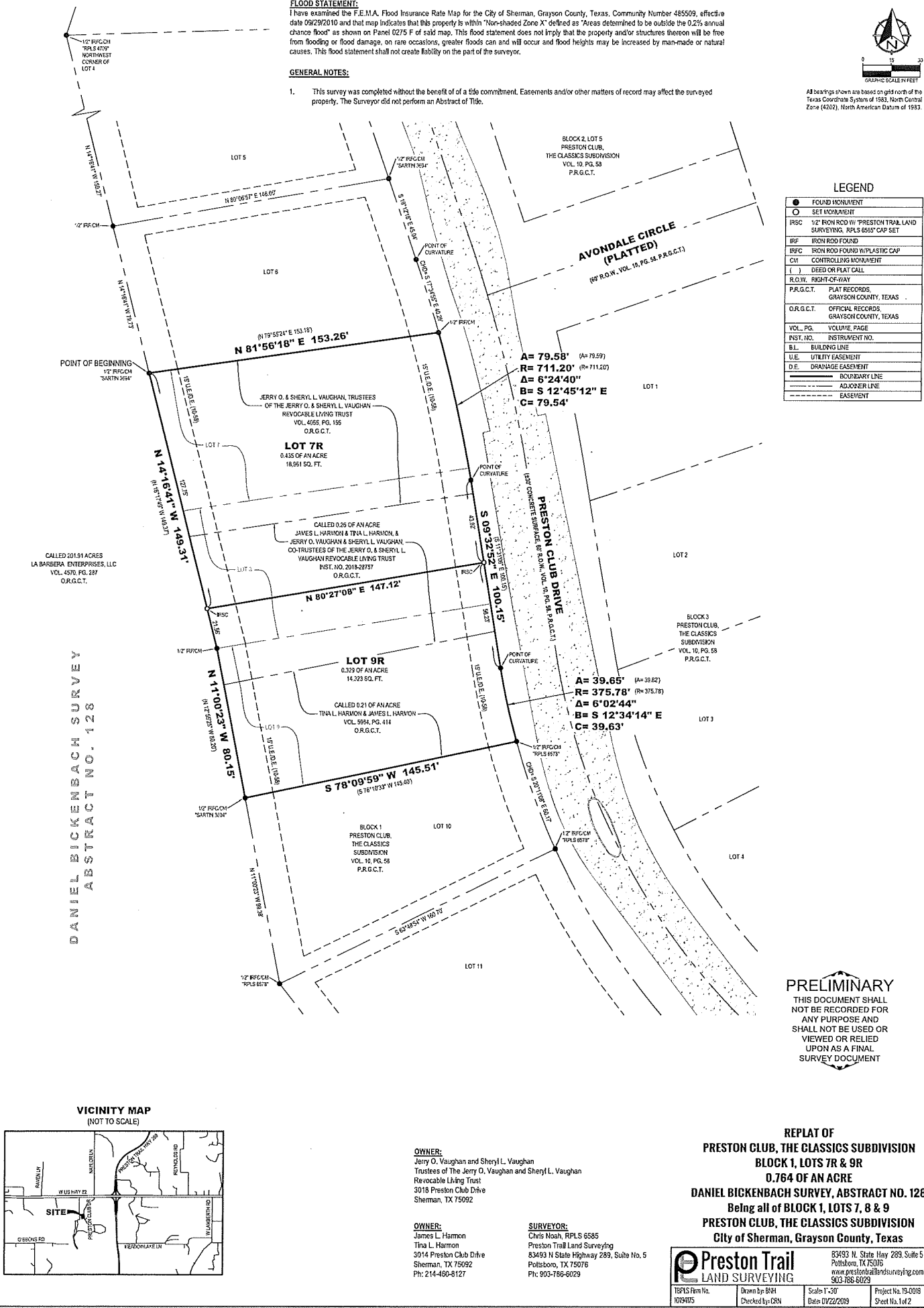


3018 Preston Club Drive



3022 Preston Club Drive





OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS JAMES L. HARMON, TINA L. HARMON, AND JERRY O. VAUGHAN AND SHERYL L. VAUGHAN, TRUSTEES OF THE JERRY O. VAUGHAN AND SHERYL L. VAUGHAN REVOCABLE LIVING TRUST are the owner of all of that certain tract or parcel of land situated in the Daniel Bickenbach Survey, Abstract No. 128, City of Sherman, Grayson County, Texas, and being all of Lots 7, 8 and 9 in Block 1 of Preston Club, The Classics Subdivision, according to the plat thereof recorded in Volume 10, Page 58, Plat Records of Grayson County, Texas, the same being all of a tract of land described in the deed to Jerry O. and Sheryl L. Vaughan, Trustees of the Jerry O. and Sheryl L. Vaughan Revocable Living Trust, recorded in Volume 4055, Page 155, Official Records of Grayson County, Texas, and all of a called 0.26 of an acre tract of land described in the deed to James L. Harmon and Tina L. Harmon, and Jerry O. Vaughan and Sheryl L. Vaughan, Trustees of the Jerry O. and Sheryl L. Vaughan Revocable Living Trust, recorded in Instrument No. 2018-28757, said Official Records, and all of a called 0.21 of an acre tract of land described in the deed to Tina L. Harmon and James L. Harmon, recorded in Volume 5984, Page 414, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found at the northwest corner of said Lot 7, and the northwest corner of said Vaughan Tract (4055-155), common to the southwest corner of Lot 6 in said Block 1, and on the easterly line of a called 221.91 acre tract of land described as Tract Three in the deed to La Barbera Enterprises, LLC, recorded in Volume 4570, Page 287, said Official Records;

THENCE North 81°56'18" East, with the northerly line of said Lot 7, and with the northerly line of said Vaughan Tract (4055-155), and with the southerly line of said Lot 6, a distance of 153.26 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 7, common to the northeast corner of said Vaughan Tract (4055-155), and common to the southeast corner of said Lot 6, and on the westerly right-of-way line of Preston Club Drive, and at the beginning of a non-tangent curve to the right having a delta angle of 06°24'40", a radius of 711.20 feet, and chord bearing and distance of South 12°45'12" East, 79.54 feet;

THENCE in a southeasterly direction, with the easterly line of said Lot 7, and with the easterly line of aforesaid Lot 8, and with the easterly line of said Vaughan Tract (4055-155), and with the easterly line of aforesaid 0.26 acre tract, and with the westerly right-of-way line of said Preston Club Drive, and with said curve to the right, an arc distance of 79.58 feet to the end of said curve;

THENCE South 09°32'52" East, with the easterly line of said Lot 8, and with the easterly line of aforesaid Lot 9, and with the easterly line of said 0.26 acre tract, and with the easterly line of aforesaid 0.21 acre tract, and with the westerly right-of-way line of said Preston Club Drive, a distance of 100.15 feet to the beginning of a tangent curve to the left having a delta angle of 06°02'44", a radius of 375.78 feet, and chord bearing and distance of South 12°34'14" East, 39.63 feet;

THENCE in a southeasterly direction, with the easterly line of said Lot 9, and with the easterly line of said 0.21 acre tract, and with the westerly right-of-way line of said Preston Club Drive, and with said curve to the left, an arc distance of 39.65 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6578" found for the southeast corner of said Lot 9, common to the southeast corner of said 0.21 acre tract, and common to the northeast corner of Lot 10 in aforesaid Block 1;

THENCE South 78°09'59" West, with the southerly line of said Lot 9, and with the southerly line of said 0.21 acre tract, and with the northerly line of said Lot 10, a distance of 145.51 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southwest corner of said Lot 9, common to the southwest corner of said 0.21 acre tract, and common to the northwest corner of said Lot 10, and on the easterly line of aforesaid 221.91 acre tract;

THENCE North 11°00'23" West, with the westerly line of said Lot 9, and with the westerly line of said 0.21 acre tract, and with the westerly line of said 0.26 acre tract, and with the easterly line of said 221.91 acre tract, a distance of 80.15 feet to a 1/2-inch iron rod found for the northwest corner of Lot 9, common to the southwest corner of aforesaid Lot 8;

THENCE North 14°16'41" West, with the westerly line of said Lot 8, and with the westerly line of aforesaid Lot 7, and with the westerly line of said 0.26 acre tract, and with the westerly line of aforesaid Vaughan Tract (4055-155), and with the easterly line of said 221.91 acre tract, a distance of 149.31 feet to the POINT OF BEGINNING and enclosing 0.764 of an acre (33,285 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That JAMES L. HARMON, TINA L. HARMON, AND JERRY O. VAUGHAN AND SHERYL L. VAUGHAN, TRUSTEES OF THE JERRY O. VAUGHAN AND SHERYL L. VAUGHAN REVOCABLE LIVING TRUST, does hereby adopt this plat designating the heretofore described property as REPLAT OF PRESTON CLUB, THE CLASSICS SUBDIVISION, BLOCK 1, LOTS 7R & 9R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
James L. Harmon

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 James L. Harmon, 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: _____
Tina L. Harmon

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 Tina L. Harmon, 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

THE JERRY O. VAUGHAN AND SHERYL L. VAUGHAN REVOCABLE LIVING TRUST

By: _____
Jerry O. Vaughan, Trustee

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 Jerry O. Vaughan, Trustee, 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

THE JERRY O. VAUGHAN AND SHERYL L. VAUGHAN REVOCABLE LIVING TRUST

By: _____
Sheryl L. Vaughan, Trustee

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 Sheryl L. Vaughan, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

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

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF PRESTON CLUB, THE CLASSICS SUBDIVISION, BLOCK 1, LOTS 7R & 9R to the City of Sherman was submitted to the City Council on the ____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Clerk, City of Sherman, Texas _____

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

Chairman _____ Secretary _____

SURVEYORS CERTIFICATE

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

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

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

REPLAT OF PRESTON CLUB, THE CLASSICS SUBDIVISION BLOCK 1, LOTS 7R & 9R 0.764 OF AN ACRE DANIEL BICKENBACH SURVEY, ABSTRACT NO. 128 Being all of BLOCK 1, LOTS 7, 8 & 9 PRESTON CLUB, THE CLASSICS SUBDIVISION City of Sherman, Grayson County, Texas

OWNER:
Jerry O. Vaughan and Sheryl L. Vaughan
Trustees of The Jerry O. Vaughan and Sheryl L. Vaughan Revocable Living Trust
3018 Preston Club Drive
Sherman, TX 75092

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

OWNER:
James L. Harmon
Tina L. Harmon
3014 Preston Club Drive
Sherman, TX 75092
Ph: 214-460-8127

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

PRESTON TRAIL LAND SURVEYING
1815 Farm No. 103495
Down by BHN Checked by: CRN
Scale 1"=20' Date 07/22/2019
Project No. 19-0018 Sheet No. 2 of 2



STAFF REVIEW LETTER

February 11, 2019

Jerry & Sherry Vaughan
3018 Preston Club Dr.
Sherman, TX 75092

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

James & Tina Harmon
3014 Preston Club Dr.
Sherman, TX 75092

Dear Applicants,

The request for approval of the Replat of Preston Club, the Classics Subdivision, Block 1, Lots 7, 8, & 9 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
6. 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.
7. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1300 NORTH BROUGHTON STREET

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

Board of Adjustments

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

Planning and Zoning Commission

Final Plat approval of Maverick Addition, Phase Two

Background:

The property is located at 1300 North Broughton Street, the northwest corner of East Sycamore Street and North Broughton Street. The property is zoned an R-1 (Single Family Residential) District. The owners would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

MJLM Holdings, LLC (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Final Plat - Maverick Addition, Phase Two

Variance

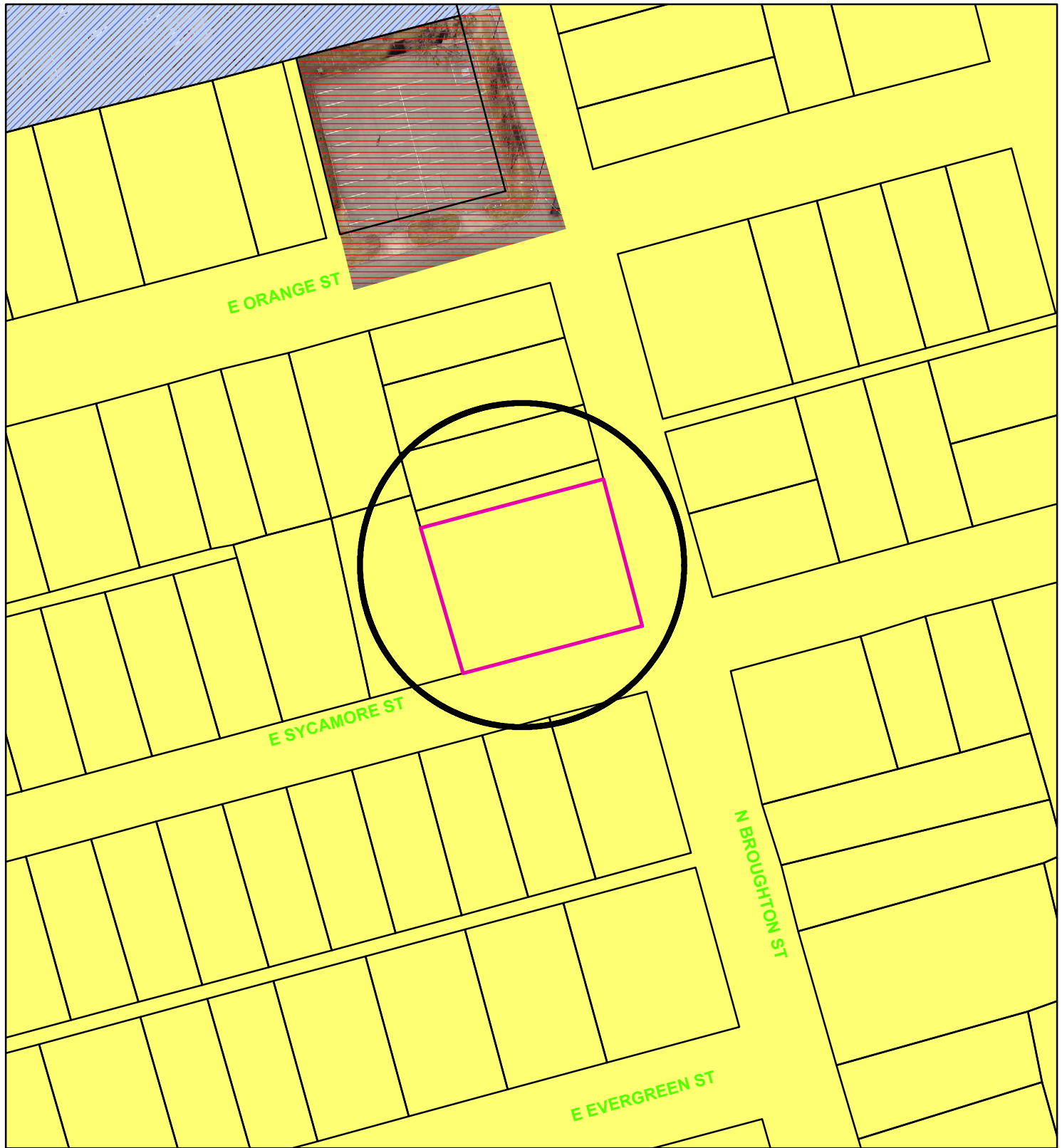
Staff Review Letter



1300 North Broughton Street



1 in = 400 ft



Zoning - 1300 North Broughton Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

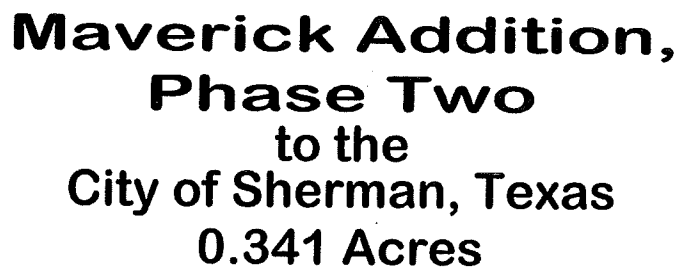
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

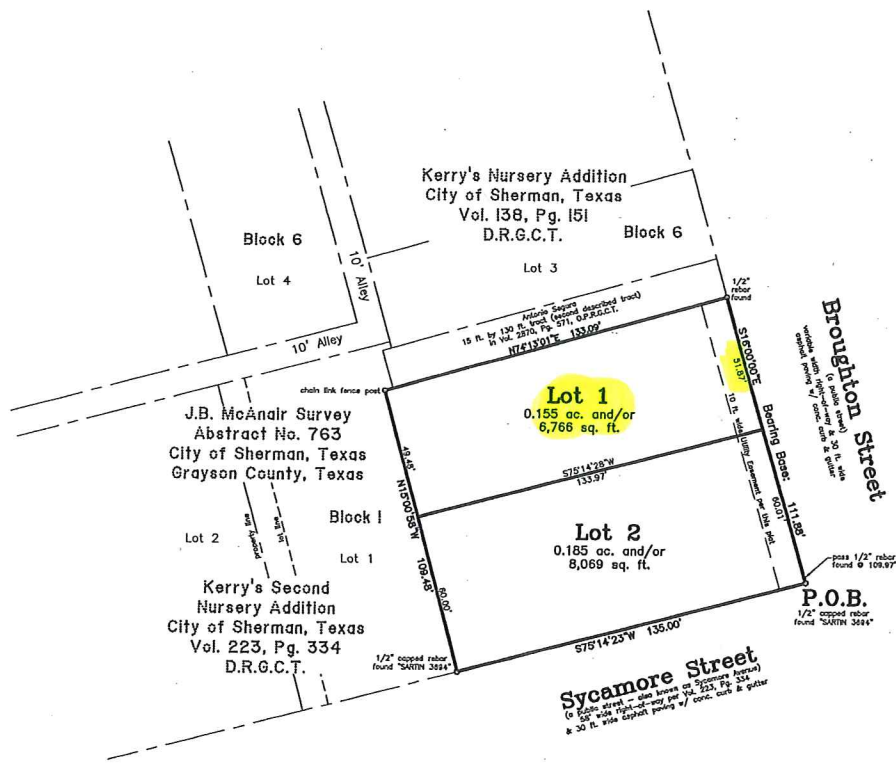
City of Sherman, Texas
Developmental Services Department

1300 North Broughton Street





C:\Program Files (x86)\Land Desktop R2\Template\Plot.dwt 4/17/2013 11:39:30 AM CDT



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

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

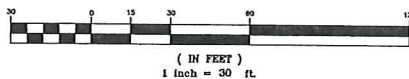
General Notes:

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

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

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

Job No. CGS290119
GRAPHIC SCALE



Site Location (not to scale) 91





STAFF REVIEW LETTER

February 11, 2019

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

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

Dear Applicants,

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

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Individually prepared and recorded Private Sanitary Sewer Easements required to serve both lots with City sewer. Show locations of said Private Sanitary Sewer Easements and note recording information on plat. Sewer is not available unless Private Sanitary Sewer Easements are granted across private property.
6. Minimum street frontage is 60 feet, minimum lot area is 6,000 square feet.
7. Metes and bounds must match drawing.
8. General Notes Nos. 6 & 8 should read City of Sherman rather than Grayson County.
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
Billy Hartsfield, Fire Marshal

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



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

12.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 8001 SOUTH U.S. HIGHWAY 75**

The request of Angel Ridge Properties, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 8001 South U.S. Highway 75, being 10.254 acres in the Benjamin Lindsay Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Davidson Addition.

Background:

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

Adjacent Zoning:

M-1.5 (Medium Manufacturing) District

Origination:

Angel Ridge Properties, LLC (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat Lots 1 & 2 Davidson Addition

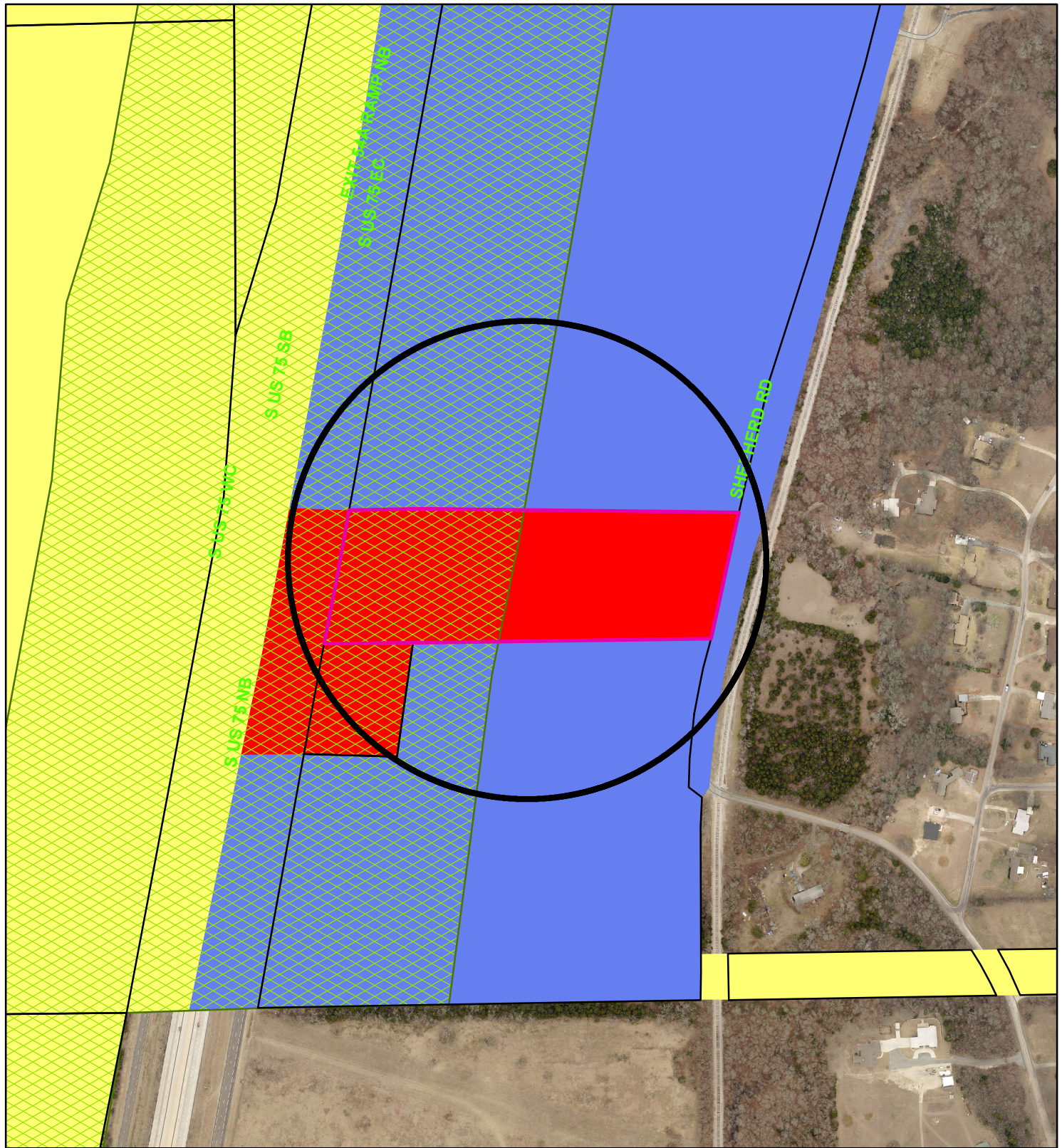
Staff Review Letter



8001 South U.S. Highway 75



1 in = 1,000 ft



Zoning - 8001 South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 400 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



STAFF REVIEW LETTER

February 11, 2019

Angel Ridge Properties, LLC
P.O. Box 338
Howe, TX 75459

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

Dear Applicants,

The request for approval of the Replat of Lots 1 and 2, Davidson Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Verify existing building setbacks will be maintained.
6. Private water easement from Lot 1R to Lot 2R required to be recorded and said easement shown on plat with recording information.
7. No City sewer is available to the property. On-site sewage facilities must be used or developer must extend sewer to the property.
8. Verify existing septic system is to remain on Lot 1.
9. Metes and bounds description must match drawing.
10. 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.
11. Access to Lot 2R from Shepherd Drive is prohibited unless authorized by the City of Sherman.
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
Billy Hartsfield, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

103 & 105 WEST MCGEE STREET

The request of Caladium Investments, LLC (Owners) and Joe Gilbert (Representative) concerning the property located at 103 and 105 West McGee Street, being the south 82' of Lot 16 and the south 82' of the east 25' of Lot 15, Block 1 of W.M. Shannon's Supplement, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 10' rear setback (west property line) in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 103-105 West McGee Street; the northwest corner of Travis and McGee Streets. The property is zoned an R-1 (One Family Residential) District and was approved for a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District. A variance was approved to allow a 20' rear setback at the September 18, 2018, Planning and Zoning Commission Meeting. The owner is requesting a variance to allow a 10' rear setback (west property line) for the duplex.

