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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 16, 2021 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

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

3. **ANNOUNCEMENTS**

4. **APPOINT BOARD OF ADJUSTMENTS**

5. **CONSENT AGENDA (ITEMS 8, 9, 13, 14, 16 & 21)**

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

7. **1802 EAST HOUSTON STREET**

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

Board of Adjustments

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

8. * **2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owners), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 13.59 acre tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, said Tract No. 4, being a portion of Cottage Avenue (unimproved) abandoned by City Ordinance No. 4880, described in Quitclaim Deed, Volume 2967, Page 608, O.P.R.G.C.T, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, Being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition.

9. * **1300 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Affordable Storage Inc. (Owner) and Centerline Engineering and Consulting LLC (Civil Engineer/Surveyor) concerning the property located at 1300 South FM 1417 (Heritage Parkway), being Lots 2-6, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, containing 4.91 acres, as follows:

Planning and Zoning Commission

Replat approval of Tract A Affordable Sherman Addition, being a Replat of Lots 2-6, Block 6, Heritage Farms Estates.

10. **1103 & 1105 NORTH BROUGHTON STREET**

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

Board of Adjustments

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

Planning and Zoning Commission

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

11. **1103 & 1105 NORTH BROUGHTON STREET**

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

Board of Adjustments

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

12. **213 EAST HILL STREET**

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

Planning and Zoning Commission

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

13. * **2952 LUELLA ROAD**

The request of Randy & Amy Thompson (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2952 Luella Road, being 11.460 acres in the Winifred Bailey Survey, Abstract No. 64, as follows:

Planning and Zoning Commission

Final Plat approval of Thompson Addition on Luella Road, Lots 1 & 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

14. * **700 BLOCK SOUTH WILLOW STREET & 800 BLOCK EAST ODNEAL STREET**

The request of Roberto & Nancy Garcia (Owner) and Preston Trail Land Surveying, LLC concerning the property located in the 700 block of South Willow Street and 800 block of East Odneal Street, being 0.728 acres in the George B. Pilant Survey, Abstract No. 963, and being all of Lots 16 thru 24, Block 11, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R & 19R, being a Replat of Lots 16 thru 24, Block 11, W. Elliott's Addition.

15. **1331 WEST MOORE STREET**

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

Board of Adjustments

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

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

Planning and Zoning Commission

Final Plat approval of Obara and Odwesso Addition.

16. * **800 BLOCK RIDGEVIEW DRIVE (ETJ)**

The request of Randy O'Brien (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 800 Block of Ridgeview Road, being a part of Lots 64 and 75 and all of Lots 65, 66, 67, 68, 69 and 74 of Highland Meadow Estates (containing 12.152 acres), as follows:

Planning and Zoning Commission

Final Plat approval of Highland Meadows Estates, Phase 3, being a Replat of Lots 65-69, 74 and the adjacent roadway of Highland Meadows Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

17. **3100 NORTH U.S. HIGHWAY 75**

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

Planning and Zoning Commission

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

18. **323, 325, 329, 331 & 333 WEST JONES STREET**

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

Board of Adjustments

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

Planning and Zoning Commission

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

19. **323, 325, 329 & 331 WEST JONES STREET**

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

Planning and Zoning Commission

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

20. **2905 CANYON CREEK DRIVE**

The request of J. Brian & Donna Smith (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2905 Canyon Creek Drive, being Lot 2, Block C, O'Hanlon Ranch Addition, Phase 1, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District.

21. * **2200 NORTH HICKORY STREET**

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

Planning and Zoning Commission

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

22. **2200 NORTH HICKORY STREET**

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

Board of Adjustments

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

Planning and Zoning Commission

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

23. **1111 GALLAGHER DRIVE**

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

Planning and Zoning Commission

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

Board of Adjustments

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

24. **ADJOURNMENT**

25. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on February 11, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

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

_____

Patsy Reeves,
Developmental Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 02/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

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

List of Agenda Items:

Attachments

January 12, 2021 Draft Minutes

STATE OF TEXAS §

January 12. 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on January 12, 2021.

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

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

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

ANNOUNCEMENTS

WELCOME BRYAN BLAGG

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

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS

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

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

CONSENT AGENDA

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

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

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

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

REPLAT – CONSENT AGENDA ITEM

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

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 118 AND 119, BELMONT ADDITION

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

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

REPLAT – LOT 5, BLOCK 3, SHERMAN TOWN CENTER

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

REPLAT & SITE PLAN – CONSENT AGENDA ITEM

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

PLANNING AND ZONING COMMISSION

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

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

Raising Cane's would like to construct a 2,913 square foot drive-thru restaurant. The building's architectural features include a standing seam metal awning, masonry facade with the combination of brick with stucco accents. The drive-thru will accommodate more than 20 cars. Thirty-eight parking spaces will be provided. They plan to employ 55 full and part-time employees. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – THREE PARKING CANOPIES 6104 TEXOMA PARKWAY (SYSTEMS INC. TAPS)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Sterry agreed.

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

EXCEPTION – FENCE

5112 AMBERGATE LN. (STONEHOLLOW HOMES LLC)

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

Mr. Pike explained, "Wyldewood Homes would like to construct a single-family residence 23' from the rear property line and 5' from the side property lines. The lot is a triangular shaped lot with a narrow rear yard." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

VARIANCE

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

Tim Pike, 518 Bledsoe Rd., Gunter, TX

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

Mr. Pike explained, "Wyldewood Homes would like to construct a single-family residence, 24' from the rear property line and 5' from the side property lines. The lot is an irregular shaped lot." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

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

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

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

EXCEPTION – SCREENING (TABLED)

SUP – OUTDOOR DISPLAYS (APPROVED)

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

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

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

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

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

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

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

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

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

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

Mr. Groggin responded, "correct."

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

Mr. Groggin responded, "yes."

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

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

Chairman Mahone asked if the greenhouse would be glass walls.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Rae responded, "that is correct."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Quine responded, "correct."

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

Planning and Zoning Commission
ACTION TAKEN.

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

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

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

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

Board of Adjustments
ACTION TAKEN.

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

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

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

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

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

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

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

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

Mr. Groggin asked the board to table the request.

Board of Adjustments
ACTION TAKEN.

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

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

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

THE REQUEST WAS TABLED.

Planning and Zoning Commission
ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

EXCEPTION – LOT WIDTH & AREA

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

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

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

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

BOARD OF ADJUSTMENTS

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

PLANNING AND ZONING COMMISSION

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

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

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

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

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

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

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

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

Bill Magers, 4 Timber Creek, Sherman, TX

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

Board of Adjustments
ACTION TAKEN.

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

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

Planning and Zoning Commission
ACTION TAKEN.

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

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

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

VARIANCE – FRONT & SIDE SETBACKS

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

EXCEPTION – LOT WIDTHS

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Guevara asked Mr. Gilbert his timeline.

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

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

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

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

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

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

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

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

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

Board of Adjustments
ACTION TAKEN.

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

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

Planning and Zoning Commission
ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

APPOINTMENT MEMBER TO PATIO HOME ORDINANCE SUBCOMMITTEE

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

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

ADJOURNMENT

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

CHAIRMAN

SECRETARY

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

Meeting Date: 02/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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Issue:

CONSENT AGENDA (ITEMS 8, 9, 13, 14, 16 & 21)

List of Agenda Items:

8. * 2005 SOUTH SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire, LLC (Owner), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 13.59 acre tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, said Tract No. 4, being a portion of Cottage Avenue (unimproved) abandoned by City Ordinance No. 4880, described in Quitclaim Deed, Volume 2967, Page 608, O.P.R.G.C.T, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, Being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition.

9. * 1300 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Sherman Affordable Storage Inc. (Owner) and Centerline Engineering and Consulting LLC (Civil Engineer/Surveyor) concerning the property located at 1300 South FM 1417 (Heritage Parkway), being Lots 2-6, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, containing 4.91 acres, as follows:

Planning and Zoning Commission

Replat approval of Tract A Affordable Sherman Addition, being a Replat of Lots 2-6, Block 6, Heritage Farms Estates.

13. * 2952 LUELLA ROAD (ETJ)

The request of Randy & Amy Thompson (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2952 Luella Road, being 11.460 acres in the Winifred Bailey Survey, Abstract No. 64, as follows:

Planning and Zoning Commission

Final Plat approval of Thompson Addition on Luella Road, Lots 1 & 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

14. * <u>700 BLOCK SOUTH WILLOW STREET & 800 BLOCK EAST ODNEAL STREET</u>

The request of Roberto & Nancy Garcia (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 700 block of South Willow Street and 800 block of East Odneal Street, being 0.728 acres in the George B. Pilant Survey, Abstract No. 963, and being all of Lots 16 thru 24, Block 11, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R & 19R, being a Replat of Lots 16 thru 24, Block 11, W. Elliott's Addition.

16. * <u>800 BLOCK RIDGEVIEW DRIVE (ETJ))</u>

The request of Randy O'Brien (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 800 Block of Ridgeview Road, being a part of Lots 64 and 75 and all of Lots 65, 66, 67, 68, 69 and 74 of Highland Meadow Estates (containing 12.152 acres), as follows:

Planning and Zoning Commission

Final Plat approval of Highland Meadows Estates, Phase 3, being a Replat of Lots 65-69, 74 and the adjacent roadway of Highland Meadows Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

21. * <u>2200 NORTH HICKORY STREET</u>

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

Planning and Zoning Commission

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

420 & 422 WEST TENNESSEE STREET

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

Board of Adjustments

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Heriberto Garcia (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

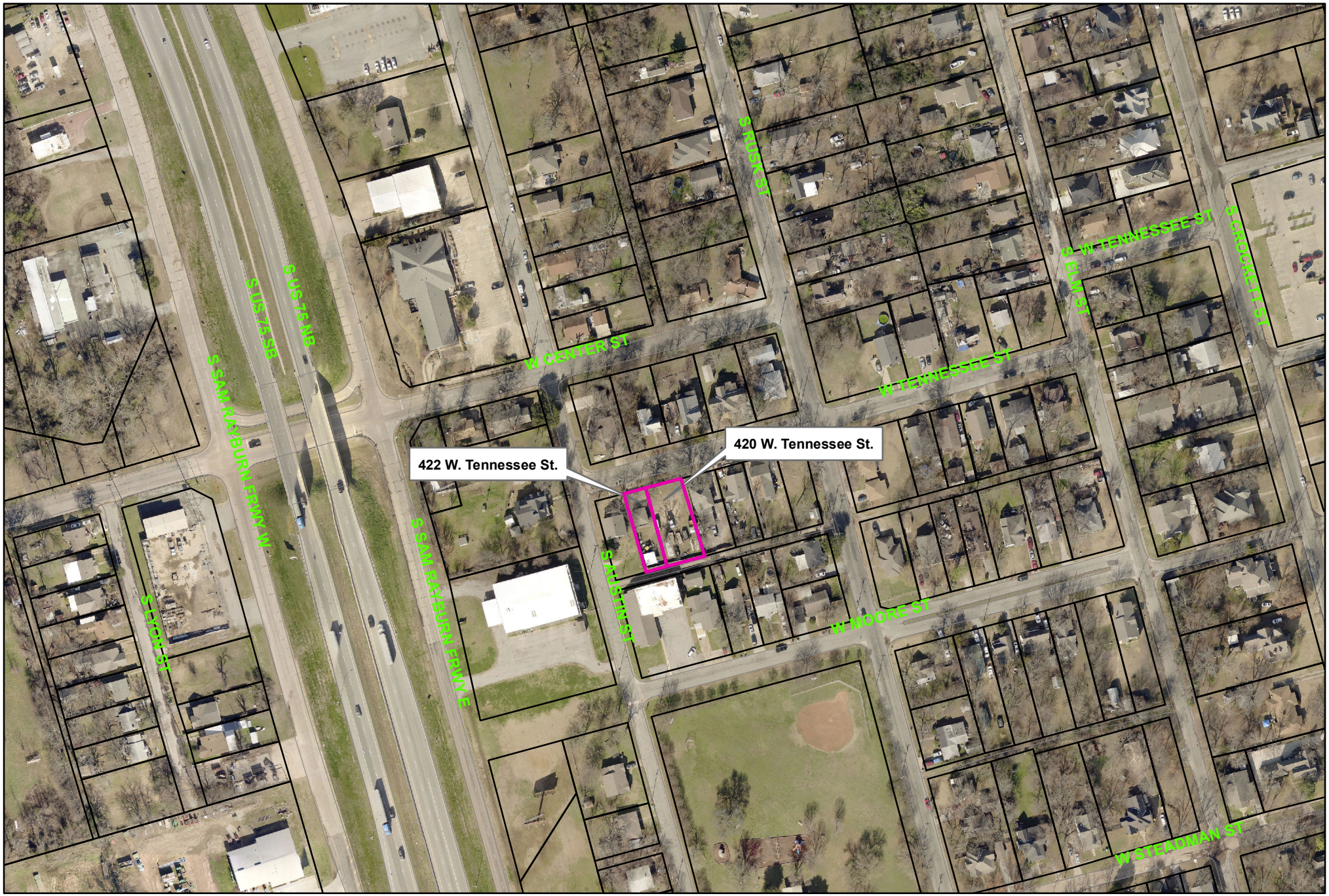
34

Objections Received:

0

Attachments

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

420 & 422 West Tennessee Street

NOT TO SCALE

1 in = 200 ft

Zoning - 420 & 422 West Tennessee Street

Legend

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

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

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

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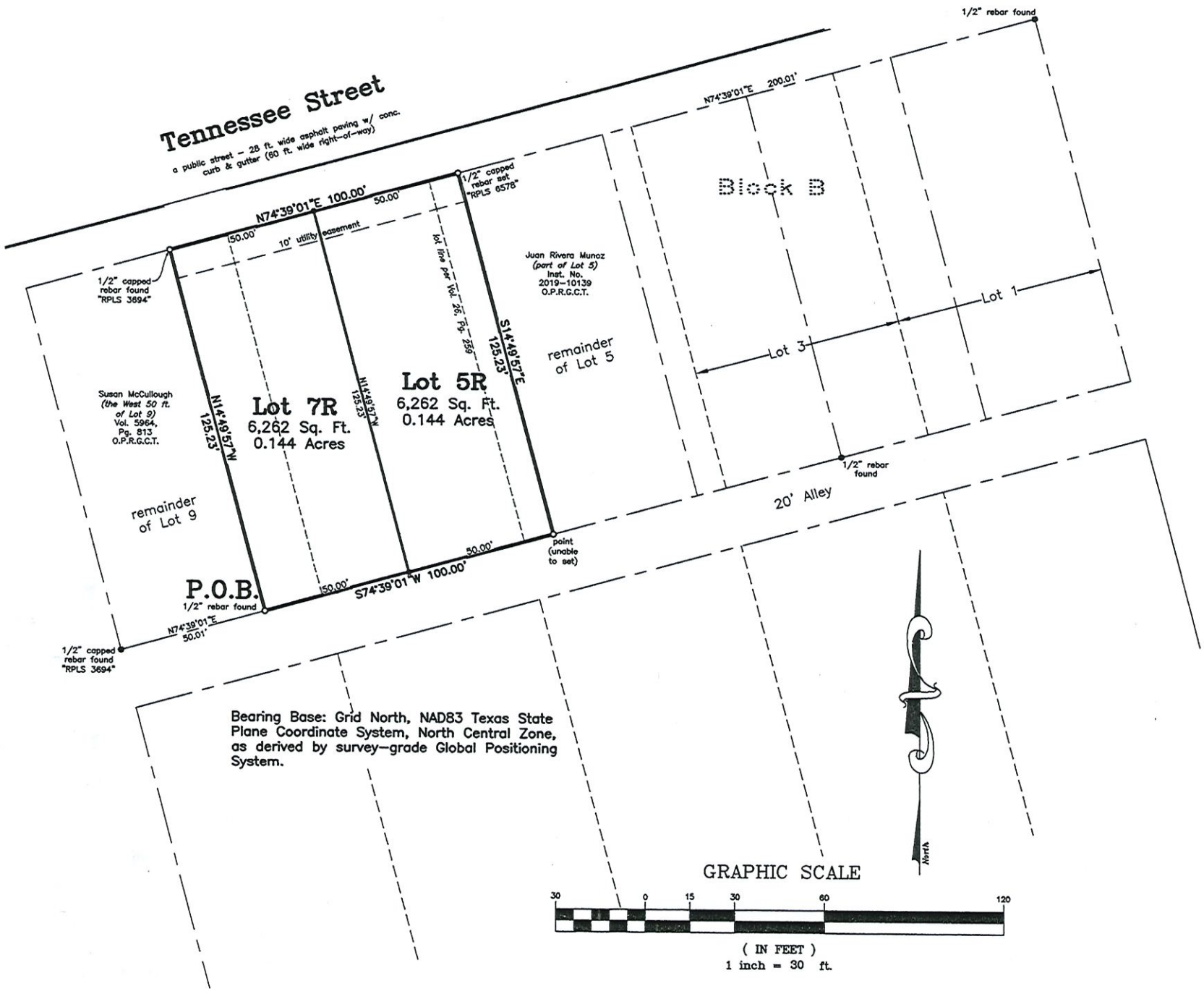
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

420 & 422 West Tennessee Street



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

to

City of Sherman, Texas

0.288 Acres

in the

Samuel Blagg Survey Abstract No. 56

General Notes:

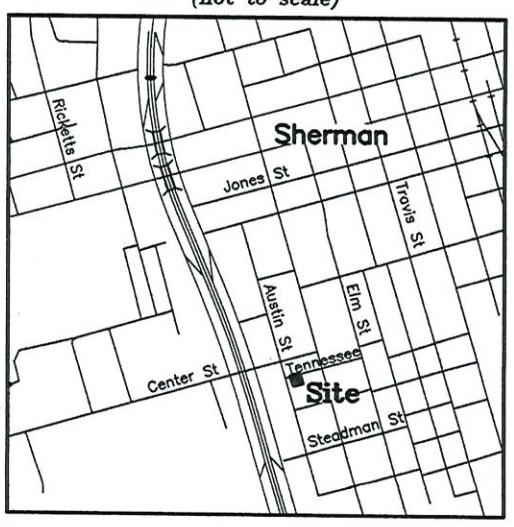
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway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

Job No. CGS631220

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

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

Vicinity Map
(not to scale)



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

Sherman
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STAFF REVIEW LETTER

February 5, 2021

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

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

Dear Applicants,

The request for approval of the Replat of all of Lot 7, the East 20 ft. of Lot 9 and the West 10 ft. of Lot 5, Block B, Ed Moore's Fair Ground Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The City of Sherman does not maintain alleys.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

1802 EAST HOUSTON STREET

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

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

Origination:

Seraj Ali (Owner)

Master Plan Designation:

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

Number of notices mailed:
15

Objections Received:
1

Attachments

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

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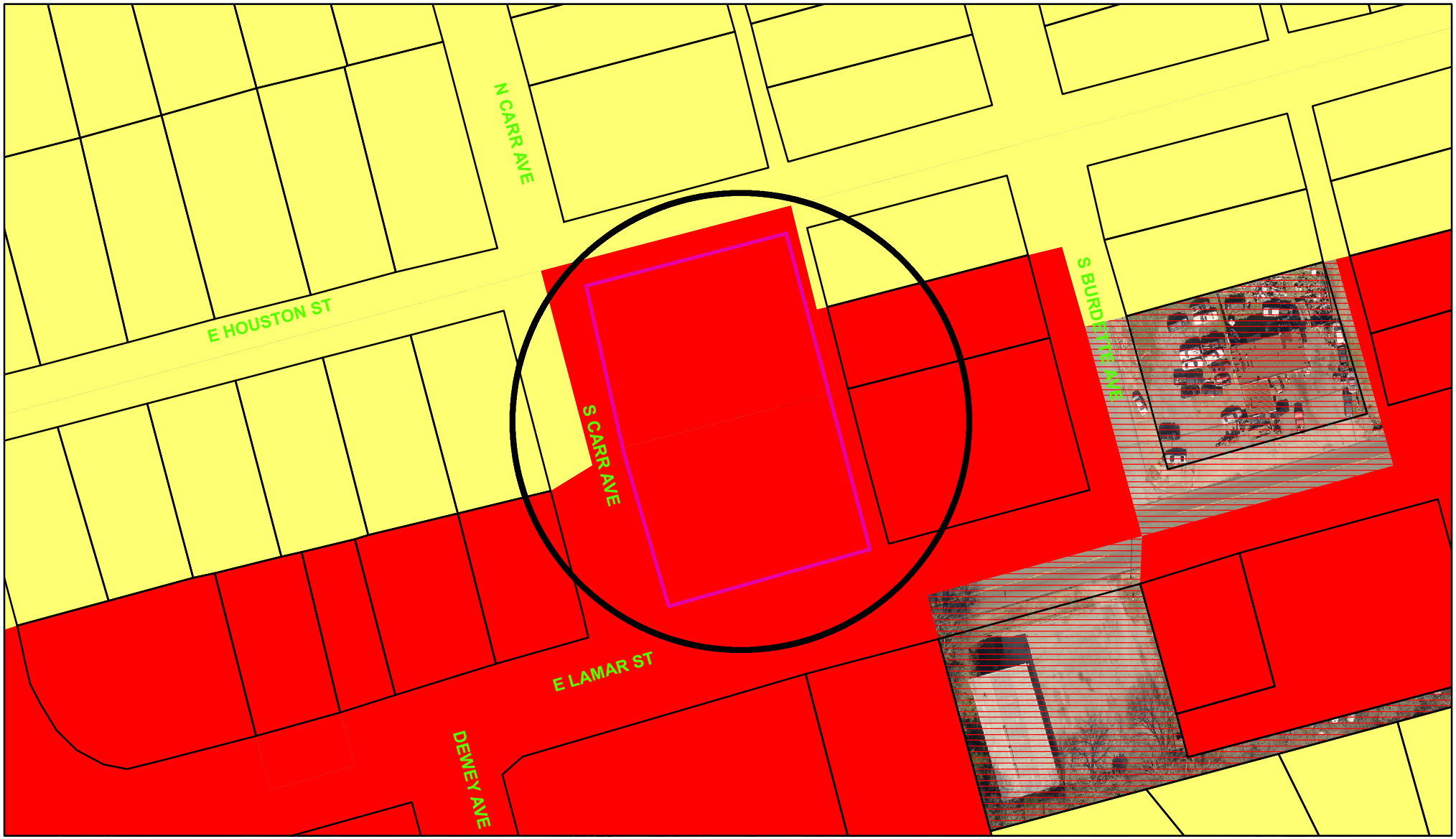
City of Sherman, Texas
Developmental Services Department

1802 East Houston Street

NOT TO SCALE

1 in = 400 ft



Zoning - 1802 East Houston Street

Legend

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

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

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

Sherman
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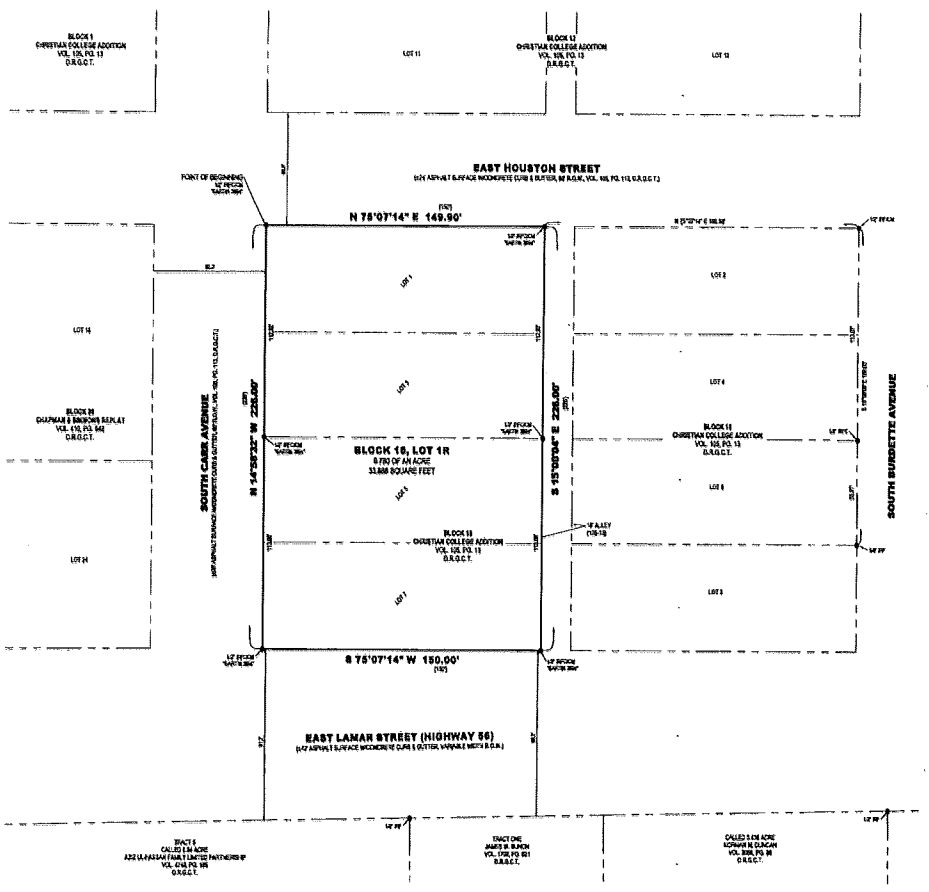
City of Sherman, Texas
Developmental Services Department

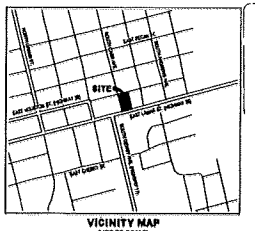
NOT TO SCALE

1 in = 100 ft

1802 East Houston Street



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



VICINITY MAP
(NOT TO SCALE)

LEGEND

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

20739

Filed for Record
In the Official Records Of:
Grayson County State
On: 6/23/2017 10:49:30 AM
In the PLAT Records
CHRISTIAN COLLEGE ADDITION
Doc Number: 2017 - 2511
Number of Pages: 2
Amount: 20.00
Order#: 201706230000056
By: MB

COUNTY COURT OF GRAYSON COUNTY, TEXAS

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

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-213-0033

RPLS Firm No.	Drawn by: BS	Scale: 1"=30'	Project No. 17-016
10405	Checked by: CRN	Date: 04/6/2017	Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

THENCE North 75°07'14" East, with the northerly line of said Lot 1, and the northerly line of said Block 16, and with the southerly right-of-way line of said East Houston Street, a distance of 149.90 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the northwest corner of said Lot 1, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly line of a 15-foot alley according to said plat recorded in Volume 105, Page 13, and from which a 1/2-inch iron rod found for the northeast corner of Lot 2 of said Block 16, same being the northeast corner of said Block 16, and at the intersection of the southerly right-of-way line of said East Houston Street and the westerly right-of-way line of South Burdette Avenue, bears North 75°07'14" East, a distance of 158.68 feet;

THENCE South 15°07'04" East, with the easterly lines of said Lot 1 and aforesaid Lot 3, and with the westerly line of said 15-foot alley, passing en route at a distance of 113.92 feet a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 3, common to the northeast corner of aforesaid Lot 5, and continuing on said course with the easterly lines of said Lot 5 and aforesaid Lot 7, a total distance of 226.80 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the southeast corner of said Lot 7, and on the southerly line of said Block 16, and at the intersection of the westerly line of said 15-foot alley and the northerly right-of-way line of East Lamar Street (Highway 56);

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

THENCE North 14°52'52" West, with the westerly lines of said Lot 7 and aforesaid Lot 5, and with the westerly line of said Block 16, and with the easterly right-of-way line of said South Carr Avenue, passing en route at a distance of 113.08 feet a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3654" found for the northwest corner of said Lot 5, common to the southwest corner of aforesaid Lot 3, and continuing on said course with the westerly line of said Lot 3 and aforesaid Lot 1, a total distance of 226.80 feet to the POINT OF BEGINNING and enclosing 0.793 of an acre (33,868 square feet) of land, more or less.

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 their location, size, and material are correctly shown.