Adjacent Zoning:

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Caladium Investments, LLC (Owners)

Joe Gilbert (Representative)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

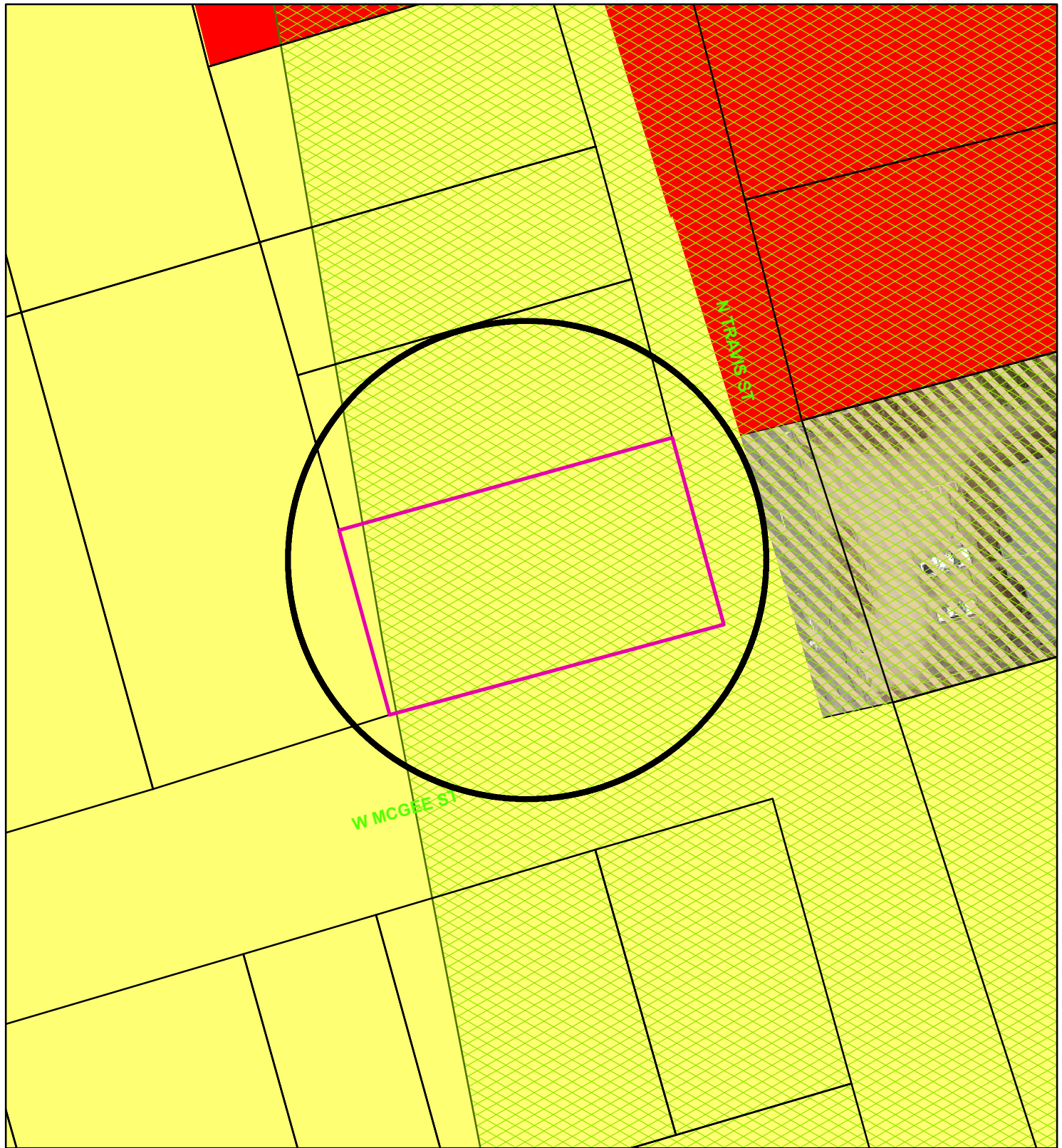
Building Elevations

Staff Review Letter



103 & 105 West McGee Street


$$1 \text{ in} = 300 \text{ ft}$$



Zoning - 103/105 West McGee Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

- C-2 General Commercial District
- CO Office District

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



NOT TO SCALE

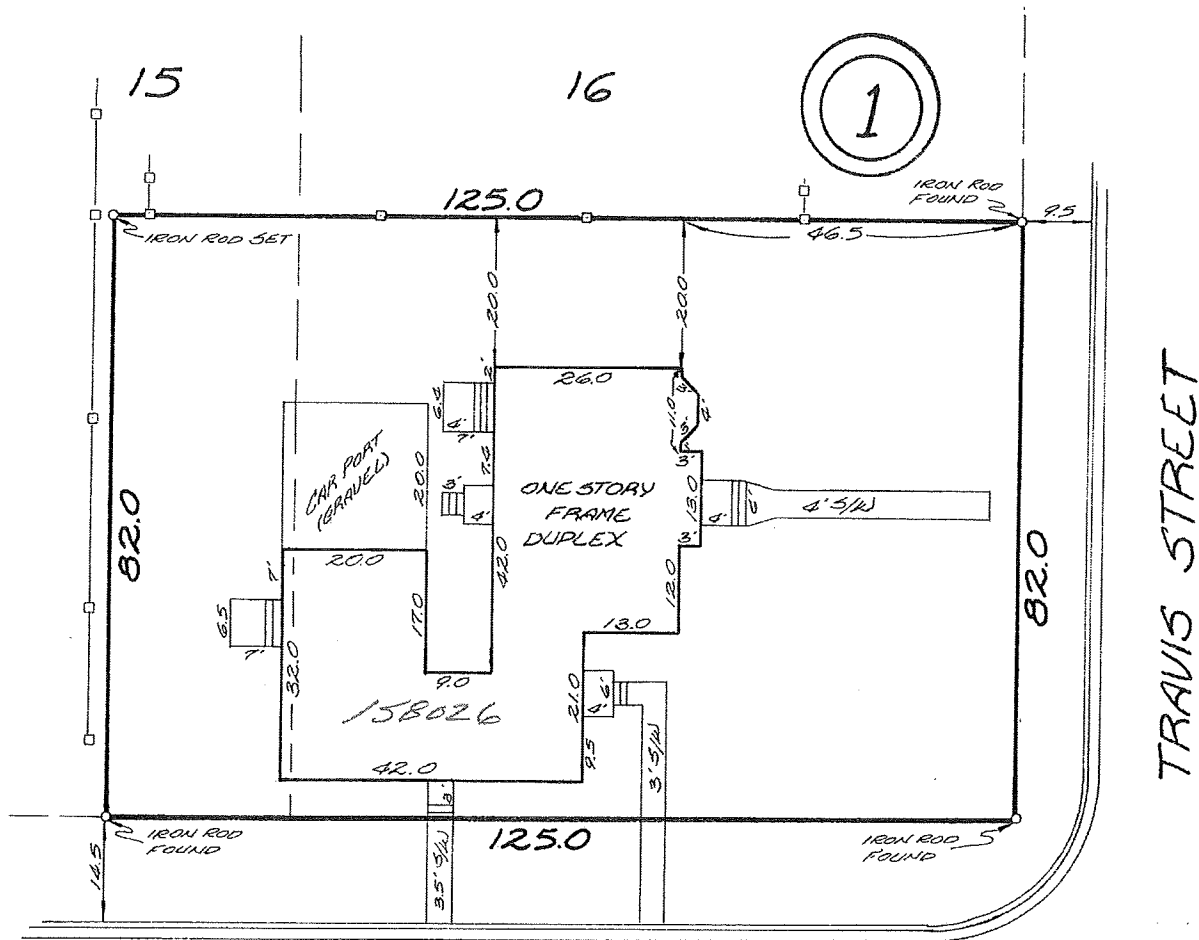
1 in = 50 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

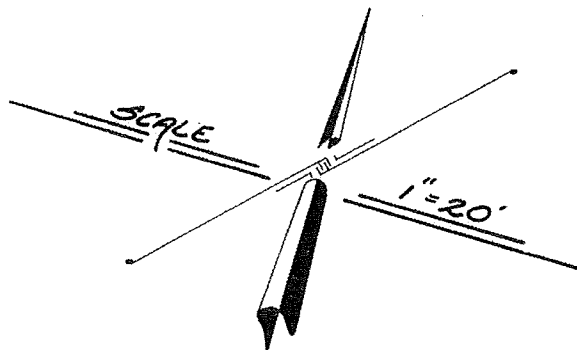
City of Sherman, Texas
Developmental Services Department

103/105 West McGee Street





McGEE STREET

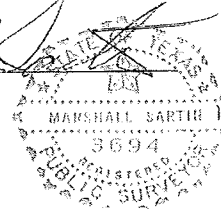


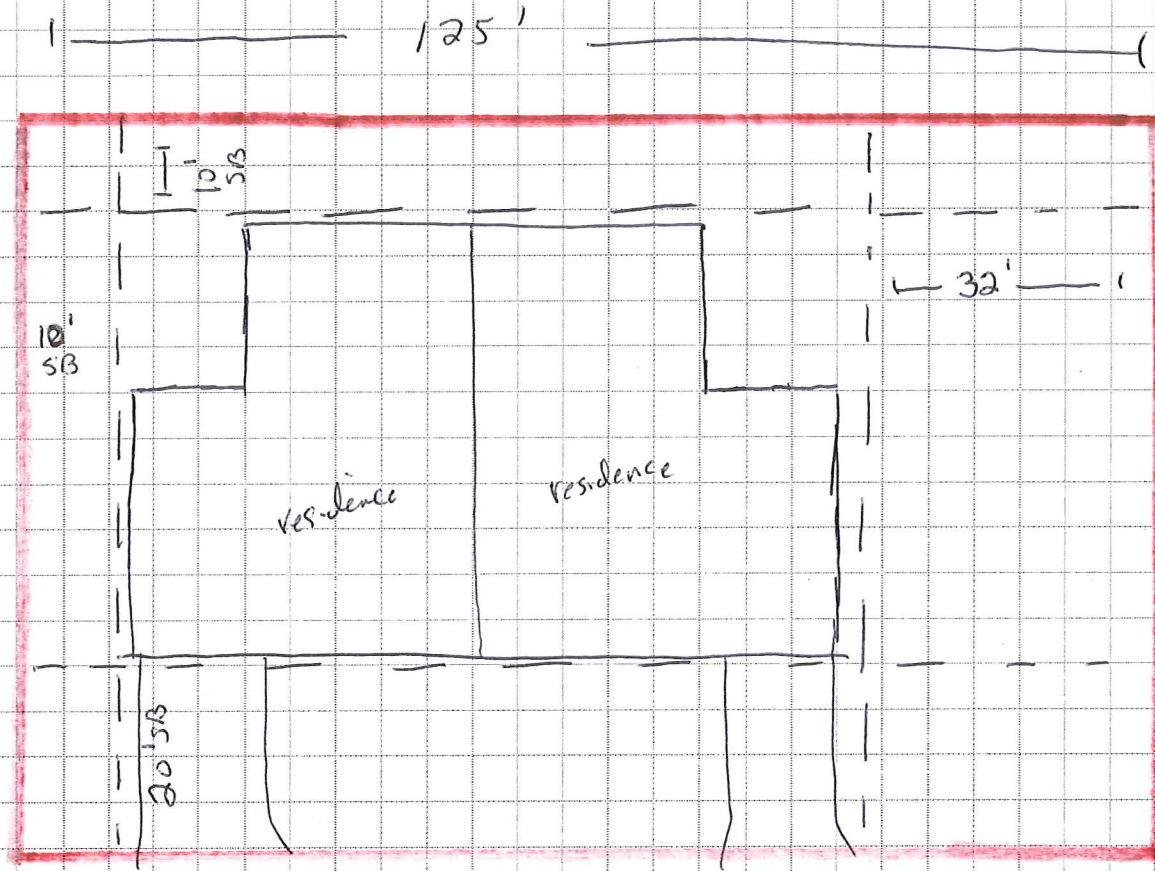
OWNER Charles Aldridge Jr.

I, Marshall Sartin, Registered Public Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 23rd day of February 1988 of the following described property The South 82 feet of Lot 16 and the South 82 feet of the East 25 feet of Lot 15, Block 1 of W. M. Shannons Supplement to the City of Sherman, Texas, Volume 26, Page 291, Deed Records Grayson Co. Tex. That the improvements on said lot are known as 1600 & 1602 N. Travis Street, Sherman. and that the improvements are wholly located on said lot and that there are no encroachments on said lot of buildings on the adjoining lots, except as shown on plat.

SARTIN & ASSOCIATES
SURVEYING COMPANY
P.O. BOX 1843
205 E. HOUSTON
SHERMAN, TX 75090
TELE 202-2023

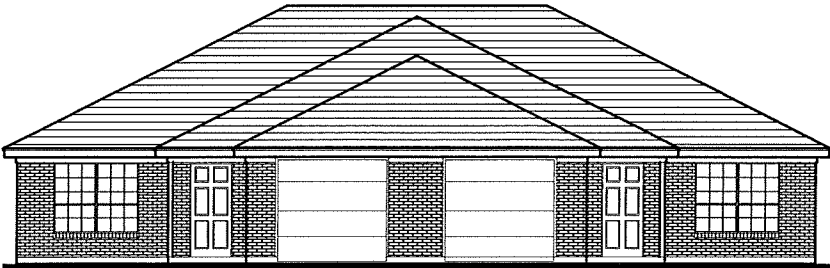
By Marshall Sartin
Marshall Sartin
Reg. Public Surveyor
Reg. No. 3694





McGee

Travis



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

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THE PLAN FACTORY
4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012

DESCRIPTION

Drawn **RSS**
JOB **4940**
Date **SEP 2014**

PLAN NO.

89D09141035

PG. 1 OF 5

STAFF REVIEW LETTER

February 12, 2019

Caladium Investments LLC
Caleb Dupuis
2810 Windsor Dr.
Sherman, TX 75092

Joe Gilbert.
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 10' rear setback (west property line) in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 103 and 105 West McGee Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking 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.
5. Replatting of the property is 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.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5110 MARSHALL STREET

The request of Paul Lane (Owners) and Brian Roder (Applicant) concerning the property located at 5110 Marshall Street, being 3.39 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow bottling works for B4C Distillery in an M-1 (Light Manufacturing) District.

Background:

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

The owner is requesting a Specific Use Permit to allow bottling works for B4C Distillery, a family owned and operated business. The distillery was established in Savoy, Texas in 1990. The alcohol/spirits will be distilled in Savoy and transported to 5110 Marshall Street for bottling and distribution.

Adjacent Zoning:

M-1 (Light Manufacturing) District

Origination:

Paul Lane (Owners)

Brian Roder (Applicant)

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:

6

Objections Received:

0

Attachments

Location Map

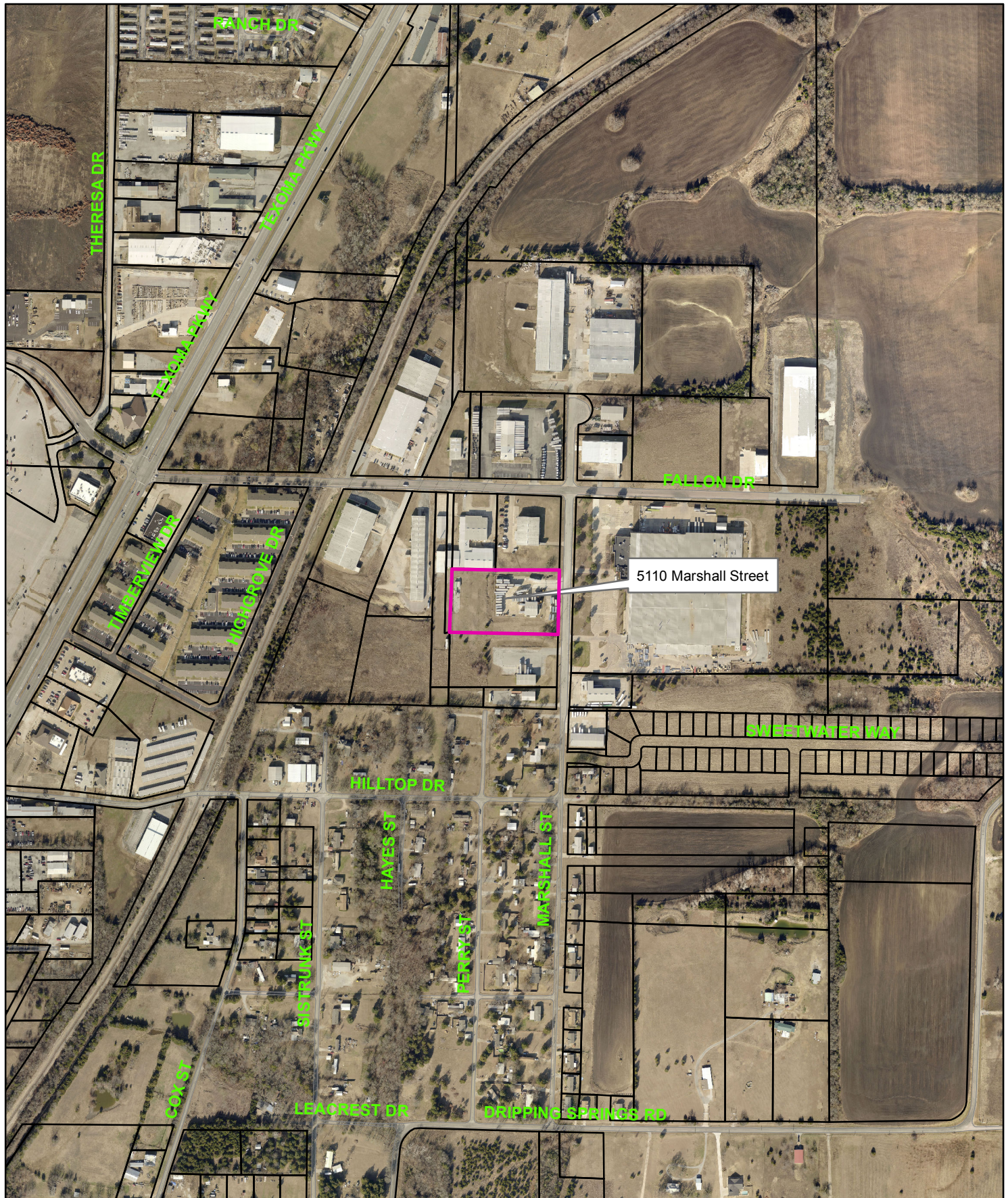
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



5110 Marshall Street

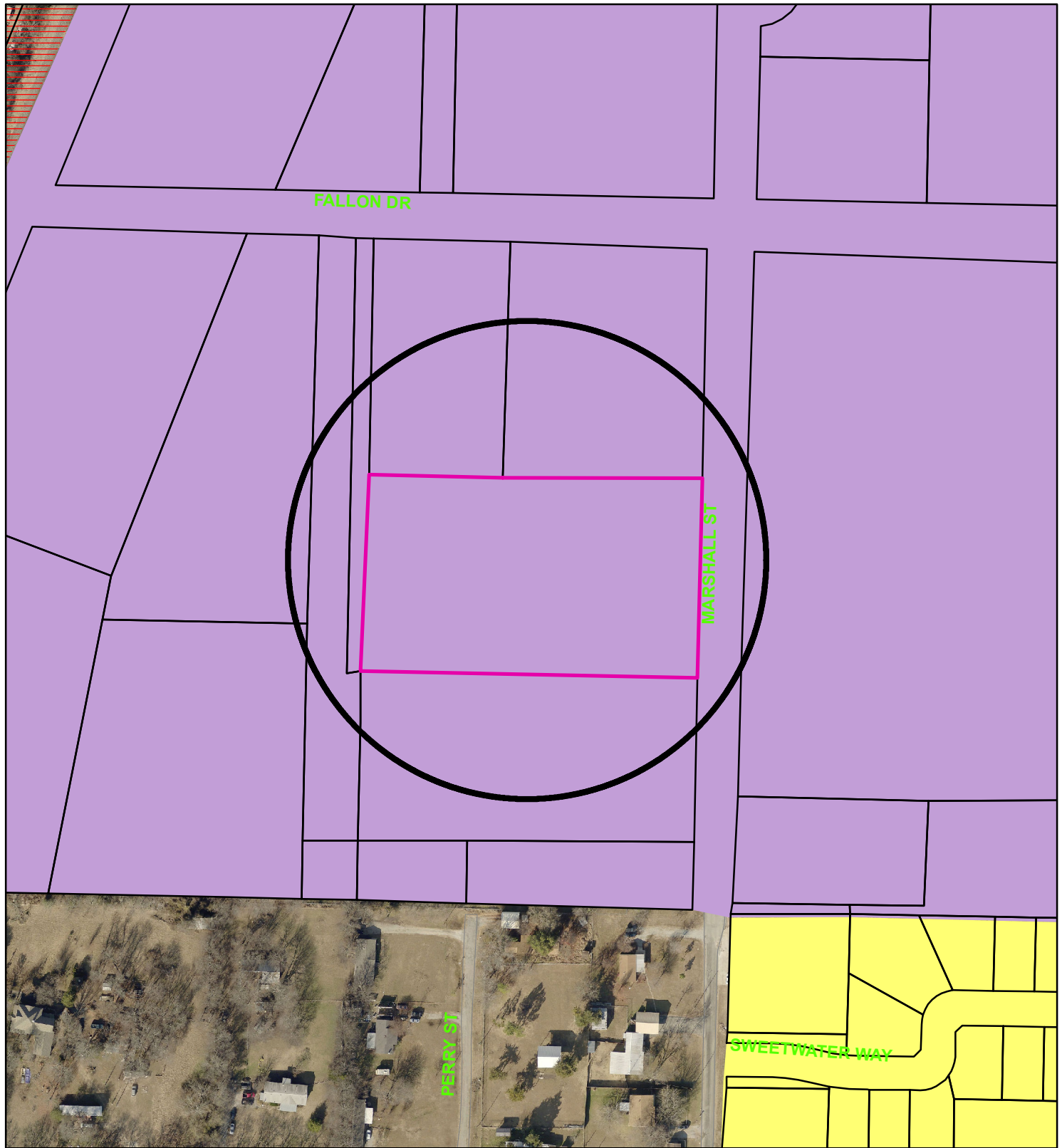


5110 Marshall Street



1 in = 589 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 5110 Marshall Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

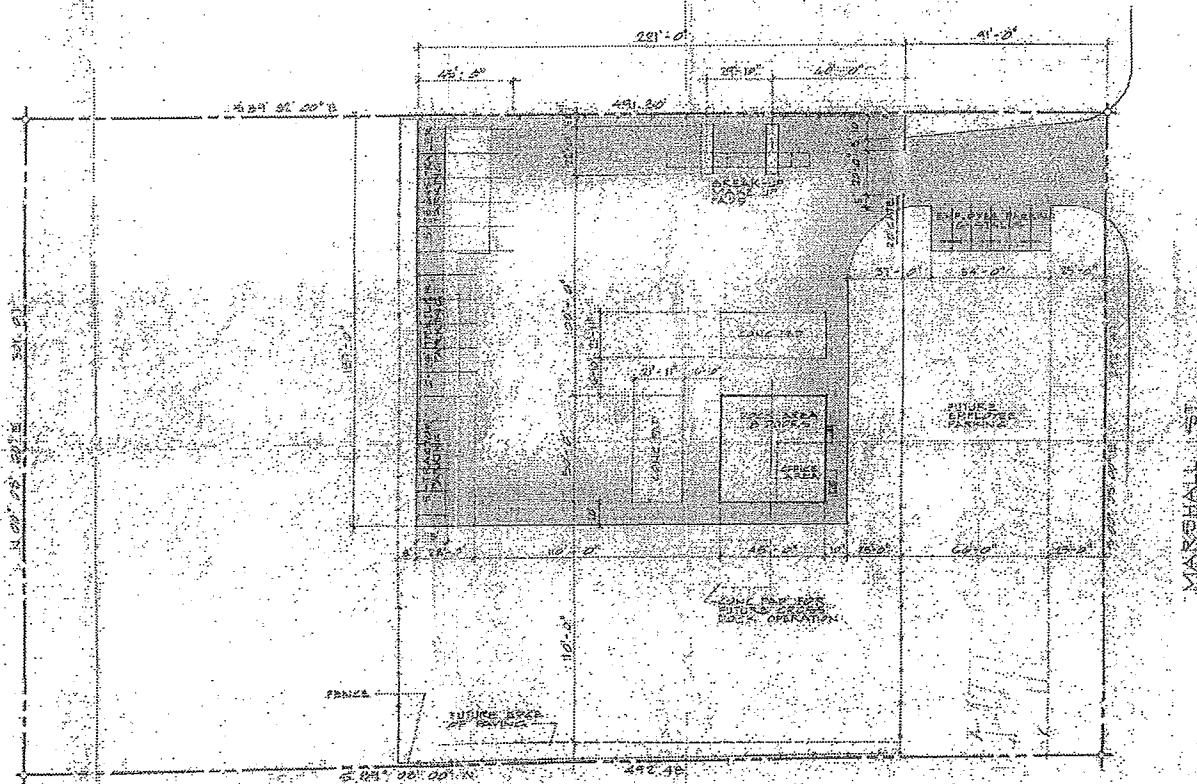
1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

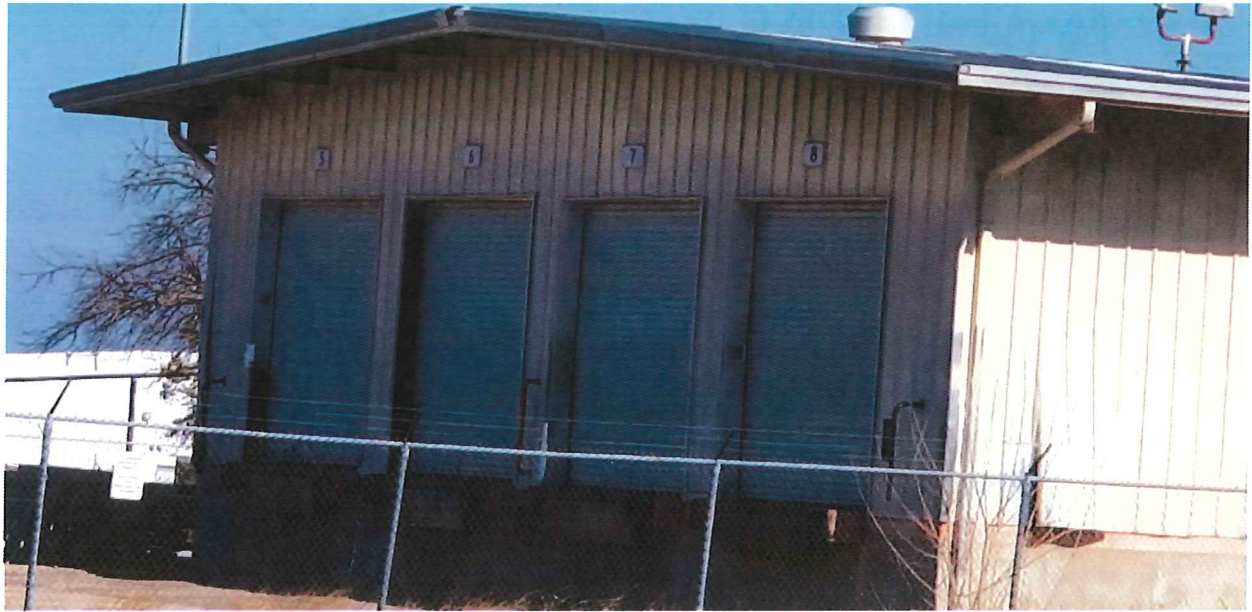
5110 Marshall Street





Local
 Bar
 17





STAFF REVIEW LETTER

February 12, 2019

David Lane
PO Box 207
Sherman, TX 75091

Brian Roder
976 CR 1200
Savoy, TX 75479

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow bottling works for B4C Distillery in an M-1 (Light Manufacturing) District for the property located at 5100 Marshall Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking and service driveways are permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9' x 20'.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. All parking shall be on private property and shall not encroach onto Marshall Street.
7. Platting of the property is required.
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. Employee parking must be on site.

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

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

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

Respectfully,



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

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

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



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

15.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1611 NORTH U.S. HIGHWAY 75**

The request of SWBE LLC and Young Enterprises, LP (Owners), Jones Carter Engineering (Civil Engineer/Surveyor) and Wes Johnston (Developer) concerning the property located at 1611 North U.S. Highway 75, being 1.690 acres in the J.B. McAnair Survey, Abstract No. 763 and Lot 4B, of the Replat of Lot 4, Block 1, Crescent Oaks Plaza and, as follows:

Planning and Zoning Commission

Replat approval of Lot 4B, Block 1, Crescent Oaks Plaza.

Background:

The property is located at 1611 North U.S. Highway 75 between Taylor Street and Texoma Parkway. The property is zoned a C-2 (General Commercial) District and M-1 (Light Manufactured) District. The owners would like to replat the property into one lot for commercial development.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

SWBE LLC and Young Enterprises, LP (Owners)

Jones Carter Engineering (Civil Engineer/Surveyor)

Wes Johnston (Developer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

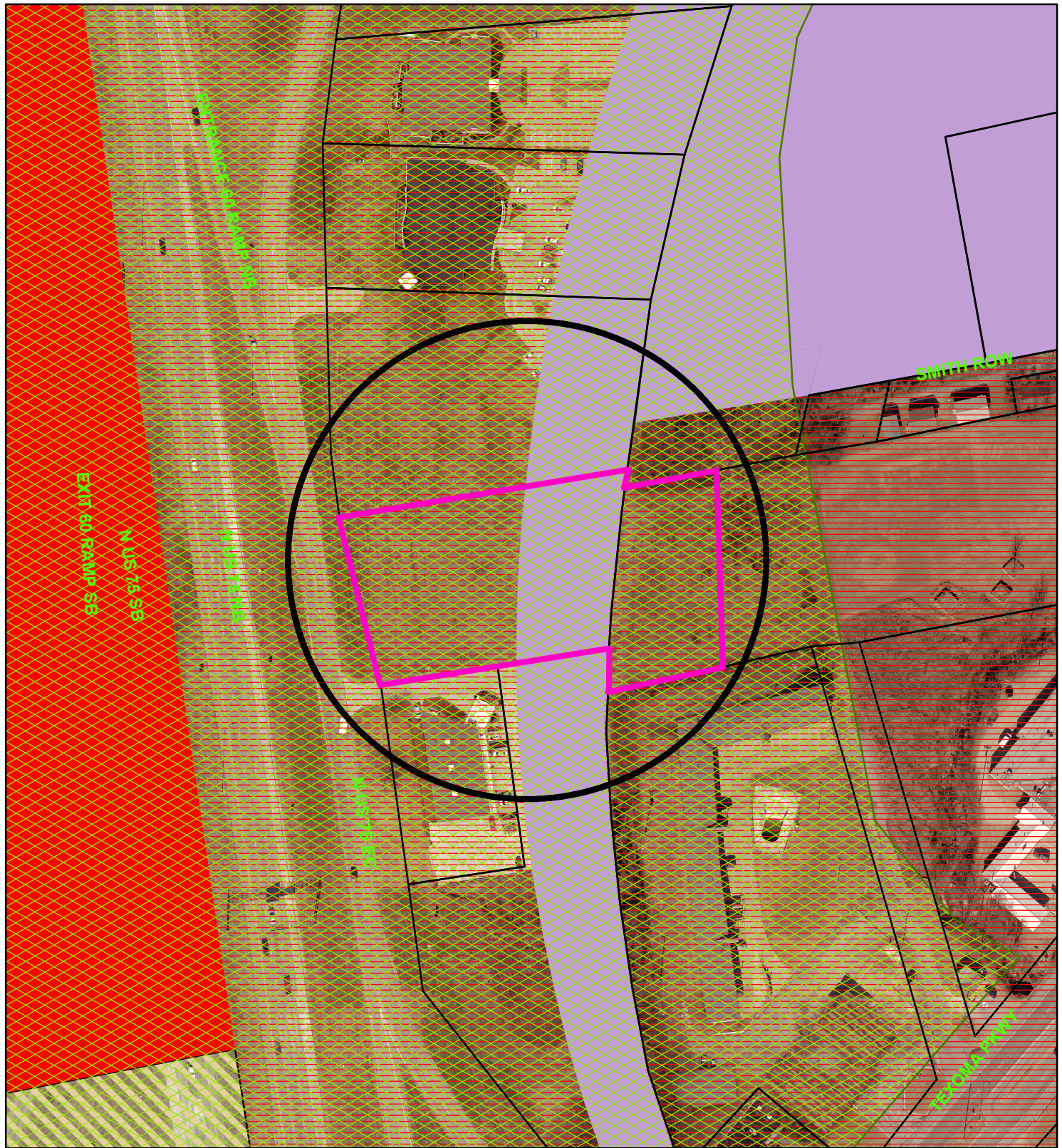
Attachments

Location Map

Zoning Map

Replat Lot 4B, Block 1, Crescent Oaks Plaza

Staff Review Letter



Zoning - 1611 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 150 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

GENERAL NOTES:

- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4302, and the Replat of LOT 4, BLOCK ONE, CRESCENT OAKS PLAZA, in addition to the City of Sherman, Texas, as per plat recorded in Volume 21, Page 156 and 157, Plat Records, Grayson County, Texas.
- Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.

FLOOD NOTE:

Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracy of locations based on such maps. All flood plain information on this survey is for graphical depiction only, as scaled off of Firm Panel Map No. 48181C0300, dated September 29, 2010. This property is in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PAGE	PAGE
ESMT	EASEMENT
RR	RAILROAD FOUND
CRS	CAPED IRON ROD FOUND
CRS	5/8" CAPED IRON ROD WITH YELLOW CAP
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
D.P.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF GRAYSON:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, _____, do hereby adopt this plat designating the heretofore property as the REPLAT OF LOT 4B, BLOCK ONE OF CRESCENT OAKS PLAZA, an addition to the City of Sherman, and do hereby dedicate to the public use the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress or egress to and from upon the said easements strips for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 20____.

Young Enterprises, LP,

By: _____

Name: _____

Title: _____

STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given my hand and seal of office, this _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires: _____

LOT 4A, BLOCK 1
REPLAT OF
LOT 4, BLOCK ONE,
CRESCENT OAKS PLAZA
VOL. 21, PG. 156 & 157
P.R.G.C.T.

TAYLOR STREET LLC
CALLED 2.232 ACRES
VOL. 286, PG. 475
D.P.R.G.C.T.

J. B. McANAIR SURVEY,
ABSTRACT NO. 763

LOT 4B, BLOCK 1
REPLAT OF
LOT 4, BLOCK ONE,
CRESCENT OAKS PLAZA
VOL. 21, PG. 156 & 157
P.R.G.C.T.

73,611 SQ. FT.
1.690 ACRES
YOUNG ENTERPRISES, L.P.
KST. NO. 207-2000077
D.P.R.G.C.T.

CITY OF SHERMAN
1/2" IRON ROD
VOL. 1547, PG. 183
P.R.G.C.T.

1/2" PRIVATE DRIVE
VOL. 21, PG. 38
P.R.G.C.T.

1/2" PRIVATE DRIVE
VOL. 21, PG. 38
P.R.G.C.T.

LOT 4C, BLOCK 1
REPLAT OF
LOT 4, BLOCK ONE,
CRESCENT OAKS PLAZA
VOL. 21, PG. 156 & 157
P.R.G.C.T.

SFR CORP.
CALLED 3.023 ACRES
VOL. 2560, PG. 848
D.P.R.G.C.T.

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

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOT 4B, BLOCK ONE OF CRESCENT OAKS PLAZA, an addition to the City of Sherman, Texas 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 herein above described.

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

City Clerk of Sherman, Texas



VICINITY MAP
K.T.S.

STATE OF TEXAS:
COUNTY OF GRAYSON:

OWNER'S CERTIFICATION

WHEREAS, Young Enterprises, L.P., and SWBE, LLC, is/are the owner(s) of a 1.690 acre tract of a tract of land situated in the J. B. McAnair Survey, Abstract No. 763, Grayson County Texas, and being all of Lot Four (4) of the Replat of Lot 4, Block One, Crescent Oaks Plaza, an addition to the City of Sherman, Texas, as per plat recorded in Volume 21, Page 156 and 157, Plat Records, Grayson County, Texas. Also being a part of called 6.949 acre tract described in deed to SWBE, LLC, recorded in Document No. 2016-24231 of the Official Public Records of Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a cut "X" in concrete found for the southwest corner of said Lot 4B, Block 1, and the northwest corner of Lot 4C, Block 1, also being the easterly line of U.S. Highway No. 75 (a variable width Right-of-Way);

THENCE North 08 Degrees 22 Minutes 04 Seconds West, along the easterly line of said U.S. Highway No. 75, a distance of 150.47 feet to a 1/2" iron rod with cap stamped "Santitas" found for the northeast corner of said Lot 4B, Block 1;

THENCE North 81 Degrees 40 Minutes 09 Seconds East, departing the east line of said U.S. Highway No. 75, along the north line of said Lot 4B, Block 1, a distance of 304.75 feet to a 1/2" iron rod with cap stamped "5537" found for the northeast corner of said Lot 4B, Block 1;

THENCE South 05 Degrees 40 Minutes 56 Seconds West, along the east line of said Lot 4B, Block 1, a distance of 75.64 feet to a 1/2" iron rod with cap stamped "5537" found in the east line of Lot 4B, Block 1;

THENCE North 75 Degrees 56 Minutes 42 Seconds East, departing the east line of said Lot 4B, Block 1, a distance of 128.88 feet to a 5/8" iron rod with yellow cap stamped "Jones Carter" set for corner;

THENCE South 01 Degrees 19 Minutes 23 Seconds West, a distance of 157.58 feet to a 5/8" iron rod with yellow cap stamped "Jones Carter" set for corner in the south line of said 6.949 acre tract and the north line of a called 3.023 acre tract of land described in deed to SFR Corp., recorded in Volume 2560, Page 848, O.P.R.G.C.T.;

THENCE South 75 Degrees 56 Minutes 42 Seconds West, along the south line of said 6.949 acre tract, a distance of 128.88 feet to a 5/8" iron rod with yellow cap stamped "Jones Carter" set for corner in the east line of Lot 4C, Block 1 of said Crescent Oaks Plaza;

THENCE North 01 Degrees 19 Minutes 23 Seconds East, at a distance of 38.99 to a 1/2" iron rod with cap stamped "5537" found for the southeast corner of said Lot 4B, Block 1;

THENCE South 81 Degrees 37 Minutes 56 Seconds West, at a distance of 266.42 feet to the POINT OF BEGINNING and containing 73,611 square feet or 1.690 acres of land or less.

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

FOR REVIEW ONLY:
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

REPLAT OF
LOT 4B, BLOCK 1
CRESCENT OAKS PLAZA
AND BEING 1.690 ACRES OUT OF THE
J. B. McANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JANUARY 2019

DEVELOPER / OWNER:
YOUNG ENTERPRISES, L.P.,
5414 E. 187th NORTH
DALLAS, TEXAS 75244
PHONE: (214) 741-0008

ENGINEER / SURVEYOR:
J.C. JONES CARTER
Texas Board of Professional Engineers Registration No. F-428
8505 Winwood Drive, Suite 600, Plano, Texas 75074
972.454.3440
Texas Board of Professional Land Surveying Registration No. 150481-02
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com



STAFF REVIEW LETTER

February 11, 2019

Young Enterprises, LP
5414 FM Hwy. 1417 North
Sherman, TX 75092

Jones Carter
6509 Windcrest Dr., Suite 600
Plano, TX 75024

Dear Applicants,

The request for approval of the Replat of Lot 4, Block 1, Crescent Oaks Plaza has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. New Lot number for subject property must be assigned.
6. Plat name should be easier to distinguish from previous replats of subject property.
7. Additional mutual access agreement may be required in order to access property via current private drive.
8. Detention shall be in accordance with City standards.
9. All owners of subject property must sign plat.
10. Change "Sartian" to "Sartin" in metes and bounds description.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

16.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

605 EAST PECAN STREET

The request of Sam Loria (Owner) and Steve Herlinger, Tillman Infrastructure (Applicant/Representative) concerning the property located at 605 East Pecan Street, being 0.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c) to allow a 124' tall wireless monopole cell tower in lieu of the allowed 100' in an M-2 (Heavy Manufacturing) District.
- Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(1)(c)(iv) to allow a wireless monopole cell tower to be 40' from north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District.

Background:

The property is located at 605 East Pecan Street between Broughton and Throckmorton Street; Commissary Express is next door. The property is zoned an M-2 (Heavy Manufacturing) District. The owners would like to erect a 124' tall wireless cell tower.