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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

BY: SERAJ ALI
By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

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

BY: AMYKAH S. ALI
By: _____
Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

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

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas — Date 6/20/2017

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

Witness my hand this 20th day of June, A.D. 17

Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

Filed for Record
In the Official Records Of:
Grayson County State
On: 6/23/2017 10:49:30 AM
In the PLAT Records
CHRISTIAN COLLEGE ADDITION
Doc Number: 2017 - 2511
Number of Pages: 2
Amount: 20.00
Order#: 201706230000056
By: MB

COUNTY COURT OF GRAYSON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this 16th day of May, 20 17, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman — Secretary

FLOOD STATEMENT:

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

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

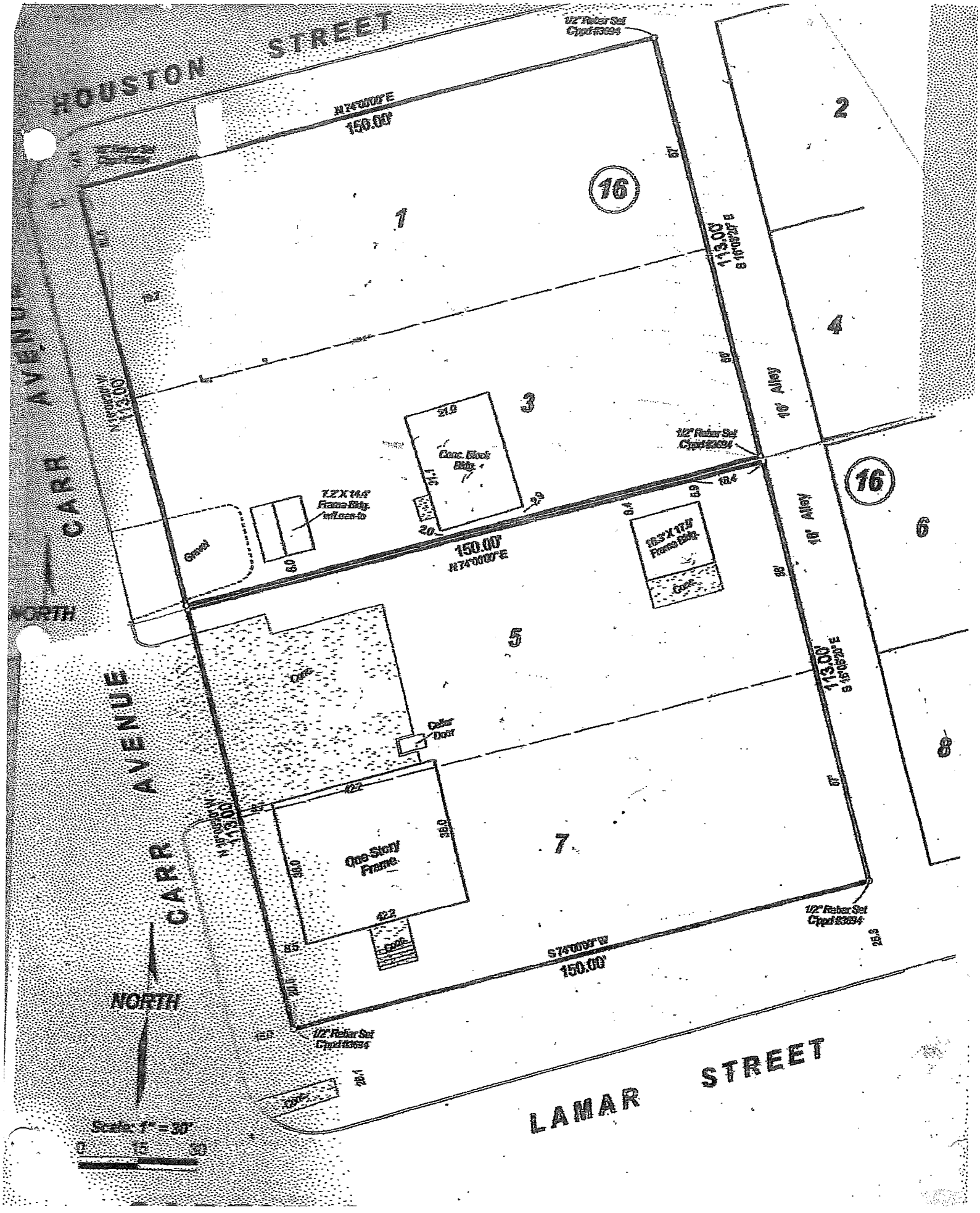
SURVEYOR:
Chris Noah, RPLS 6565
Preston Trail Land Surveying
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0033

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

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-213-0033

RPLS Firm No.	Drawn by: BS	Scale: N/A	Project No. 17-016
10405	Checked by: CRN	Date: 04/6/2017	Sheet No. 2 of 2

E-9-294


HOUSTON STREET
CARR AVENUE
CARR AVENUE
NORTH
NORTH
LAMAR STREET
1/2" Rebar Set Capd #3694
N74°00'00"E
150.00'
16
1
2
3
4
5
6
7
8
113.00'
S16°00'00"E
N16°00'00"W
113.00'
16' Alley
21.0
Conc. Block Bldg.
31.1
7.2'X14.6' Frame Bldg. w/Lean-to
Gravel
6.0
20.
2.9
0.4
8.9
10.4
150.00'
N74°00'00"E
16'X17' Frame Bldg.
Conc.
Cellar Door
42.2
One Story Frame
39.0
30.0
42.2
Conc.
S74°00'00"W
150.00'
1/2" Rebar Set Capd #3694
Scale: 1" = 30'
0
15
30

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Seraj Ali
1113 Lakota Place
Carrollton, TX 75010

Dear Applicants,

The request for a Temporary Use Permit (TUP) and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

January 29, 2021

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

RECEIVED
FEB 04 2021

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

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

The request is as follows:
Board of Adjustments
Renew Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4)(a) to allow a snow cone stand in a C-1 (Retail Business) District.

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

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

Secretary, Planning & Zoning Board

Attached

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

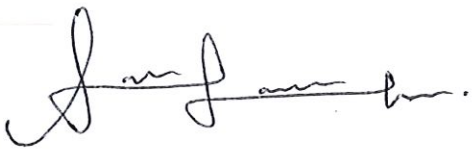
To whom it may concern,

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

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

Thank you for your time.

Sincerely,



Saad Hassan,

Aziz UL Hassan FLP

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

*** 2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owners), Camping World and Good Sam (Tenants) and CEI Engineering Associates, Inc. (Civil Engineer and Surveyor) concerning the property located at 2005 South Sam Rayburn Freeway, being a 13.59 acre tract in the Preston Kitchen Survey, Abstract No. 667, also being multiple tracts: Tract 1, being a 7.036 acre tract; Tract 3, being all of Blocks 38, 39 and a portion of Block 37 of the Replat of Blocks 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition; and Tract 4, being a 0.888 acre tract, except a called 0.487 acre portion of Lots 7-12, Block 39, said Tract No. 4, being a portion of Cottage Avenue (unimproved) abandoned by City Ordinance No. 4880, described in Quitclaim Deed, Volume 2967, Page 608, O.P.R.G.C.T, as follows:

Planning and Zoning Commission

Replat approval of Block 43R, Lot 1, South Side Addition, Being a Replat of the Final Plat of Block 43R, Lot 1, South Side Addition.

Background:

The property is located at 2005 South Sam Rayburn Freeway; the southeast corner of Wilson Avenue and U.S. Highway 75 service road; Camping World and Good Sam are the tenants. The property is zoned a C-1 (Retail Business) District and M-1 (Light Manufacturing) District and located in the O-1.2 (Sam Rayburn) Overlay District.

Background on the property:

- February 11, 1992 - Exception to allow a 6' fence in lieu of 4' allowed.
- January 19, 2016 - Variance to allow a 2’ front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40’ front setback.
- October 16, 2018 - A Specific Use Permit to allow a parking lot extension for additional RV Storage approved, P&Z Condition - Provide 8' wood fence on the east side adjacent to residential properties and review the Specific Use Permit one year from the time of the Certificate of Occupancy Permit is issued. (Ord. 6164)

The owner would like to Replat the property into one lot for commercial development.

Adjacent Zoning:

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

Origination:

FRHP Lincolnshire, LLC (Owners)
Camping World and Good Sam (Tenants)
CEI Engineering Associates, Inc. (Civil Engineer and Surveyor)

Master Plan Designation:

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

Number of notices mailed:

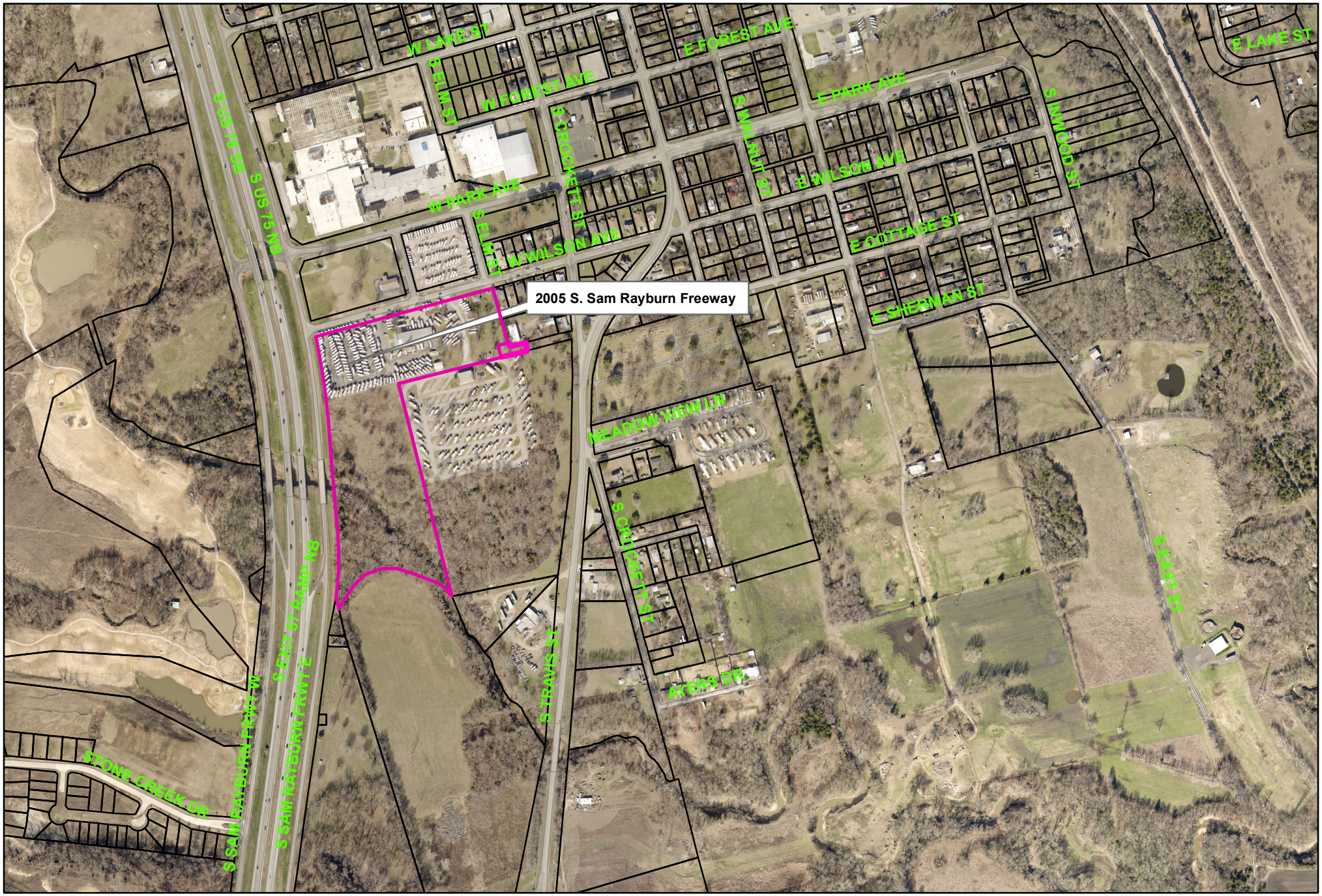
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
South Side Addition Replat
Staff Review Letter



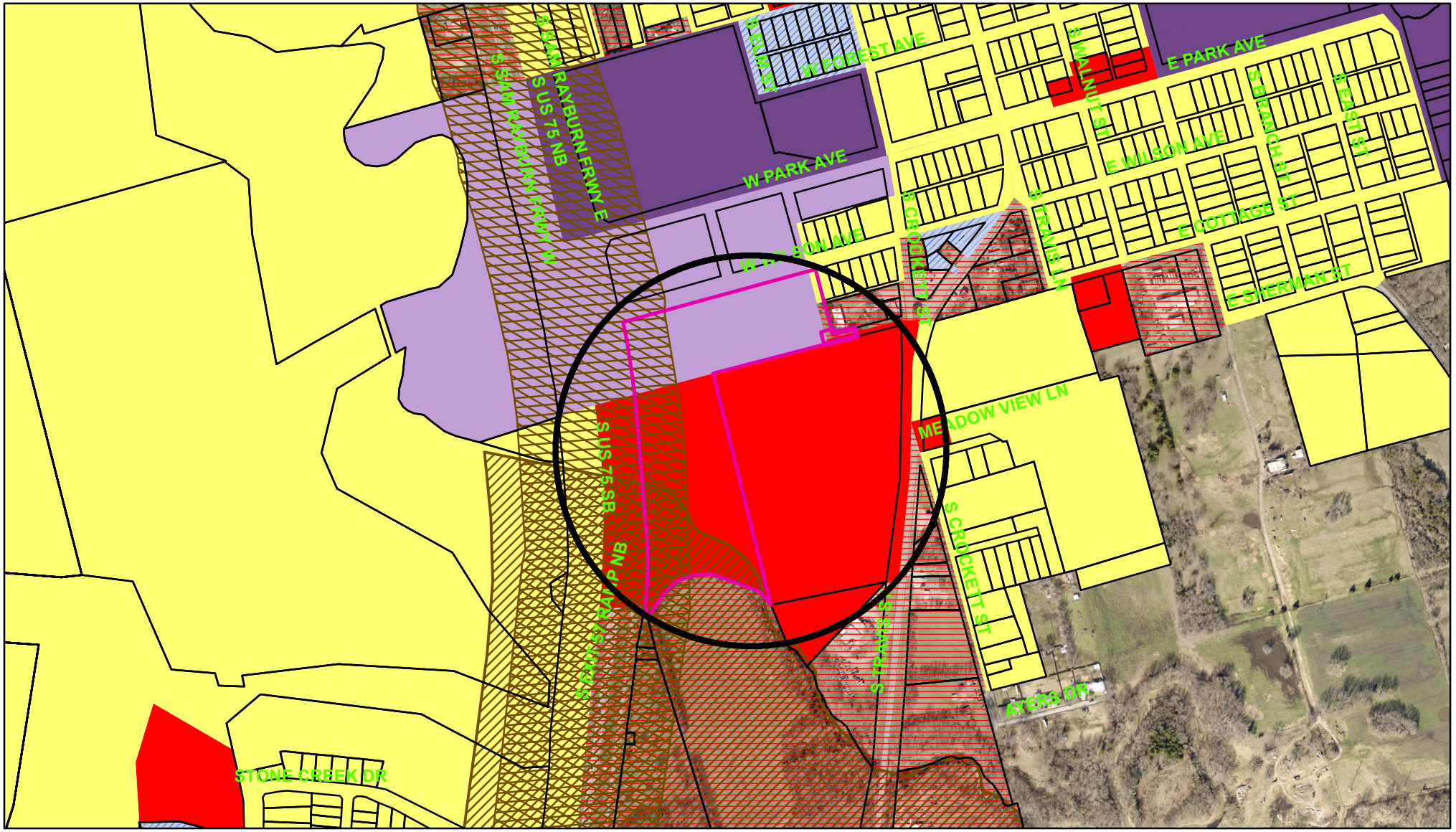
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 600 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