Adjacent Zoning:

M-2 (Heavy Manufacturing) District

Origination:

Sam Loria (Owner)

Steve Herlinger, Tillman Infrastructure (Applicant/Representative)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Site Plan

Distance to Nearest Cell Towers

Elevations

Staff Review Letter



605 East Pecan Street

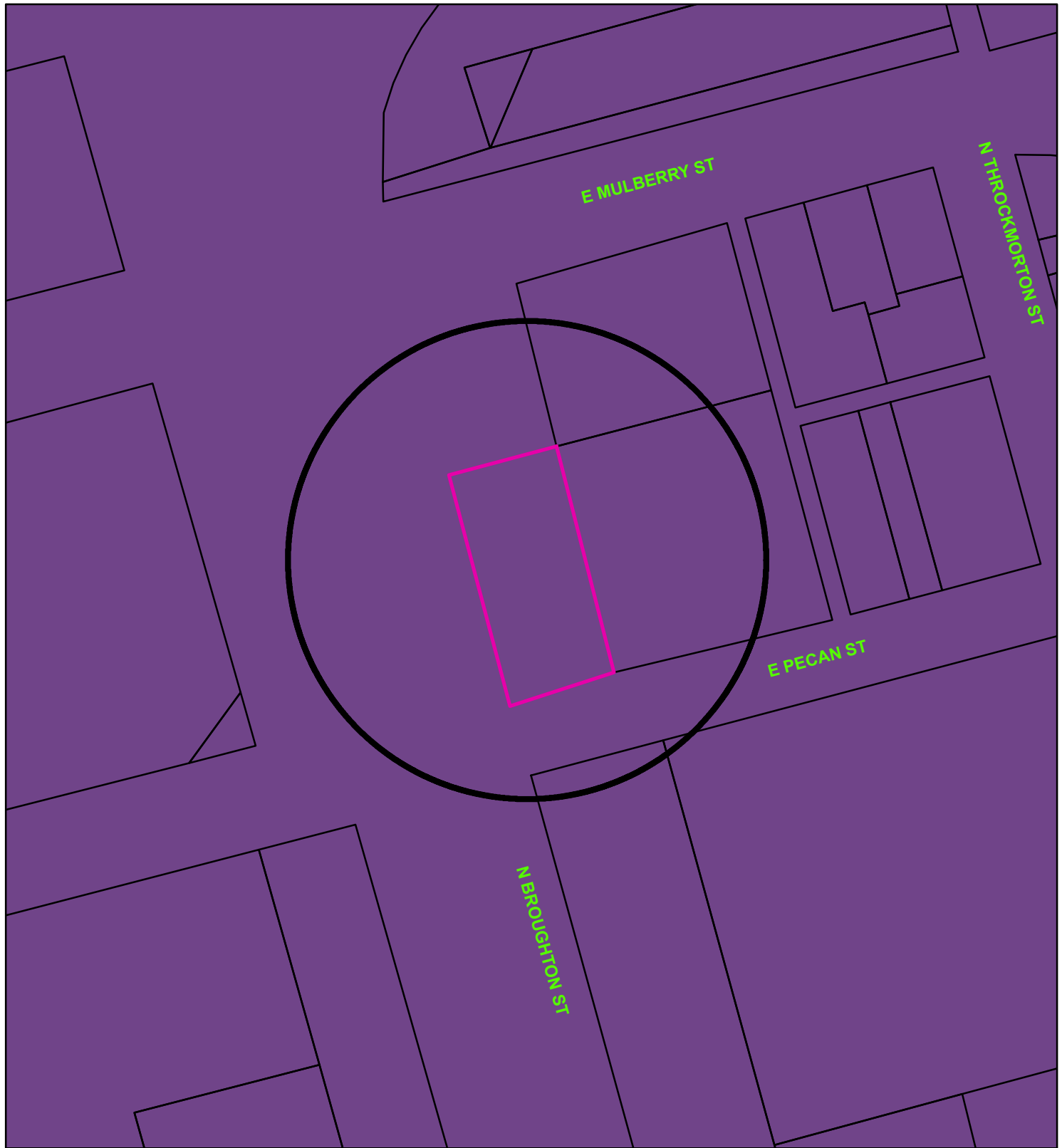


605 East Pecan Street



1 in = 300 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 605 East Pecan Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

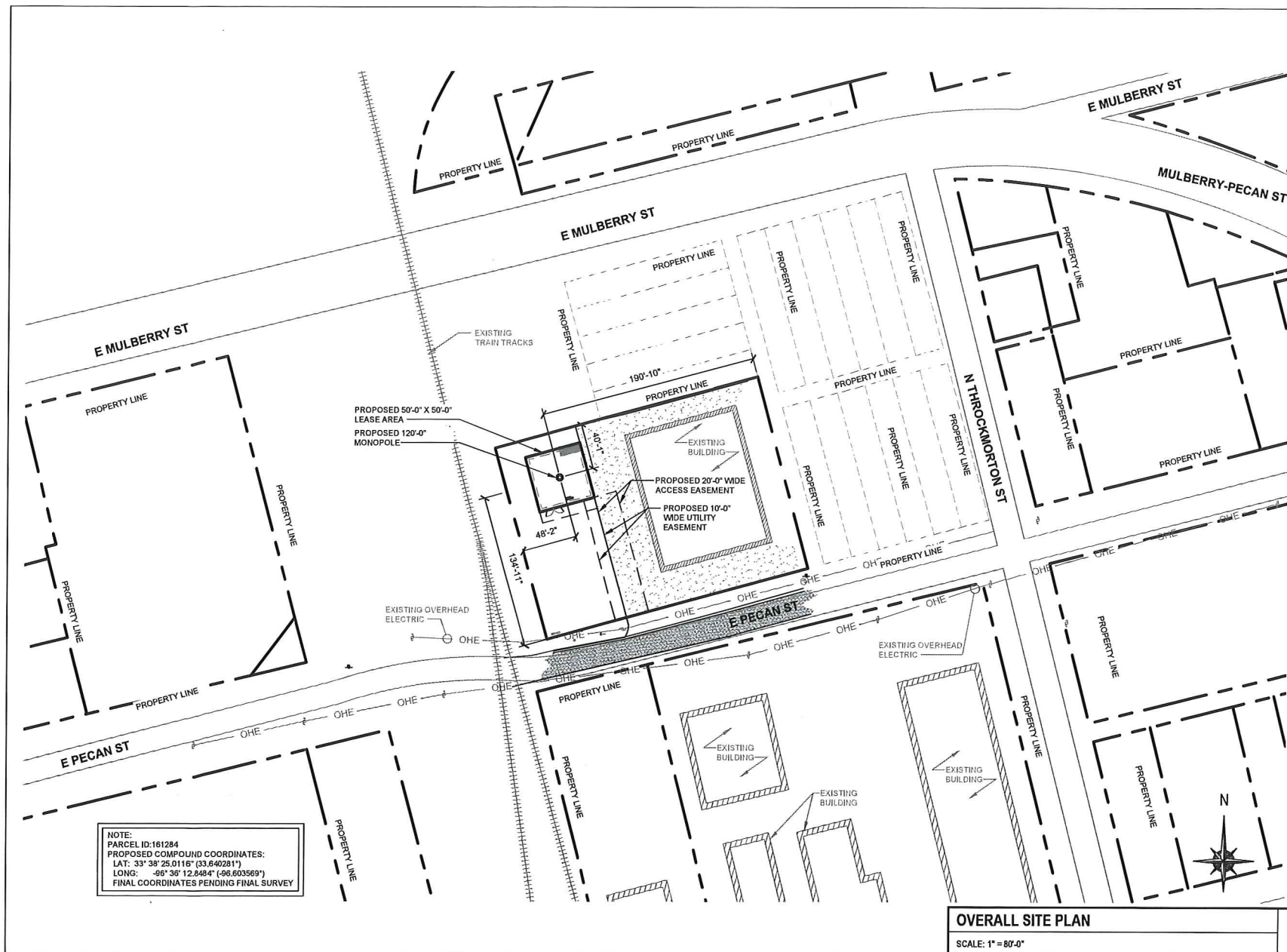
1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

605 East Pecan Street





REVISIONS		
REV.	ISSUED FOR	DATE
1	ZONING DRAWING	11/14/18 DAZ
2	REVISED ZD	01/29/19 DAZ

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
 CIVIL \ TELECOMMUNICATION \ MECHANICAL
 PLUMBING \ ELECTRICAL \ LAND SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK AG
 DRAWN DAZ
 JOB: T1801831

Z-1
OVERALL
SITE PLAN

VERTICOM
 IDEAS • SOLUTIONS • RESULTS
 1701 AMBASSADOR ROW
 DALLAS, TX 75247
 PH: 214-741-8898

TILLMAN
 INFRASTRUCTURE

WT GROUP
 14592540
 SHERMAN
 609 EAST PECAN STREET
 SHERMAN, TX 75090

WT Group
 Engineering • Design • Construction

1701 AMBASSADOR ROW
 DALLAS, TX 75247
 PH: 214-741-8898
 © COPYRIGHT 2018 THE WT GROUP, LLC



Sherman

Railroad St

Mulberry St

Nearest Tower (458ft)

33.640281 -96.603559

Pecan St

East St

Throckmorton St

Maxey St

Houston St

367 ft

© 2018 Google

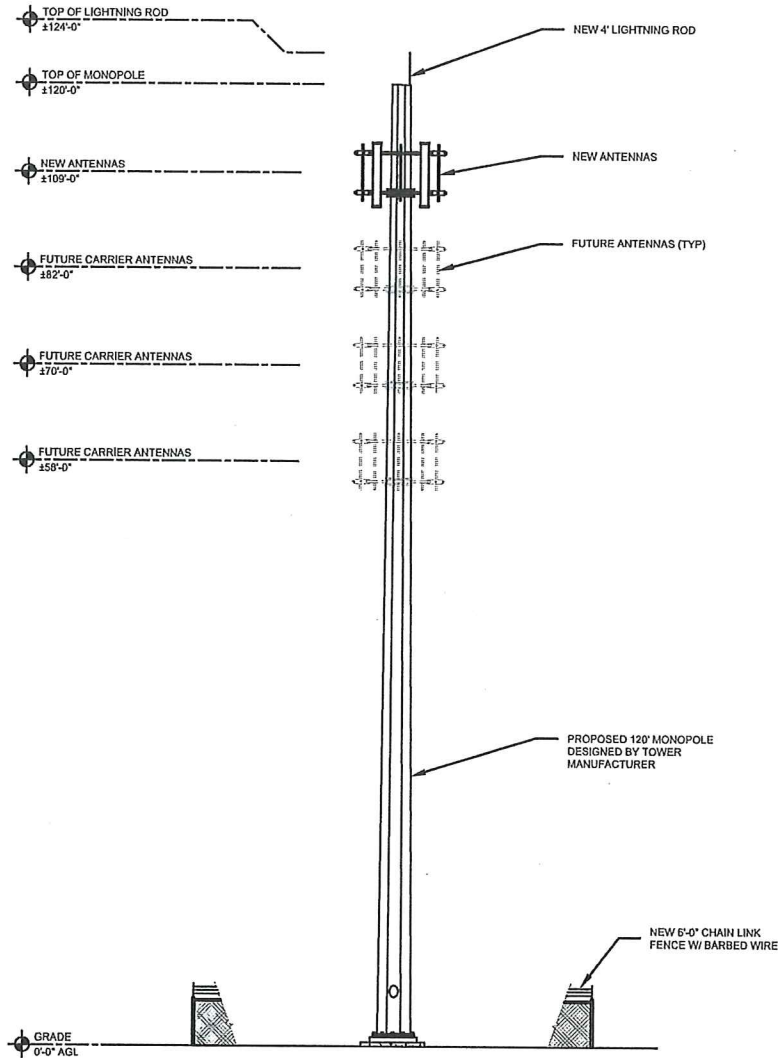
Google

1995

Imagery Date: 11/26/2018

lat 33.644050° lon -96.608990° elev 0 ft eye alt

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



ELEVATION

SCALE: 1" = 15'-0"

VERTICOM
IDEAS · SOLUTIONS · RESULTS
7091 AMBASSADOR RDW
DALLAS, TX 75227
PH: 214-741-4800

TILLMAN
INFRASTRUCTURE

WT GROUP
14592540
SHERMAN
609 EAST PECAN STREET
SHERMAN, TX 75090

WT Group

EXPIRES: 09/30/19 SIGNED: 11/14/18			
REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ

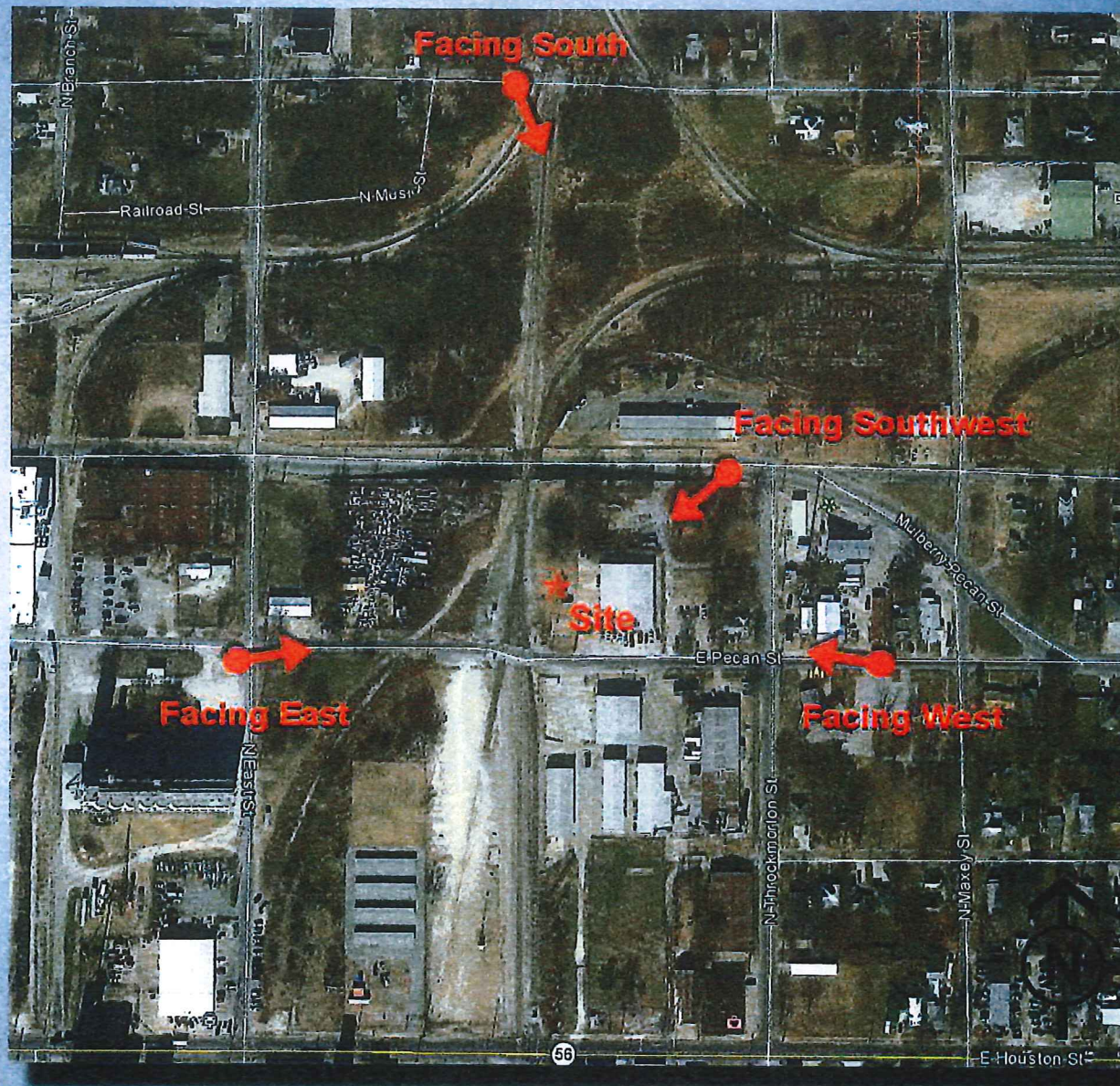
AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: KAG
DRAWN: DAZ
JOB: T1801831

Z-3
ELEVATION

Sherman - 14592540

609 East Pecan St
Sherman, TX 75090



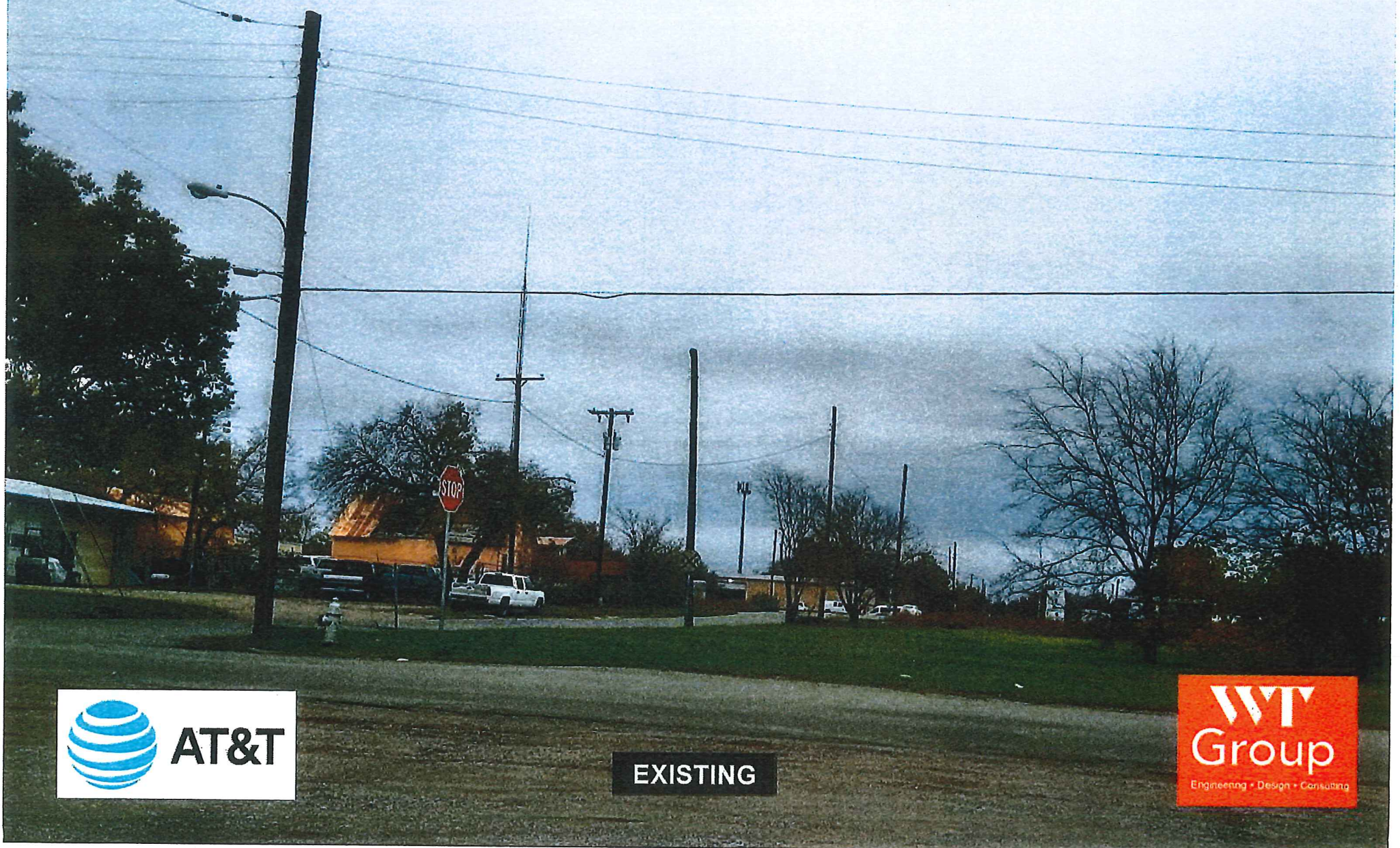
56



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



AT&T

EXISTING

**WT
Group**

Engineering • Design • Consulting

Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing East



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing West



EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing West



PROPOSED



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



AT&T

EXISTING

**WT
Group**

Engineering • Design • Consulting

Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing Southwest



AT&T

PROPOSED

**WT
Group**

Engineering • Design • Consulting

Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South



AT&T

EXISTING



Sherman - 14592540

609 East Pecan St
Sherman, TX 75090

Facing South

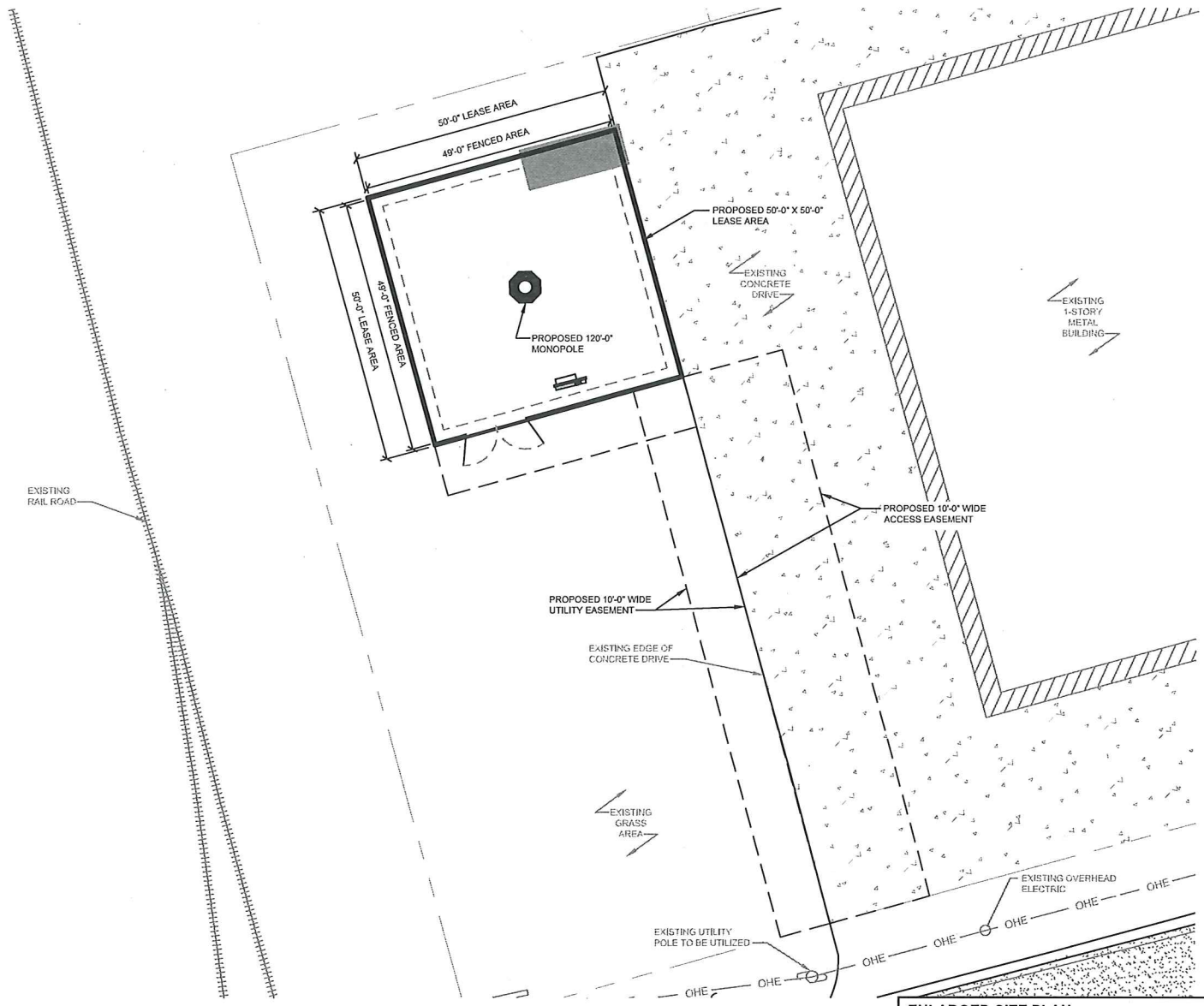


AT&T

PROPOSED

**WT
Group**

Engineering • Design • Consulting



VERTICOM
IDEAS • SOLUTIONS • RESULTS

TILLMAN
INFRASTRUCTURE

WT GROUP
14592540
SHERMAN
609 EAST PECAN STREET
SHERMAN, TX 75090

WT GROUP
7701 AMBASSADOR ROW
DALLAS, TX 75247
PH: 214-741-6888

WT Group
Engineering • Design • Construction

JEFFS. GUTOWSKY
106604
LICENSED PROFESSIONAL ENGINEER

EXPIRES: 06/30/19		SIGNED: 11/14/18	
REVISIONS			
REV.	ISSUED FOR	DATE	BY
1	ZONING DRAWING	11/14/18	DAZ

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

CHECK: AG
DRAWN: DAZ
JOB: T1501831

Z-2
ENLARGED
SITE PLAN

STAFF REVIEW LETTER

February 12, 2019

Sam Loria
4303 Rosehill Road
Whitewright, TX 75491

Steve Herlinger
7901 Ambassador Row
Dallas, TX 75247

Dear Applicants,

The request for variances to allow a 124' tall wireless monopole cell tower and to allow it to be 40' from north property line, 10' from the east property line, and 48' from the west property line in lieu of the required 124' from any property line in an M-2 (Heavy Manufacturing) District for the property located at 605 East Pecan Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-2 (Heavy Manufacturing) District, the Telecommunications antennas and towers ordinance, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All driving and parking surfaces shall be concrete or asphalt.
4. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshal for direction.
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Platting of the property is required.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

17.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1318 NORTH LUCKETT STREET & 1322 EAST TUCK STREET

The request of John & Zaida Burdett and Tammy Reeder Salas AKA Tammy Ray (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1318 North Lockett Street and 1322 East Tuck Street, being part of Lot 1 and all of Lot 2, Block 5, Mildred Heights Addition, containing 0.334 acres in the C. Carter Survey, Abstract No. 229, as follows:

Board of Adjustments

- Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.177 acres in the C. Carter Survey, Abstract No. 229, also being Lot 2R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 50' lot width in lieu of the required sixty (60) foot in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 6.2, Subsection (1), being 0.157 acres in the C. Carter Survey, Abstract No. 229, also being Lot 1R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 11' front yard setback in lieu of the required 25', a 5' side yard setback in lieu of the required 6.8' for an existing dwelling in an R-1 (One Family Residential) District.
- Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(1) and (1)(c)(2), being 0.157 acres in the C. Carter Survey, Abstract No. 229, also being Lot 1R of the proposed Replat of Mildred Heights Addition, Block 5, Lots 1R & 2R, to allow a 0.3' side yard setback in lieu of the required 5' and a 3.6' setback from the main structure for an existing storage building in lieu of the required 6' in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of Mildred Heights Addition, Block 5, Lots 1R and 2R.

Background:

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

The owners are replatting the property to enlarge the lot on Tuck Street. There are existing structures on both lots, the structures on proposed Lot 1R requires variances to be compliant with current zoning regulations.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

John & Zaida Burdett and Tammy Reeder Salas AKA Tammy Ray (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

38

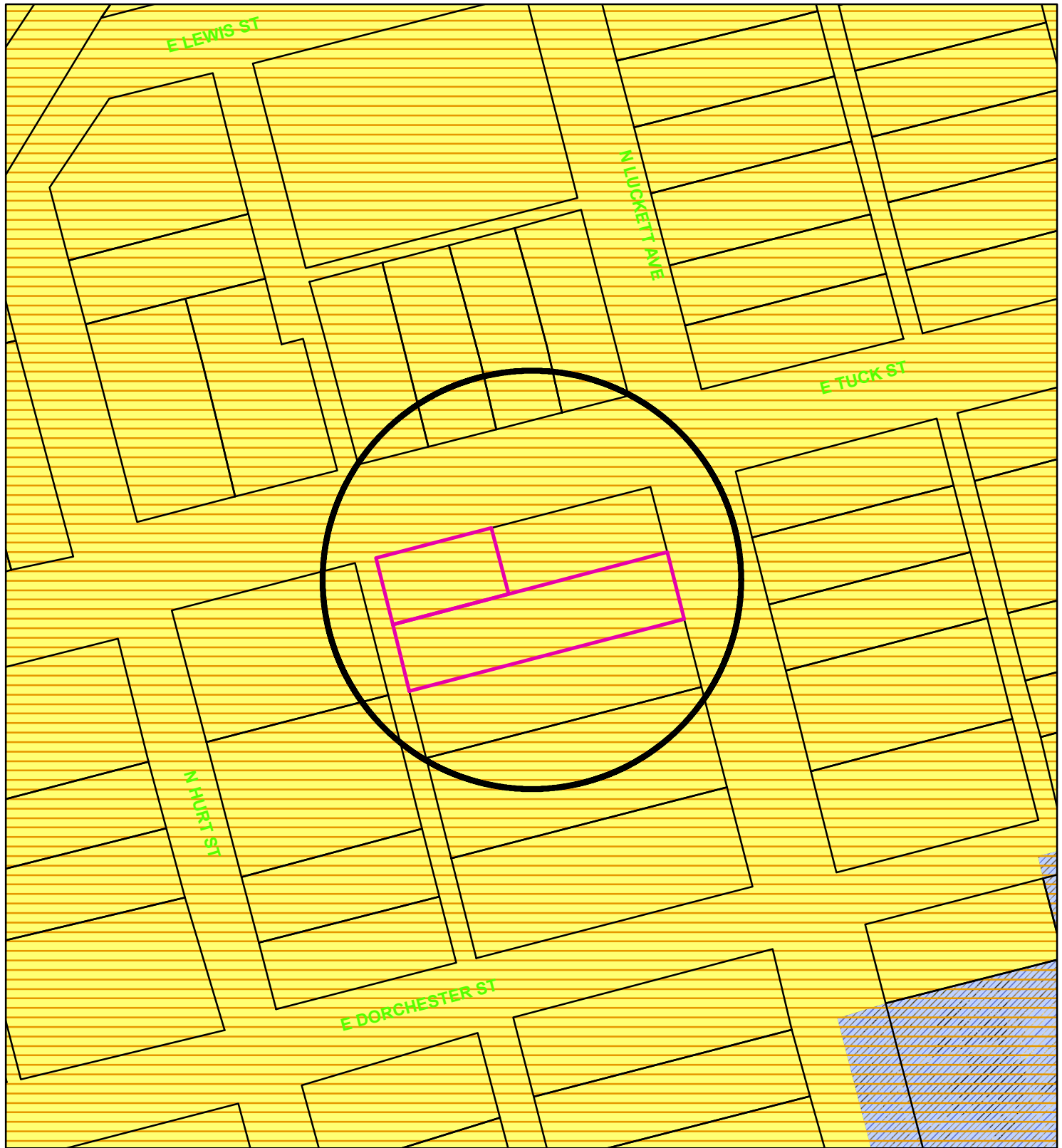
Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Mildred Heights Addition, Block 5, Lots 1R & 2R
Variances - Site Plan of Existing Structures
Staff Review Letter





Zoning - 1318 North Lockett St. & 1322 East Tuck St.

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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 = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

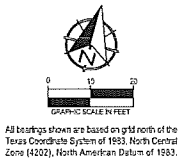
City of Sherman, Texas
Developmental Services Department

1322 East Tuck Street



1318 North Luckett Street



[illegible]

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-766-6029

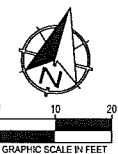
 Preston Trail LAND SURVEYING		83493 H. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
TPBLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: F-20' Date: 01/25/2019	Project No. 18-0400.1 Sheet No. 1 of 2

Chris R. Noah
Registered Professional Land Surveyor No. 6585

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

**REPLAT OF MILDRED HEIGHTS ADDITION
BLOCK 5, LOTS 1R & 2R
0.334 OF AN ACRE
C. CARTER SURVEY, ABSTRACT NO. 229
Being PART OF LOT 1 & ALL OF LOT 2
IN BLOCK 5 OF MILDRED HEIGHTS ADDITION
City of Sherman, Grayson County, Texas**

 Preston Trail LAND SURVEYING		83493 N. State Hwy 289, Suite 5 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-8029	
TPMS Firm No. 10194175	Drawn by: BWH Checked by: CRN	Scale: 1"=20' Date: 05/26/2019	Project No. 18-04001 Sheet No. 2 of 2



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

FLOOD STATEMENT:

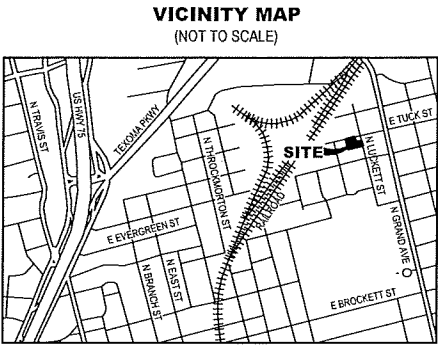
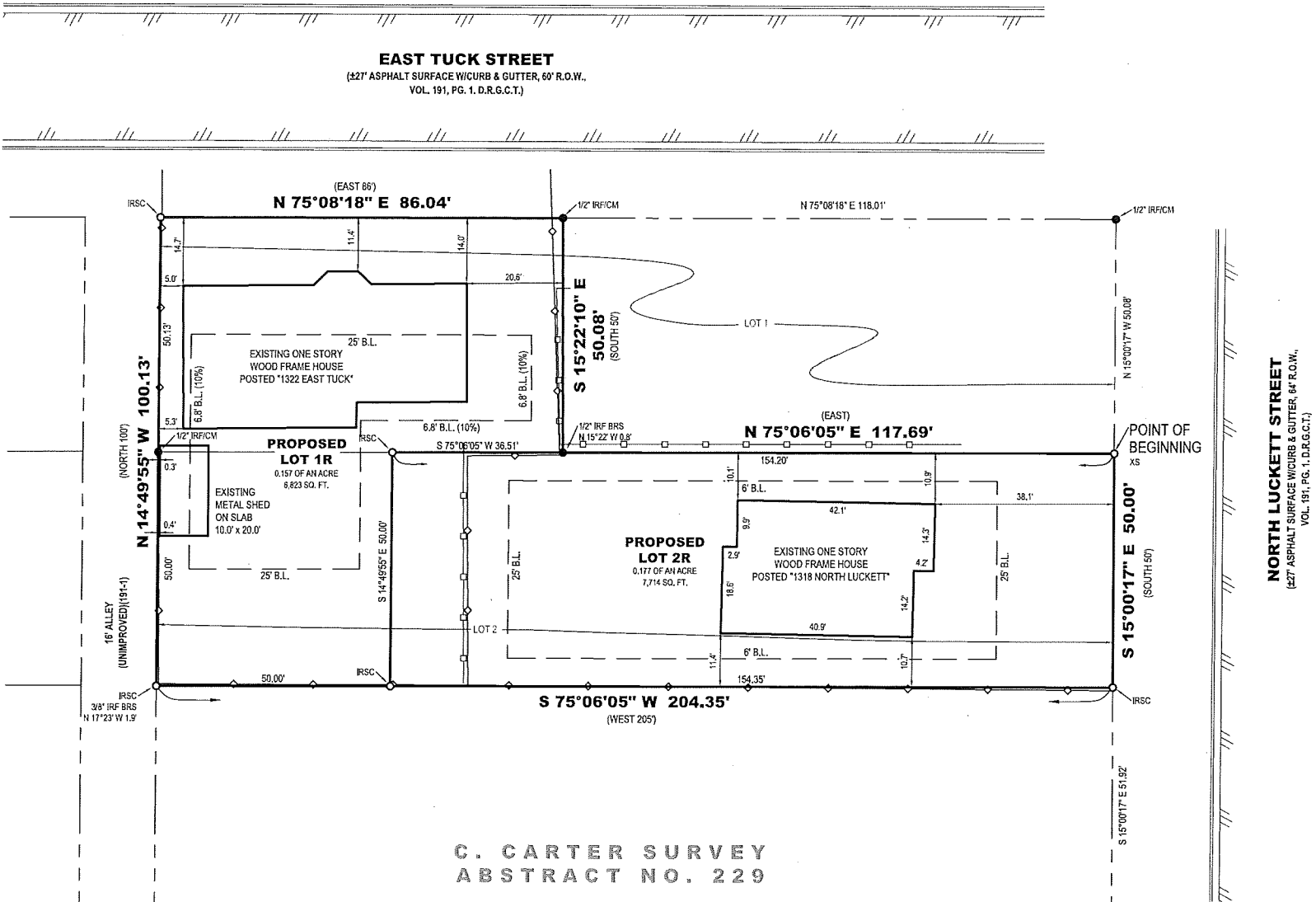
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as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

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.

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	R.O.W.	RIGHT-OF-WAY
FST	FOUND SQUARE TUBE	VOL., PG.	VOLUME, PAGE
XS	"X" SCRIBED IN CONCRETE SET	()	DEED OR PLAT CALL
WFCP	WOOD FENCE CORNER POST	---	BOUNDARY LINE
BRS	BEARS	---	ADJOINER LINE
CM	CONTROLLING MONUMENT	///	ASPHALT



NORTH LOCKETT STREET
(627' ASPHALT SURFACE W/ CURB & GUTTER, 64' R.O.W., VOL. 191, PG. 1, D.R.G.C.T.)

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

EXHIBIT OF EXISTING CONDITIONS

**REPLAT OF MILDRED HEIGHTS ADDITION
BLOCK 5, LOTS 1R & 2R
0.334 OF AN ACRE
C. CARTER SURVEY, ABSTRACT NO. 229
Being PART OF LOT 1 & ALL OF LOT 2
IN BLOCK 5 OF MILDRED HEIGHTS ADDITION
City of Sherman, Grayson County, Texas**

OWNER:
Tammy Ray Salas
1322 East Tucker Street
Sherman, TX 75090

OWNER:
John Burdett
Zelda Burdett
48 Tipps Road
Whitesboro, TX 76273
Ph: 940-220-1992

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

**Preston Trail
LAND SURVEYING**

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

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 01/25/2019	Project No. 18-0400.1 Sheet No. 1 of 1
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STAFF REVIEW LETTER

February 11, 2019

Tammy Salas
1322 E. Tuck St.
Sherman, TX 75090

John & Zaida Burdett
48 Tipps Rd.
Whitesboro, TX 76273

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

Dear Applicants,

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

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. The City of Sherman does not maintain alleys.
6. Private Sanitary Sewer Easement required from Lot 1R to Lot 2R be filed of record and shown on plat with recording information.
7. Correct owner information to read "Tuck Street."
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

18.

Meeting Date: 02/19/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3000 BLOCK OF WEST WASHINGTON STREET**

The request of Washington Bend, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 3000 Block of West Washington Street, being 22.553 acres in the William Thompson Survey, Abstract No. 1210, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Washington Oaks Subdivision.

Background:

The property is located in the 3000 block of West Washington Street between Timber Creek Road and Cinrose Lane. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into thirty lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Washington Bend, LLC (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

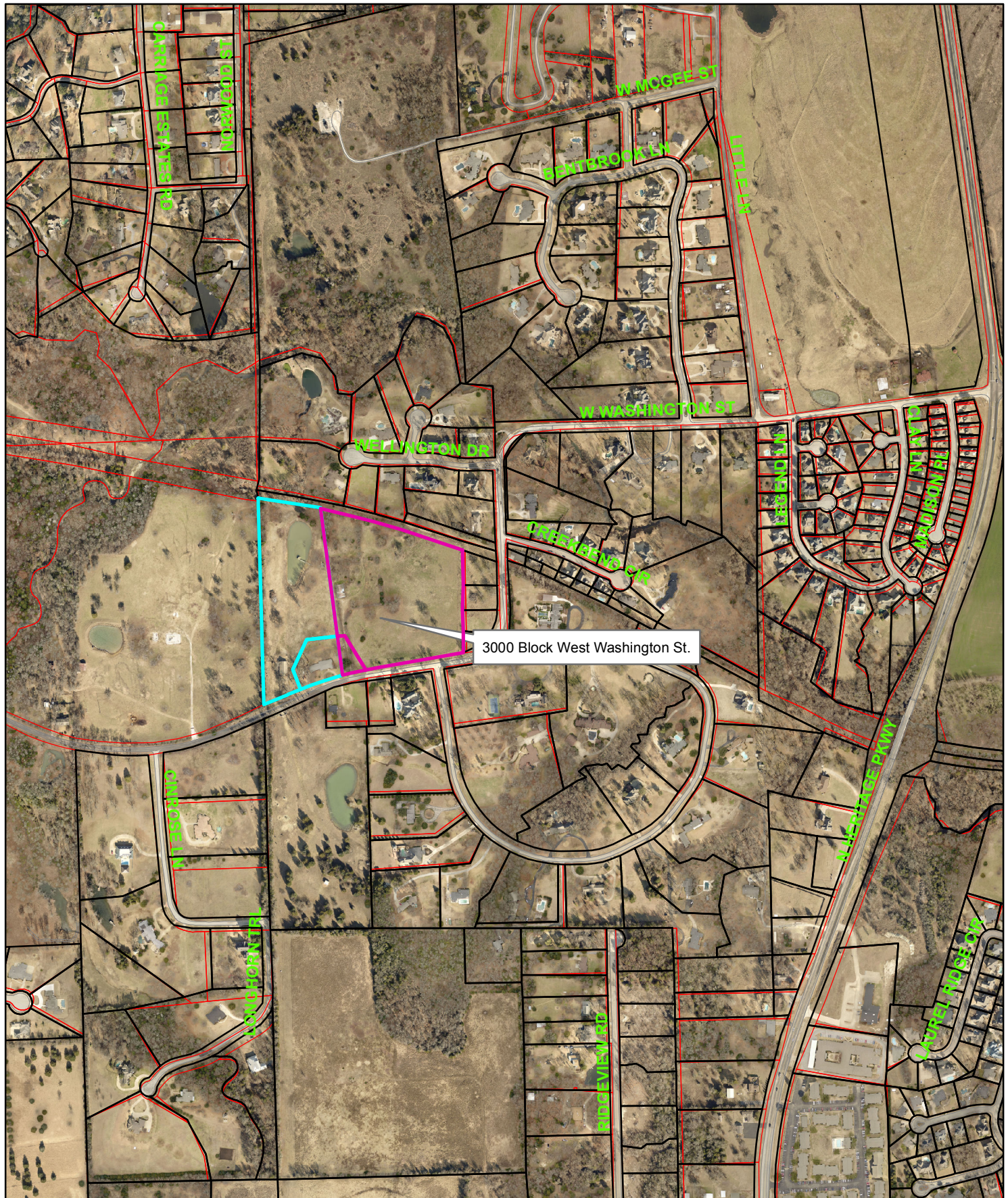
Attachments

Location Map

Zoning Map

Preliminary Plat - Washington Oaks Subdivision

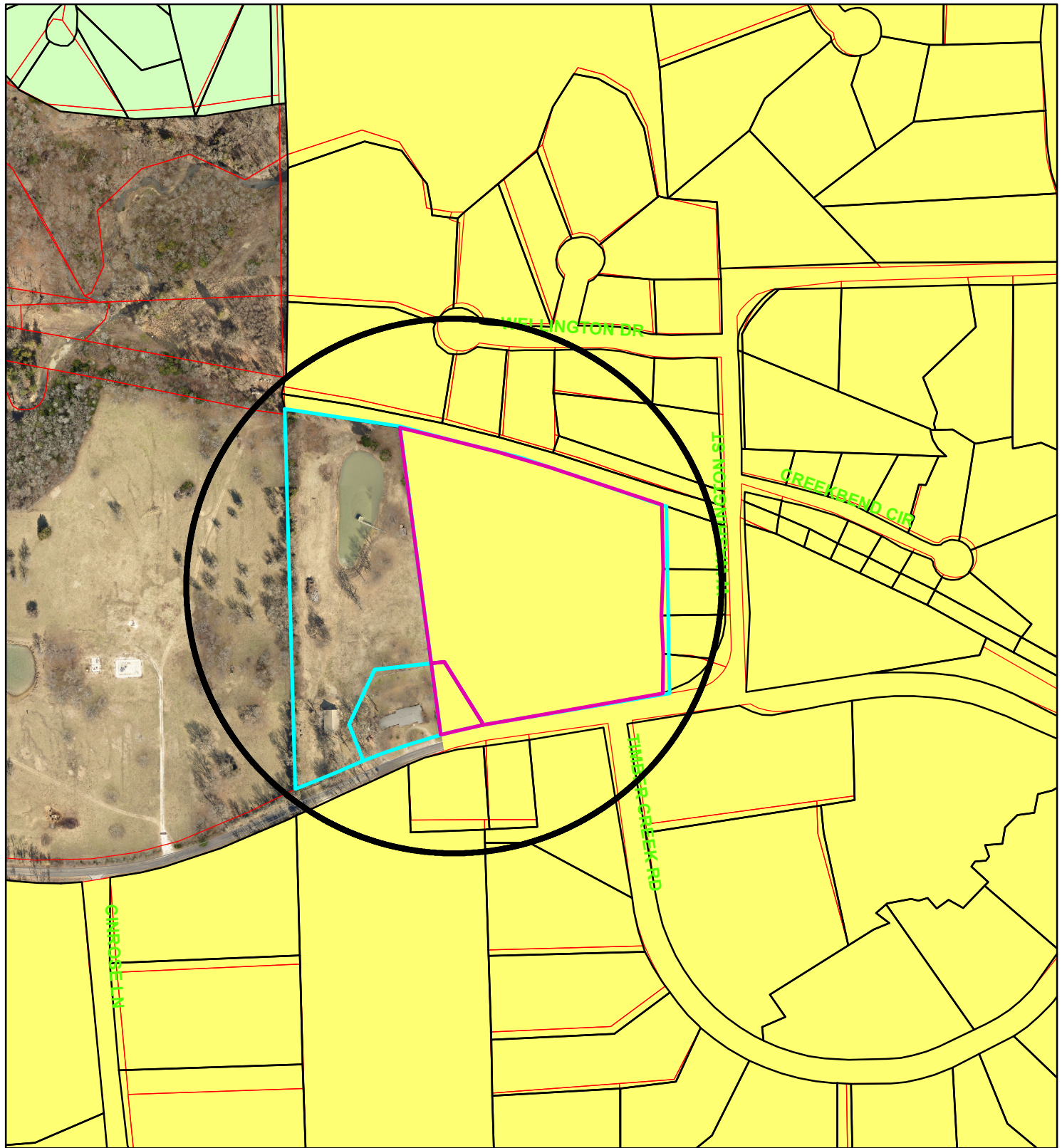
Staff Review Letter



3000 Block West Washington Street



1 in = 700 ft



Zoning - 3000 Block West Washington Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