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

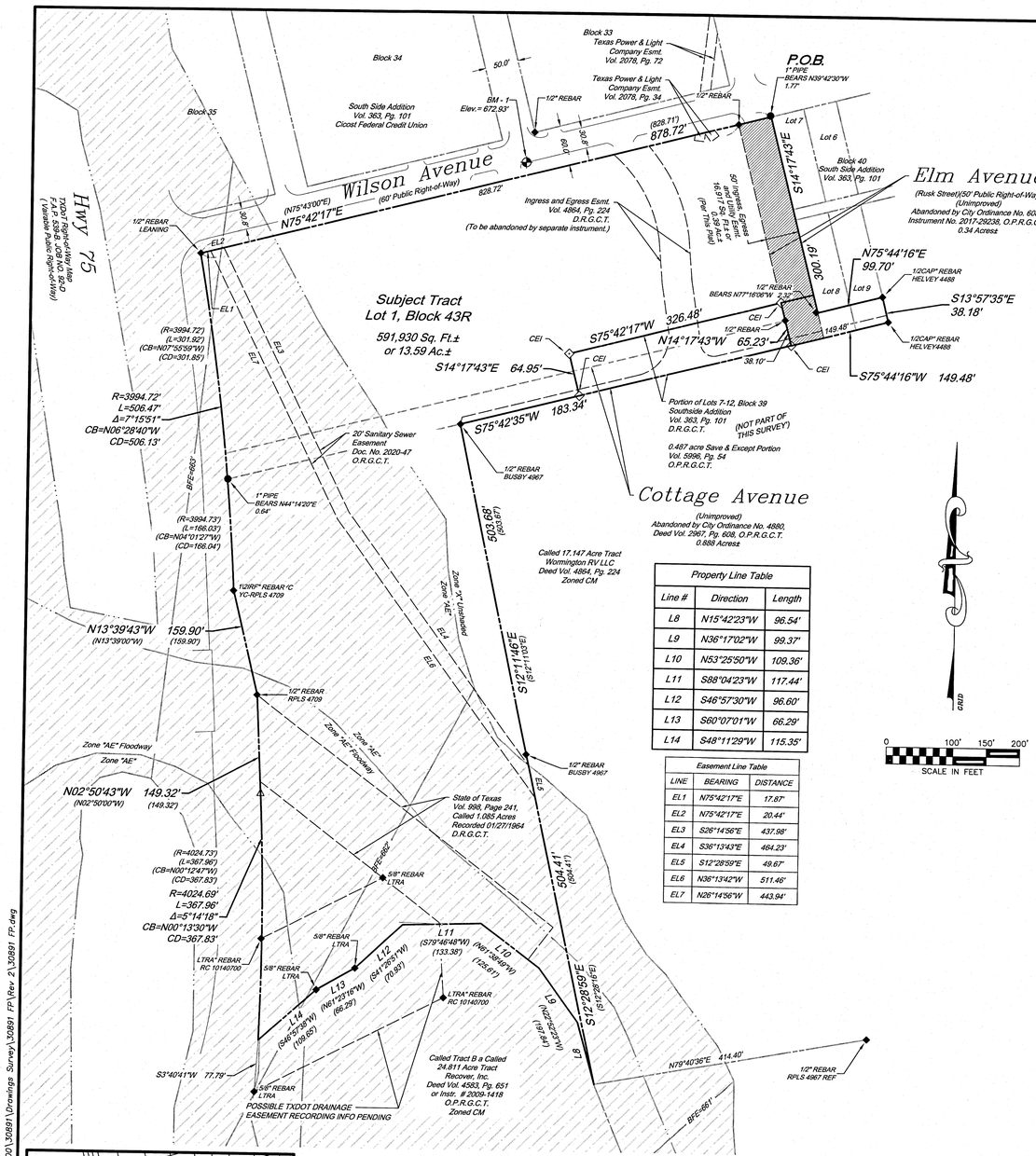
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 607 ft



Property Line Table		
Line #	Direction	Length
L8	N15°42'23"W	96.54'
L9	N36°17'02"W	99.37'
L10	N53°25'50"W	109.36'
L11	S88°04'23"W	117.44'
L12	S46°57'30"W	96.60'
L13	S60°07'01"W	66.29'
L14	S48°11'29"W	115.35'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N75°42'17"E	17.87'
EL2	N75°42'17"E	20.44'
EL3	S26°14'56"E	437.98'
EL4	S36°13'43"E	464.23'
EL5	S12°28'59"E	49.67'
EL6	N36°13'42"W	511.46'
EL7	N26°14'56"W	443.94'

Vicinity Map

Not to Scale

Latitude: 33.613414°
Longitude: -96.608108°

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Benchmark
- Found Monument (as noted)
- ◇CEI — To be set by CEI ENG ASSOC INC.
- Sanitary Sewer Manhole
- Bearing Change
- (XXXX) — Record Bearing & Distance per Deed 5996, Page 54
- 50' Ingress, Egress, and Utility Esmt. 16,917 Sq. Ft.± or 0.39 Ac.± (Per This Plat)

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:
CEI Engineering Associated, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0538
Engineering Contact: David Tipton
Surveyor: James Barnett

Owner / Owners
Parcel #166574 & #167090
FRHP Lincolnshire LLC
250 Parkway Dr. Ste 270
Lincolnshire, IL 60069

SHEET 1 OF 2

JOB # PROJ# DRAWING: 30891 FP.dwg LAST SAVED BY: JALLEN LOCATION: S:\30000\30891\Drawings Survey\30891 FP\Rev 2\30891 FP.dwg

PROPERTY DESCRIPTION:

BEING a 13.59 acre tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, also being multiple tracts granted to FRHP Lincolnshire, LLC., as recorded in Special Warranty Deed, Volume 5996, Page 54, Official Public Records of Grayson County, Texas (O.P.R.G.C.T.), said multiple tracts are referred to as follows:

Tract No. 1, being a called 7.036-acre tract, being a portion of a called 26.318-acre tract recorded in Vol. 2255, Pg. 473 Real Property Records of Grayson County, Texas (R.P.R.G.C.T.);

Tract No. 3, being all of Blocks 38, 39 and a portion of Block 37 as shown on the map entitled "Re-Plat of Block No. 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition to the City of Sherman, by the Sherman Manufacturing Co." as recorded in Vol. 363, Pg. 101, Deed Records of Grayson County, Texas (D.R.G.C.T.), being a called 5.809-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39;

Tract No. 4, being a called 0.888-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39, said Tract No. 4 being a being a portion of Cottage Avenue (Unimproved), abandoned by City Ordinance 4880, described in Quitclaim Deed, Vol. 2967, Pg. 608 O.P.R.G.C.T.;

Said herein described tract also being all of Elm Avenue (Rusk Street), a 50-foot Public R.O.W. (Unimproved), being a called 0.34 acre tract, abandoned by City Ordinance No. 6082, recorded in Instrument No. 2017-29238, O.P.R.G.C.T.;

More particularly described by metes and bounds based on the fieldwork that was completed on September 16, 2020 from an actual on the ground survey of the herein described tract, it was performed by CEI Engineering Associates, INC., under the supervision of James Barnett RPLS #6596, with the Basis of Bearings being established by NAD83, State Plane Coordinates, Texas North Central Zone, using the RTKNet.com network:

BEGINNING at the Northwest corner of Lot 7, Block 40 of aforementioned South Side Addition, from which a 1 Inch Iron Pipe found bears North 39°42'30 West 1.77 feet, for the Northeast corner of aforementioned Tract No. 3, also being the Intersection of the South Right-of-Way (R.O.W.) line of Wilson Avenue, a 60-foot Public R.O.W with the East R.O.W. line of aforementioned Elm Avenue;

THENCE South 14°17'43" East, 300.19 feet along the West property line of Lot 7 and Lot 8 of Block 40, South Side Addition Vol. 363, Pg. 101 to a point on the East line of said Elm Avenue, being a common corner on the North R.O.W. line of aforementioned Cottage Avenue from which a 1/2-inch Rebar bears North 77°16'36" West, 2.32 feet;

THENCE departing said East line, along said North line, North 75°44'16" East 99.70 feet, to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being a point on the East line of said portion of Cottage Avenue;

THENCE departing said North line, along said East line, South 13°57'35" East, 38.18 feet to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being the Southeast corner of said portion of Cottage Avenue, also being a point on the North line of a called 17.147-acre tract, granted to Wormington RV, LLC., recorded in Vol. 4864, Pg. 224, D.R.G.C.T.;

THENCE with said North line, South 75°44'16" West, 149.48 feet to the Southeast corner of aforementioned 0.487-acre portion, being a set 5/8-inch Rebar with cap stamped "CEI ENG ASSOC INC." (CEI);

THENCE leaving said North line along the boundary of said 0.487-acre portion the following three (3) calls:

1. *North 14°17'43" West, 38.10 feet passing a found 1/2" rebar, with a total distance of 65.23 feet to a set 5/8-inch Rebar, CEI;*
2. *South 75°42'17" West, 326.48 feet to a set 5/8-inch Rebar, CEI;*
3. *South 14°17'43" East, 64.95 feet to a point on the aforementioned North line of aforementioned 17.147-acre tract, being a set 5/8-inch Rebar, CEI;*

THENCE leaving said 0.487-acre portion boundary along the said North line South 75°42'35" West, 183.34 feet to a 1/2-inch Rebar "Busby 4967" being the Northwest corner of said 17.147-acre tract, also being the previous Northeast corner of aforementioned Tract No. 1;

THENCE departing said North line, with the West line of said 17.147-acre tract, South 12°11'46" East, 503.68 feet to a 1/2-inch Rebar "Busby 4967";

THENCE continuing with said West line, South 12°28'59" East, 504.41 feet to a point in the center of Post Oak Creek, also being the Southwest corner of said 17,147-acre tract, also being the Northeast corner of a tract granted to Harvey Timothy Et. AL., recorded in Vol. 3514, Pg. 472, O.P.R.G.C.T., also being the Northwest corner of a called 8.429-acre tract granted to Recovery, Inc., recorded in Vol. 4583, Pg. 651, O.P.R.G.C.T., also being the previous Southeast corner of aforementioned Tract No. 1, also being the Southeast corner of herein described tract;

THENCE departing said West line, with the contiguous South line of said 8.429-acre tract and the herein described tract, along the center of Post Oak Creek, (field located January 29, 2020) the following seven (7) courses:

1. *North 15°42'23" West, 96.54 feet;*
2. *North 36°17'02" West, 99.37 feet;*
3. *North 53°25'50" West, 109.36 feet;*
4. *South 88°04'23" West, 117.44 feet;*
5. *South 46°57'30" West, 96.60 feet;*
6. *South 60°07'01" West, 66.29 feet;*
7. *South 48°11'29" West, 115.35 feet to a point on a curve to the left having a radius of 4,024.69 feet and a central angle of 5°14'18" and having a chord which bears North 00°13'30" West, and a chord distance of 367.83 feet, being on the East R.O.W. boundary of U.S. Highway No. 75, being the Northwest corner of said 8.429-acre tract, also being the Southwest corner of herein described tract;*

THENCE in a Northerly direction with said R.O.W. boundary the following four courses:

1. *Along said curve to the left an arc distance of 229.33 feet passing a found 5 /8" rebar with a red plastic cap stamped "LTRA 10140700", a total distance of 367.96 feet to a point;*
2. *North 02°50'43" West, 149.32 feet to a found 1/2-inch Rebar "RPLS 4709";*
3. *North 13°39'43" West, 159.90 feet to a found 1/2-inch Rebar with yellow cap "RPLS 4709", being the start of a curve to the left having a radius of 3994.72 feet and a central angle of 7°15'51" and having a chord which bears North 06°28'40" West, and a chord distance of 506.13 feet;*
4. *Along said curve to the left an arc distance of 506.47 feet to a found 1/2-inch Rebar, being the Southwest corner of aforementioned Wilson Avenue R.O.W., also being the previous Northwest corner of aforementioned Tract No. 3, also being the Northwest corner of herein described tract;*

THENCE departing said East R.O.W. boundary, with said South R.O.W. line, North 75°42'17" East, 828.72 feet to the POINT OF BEGINNING containing 591,930 square feet or 13.589 acres of land more or less.

ACCEPTANCE:

Approved this _____ day of _____, 2021, by the City Planning Commission of the City of Sherman, Texas.

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION:

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Raul Dominguez Reyes, 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 supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Raul Dominguez Reyes, TX RPLS No. 5390 *Date*

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FRHP LINCOLNSHIRE LLC, do hereby adopt this plat designating the hereinabove property as BLOCK 43R, LOT 1, SOUTH SIDE ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and depp removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction , maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this the _____ day of _____, 2021

By: _____
Brent Moody: Title _____

State of Texas
County of Grayson

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared __ _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____, day of _____, 2021.

Notary Public in and for the State of _____

My commission expires: _____

CERTIFICATE OF COMPLIANCE:

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this the _____ day of _____, 2021.

Clerk, City of Sherman, Texas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Re-Plat of Block 43R of South Side Addition, recorded in Doc. No. 2020-47, O.R.G.C.T.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
7. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
10. *By scaled map location and graphical plotting only. This property is located in Zone "X" Unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.*
    Map Number: 48181C0405F
    Map Revised: September 29, 2010

    By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Grayson County, Texas.
    Map Number: 48181C0405F
    Map Revised: September 29, 2010
11. *This Re-Plat was performed after the exhibit of the abandoning of Cottage Avenue from City Ordinance 4880 was presented to the surveyor.*

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:
CEI Engineering Associated, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: David Tipton
Surveyor: James Barnett

Owner / Owners
Parcel #166574 & #167090
FRHP Lincolnshire LLC
250 Parkway Dr. Ste 270
Lincolnshire, IL 60069

SHEET 2 OF 2

© 2021 CEI ENGINEERING ASSOCIATES, INC.