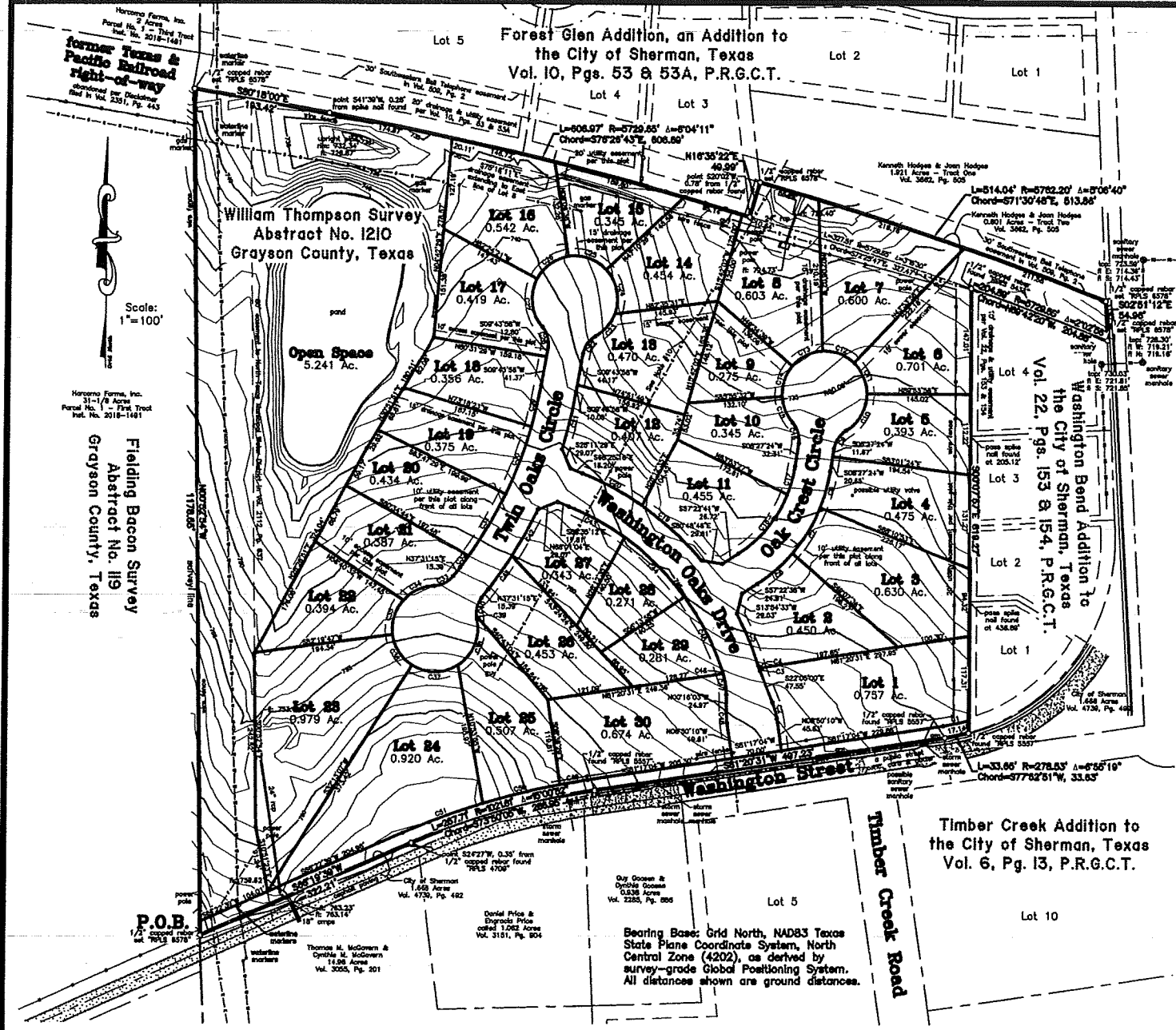


NOT TO SCALE

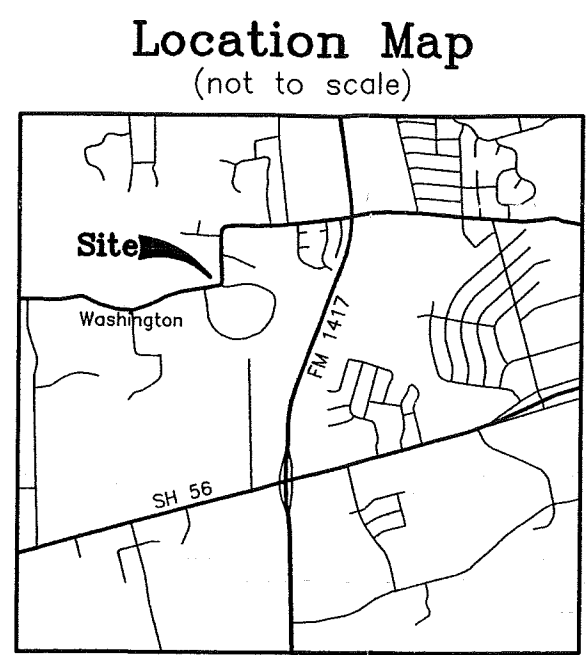
1 in = 400 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



Curve Data			
Curve #	Length	Radius	Delta
C1	36.02	263.04	72°32'
C2	25.12	100.00	131°40'
C3	4.04	100.00	21°00'
C4	3.47	100.00	20°00'
C5	78.54	425.00	10°32'30"
C6	65.18	225.00	16°30'30"
C7	74.95	225.00	16°00'30"
C8	53.35	225.00	13°18'45"
C9	31.05	35.00	50°00'00"
C10	63.30	60.00	56°32'30"
C11	48.52	60.00	48°20'00"
C12	48.51	60.00	48°20'18"
C13	48.17	60.00	48°07'18"
C14	48.47	60.00	44°22'30"
C15	40.24	60.00	38°35'30"
C16	31.05	35.00	50°00'00"
C17	40.88	175.00	13°23'30"
C18	108.52	175.00	30°31'00"
C19	113.76	425.00	18°20'15"
C20	80.31	425.00	12°50'00"
C21	82.41	825.00	7°33'18"
C22	31.05	35.00	50°00'00"
C23	42.05	60.00	40°08'00"
C24	68.22	60.00	57°14'22"
C25	58.54	60.00	56°17'00"
C26	55.61	60.00	53°17'45"
C27	71.84	60.00	58°41'41"
C28	31.05	35.00	50°00'00"
C29	58.89	575.00	8°50'30"
C30	100.12	575.00	8°58'38"
C31	100.12	575.00	8°58'38"
C32	18.83	575.00	15°00'00"
C33	31.05	35.00	50°00'00"
C34	48.88	60.00	48°48'30"
C35	51.27	60.00	48°14'00"
C36	53.85	60.00	50°11'00"
C37	87.00	60.00	64°50'45"
C38	73.86	60.00	70°21'41"
C39	5.57	35.00	90°00'00"
C40	25.48	35.00	41°42'00"
C41	56.63	625.00	8°11'30"
C42	74.07	625.00	8°47'23"
C43	88.80	375.00	13°45'14"
C44	118.81	375.00	18°07'18"
C45	118.25	375.00	18°04'00"
C46	2.43	100.00	123°28'
C47	28.70	100.00	170°11'00"
C48	14.94	100.00	8°24'00"
C49	38.84	100.00	21°00'00"
C50	110.31	100.00	6°00'00"
C51	120.31	100.00	6°30'30"



Preliminary Plat Washington Oaks Subdivision

to
the City of Sherman, Texas

22.553 Acres

in the
William Thompson Survey
Abstract No. 1210

General Notes:

1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service to be provided by Oncor 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. 4818100270 F, Revised Date: September 28, 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. Center of an overhead electrical distribution line and easement to Texas Power & Light Co. in Vol. 1010, Pg. 250 (no width stated) may be abandoned/released by separate document.

Owner/Developer:
Washington Bend, LLC
717 N. Crockett Street
Sherman, Texas 75090

NOTICE:
THIS IS A PRELIMINARY PLAT ONLY.
THE SUBDIVIDER HAS NOT YET FULLY
COMPLIED WITH THE STATE AND
COUNTY REQUIREMENTS FOR
SUBDIVISIONS. THIS PRELIMINARY PLAT
IS FOR REVIEW PURPOSES ONLY AND
NOT SUFFICIENT FOR FILING,
RECORDING, DEDICATION, ACCEPTANCE
OR FOR THE SELLING OR MARKETING
OF LOTS SHOWN HEREIN.

Preliminary Plat of Washington Oaks Subdivision

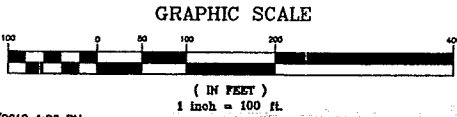
to
the City of Sherman, Texas
22.553 Acres in the William Thompson Survey, Abstract No. 1210
Owner/Developer: Washington Bend, LLC
717 N. Crockett Street, Sherman, TX

APPROVED FOR PREPARATION OF FINAL PLAT

Approved This _____ Day Of _____ 2019, by the City Planning and Zoning Commission of the City of Sherman.

Chairman _____ Secretary _____

Job No. CQS831118-P
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100





STAFF REVIEW LETTER

February 11, 2019

Washington Bend, LLC
717 N. Crockett St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Washington Oaks Subdivision has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 19, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. No drive approaches will be approved off of Washington Street.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Verify total right-of-way width on Washington Street. Additional dedication required to meet 60' Right of Way.
7. Minimum lot width shall be 60 feet, minimum lot area shall be 6,000 square feet.
8. Annexation required for property outside City limits.
9. Verify cul-de-sac and fire requirements with Fire Marshall.
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be submitted to City of Sherman Engineering Department for review and approval.
11. Water and Sewer must be extended to serve property.
12. Metes and bounds description must match drawing.
13. "Open Space" lot must have a lot and block number and be shown as owned by the HOA.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

19.

Meeting Date: 02/19/2019

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

Issue:

OTHER BUSINESS

Review Draft Planned Development Ordinance

List of Agenda Items:

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

The Committee met January 22, 2019 to review the draft ordinance.

Planned Development Ordinance

Creating a new ordinance intended to facilitate the planning, design and development on large tracts that cannot be adequately accommodated in other zoning districts. Greater flexibility and creativity to encourage design plans unique to individual projects.

Minimum Qualifications:

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

Development Criteria:

- Consistent with the Comprehensive Plan
- Enhanced Project Design – Exceed minimum regulatory standards, Compatible with surrounding neighborhoods relative to architectural design, scale, building height, historical character and orientation of buildings.
- Land uses, buildings, streets, open space, pedestrian circulation and landscape should be arranged to produce an orderly and creative layout.
- Streets shall be designed with enhancements to the pedestrian realm including sidewalks and shared-use paths separated from vehicular movement with a vegetated parkway buffer and street trees.

- Residential and non-residential building design should have architectural elements such as masonry and finishes.
- Open spaces for use as community gathering places and recreational resources.
- Amenities such as trails, seating, shade and lighting.

Attachments

Draft Ordinance - Planned Development District

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT "A", GENERAL ZONING ORDINANCE NO. 2280, ADDING SECTION 6.11, ENTITLED "PLANNED DEVELOPMENT DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 14, Exhibit "A", Section 6.11 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 6.11. PD (Planned Development) District.

(1) Introduction.

The Planned Development (PD) district is a tool intended to facilitate the planning, design, and development of integrated land uses on large tracts of that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

(2) Intent and Purpose.

(a) A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance. A PD district can permit greater flexibility and creativity to encourage design plans unique to individual projects that are responsive to changing market conditions. The PD district also provides assurance of high-quality standards and a consistent vision across the scope, scale, and term of the project.

(b) To ensure that each PD is established to achieve specific, unique planning and design objectives, and to guard against its misuse simply to obtain variances and exceptions for an otherwise conventional development project, PD submittal and approval criteria are provided herein to establish minimum requirements, standards, and procedures.

(3) Establishment of a PD District.

The governing body may create a PD district by ordinance through an amendment to the zoning map, pursuant to Section 12 and the procedures established therein. The PD ordinance shall establish the boundaries of the district and assign a project name and number. No base zoning district will be directly paired with a PD district. Any overlay districts that apply to land within the PD project boundaries shall be integrated into the PD district.

(4) Minimum Qualification of a Proposed PD District.

To be eligible for consideration, a proposed PD district shall adhere to the following:

(a) Minimum Size. A PD district shall be established with a minimum of 200 acres, sufficient to accommodate a large master-planned community. The City Council may consider requests for a PD smaller than 200 acres if it is demonstrated that the project satisfies all other eligibility and approval criteria except for the minimum size. In no case shall the development area of a new PD district be less than 100 acres.

(b) Mix of Land Uses. To ensure a mix of supporting and integrated land uses, a PD district shall contain at least:

- ☐ *two housing types (single-family, attached housing/townhouse, or multi-family);*
- ☐ *retail, office, business/employment; and*
- ☐ *a public destination (large park, public plaza, town center, school/library, or similar community gathering place)*

Each of the above uses shall be of large enough area to demonstrate capacity as an integral component of the overall land-use mix within the project. At the discretion of the City, the area, density, and intensity of each proposed land use shall be evaluated by staff for overall compliance with existing plans and PD requirements.

(5) Planned Development Components.

The Director shall ensure that a completed application related to a PD district has been submitted by the applicant that includes the information and materials necessary to render an informed decision. The applicant shall prepare a Statement of Justification for the PD district to explain the rational basis for why the proposed project should be accommodated with a PD in lieu of conventional base zoning. The Director shall clearly describe and publish required information for each component. During review, the Director, Planning and Zoning Commission and/or the City Council may require the submission of additional information as needed to meet the objectives of these requirements.

The PD ordinance shall comprise the following components:

(a) Development Plan. The Development Plan contains the written terms and standards necessary to ensure compliance with the PD objectives and approved plans. The Development Plan shall include a narrative of PD purpose, intent, and guiding principles. The Development Plan shall also include, at a minimum, a list or table of permitted land uses and associated special development standards within the district, including, but not limited to, intensity, density, lot dimensions and coverage, setbacks, building height, floor-to-area ratio, parking, access, screening, landscape elements, signage, lighting, management associations, and other requirements deemed necessary and appropriate by the governing bodies. Graphical and narrative explanations of proposed uses, design integration and compatibility shall demonstrate the applicant's understanding of the proposed regulations. Proposed deviations from specific City of Sherman standards for public improvements (e.g., streets, sidewalks, utility assignments, etc.) shall be similarly detailed in the plan, with concurrence of City staff.

(b) Conceptual Plan. The Conceptual Plan shall graphically demonstrate the applicant's intent for the development of the proposed Planned Development. The plan exhibit shall show general land use areas, acreages and maximum densities, primary street circulation and access points, floodplains, open space and parkland, pedestrian and trail circulation, and general location of amenities and other programming, if applicable. This plan stage is intended to be neither exhaustive nor absolute and is expected to be refined further in the Detailed Site Plan.

(c) Detailed Site Plan. The Detailed Site Plan shall refine the Conceptual Plan to show precise locations of land uses, building envelopes and architectural elevations, local street circulation and access points, parking areas, final locations and alignments of pedestrian and trail circulation, park and amenity details, buffering, screening and landscape areas, drainage facility locations, and other details as applicable to the project. For phased PD projects, multiple Detailed Site Plans may be submitted within the project boundaries, but no development shall occur on a site without approval of a Detailed Site Plan.

(6) Development Criteria.

As part of the application review process, the Director, Planning and Zoning Commission, and City Council shall determine whether the proposed PD provides an adequate framework for enhanced land design and integration of uses, and that the proposal exceeds the minimum standards of the zoning regulations. The Commission and Council may elect to impose supplemental conditions to the Conceptual/Detailed Site Plan and/or Development Plan to ensure justification for approval of the PD. Approval of a PD and subsequent development within the boundaries thereof shall adhere to the following:

(a) Consistency with the Comprehensive Plan. As the intent of the PD district is to provide for use and design flexibility, any combination of uses may be considered for the district provided that each use is specifically identified along with any appropriate conditions or limitations. The elements of the proposed PD shall be consistent with and promote the goals of the comprehensive plan.

(b) Enhanced Project Design. It is the intent of these regulations to encourage excellence in project design for PD districts to further implement the policies contained in the comprehensive plan. In exchange for greater design flexibility, PD districts are expected to exceed the minimum regulatory standards applicable to non-PD districts. The following criteria will be used to evaluate PD project design:

- 1) The project should be appropriately compatible with surrounding neighborhoods relative to architectural design; scale, massing, and building height; historical character; and disposition and orientation of buildings. Transitions to surrounding development shall be made when the proposed project contains differing use and scale.*
- 2) Land uses, buildings, streets, open space, pedestrian circulation, and landscape should be arranged to produce a cohesive, orderly and creative layout that is complementary and supportive of the mix of uses.*
- 3) The project should preserve the natural resources and historical aesthetic character of the site to the greatest extent practicable. Floodplains and riparian areas including wetlands and stream channels, existing specimen trees, other native woody vegetation, and natural topographical features should be identified, demarcated, and preserved as open areas.*
- 4) A variety of housing product types should be included and integrated in an appropriate manner to provide market options within the development.*
- 5) Streets shall be designed with enhancements to the pedestrian realm including sidewalks and shared-use paths separated from vehicular movement with a vegetated parkway buffer and street trees.*
- 6) The street network shall comprise a hierarchy of street types and demonstrate principles supportive of multi-modal users and enhanced connectivity. Streets shall be designed to accommodate expected users, taking into consideration the characteristics of the site and vicinity, such as connections to the existing street network and pedestrian system improvements, existing structures, and natural features.*
- 7) Residential and non-residential building design should demonstrate enhanced architectural elements such as masonry and finishes. Primary building façades should be oriented towards pedestrians to enhance and activate streetscapes.*
- 8) The project shall include a network of connected, common open spaces for use as community gathering places and recreational resources. The open-space network should incorporate amenities such as trails, seating, shade,*

lighting, and wayfinding sufficient to accommodate all expected users in compliance with all federal, state, and local jurisdictions. Wherever possible, the open-space network should connect to trails and parks outside of the project.

(7) Planned Development Approval Authority.

The components of a PD district, described in Section (6) Planned Development Components, shall be considered by the Planning and Zoning Commission and City Council in the manner described below:

(a) Conceptual Plan. The Conceptual Plan shall be considered for approval by the City Council along with a Development Plan to establish the PD district, with a recommendation from the Planning and Zoning Commission. In certain cases, following a thorough analysis of the submittal, the Director may recommend to the Planning and Zoning Commission that the project proceed directly to Detailed Site Plan for initial PD establishment. In such instance, the applicant shall submit both a Conceptual Plan and Detailed Site Plan, along with a Development Plan, to the Planning and Zoning Commission for consideration and recommendation to the City Council.

(b) Detailed Site Plan. The Detailed Site Plan shall be considered for approval either by the Planning and Zoning Commission for a PD District initially established with a Conceptual Plan, or by the City Council if submitted for initial PD establishment, provided that the Detailed Site Plan accounts for the entire project site. In the instance that a Detailed Site Plan is submitted for initial PD establishment, the Planning and Zoning Commission shall make a recommendation on the Detailed Site Plan and Development Plan. If changes are proposed to a Development Plan that was initially established with a Conceptual Plan, the Planning and Zoning Commission is granted authority to consider approval of the changes for consistency with the objectives in the original PD district approval or defer the changes to the City Council with a recommendation.

(c) Development Plan. The Development Plan shall be considered for approval by the Planning and Zoning Commission and City Council accompanied by either a Conceptual Plan or Detailed Site Plan, as established in this section.

(8) Development within a Planned Development District.

(a) An approved PD district shall regulate the use and development of property within the district boundaries per the Development Plan. All building permits and development requests shall be in accordance with the plan until and unless it is amended by the City Council.

(b) The PD district shall not modify the procedures of the application or approval process for development or building within the PD district. Such processes shall

follow and adhere to the normal procedures and requirements established by these regulations.

(9) Modifications and Amendments to PD Districts. Revisions or modifications to adopted regulating documents of a PD district shall be as follows:

(a) Development Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(b) Conceptual Plans. Major Modifications, as defined in subsection (d), to an approved Conceptual Plan shall be considered for approval by City Council following recommendation of the Planning and Zoning Commission. All other modifications shall be approved by the Planning Zoning Commission at the time of Detailed Site Plan or subsequent requests following approval.

(c) Detailed Site Plan. All modifications to an approved Detailed Site Plan shall be approved by the Planning and Zoning Commission.

(d) Major Modifications. A major modification is described as a change that increases the number of dwelling units/lots, building heights, or lot coverages; change to primary street connection location; reduction in parkland or open space (without corresponding reduction in dwelling units), and other changes deemed by the Director to be substantially different than the vision and principles established in the approved PD Development Plan. Areas and alignments shown on the Conceptual Plan may be adjusted and refined at the time of Detailed Site Plan but shall generally represent the vision that was approved upon establishment.

(10) Expiration of Approved PD District.

A Detailed Site Plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

(11) Revocation of Approved Planned Development Districts.

The property owner may request to abandon a PD and nullify an approved PD district by making an application for rezoning to an alternate zoning district. If the City determines that the project fails or ceases to comply with the applicable

standards, criteria, or conditions of the PD district ordinance, the City Council may initiate a revocation by rezoning the property to the zoning district prior to the PD district, or another district as may be appropriate.

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the General Zoning Ordinance of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or relettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

**BY: _____
DAVID PLYLER, MAYOR**

ATTEST:

**BY: _____
LINDA ASHBY, CITY CLERK**

APPROVED AS TO FORM AND CONTENT:

BY:

**BRANDON S SHELBY,
CITY ATTORNEY**

DRAFT



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

20.

Meeting Date: 02/19/2019

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

Issue:

OTHER BUSINESS

Review Amended Ordinances:

- College Park Overlay District Update
- Specific Use Permits Update
- Permit, Development and Registration Fees Update
- Screening Device (Fence) Update
- Preliminary Plat, Final Plat and Replatting Update
- Schedule of Fees, Charges and Expenses Update
- Subdivision Regulations, Modification of Design Requirements Update
- Minimum Improvements and Subdivision Regulation Update
- C-2 (General Commercial) District Update

List of Agenda Items:

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

The Committee met January 22, 2019 to review and amend ordinances for zoning and subdivision regulations.

College Park Overlay District

Removes front entry garages are prohibited on residential structures.

Specific Use Permits

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

Permit, Development and Registration Fees

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

Screening Device (Fence)

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

Preliminary Plat, Final Plat, and Replatting

Remove fees and provides link to the approved fee schedule.

Schedule of Fees, Charges and Expenses

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

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

Updates the Subdivision Ordinance for planned development.

C-2 (General Commercial) District

Adds pawn shops as a permitted use.

Attachments

College Park Overlay District Update

Specific Use Permit Update

Permit, Development and Registration Fees Update

Screening Device Update

Preliminary Plat Update

Final Plat Update

Replatting Update

Schedule of Fees, Charges and Expenses Update

Subdivision Regulations, Modification of Design Requirements Update

C-2 General Commercial District Update

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED “GENERAL ZONING ORDINANCE”, AT EXHIBIT A, SECTION 6.8.3, “COLLEGE PARK OVERLAY DISTRICT”, SUBSECTION (4)(f); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 14 of the Code of Ordinances of the City of Sherman, entitled “General Zoning”, be amended at Exhibit A, Section 6.8.3, Subsection (4)(f), which shall read as follows:

Sec. 6.8.3. College Park Overlay District.

(1) Introduction.

- (a) The College Park Overlay District, at the request of Austin College, contains minimum standards for new construction in the Austin College Community. The College Park Overlay District recognizes the special location, architectural character and land-use mix of the college park neighborhood and establishes appropriate standards for uses within the district. The overlay district is designed to help protect the private property values and public investments in and near the college park neighborhood, to reduce conflicts between new construction and existing development in the existing neighborhood, and to preserve the area’s special character. The district promotes mixing of land use to foster a livable community of residential, commercial and cultural uses and encourages pedestrian access within the college park neighborhood and provides connectivity to adjacent neighborhoods and the Central Business District. The district also respects socioeconomic diversity by encouraging a variety of home styles and sizes that are sympathetic to the neighborhood’s historical diversity of design and fosters a cooperative atmosphere in the college park neighborhood between the City of Sherman, Austin College and private landowners to jointly realize the potential of the district. The College Park Overlay District development standards will make the city a more desirable place to live and conduct business.
- (b) It is important that the development of the College Park Area supports careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the College Park Overlay District development area standards is to ensure that the development occurs in a manner which promotes safety

while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

- (a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed that same use can be an attractive and welcome activity. This emphasis on how uses are designed and developed is the focus of the College Park Overlay District development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.
- (b) Building design. Design standards for buildings should ensure that the design, color, materials, and basis for proportion of structures within the College Park Overlay District development area are harmonious with the intent of the ordinance.
- (c) Screening. Required screening should accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents.
- (d) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of the site. Glare and illumination standards should ensure that the mechanisms providing light do not negatively impact the appearance of the site and ensure that light is contained to the extent that adjacent areas are not detrimentally affected.

(3) Boundary areas.

- (a) Area boundaries. College Park Overlay District development areas are those areas bounded as follows:
 - East: Harrison Street (from Pecan Street to Old Settlers Park)
 - North: Along the Railroad Tracks to the back of Old Settlers Park creating a natural boundary curving down to College Street.
 - West: Montgomery Street (from College to Pacific Street).
 - South: Pacific Street from Montgomery to Lee, south to Pecan, east on Pecan to Harrison Street.
- (b) Compliance required. All property within the boundaries of the College Park Overlay District development areas shall adhere to the overlay district development standards.

- (c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the College Park Overlay District development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process.
- (4) Building design.
 - (a) General provisions. All buildings shall comply with the zoning ordinance, building code and related construction codes of the city.
 - (b) Exterior walls. On new construction, building materials must be specified and may be permitted when such materials are 60% masonry, hardy board or concrete fiber board and consistent with the intent of these standards. A complete set of elevation plans and schedule of wall and roof colors and finishes used on every freestanding building shall be submitted to the building official. (Not required for maintenance of or additions to existing nonconforming structures.)
 - (c) All new residential structures shall have a minimum 1,200 square foot living area, except patio homes authorized by a specific use permit.
 - (d) Carports are prohibited.
 - (e) Detached garages are permitted when architecturally designed to be compatible with historically significant and period style homes.
 - (f) ~~Front entry garages are prohibited on residential structures.~~
- (5) Screening, Privacy Fences.
 - (a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened.
 - (b) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.
 - (A) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy-forming trees where the nonresidential use is at a much lower grade than the residential use).
 - (B) All landscaping shall be installed so as to avoid hazards.
 - (c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:
 - (A) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble or the built-up panels of these materials designed for exterior use.
 - (B) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

- (C) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.
 - (D) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way. Wire, chain link and corrugated fencing materials are not allowed.
 - (E) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.
- (6) Glare and illumination.
- (a) Parking area lighting. Standards, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.
 - (b) Walkway lighting. Walkway lighting with standard pole, bollard and wall-mounted fixtures are allowed.
 - (c) Accent lighting. Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.
- (7) Signage.
- (a) Maximum face area is 16 square foot.
 - (b) Maximum height is 4 foot.
 - (c) Off premise signs are prohibited
- (8) Permitted and Specific Uses.
- (a) Uses:
 - (A) No permitted or specific use in the College Park Overlay District may include drive-through facilities, gas pumps or canopies.
 - (B) Permitted Uses. Within the College Park Overlay District, the following uses are permitted in any zoning district.
 - (i) Residential & Educational:
Single family dwellings
Colleges and Universities
 - (C) Specific Uses. With the College Park Overlay District, the following uses are permitted as Specific Use Permits in residential zones under the provisions of this article. Limitations on the size of certain uses are as stated below:

- (i) Neighborhood & Community Service.
 - Arts/cultural center or exhibit hall
 - Bed and breakfast/historic inn
 - Charitable/religious institutions
 - Community center/house
 - Dance studio
 - Health care hospitality
 - Health club/fitness center
 - Parks
 - Patio Homes
 - Place of worship
 - Preschool & Day care centers, small and large
 - (ii) Medical/General Offices:
 - General offices
 - Medical and dental offices/services
 - Medical and other records storage
 - Medical offices
 - (iii) Ancillary/Retail/Neighborhood Uses allowed only on the first floor and up to a maximum of 3500 square feet of gross floor area per use:
 - Food store/convenience store excluding the sale of gasoline
 - General retail
 - Pharmacy
 - Research and development facilities
 - Restaurant/bakery/cafe
 - Retail bank/ATMs
 - Scientific and medical research labs
 - Technical and medical equipment development and/or services
- (9) Procedures and notice.
- (a) The planning and zoning commission shall review the specific elements of site and building plans for all commercial development within the College Park Overlay District development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.
 - (b) The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine

compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

- (c) If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.
- (d) Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BRANDON S. SHELBY
CITY ATTORNEY

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES, ENTITLED "GENERAL ZONING ORDINANCE" AT SECTION 8 (5)(a); TO AMEND THE REQUIREMENTS FOR LIQUOR STORES AND PAWN SHOPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Section 8 (5)(a) of the Code of Ordinances of the City of Sherman, Texas, is hereby amended so that such section shall read as follows:

(5) Specific use permits:

(a) In addition to the zoning permit called for in subsection (3) above, a specific use permit shall be required before the following specific uses can be permitted in the district or districts indicated.

The following specific uses are permitted in any district of lower classification than indicated herein without a specific use permit:

Parking Requirement	Specific Use	District
1/1.5 employees	Ambulance Service	C-1, C-2
1/3 seats	Auditorium, arena, coliseum, theater or amphitheater	C-1
None	Automobile/boat sales, new or used	C
1/400	Automobile, glass, muffler, seat cover, tire and upholstery service, sales, installation and repair, but not including tire recapping	C
3/wash lane	Automobile laundry, Carwash	C
None	Automobile parking lot	R
None	Automobile repair, body, work, painting. Automobile, wrecks, for sale, damaged condition may be offered for sale; provided the	C-2

	automobiles are stored within a completely enclosed building. The salvage or dismantling of parts or wrecked automobiles for sale or the salvage of undamaged portions of automobiles for assembly to undamaged portions of other automobiles is hereby prohibited within the C-2 (General Commercial) District. The storage of wrecked or damaged automobiles for any purpose other than those specified herein is prohibited	
1/1,000 sq. ft. of general floor space and 1/400 sq. ft. of office floor space	Automobile wrecking, salvaging, and storage	M
1/200	Beauty parlor, single operator homeowner	R
1/guest room 1/innkeeper	Bed and Breakfast establishments	R
1/400	Boat rental, storage and repair	C-2
1/400	Cabinet or carpentry shop	C-2
None	Cemetery or mausoleum	R
1/7	Church or other place of worship including parish houses and Sunday Schools, but excluding rescue missions or temporary revivals	R
1/200	City, county, state and federal govt. garage, maintenance yard, or similar govt. establishment	R
1/400	Club or lodge	C
1/1,000	Cold storage Plant	C-2
1/200	Commercial amusement centers	C
None	Concession stand within a park, playground or playfield	R
1/400	Contractors or construction offices, [sic]	C-2
None	Construction, equipment sales, service, rental and repair shops and yards	C-2
1/3 beds	Convalescent home	In any District
1/100	Dance hall, commercial	C-2

1/200	Doctor or dentist One doctor or dentist with staff No retail sales	R
1/200	Dry cleaning plant, Package plant	C
None	Earth moving and excavations, depositing of construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground	In any District
1/400	Electrical substation	R
1/400	Farm equipment sales, service, repairs, feed store	C-2
None	Food Truck Lot	C-M
1/400	Freight depot or terminal, railroad and/or truck	C-2
1/1.5 emp.	Garment manufacturing	C-2
1/400	Gas compressor or regulator station	R
8/green	Golf course	R
1/200	Halfway house; mental, alcoholic, etc.	R, C
1/200	Hookah Bar, Smoking Lounge, Smoke Shop, Vape Shop	C, M
1/3 beds	Hospitals, general, not including animal	In any District
1 unit	Hotel	C-1
2/1 unit	Industrialized Housing	SF1 &R
1/3 beds	Institution, correctional, detention penal or for use of insane, feeble minded, alcoholic or narcotic patients on a minimum site of 15 acres	R
1/3 beds	Institution for children and aged; nonprofit	R
1/200	Liquor Store	C or M
1/200	Loan office	C
1/400	Lumberyard (parking does not include lumber sheds)	C-2
1/200	Medical or dental clinic No retail sales	R
1/400	Meeting halls	C

None	Mining, including extraction of clay, gravel, sand; quarrying of rocks or stone	In any District
1/1,000	Mini-warehouse	C
1/unit	Mobile home park	C-2
1/400	Mobile home/manufactured home sales with distribution	C-2 & M
1/200 office	Model home display/sales without distribution	C & M
1/unit	Motel	C-1
1/400	Motorcycle sales, repair, storage and service	C-2
1/2,000 sq. ft. of space utilized for operation	Motorized outdoor amusements (i.e. total go-carts, motorcycles)	In any District
2/1	Multifamily dwellings	C
1/400	Novelty Products, Manufacture or Sales	M-1
1/3 beds	Nursing home	In any District
1/200	Office-services only, no sales of goods, wares or merchandise or storing stocks	R
1/1.5 emp.	Oil well supplies and machinery sales	C-2
1/bedroom (min. 2/unit)	One- and Two-family dwellings	C
1/2,000 sq. ft. of space utilized. or total operation	Outdoor commercial amusements, i.e., miniature golf etc.	C-2
1/bedroom (min. 2/unit)	Patio homes	In any District
1/200	Pawn Shops	C
1/200	Photographer's studio; sales limited to photos and film	R
1/1,000	Pipe storage enclosed	C-2
1/400	Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission Note: The parking requirement of 1/400 applies to the bar and/or dance floor portion of the club only.	C & M
1/400	Public library or museum	R

None	Radio or television broadcasting transmitter or tower, microwave relay tower	In any District
1/1,000 sq. ft. of space utilized for total operation	Recycling center	C
1/3 beds	Sanatorium on a site of 10 acres or more	R
1/1.5 emp.	Schools, elementary, high, college and universities, public, private or denominational	In any District
1/1.5 emp.	School, nursery, kindergarten or daycare for children	R
1/200	Secondhand Store, Rummage Shop	C, M
	Sexually oriented businesses	
1/200	Shopping center on a site of 5 acres or more	R
None	Sign: Advertised or billboard (Which directs attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot)	C-2 & M
	Storage and Shipping Containers	C-1, C-2, M-1
1/200	Tattoo Studio	C, M
1/400	Taxidermist	C
1/100	Teaching or tutoring more than 4 students at any one time	R
1/400	Telephone exchange, but not including garage, shop or service	R
1/400	Telephone exchange, garage, shop or service	C
None	Theater, drive in	C-2
None	Trailer sales, other than mobile home/manufactured housing and rentals	C-2
1/400	Trucking, carting, crating, express handling and storage	C-2
1/1,000	Transit vehicle, bus and truck storage, servicing, repairs and sales	C-2
1/bedroom (min. 2/unit)	Two-family dwelling (duplex)	SF-1, R-1
1/1,000	Warehousing establishment other than accessory to permitted retail use	C-2

Parking Requirement	Specific Use	District
1/3 seats	Auditorium, arena, coliseum, theater or amphitheater	C-1
None	Automobile/boat sales, new or used	C
1/400	Automobile, glass, muffler, seat cover, tire and upholstery service, sales, installation and repair, but not including tire recapping	C-2
None	Automobile parking lot	R
None	Automobile repair, body, work, painting. Automobile wrecks, for sale, damaged condition may be offered for sale; provided the automobiles are stored within a completely enclosed building. The salvage or dismantling of parts or wrecked automobiles for sale or the salvage of undamaged portions of automobiles for assembly to undamaged portions of other automobiles is hereby prohibited within the C-2 (General Commercial) District. The storage of wrecked or damaged automobiles for any purpose other than those specified herein is prohibited	C-2
1/1,000 sq. ft. of general floor space and 1/400 sq. ft. of office floor space	Automobile wrecking, salvaging, and storage	M
1/200	Beauty parlor, single operator homeowner	R
1 /guest room 1 /innkeeper	Bed and Breakfast establishments	R
None	Cemetery or mausoleum	R
1/7	Church or other place of worship including parish houses and Sunday Schools, but excluding rescue missions or temporary revivals	R

1/200	City, county, state and federal govt. garage, maintenance yard, or similar govt. establishment	R
1/400	Club or lodge	C
1/200	Commercial amusement centers	C
None	Concession stand within a park, playground or playfield	R
1/400	Contractors or construction offices,	C-2
None	Construction, equipment sales, service, rental and repair shops and yards	C-2
1/3 beds	Convalescent home	In any District
1/200	Doctor or dentist One doctor or dentist with staff No retail sales	R
None	Earth moving and excavations, depositing of construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground	In any District
1/400	Electrical substation	R
1/400	Farm equipment sales, service, repairs, feed store	C-2
1/400	Freight depot or terminal, railroad and/or truck	C-2
1/400	Gas compressor or regulator station	R
8/green	Golf course	R
1/200	Halfway house; mental, alcoholic, etc.	R, C
1/3 beds	Hospitals, general, not including animal	In any District
1 unit	Hotel	C-1
2/1 unit	Industrialized Housing	SF1 & R
1/3 beds	Institution, correctional, detention penal or for use of insane, feeble	R

	minded, alcoholic or narcotic patients on a minimum site of 15 acres	
1/3 beds	Institution for children and aged; nonprofit	R
1/400	Lumberyard (parking does not include lumber sheds)	C-2
1/200	Medical or dental clinic No retail sales	R
1/400	Meeting halls	C
None	Mining, including extraction of clay, gravel, sand; quarrying of rocks or stone	In any District
1/unit	Mobile home park	C-2
1/400	Mobile home/manufactured home sales with distribution	C-2 & M
1/200 office	Model home display/sales without distribution	C & M
1/unit	Motel	C-1
1/2,000 sq. ft. of space utilized for total operation	Motorized outdoor amusements (i.e. go-carts, motorcycles)	In any District
2/1	Multi-family dwellings	C
1/3 beds	Nursing home	In any District
1/200	Office—services only, no sales of goods, wares or merchandise or storing stocks	R
1/bedroom (min. 2/unit)	One and Two-family dwellings	C
1/bedroom (min. 2/unit)	Patio homes	In any District
1/200	Photographer's studio; sales limited to photos and film	R
1/1,000	Pipe storage enclosed	C-2

1/400	Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission Note: The parking requirement of 1/400 applies to the bar and/or dance floor portion of the club only.* C & M	
1/400	Public library or museum	R
None	Radio or television broadcasting transmitter or tower, microwave relay tower	In any District
1/1,000 sq. ft. of space utilized for total operation	Recycling center	C
1/3 beds	Sanatorium on a site of 10 acres or more	R
1/1.5 emp.	Schools, elementary, high, college and universities, public, private or denominational	In any District
1/1.5 emp.	School, nursery, kindergarten or daycare for children	R
	Sexually oriented businesses*	
1/200	Shopping center on a site of 5 acres or more	R
None	Sign: Advertised or billboard (Which directs attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot)	C-2 & M
1/100	Teaching or tutoring more than 4 students at any one time	R
1/400	Telephone exchange, but not including garage, shop or service	R
1/400	Trucking, carting, crating, express handling and storage	C-2
1/1,000	Transit vehicle, bus and truck storage, servicing[,] repairs and sales	C-2
1/bedroom (min. 2/unit)	Two-family dwelling (duplex)	SF-1, R-1

1/1,000	Warehousing establishment other than accessory to permitted retain use	C-2
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(b) A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted in accordance with this section.

(c) The building official shall not issue a zoning permit for such uses that are hereafter created, changed, converted or enlarged, either wholly or in part, until a specific use has been obtained in accordance with the amendment procedures set forth in section 12.

(d) The purpose of the regulations described in this subsection is to allow the proper integration into the city of uses which may be suitable only in specific locations in a zoning district.

(e) Application for a specific use permit shall be made by the property owner or certified agent thereof to the zoning board on forms prescribed for this purpose by the city council. Such application shall be accompanied by a site plan as set forth in section 7. When application for a specific use permit is made for a use that can only be permitted by issuance of a specific use permit, the zoning board may require additional plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. A specific use permit shall not be granted when the requested use is not compatible with the character of the neighborhood. Specific use permits, revocable, conditional or valid for a term period, may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this ordinance. Granting a specific use permit does not exempt the applicant from complying with the requirements of the building code or other ordinances. Applicants for a specific use permit to drill an oil and/or gas well shall comply with all of the requirements of Chapter 20 [now article 4.10] of the Code of Ordinances.

(f) The [planning and] zoning board may recommend approval or disapproval of an application for a specific use permit and, upon approval of a permit, the [planning and] zoning board may impose requirements and conditions as set out in (g) below.

(g) The zoning board shall consider:

1. The neighborhood, building and use characteristics as they relate to or are compatible with the existing and adjacent conditions and uses.

2. The separate and distinct problems that may be caused by a particular use, including but not limited to traffic, peace and order, safety, parking, health, morals and temperance.

3. Previous use permits for location.

4. The minutes of hearings for zone change approval for the location.

(h) The board may approve or disapprove upon consideration of the above. Before recommending approval, the [planning and] zoning board may impose such requirements and conditions regarding development standards and safeguards as the conditions indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, or nuisances and for protection of the public interests.

Upon consideration of the factors herein set out and recommendation made under section [subsection] (g) above to impose certain conditions to a specific use permit, the board shall make specific findings, set out in the minutes of the board as follows:

1. The proposed structure or use conforms to the requirements and intent of this ordinance and the comprehensive plan of the city;

2. That all applicable conditions and factors herein set out have been considered;

3. That the imposition of conditions provided in section 6(5)(g) have been met; and the use does not constitute a nuisance or detriment to the public.

(6) Construction and use to be as provided in applications, plans, building permits and zoning permits: Building permits or zoning permits issued on the basis of plans and applications approved by the building official authorize only the use, arrangement and construction set forth in such approved plans and applications. Any other use, arrangement or construction at variance with that authorized shall be deemed violation of this ordinance, and punishable as provided by section 15 hereof.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED "BUILDING REGULATIONS", AT ARTICLE 3.14, ENTITLED "PERMIT, DEVELOPMENT AND REGISTRATION FEES, AT SECTION 3.14.009, ENTITLED "ZONING REQUEST FEES" PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 3, Article 3.14 of the Code of Ordinances of the City of Sherman, Texas, entitled "Permit, Development and Registration Fees", Section 3.14.009, entitled "Zoning Request Fees" be amended to read as follows:

Sec. 3.14.009 Zoning request fees

Temporary use permit	\$140.00
Repeat temporary use permit (same address, same owner)	\$35.00
Exception or variance	\$210.00
Specific use permit	\$420.00
Zone change	\$420.00
Planned Development (Base Fee + per acre)	\$10,000 + \$20 per ac.
Plats:	
Preliminary and final plats	\$350.00
Replat	\$140.00
Site plan	\$140.00

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____

**BRANDON S. SHELBY,
CITY ATTORNEY**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES, ENTITLED "GENERAL ZONING ORDINANCE" AT SECTION 7 (13); TO AMEND THE REQUIREMENTS FOR A SCREENING DEVICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Section 7 (13) of the Code of Ordinances of the City of Sherman, Texas, is hereby amended so that such section shall read as follows:

(13) Screening Device:

(a) A screening device shall be provided where an R-1 (Residential) District is adjacent and contiguous to an R-2 (Multi-family) apartment project or a shopping center and any use allowed within the C-1, C-2 or all M Districts.

(b) A screening device shall not be less than six (6) feet nor more than eight (8) feet in height; constructed of wood, stone, brick, concrete block or other permanent material; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(c) A landscaped strip, or an earthen berm, planted with trees or shrubs including a minimum of sixty (60) percent nondeciduous trees or shrubs that will achieve sight and noise obstruction, may be provided as a screening device as approved by the planning and zoning board.

(d) Detailed plans for a screening device shall be submitted to the planning and zoning board for approval. The board may require conditions or revisions it deems appropriate to achieve the intent of this ordinance.

(e) Electric fences or wires are hereby prohibited along and adjoining any public street, alley or public grounds and any common property line. Such fences or wires shall not be erected, maintained, reerected or repaired. Electric fences or wires shall include A.C. and D.C. current and all voltage. Special permission may be granted for the erection of such fences or wires in agricultural areas for control of farm animals and in other areas to

control dogs or other small animals provided the electric fences or wires are within a fenced area that will provide a protective enclosure.