Sherman
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STAFF REVIEW LETTER

February 5, 2021

FRHP Lincolnshire, LLC
250 Parkway Dr., Suite 270
Lincolnshire, IL 60069

CEI Engineering Associated, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758

Dear Applicants,

The request for approval of the Replat of Block 43R, Lot 1, South Side Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Abandoned rights of way cannot be cited in metes and bounds as locations.
3. Abandoned rights of way shall not be called out on drawing.
4. Bold border shall only designate boundary as shown in metes and bounds.
5. N14°17'43"W call on drawing needs to adjust placement or add to line table.
6. Metes and bounds do not match drawing. Please revise accordingly.
7. Dedicate 10' Utility Easement along Wilson Avenue.
8. Show effective flood fringe and floodway boundaries and show 316-PMR flood fringe and floodway boundaries.
9. Possible TxDOT Drainage Easement south of subject property shall show filing information or be removed from plat.
10. The width of the right-of-way and pavement for streets shall be shown on the plat.
11. All aspects of the Floodplain Ordinance shall be followed.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

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

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

*** 1300 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Affordable Storage Inc. (Owner) and Centerline Engineering and Consulting LLC (Civil Engineer/Surveyor) concerning the property located at 1300 South FM 1417 (Heritage Parkway), being Lots 2-6, Block 6, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, containing 4.91 acres, as follows:

Planning and Zoning Commission

Replat approval of Tract A Affordable Sherman Addition, being a Replat of Lots 2-6, Block 6, Heritage Farms Estates.

Background:

The property is located at 1300 South FM 1417 (Heritage Parkway), the southwest corner of Quail Run Road and FM 1417 (Heritage Parkway). The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District. The owner would like to Replat five lots into one lot for commercial development of a Mini-Warehouse Facility that was approved June 15, 2020 by Ordinance 6299.

Adjacent Zoning:

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

Origination:

Sherman Affordable Storage Inc. (Owner)
Centerline Engineering and Consulting LLC (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

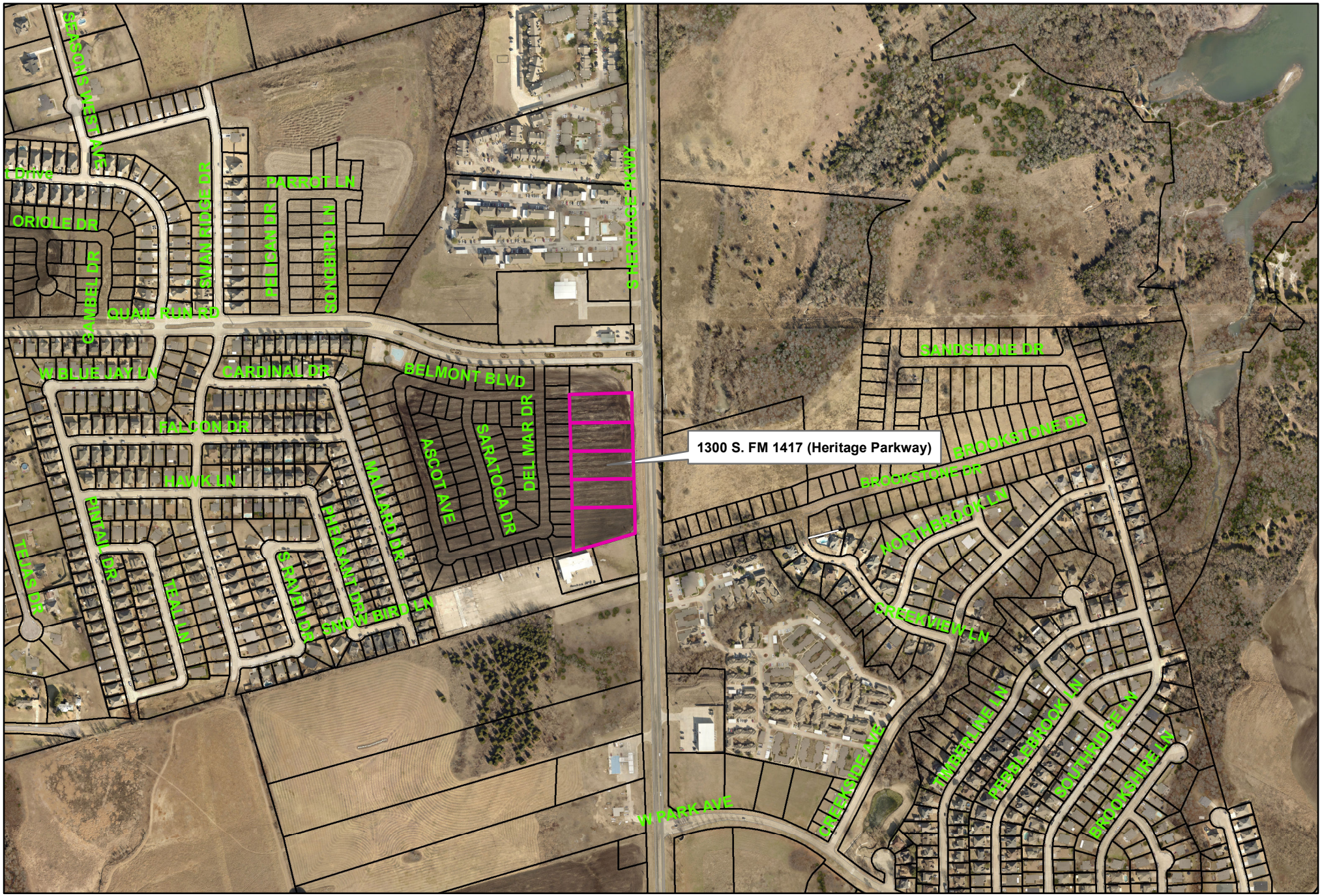
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Tract A - Affordable Sherman Addition
Staff Review Letter



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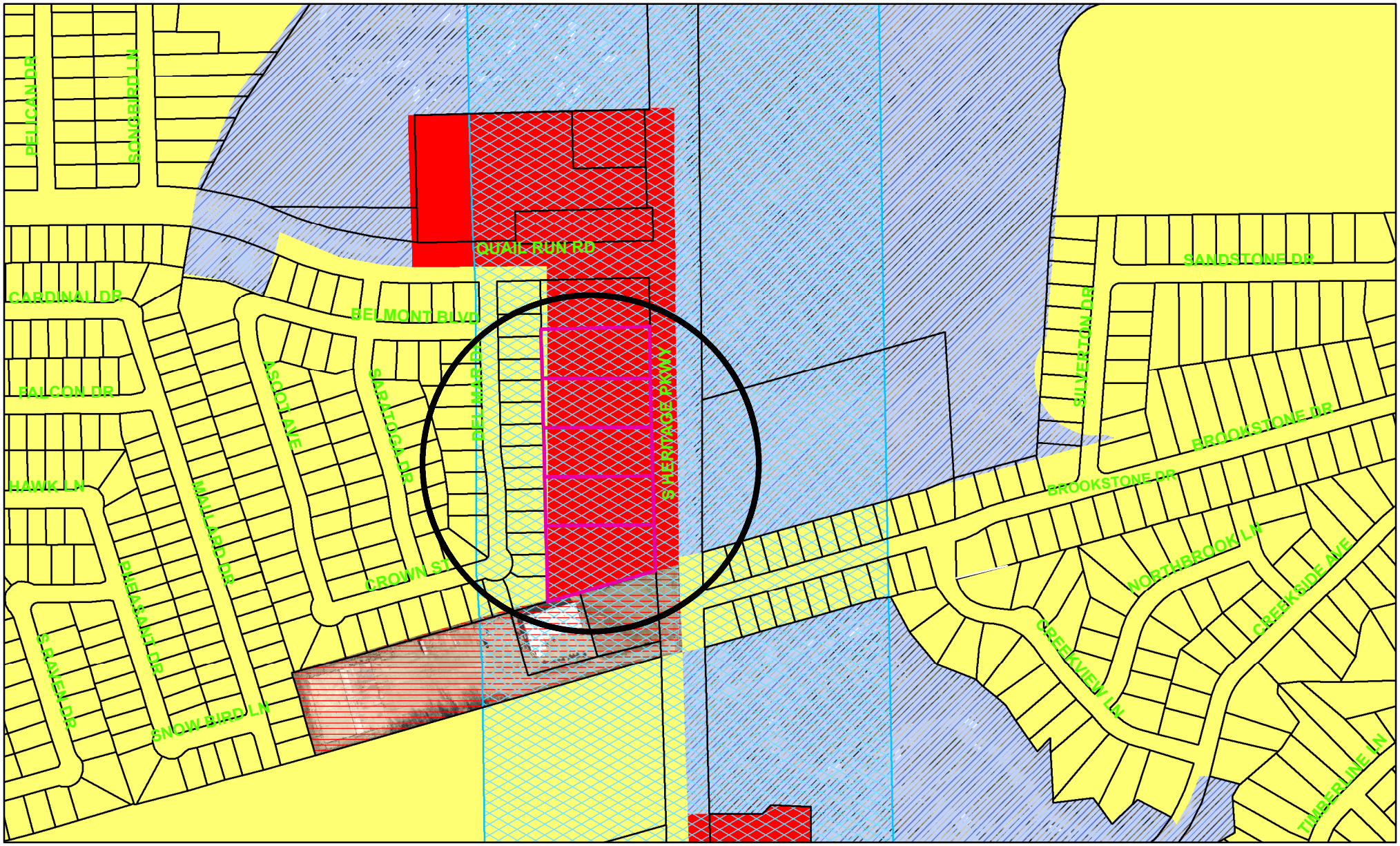
City of Sherman, Texas
Developmental Services Department

1300 South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 600 ft



Zoning - 1300 South FM 1417 (Heritage Parkway)

Legend

Parcels_Buffer3

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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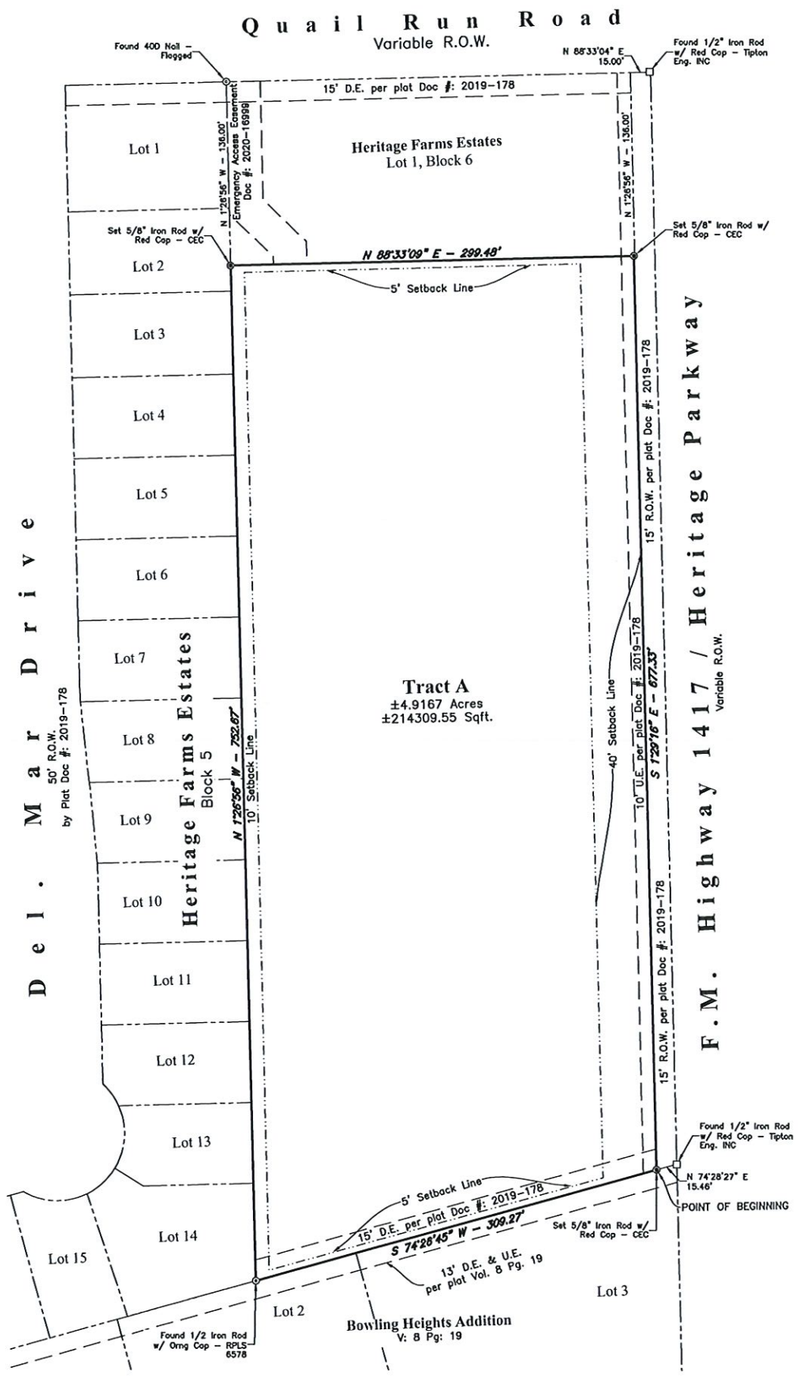
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 366 ft

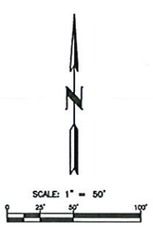
REPLAT
for inspection purposes only and in no way official or approved for recording purposes
Date of Release: 12/9/2020



Tract A
Affordable Sherman Addition,
an addition to the City of Sherman, Grayson County, Texas
Being a Replat of Lots 2 thru 6, Block 6 Heritage Farms Estates

LEGEND

- ⊙ – Found 1/2" Iron Rod – As Described
- ◉ – Set 5/8" Aluminum Capped Rod – "CEC 10194378"
- ——— – Boundary Line
- ——— – Lot Line
- - - - - - – Easement Line – As Described
- ——— – Setback Line
- R.O.W. – Right-of-Way
- D.E. – Drainage Easement
- U.E. – Utility Easement



VICINITY MAP
(Not to Scale)

OWNER'S CERTIFICATE

THE STATE OF TEXAS

COUNTY OF LUBBOCK

WHEREAS Sherman Affordable Storages INC. does herby own a tract of land being a replat of Lots 2 thru 6, Block 6 of the Heritage Farms Estates to the City of Sherman, Grayson County, Texas, recorded as Document Number 2019-178, Official Public Records, Grayson County, Texas, and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron Rod with Aluminum Cap marked "CEC 10194378" Set for the southeast corner of this tract and being the same as the southeast corner of Lot 6, Block 6 of said Heritage Farms Estates, whence a 1/2" Iron Rod with Red Cap marked "Tipton Eng. INC." Found for the southeast corner of said Heritage Farm Estates beors North 74°28'27" East a distance of 15.46 feet;

THENCE South 74°26'45" West a distance of 309.27 feet along the South Line of said Heritage Farms Estates to a 1/2" Iron Rod with Orange Cap marked "RPLS 6578" Found for the Southwest Corner of this tract and being the same as the Southwest Corner of said Lot 6;

THENCE North 1°26'56" West a distance of 752.67 feet to a 5/8" Iron Rod with Aluminum Cap marked "CEC 10194378" Set for the Northwest Corner of this tract and being the same as the Northwest Corner of Lot 2 and Southwest Corner of Lot 1, Block 6 of said Heritage Farms Estates;

THENCE North 88°33'09" East a distance of 299.48 feet along the common line of said Lot 1 and Lot 2 to a 5/8" Iron Rod with Aluminum Cap marked "CEC 10194378" Set for the Northeast Corner of this tract;

THENCE South 1°29'16" East a distance of 677.33 feet to the POINT OF BEGINNING and containing within these calls a calculated area of 4.91 acres more or less

GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plat limits.
2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
3. All easements dedicated hereby shall entitle the City or utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the City or utility company without the City or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easement necessitated by such removal, repair or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
4. Any relocation or revision of existing facilities shall be at the developer's expense. Compensation shall be made prior to the recording of any portion of this final plat.
5. All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instruments prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.
6. Any easements or rights-of-way shown as to be dedicated by separate instrument are shown on the plat for information purposes only. This plat does not dedicate said easements.
7. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
8. Only those copies which bear an original ink impression seal or embossed seal will be considered a "valid" copy. Centerline Engineering & Consulting, LLC, will not be responsible for the content of anything other than a valid copy of this survey.
9. Blanket garbage collection easement as required or service within the plat limits is herein granted.
10. Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
11. Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.

Approved this _____ day of _____, 20____,

by the Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman

_____
Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Justin Cantwell, 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.

_____
Justin Cantwell, RPLS 6331
Date: XXXX, 2020

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 _____ 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 subscribed.

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

_____
City Clerk, City of Sherman, Texas

Property Owner: SHERMAN AFFORDABLE STORAGE INC
Owner Address: 3110 FRANKFORD AVE LUBBOCK, TX 79407

PLAT OF SUVEY
for inspection purposes only and in no way official or approved for recording purposes

TRACT A
AFFORDABLE SHERMAN ADDITION
±4.9167 AC
Sherman, Grayson County, Texas
12/9/2020

CENTERLINE ENGINEERING & CONSULTING, LLC
CENTERLINE ENGINEERING & CONSULTING, LLC.
10210 Frankford Ave, Suite 118, Lubbock, Texas 79424
(806) 317-1181
TBPE Reg. No. F-16713
TBPLS Reg. No. 10194378

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

Sherman Affordable Storage, Inc.
3110 Frankford Ave.
Lubbock, TX 79407

Centerline Engineering & Consulting, LLC
10210 Frankford Ave., Suite 410
Lubbock; TX 79424

Dear Applicants,

The request for approval of the Final Plat of Tract A Affordable Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the pavement for streets shall be shown on the plat.
3. Remove setback lines from plat.
4. Calls on drawing and in metes and bounds shall be referenced in double digits, i.e. N01°26'56"W.
5. City sewer does not serve subject property. Extension of sewer by developer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
6. Water pro-rata will be due at the time of development.
7. Verify existing privately owned and maintained detention is adequate for proposed use. Upgrades to existing detention or addition of detention may be required if existing is not adequate for proposed use.
8. Legal description to be changed to County of Grayson.
9. Notary block to be added to Owner signature.
10. Exits/Entrances off of F.M. 1417 will be Right-in, Right-out only.
11. Remove General Notes # 9.
12. The City of Sherman does not review or enforce Deed Restrictions.
13. 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.
14. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
15. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page

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

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

1103 & 1105 NORTH BROUGHTON STREET

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

Board of Adjustments

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

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

Origination:

M&G Homebuilders, LLC (Owners)
Martin Covarrubias (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

84

Objections Received:

0

Attachments

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 & 1105 North Broughton Street

NOT TO SCALE

1 in = 200 ft

Zoning - 1103 & 1105 North Broughton Street

Legend

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

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

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

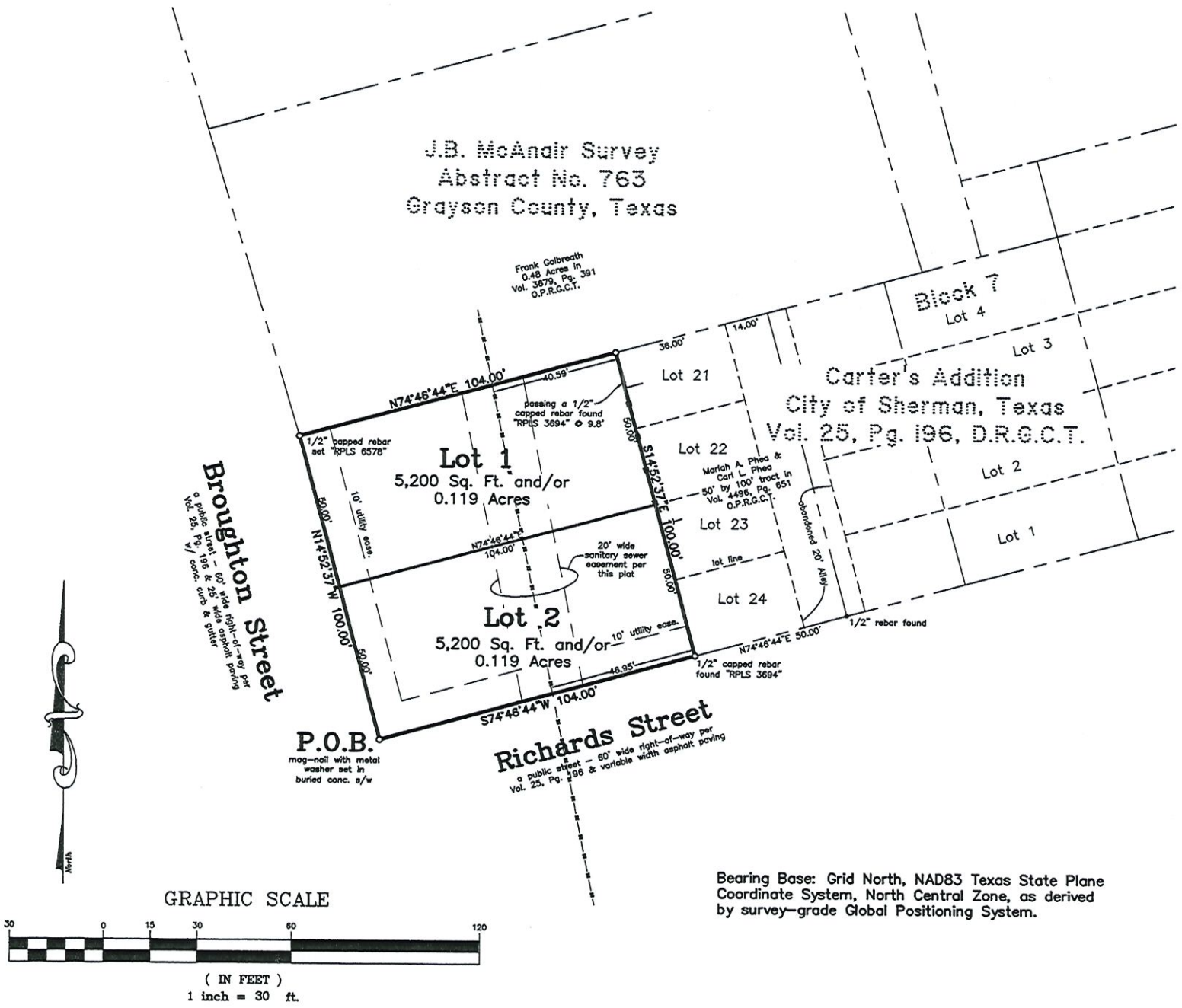
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 100 ft

1103 & 1105 North Broughton Street



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

Mora's Addition

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

0.239 Acres

in the

J.B. McAnair Survey Abstract No. 763

Job No. CGS501120

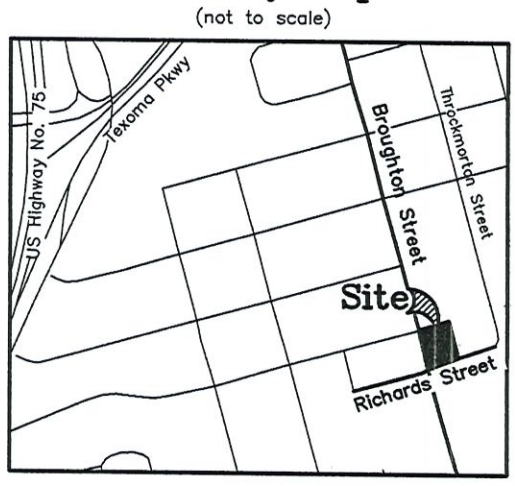
General Notes:

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

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

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

Vicinity Map
(not to scale)



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

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

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

Dear Applicants,

The request for approval of the Final Plat of Mora's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Dates on signature blocks to be updated to 2021.
4. Indicate whether point on Northeast corner of proposed Lot 1 is set or found; reflect appropriately in metes and bounds description.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

1103 & 1105 NORTH BROUGHTON STREET

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

Board of Adjustments

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

Background:

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

Adjacent Zoning:

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

Origination:

M&G Homebuilders, LLC (Owners)
Martin Covarrubias (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

84

Objections Received:

0

Attachments

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1103 & 1105 North Broughton Street

NOT TO SCALE

1 in = 200 ft

Zoning - 1103 & 1105 North Broughton Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
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Zoning Districts
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- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

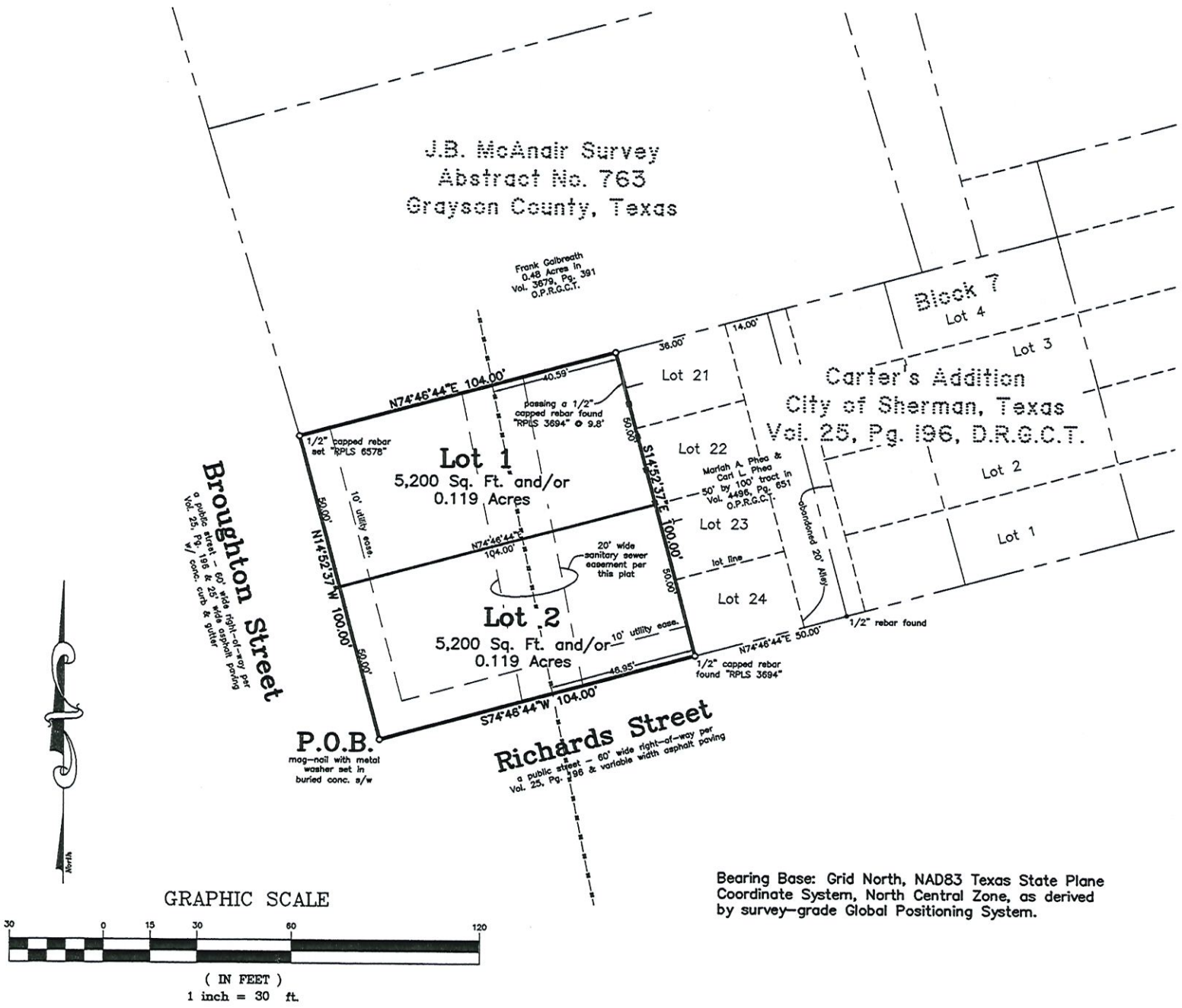
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N
NOT TO SCALE

1 in = 100 ft

1103 & 1105 North Broughton Street



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

Mora's Addition

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

0.239 Acres

in the

J.B. McAnair Survey Abstract No. 763

Job No. CGS501120

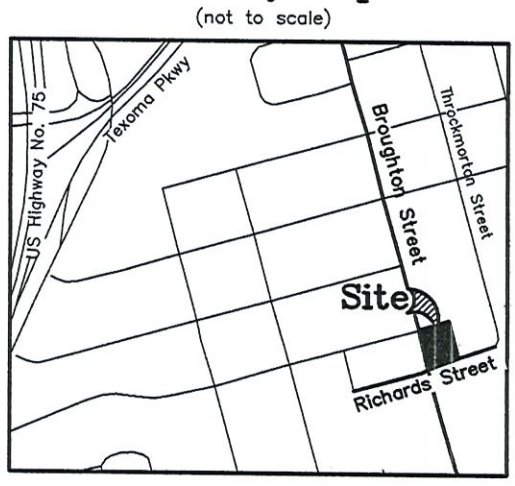
General Notes:

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

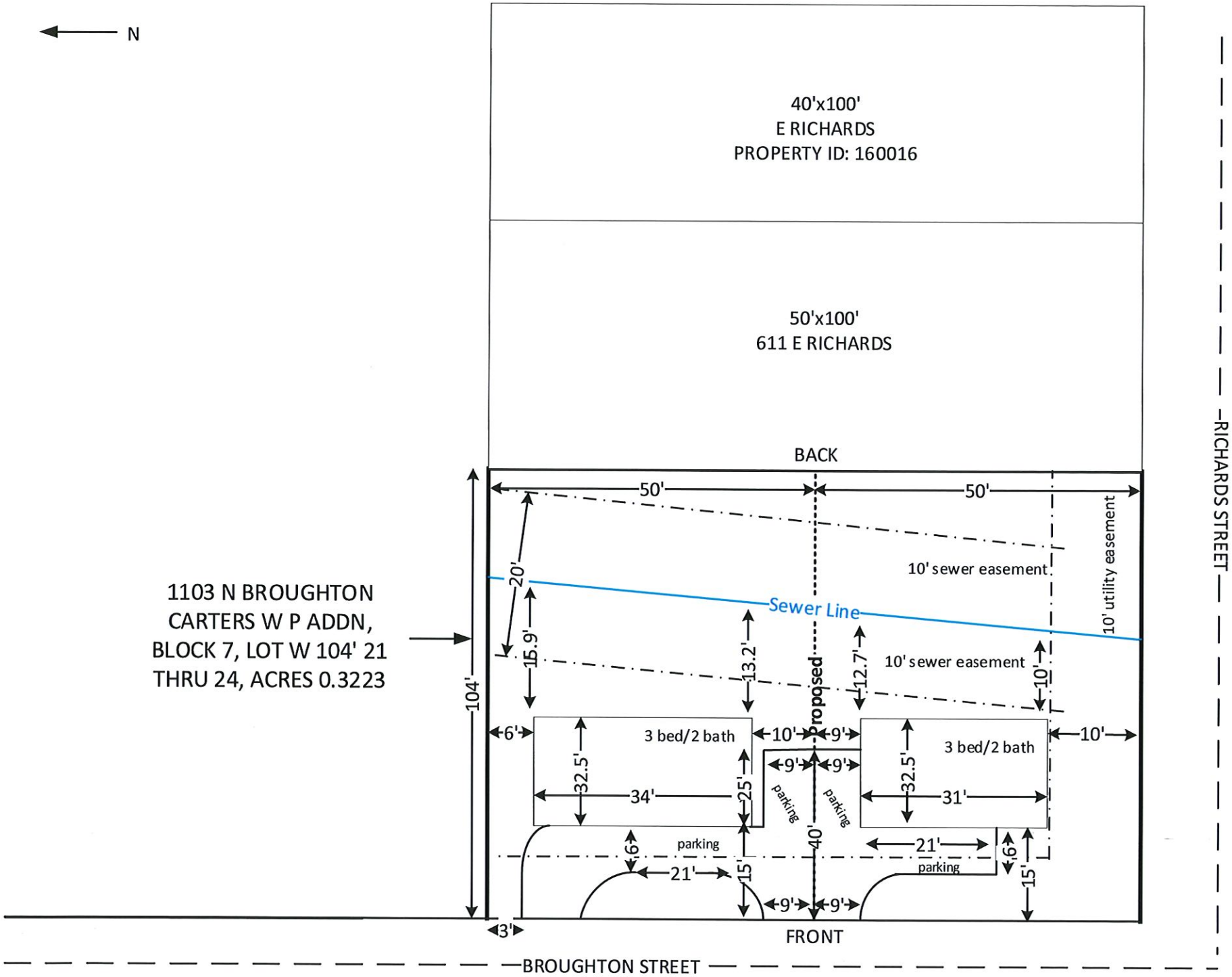
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

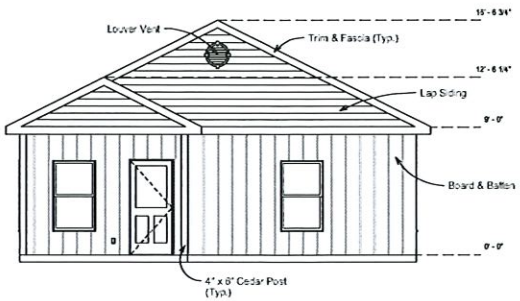
Owner:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

Vicinity Map
(not to scale)

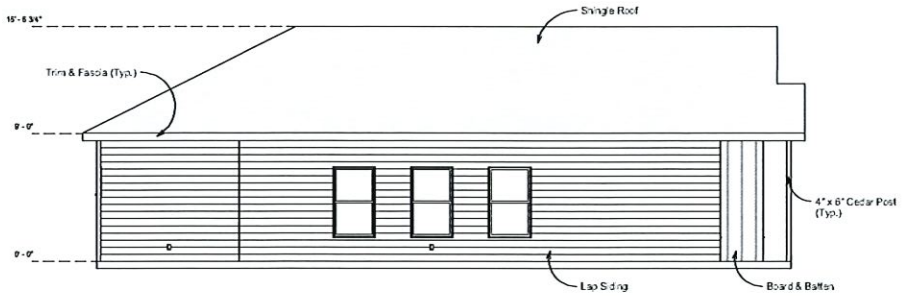


S:\Land Projects R2\West-104-ft-of-Lots-21-thru-24-Blk-7-WP-Carters-Addition\Civil 3D\1103-n-broughton.dwg Layout: Plat Plot Date Jan 15 21 Time: 9:47 AM

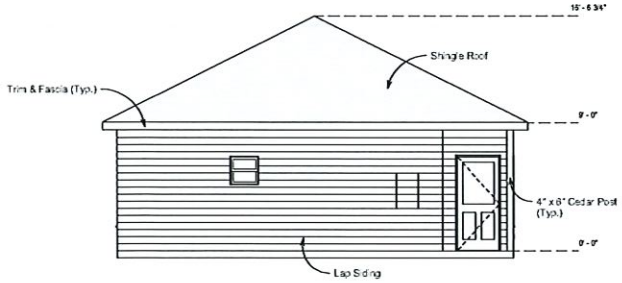

N
40'x100'
E RICHARDS
PROPERTY ID: 160016
50'x100'
611 E RICHARDS
BACK
1103 N BROUGHTON
CARTERS W P ADDN,
BLOCK 7, LOT W 104' 21
THRU 24, ACRES 0.3223
50'
50'
10' utility easement
10' sewer easement
Sewer Line
10' sewer easement
20'
15.9'
13.2'
12.7'
10'
Proposed
104'
6'
3 bed/2 bath
10'
9'
3 bed/2 bath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



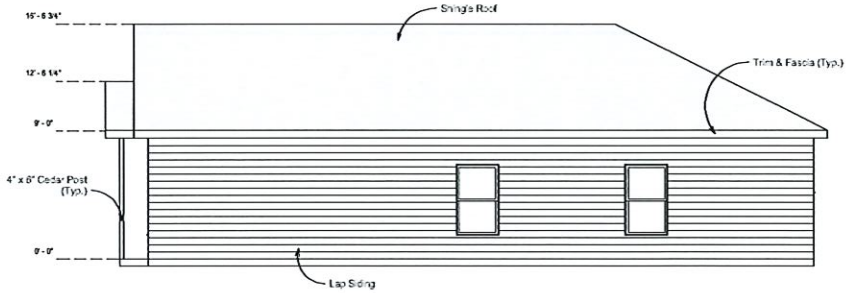
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Elevation Views

Project Address:
Sherman, TX 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

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

Martin Covarrubias
1218 N. Brents
Sherman, TX 75090

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

Dear Applicants,

The request for a variance and site plan approval to allow 15' front setbacks in lieu of the required 25' for residential dwellings in an R-1 (One-Family Residential) District located at 1103 and 1105 North Broughton Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

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

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

213 EAST HILL STREET

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

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

Origination:

Roberto Meraz (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

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

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213 East Hill Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft

Zoning - 213 East Hill Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

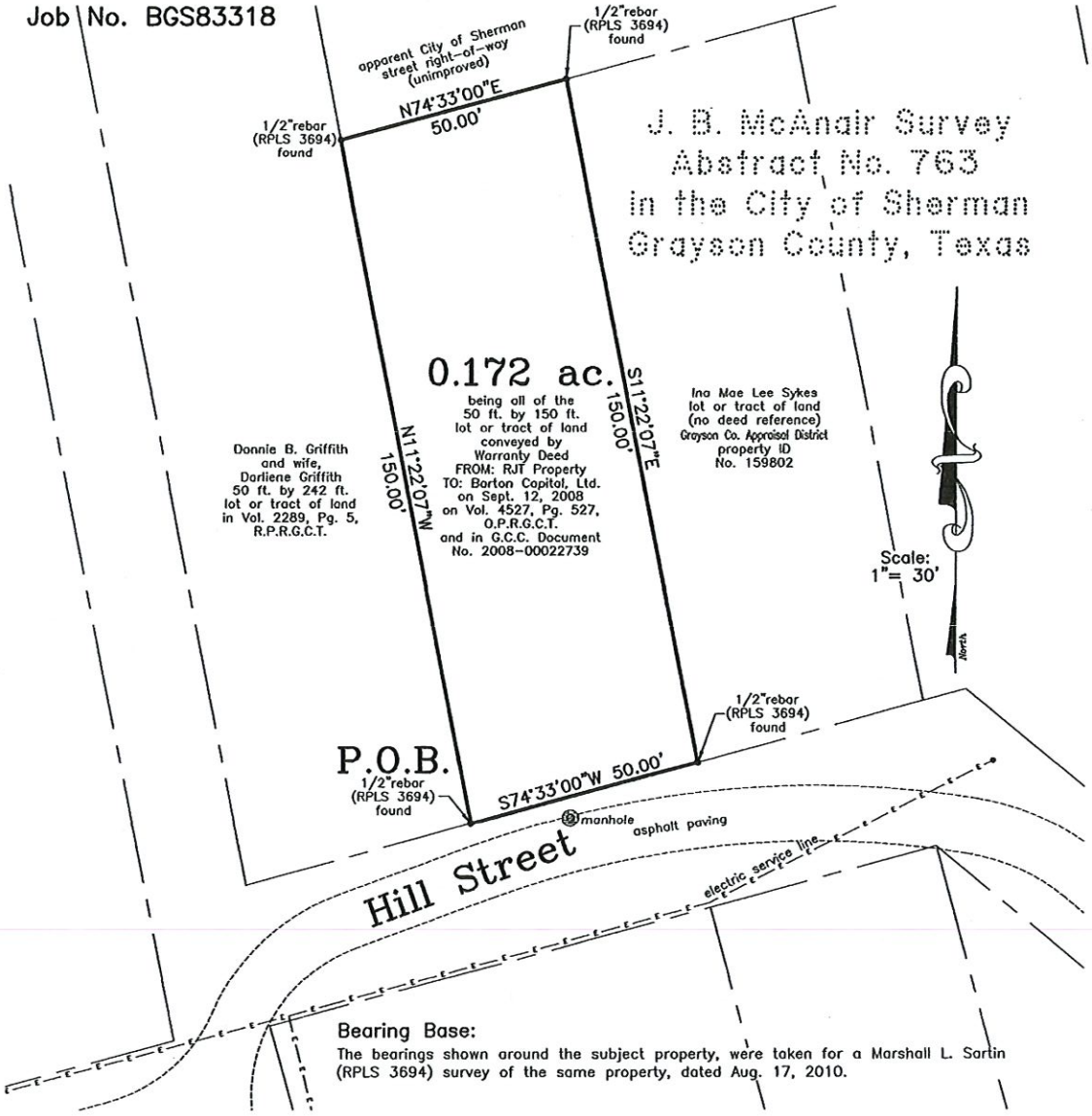
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

213 East Hill Street

Job No. BGS83318



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

Owner: Barton Capital, LTD

Address: 213 E. Hill Street
Sherman, Texas

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

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

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

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

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

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

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

Helvey-Wagner Surveying, Inc.

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

FIELD NOTES
0.172 Acres

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

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

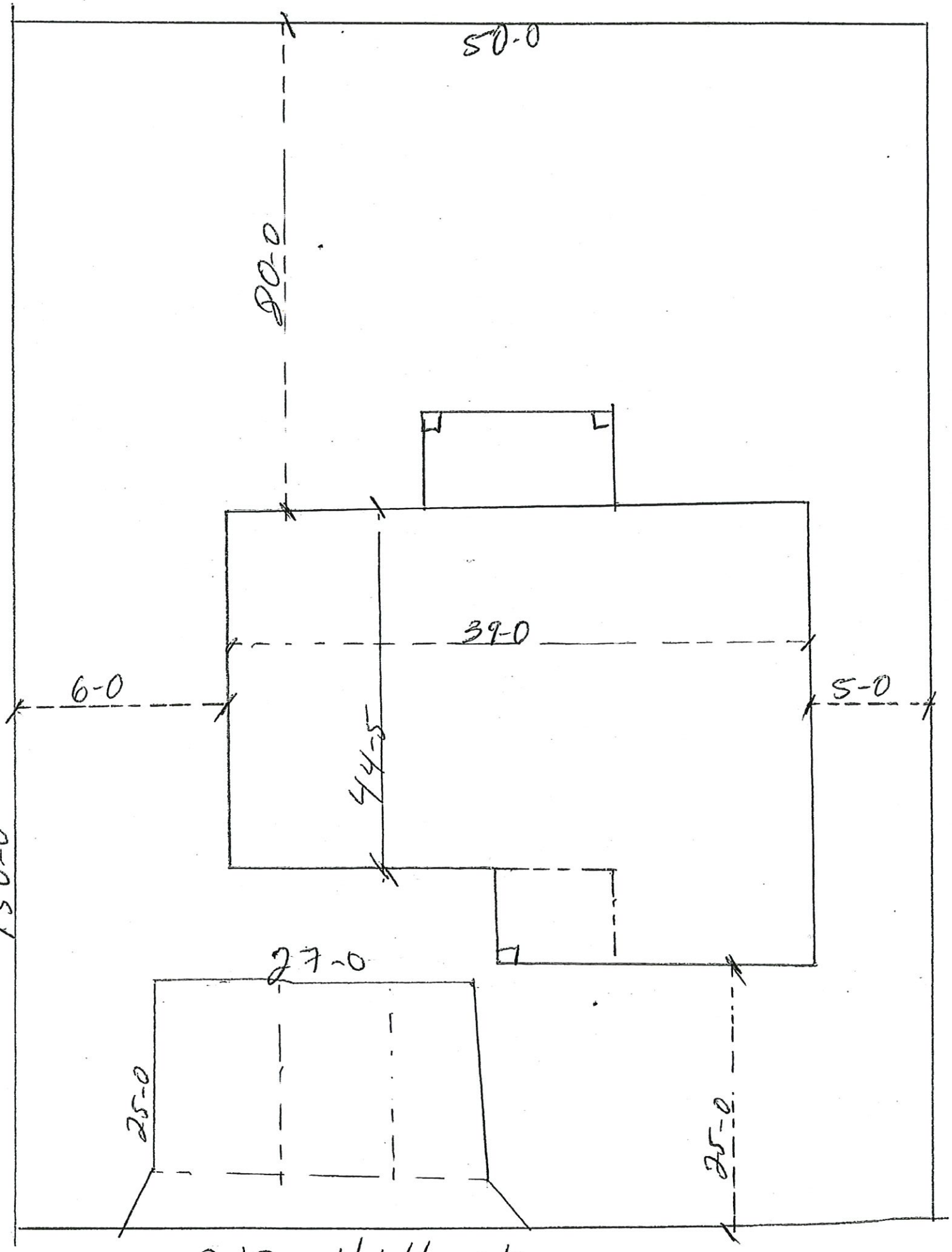
THENCE North 11 deg. 22 min. 07 sec. West, with the East line of said Griffith tract of land, a distance of 150.00 ft. to a ½ inch rebar (RPLS 3694) found in said Griffith East line, and in a South line of an apparent street right-of-way of the City of Sherman (Texas), at an apparent Southwest corner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

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

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

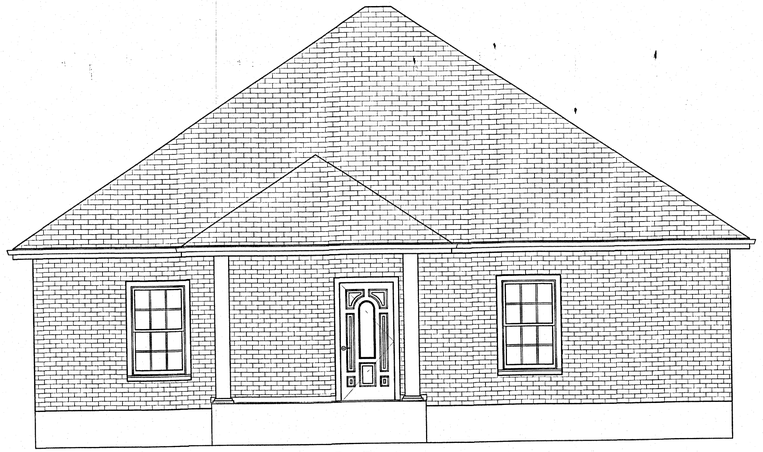
THENCE South 74 deg. 33 min. 00 sec. West, with the North line of Hill Street, a distance of 50.00 ft. to the **PLACE OF BEGINNING** and a containing **0.172 ACRES** of land.

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


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

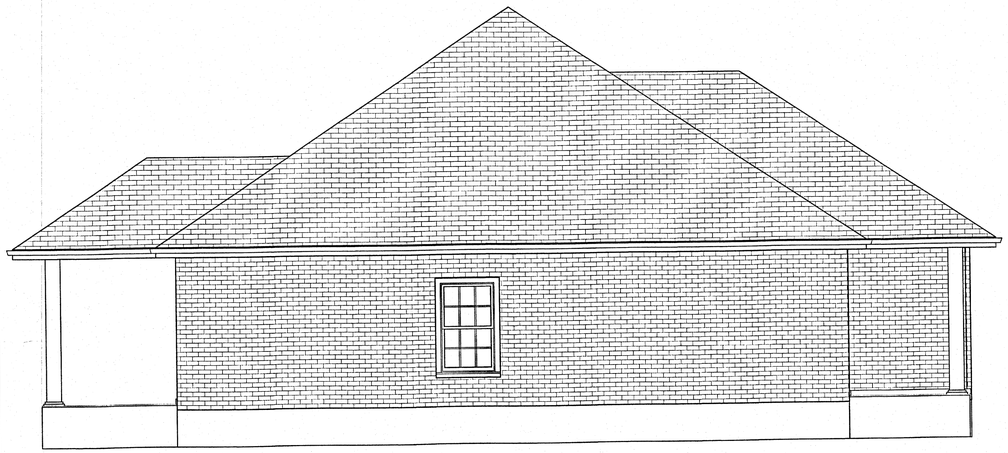
Front Elevation

Cross Section 7



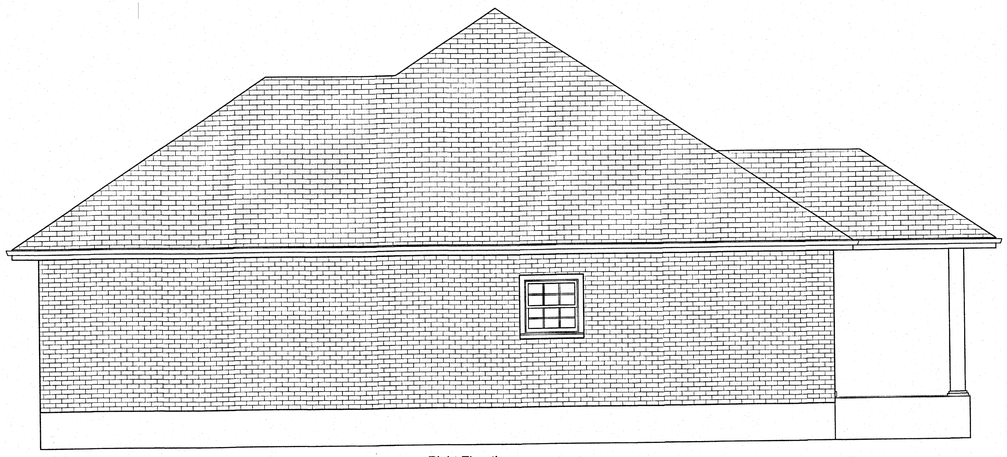
Rear Elevation

Cross Section 8



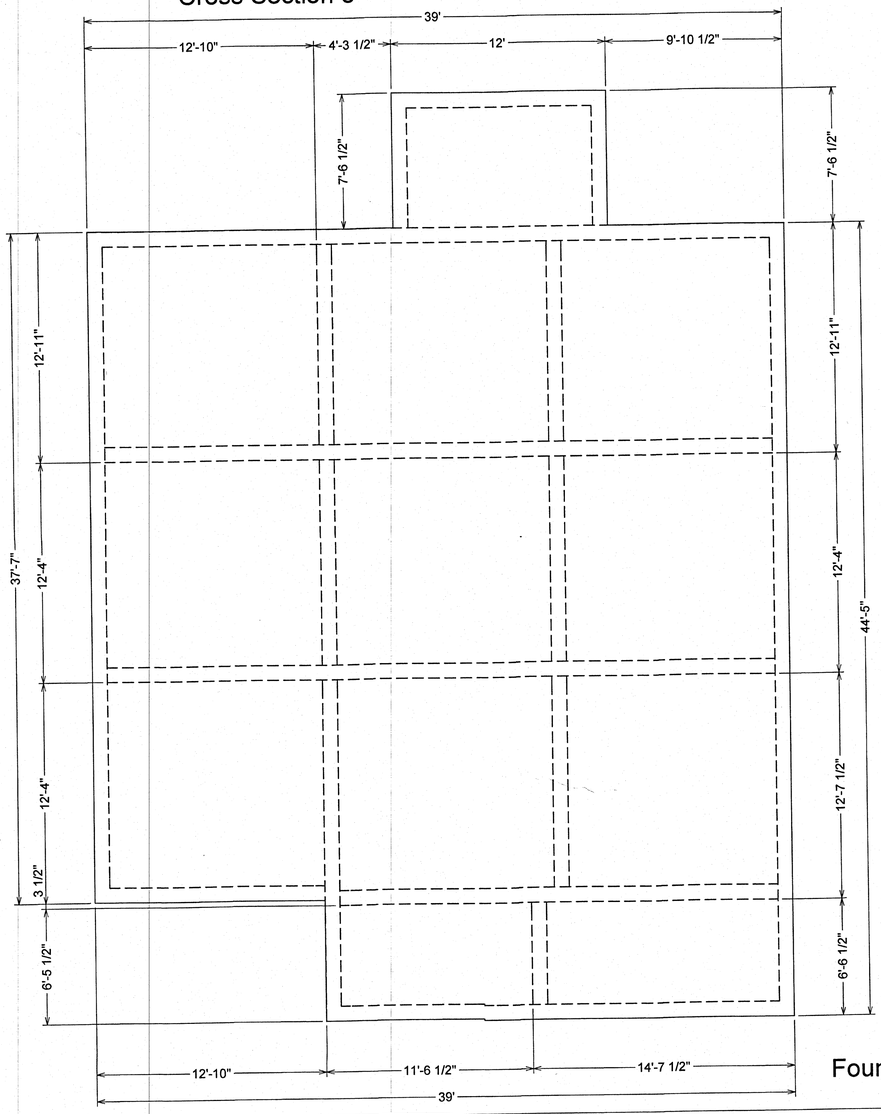
Left Elevation

Cross Section 9

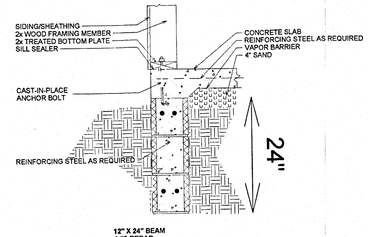


Right Elevation

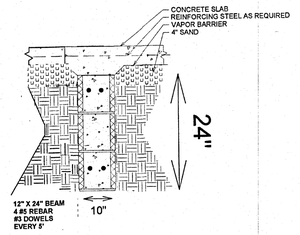
Cross Section 10



Foundation



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



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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Elevations, Foundation

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

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

DATE: 2/13/2018

SCALE: 1/4" = 1'

SHEET: A-0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Roberto Meraz
3264 Dripping Springs Rd.
Sherman, TX 75090

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

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

Dear Applicants,

The request for a zone change and site plan approval from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District located at 213 East Hill Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

*** 2952 LUELLA ROAD**

The request of Randy & Amy Thompson (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2952 Luella Road, being 11.460 acres in the Winifred Bailey Survey, Abstract No. 64, as follows:

Planning and Zoning Commission

Final Plat approval of Thompson Addition on Luella Road, Lots 1 & 2 in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 2952 Luella Road between State Highway 11 and U.S. Highway 75. The owner would like to Plat the property into two lots for residential development.

Adjacent Zoning:

Outside City

Origination:

Randy & Amy Thompson (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

Not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:

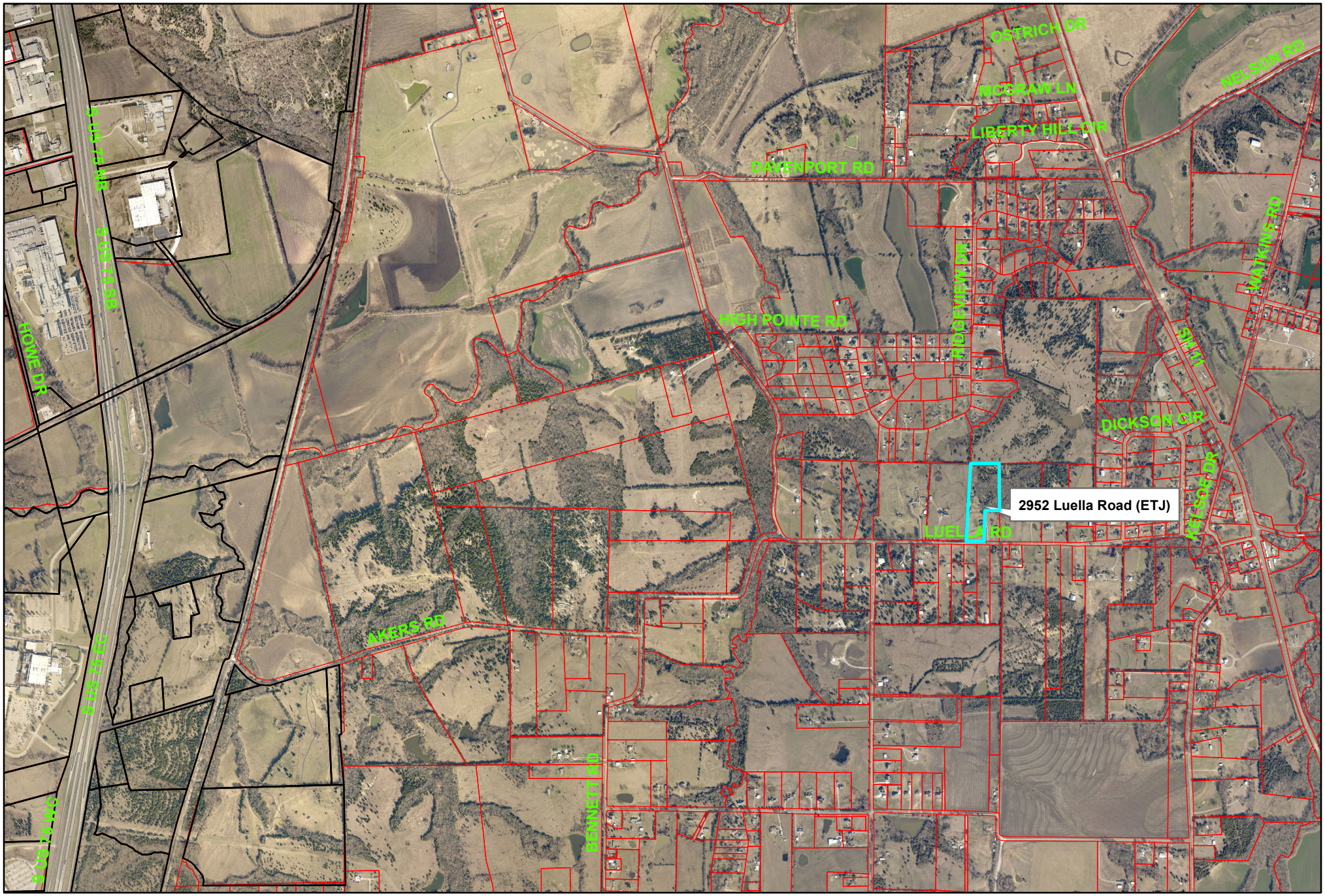
0

Attachments

Location Map

Thompson Addition on Luella Road

Staff Review Letter