(f) All uses within an R-2, C-1, C-2 or any M District shall provide a screening device as an enclosure for garbage and trash containers. Such screening device shall be located within the building area of the lot, parcel or tract or land. The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare as listed in [Section 7\(5\)\(d\)](#).

(g) Line fences used for screening within an R-1 District shall not be less than four (4) nor more than eight (8) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(h) Fences, walls, and hedges.

1. Residential districts: No fence, hedge or enclosure wall shall exceed a height of eight (8) feet, and such eight (8) foot fence, hedge, or enclosure wall may extend from the back wall of the main structure to the rear property line. Six (6) foot fences shall be allowed twenty-five (25) feet from the front property line and extending to the rear property line.

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

3. Any fence, hedge, or enclosure wall on a corner lot and situated within fifteen (15) feet of the intersection of two (2) street lines shall not exceed a height of three (3) feet (above the street line as established by the city engineer.)

4. Patio screens and/or walls used for other purposes than line fencing may exceed a height of six (6) feet when located within the allowable main building area of any lot as defined by the required front, side and rear building lines, but shall not exceed a height of ten (10) feet.

5. Backstops and safety fences may be erected in parks and recreational areas with the approval of the city engineer and the building official to a height in keeping with standard practices for such uses, so long as such fence or backstop is not otherwise detrimental to public safety.

6. Commercial and manufacturing districts: Security fences may be erected to a height of ten (10) feet in commercial and manufacturing districts within the required building area.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", AT EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, SECTION 5, PRELIMINARY PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 10 of the Code of Ordinances of the City of Sherman, entitled "Subdivision Regulation" at Exhibit A, Subdivision Ordinance No. 2684, be amended at Section 5, which shall read as follows:

Sec. 5. Preliminary plat.

(A) Procedure for conditional approval of preliminary plat:

- (1) On reaching conclusions as recommended in section 4, the developer shall have prepared a preliminary plat of the proposed subdivision for submission to the planning commission.
- (2) ~~Four~~ **Copies** copies of the preliminary plat as described in paragraph (B) shall be submitted to the planning commission through the city manager's office at least fifteen (15) days prior to the commission meeting at which the plat is to be considered. The plat shall be transmitted by letter, which shall include a formal request for consideration by the commission.
- (3) A fee **set by the approved fee schedule** ~~of two hundred fifty dollars (\$250.00)~~ per plat, shall be collected by the department of developmental services when a preliminary plat is submitted to the city for approval. The plat will not be reviewed or considered in any respect until such fee has been collected.

(B) *Form and content of preliminary plat:*

The plat shall be drawn to a scale of one inch equals one hundred feet on paper measuring twenty-four (24) inches by thirty-six (36) inches. It shall show or be accompanied by this information:

- (1) The name of the owner and developer.
- (2) The name and seal of the licensed state land surveyor or registered public surveyor responsible for the survey and preparation of the plat.

- (3) The title or name of the subdivision, which must not be so similar to that of an existing subdivision as to cause confusion.
- (4) North point, date, scale.
- (5) The location, name, and width of all existing and dedicated streets, alleys, and easements within or adjacent to the proposed subdivision, or within a distance of two hundred (200) feet of the proposed subdivision.

If there are no adjacent existing or dedicated streets and alleys within two hundred (200) feet of the proposed subdivision on any side, then a map on a smaller scale showing the outline and ownership of adjacent properties, locations of the nearest subdivisions, and existing or dedicated streets and alleys must accompany the preliminary plat.

- (6) All physical features of the property to be subdivided, including location and size of all watercourses, ravines, bridges, culverts, existing structures, drainage area in acres draining into the subdivision, and other features pertinent to the subdivision. This information shall be shown on the contour map.
- (7) The location, size, type and approximate depth of all existing utilities shall be shown. Invert elevations of all existing sewer lines and drainage structures shall be shown.
- (8) The preliminary plat shall be submitted on a contour map with all elevations referenced to city datum. The contours shall be shown at intervals of not more than five (5) feet for terrain with an average slope of two percent (2%) or more, and at an interval of two (2) feet for terrain with slope less than two percent (2%).
- (9) The plat shall show the actual boundary survey; however, the layout of the proposed subdivision lots, blocks and streets may be scaled dimensions. The acreage to be subdivided shall be shown.
- (10) The proposed plan for the subdivision shall be shown, including all proposed streets and their names, alleys, easements, blocks, lots, building lines, etc., with principal dimensions. The width of rights-of-way for streets and alleys and the proposed pavement width shall be shown.
- (11) The proposed plan for all water, sanitary sewer and drainage utilities shall be shown, using different colors for each utility.
- (12) A designation of the proposed uses of land within the subdivision and any zoning amendments requested shall be shown.
- (13) If the proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative master plat of the entire subdivision shall be submitted with the preliminary plat of the portion first to be subdivided. The master plat shall conform in all respects to the requirements of the preliminary plat, except it may be on a scale of not more than one inch to four hundred (400) feet.
- (14) The following notice shall be placed on the preliminary plat:

“Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.”

- (15) The following certificate shall be placed on the preliminary plat:

Chairman, City of Sherman

Date

Planning and Zoning Commission

- (C) Processing of preliminary plat:

- (1) The city engineer shall check the preliminary plat as to its conformity with the master plan, thoroughfare street plan, land use plan, zoning districts, and the standards and specifications set forth or referred to herein.
- (2) Pertinent copies of the preliminary plat data shall be submitted to the director of utilities and engineering, who shall check the same for conformity with the standards and specifications contained or referred to herein.
- (3) The city engineer and the director of utilities and engineering shall transmit the preliminary plat data to the commission with their suggestions as to modifications, additions, or alterations of such plat data. This shall be transmitted to the commission in writing.
- (4) Within thirty (30) days after the preliminary plat is formally filed, the commission shall approve or disapprove such plat, or conditionally approve it with modifications. The commission shall inform the developer in writing of the action taken.
- (5) The commission's conditional approval of a preliminary plat shall be deemed as an expression of approval of the layout submitted on the preliminary plat as a guide to the installation of streets, water, sewer, and other required improvements and utilities, and to the preparation of the final plat. Conditional approval of a preliminary plat shall not constitute automatic approval of the final plat.
- (6) Conditional approval of a preliminary plat shall be effective for a period of twelve (12) months unless reviewed by the commission in the light of new or significant information which would necessitate a revision of the preliminary plat. If the commission should deem changes in a preliminary plat as necessary, it shall so inform the developer in writing.
- (7) If no development has occurred which would affect the proposed plat, after twelve (12) months of effective approval the commission may, upon the formal application of the developer, extend the approval twelve (12) additional months.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", AT EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684 SECTION 6, FINAL PLAT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 10 of the Code of Ordinances of the City of Sherman, entitled "Subdivision Regulation", be amended at Exhibit A, Subdivision Ordinance No. 2684, Section 6, which shall read as follows:

Sec. 6. Final plat.

Procedure for approval of final plat:

- (1) The submission of a preliminary plat and its conditional approval by the commission shall be a condition precedent to the preparation of a final plat.
- (2) All changes, alterations and modifications required on the preliminary plat shall be incorporated into the final plat.
- (3) The final plat may constitute only that portion of the approved preliminary plat which the developer proposed to record and develop at that time, provided that such portion conforms to all requirements of these conditions.
- (4) The final plat ~~and four (4) prints thereof~~ shall be submitted to the commission through the city manager's office at least fifteen (15) days prior to the commission meeting at which the final plat is to be considered. The plat shall be transmitted by letter, which shall include a formal request for consideration by the commission.
- (5) A fee ~~set by the approved fee schedule of two hundred fifty dollars (\$250.00)~~ shall be collected by the department of developmental services when a final plat is submitted to the city for approval. The plat will not be reviewed or considered in any respect until such fee has been collected.
- (6) Proposed subdivisions adjacent to the limits of Sherman that are located outside the corporate limits shall be annexed into the city prior to accepting dedication of streets, alleys and easements, and approval of the final plat by the city council.
- (7) The final plat shall be accompanied by a letter from the electric, gas and phone companies stating that all easements are satisfactory for the installation and

maintenance of their respective utilities. The letter shall be accompanied by a print of the final plat showing the proposed utility plans.

(B) Form and content of final plat:

The final plat shall be ~~printed on drawn in India ink on linen tracing cloth or~~ mylar film measuring twenty-four (24) inches by thirty-six (36) inches. The scale shall be one inch equals one hundred (100) feet ~~maximum~~. The original ~~and four (4) prints~~ shall be submitted to the commission. The drawing shall be neat, legible and suitable for filing for record in the office of the county clerk of Grayson County. Patching and pasting of paper or other attachments is not acceptable. Allowance shall be made for a one-half (1/2) inch border at the top, bottom and right edges of the sheets, and a one and one-half (1 1/2) inch border at the left edge of the tracing sheets.

When more than one sheet is used for a plat, a key map showing the entire subdivision on a smaller scale shall be shown on the first sheet.

The plat shall show or be accompanied by this information:

- (1) The name of the owner and developer.
- (2) The name of the licensed state land surveyor or registered public surveyor making the survey and preparing the plat.
- (3) The name of the proposed subdivision and adjacent subdivisions.
- (4) The name of all streets.
- (5) The numbers of lots and blocks, in accordance with a systematic arrangement.
- (6) North point, date, scale and acreage being subdivided.
- (7) An accurate boundary survey of the property, with bearings and distances referenced to survey lines and established subdivisions, with complete and accurate field notes of said boundaries. The lines, with dimensions, of all adjacent land, streets, alleys and easements in adjacent subdivisions shall be shown in dashed lines.
- (8) Location of proposed lots, streets, alleys, easements, building setback lines (both front and side streets) and other features shall be shown with dimensions.
- (9) All necessary dimensions, including linear, angular and curvilinear, and other surveying information necessary to reproduce the plat on the ground shall be shown. The linear and curvilinear dimensions shall be shown in feet and decimals of a foot. The angular dimensions shall be shown by true bearings in degrees, minutes and seconds. The length of all straight lines, deflection angles, radii, tangents, central angles of curves, and the chords and arcs of curves shall be shown. All curve information shall be shown for the center line of the street based on arc definitions. Dimensions shall be shown from all angle points and points of curve of lot lines. All lots on curves shall be shown with curve length dimensions based on arc definitions.

- (10) All survey monuments shall be shown on the plat.
- (11) Certification that all taxes and fees have been paid.
- (12) Certification by the surveyor who made the survey and prepared the plat shall be placed on the plat as follows:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Signature: _____

Date: _____

The surveyor shall affix his seal on the plat adjacent to the certification.

- (13) Certificate of approval by the city planning and zoning commission: (To be placed on the plat in a manner that will permit the completion of the certificate by filling in the blank spaces.)

Approved this _____ day of _____, **19 20** _____,
by the City Planning and Zoning Commission of the City of Sherman,
Texas.

Chairman

Secretary

- (14) Certificate of acceptance by the city council: (To be placed on the plat in a manner that will permit the completion of the certificate by filling in the blank spaces.)

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of _____
Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, **19 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. 19
20_____.

City Clerk, City of Sherman, Texas

(15) Owner's certificate of dedication:

The certificate of dedication shall be executed by all persons, firms, or corporations owning an interest in the property subdivided and platted, and shall be acknowledged in the manner prescribed by the laws of the State of Texas for conveyance of real property. The wives of all married men executing such certificate of dedication shall join their husbands therein, unless satisfactory proof be provided showing that the property to be subdivided does not constitute any portion of such party's homestead, in which case the instrument of dedication shall state the fact that the property subdivided and platted does not constitute a part of such party's homestead. In the case of lienholders, they may execute a subordination agreement, subordinating their liens to all public streets, alleys, and any other public areas shown on the plat of such subdivision as being set aside for public uses and purposes. The certificate of dedication shall, in addition to the above requirements, contain the following:

- (a) An accurate description of the tract of land subdivided.
- (b) A statement and express representation that the parties joining in such certificate of dedication are the sole owners of such tract of land.
- (c) An express dedication to the public for public use forever, of the streets, alleys, rights-of-way, parks, school sites, and other public places shown on the attached final plat.
- (d) Where lots are platted with direct access to interior lots of a subdivision, a statement shall be placed upon the plat prohibiting access to boundary streets. If deed restrictions are filed for the subdivision, the same notation should be included.

(C) Processing of final plat:

[Editor's note—The designation (C) was inserted by the editors for (B) as enacted, to eliminate duplication of designations.]

- (1) The city engineer shall check the final plat for conformity with the requirements of this ordinance and transmit his recommendations to the commission in writing.
- (2) Within thirty (30) days after the final plat is formally filed, the commission shall approve or disapprove the plat.
- (3) After approval of the final plat by the commission the developer shall transmit the plat to the city council in writing and request that formal action be taken regarding the approval or disapproval of the plat. The city council shall at its next regularly scheduled meeting consider the final plat and accept or reject by formal action the plat

and the dedication of all public property therein set forth. If the plat is disapproved, the council shall within ten (10) days give written notice to the developer, stating the reasons for disapproval.

- (4) After acceptance of the final plat by the city council, the city clerk shall within ten (10) days cause such plat to be recorded in the deed records of Grayson County, Texas.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,

CITY ATTORNEY

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", AT EXHIBIT A, SUBDIVISION ORDINANCE NO. 2684, SECTION 8, REPLATTING; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 10 of the Code of Ordinances of the City of Sherman, entitled "Subdivision Regulation", be amended at Exhibit A, Subdivision Ordinance No. 2684, Section 8, which shall read as follows:

Sec. 8. Replatting.

Property which has been previously dedicated by plat shall not be replatted except in accordance with Vernon's Annotated Civil Statutes, Article 974a, Section 5, or as thereafter amended.

A fee ~~set by the approved fee schedule of one hundred dollars (\$100.00)~~ per replat shall be collected for each replat that does not require a preliminary plat. If a preliminary plat is required, the fee for the replat shall be the same as required for a preliminary plat. The replat will not be reviewed or considered in any respect until such fee has been collected.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, SECTION 11, SCHEDULE OF FEES, CHARGES AND EXPENSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 14 of the Code of Ordinances of the City of Sherman, entitled "General Zoning", be amended at Exhibit A, Section 11, which shall read as follows:

Sec. 11. Schedule of fees, charges and expenses.

(1) The city council shall establish a schedule of fees, charges and expenses, and a collection procedure for building permits, amendment applications, appeals and other matters pertaining to this ordinance. The schedule of fees shall be listed in the ordinance or posted in the office of the building official and may be altered or amended on [only] by the city council.

(2) No permit, amendment, special exception or variance shall be issued unless or until such costs, charges, fees or expenses have been paid in full, nor shall any action be taken or public hearing be held unless or until preliminary charges and fees have been paid in full. ~~as follows:~~ *(Chapter 3, Article 3.14, Permit, Development and Registration Fees)*

~~Schedule of Fees~~

~~Request for:~~

~~Temporary use permit:~~

1st year	\$100.00
----------	----------

Each succeeding year	25.00
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Exception or variance	150.00
-----------------------	--------

Specific use permit	300.00
---------------------	--------

Zone change

300.00

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, ENTITLED "SUBDIVISION REGULATION", AT EXHIBIT A, SECTION 26, MODIFICATION OF DESIGN REQUIREMENTS, MINIMUM IMPROVEMENTS AND SUBDIVISION REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 10 of the Code of Ordinances of the City of Sherman, entitled "Subdivision Regulation", be amended at Exhibit A, Section 26, which shall read as follows:

Sec. 26. Modification of design requirements, minimum improvements, and subdivision regulations.

(B) SPECIFIC TYPES OF LAND SUBDIVISION:

For specific types of land subdivision, the commission may modify the subdivision regulations, design requirements, and minimum improvements as set forth in this ordinance. The purpose of any modification to these regulations will be to allow diversification and flexibility in the relationship of various land uses and between buildings, structures and open space in planned building groups, while insuring substantial compliance to the overall land use density and other zoning and platting regulations; also to allow appropriate development of semirural subdivisions with regard to their geographical location within the extraterritorial limits of the City of Sherman.

Modification of these regulations may be made for the following types of subdivisions:

- (1) Subdivisions planned under the provisions of the zoning ordinance for ~~"community unit development"~~ or "planned development," and which may include residential subdivisions involving the cluster, townhouse, or patio house concept for planning residential areas.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS AMENDING CHAPTER 14, EXHIBIT "A", GENERAL ZONING ORDINANCE NO 2280, AT SECTION 6.5, ENTITLED "C-2 (GENERAL COMMERCIAL) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Chapter 14, Exhibit "A", Section 6.5 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 6.5. C-2 (General Commercial) District

Purpose. This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts.

(1) Minimum requirements for lot area, width and setback:

Lot Area	Lot Width	Setback		
		Front	Rear	Side
5,000 SF	50'	15'	10'	0'

- (a) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.
- (b) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.
- (c) Residential development within the C-2 District. The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See [section 7](#) for supplementary district regulations, exceptions and parking requirements applying to the C-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the board of adjustment and specific use permits that may be recommended by the [planning and] zoning board within the C-2 District under certain circumstances and conditions.

(4) Permitted Uses and Parking Requirements:

Permitted Uses	Parking Ratio
Any use permitted in the C-1 District.	
Animal hospital, pound or shelter (parking requirement does not include outdoor kennels)	1/200
Bait store	1/200
Bakery, wholesale	1/1,000
Barber and beauty shop equipment and specialties; sales	1/400
Baseball park, commercial	1/3 seats
Bookbinding	1/1,000
Bowling alley	5/alley
Carpet cleaning, enclosed nonflammable solvents	1/400
Exterminator	1/400
Food locker plant for consumer use	1/200
Hardware industrial sales	1/400
Laboratory, research or testing	1/400
Linen or uniform supply, or diaper service	1/400
Machine tools, sales, service, rental and repair	1/400
Mirror silvering	1/1,000
Monument sales and incidental processing	1/1,000
Pawn Shops	1/200
Printing or publishing, including engraving or photo-engraving	1/400
Sign:	none
Sign shop	1/400
Skating rink, commercial	1/400

Water distillation	1/1.5 emp.
Wholesale establishment including storage	1/400

(5) Other Required Conditions:

(a) Site plan. A site plan shall be submitted to and approved by the building official for any commercial or multiple-family use of structure within the C-2 District prior to the issuance of a zoning permit.

(b) Floor area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed the number of square feet in the lot.

(c) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(d) Exterior Facade. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way.

(e) Freight containers shall not be located so as to be visible from front street right-of-way.

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2019.

ADOPTED on this the _____ day of _____, 2019.

EFFECTIVE DATE on this the _____ day of _____, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY



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

22.

Meeting Date: 02/19/2019

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

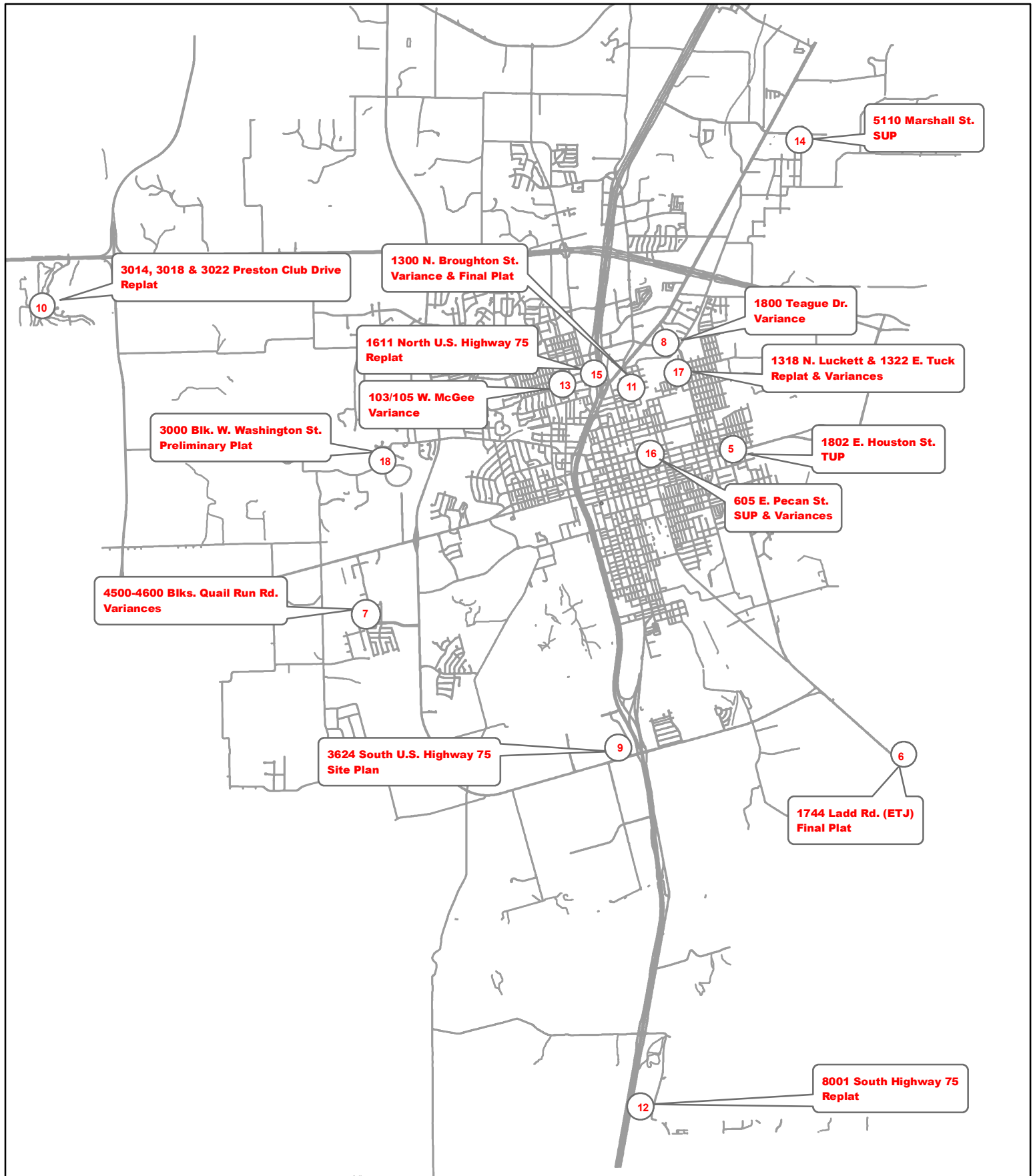
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet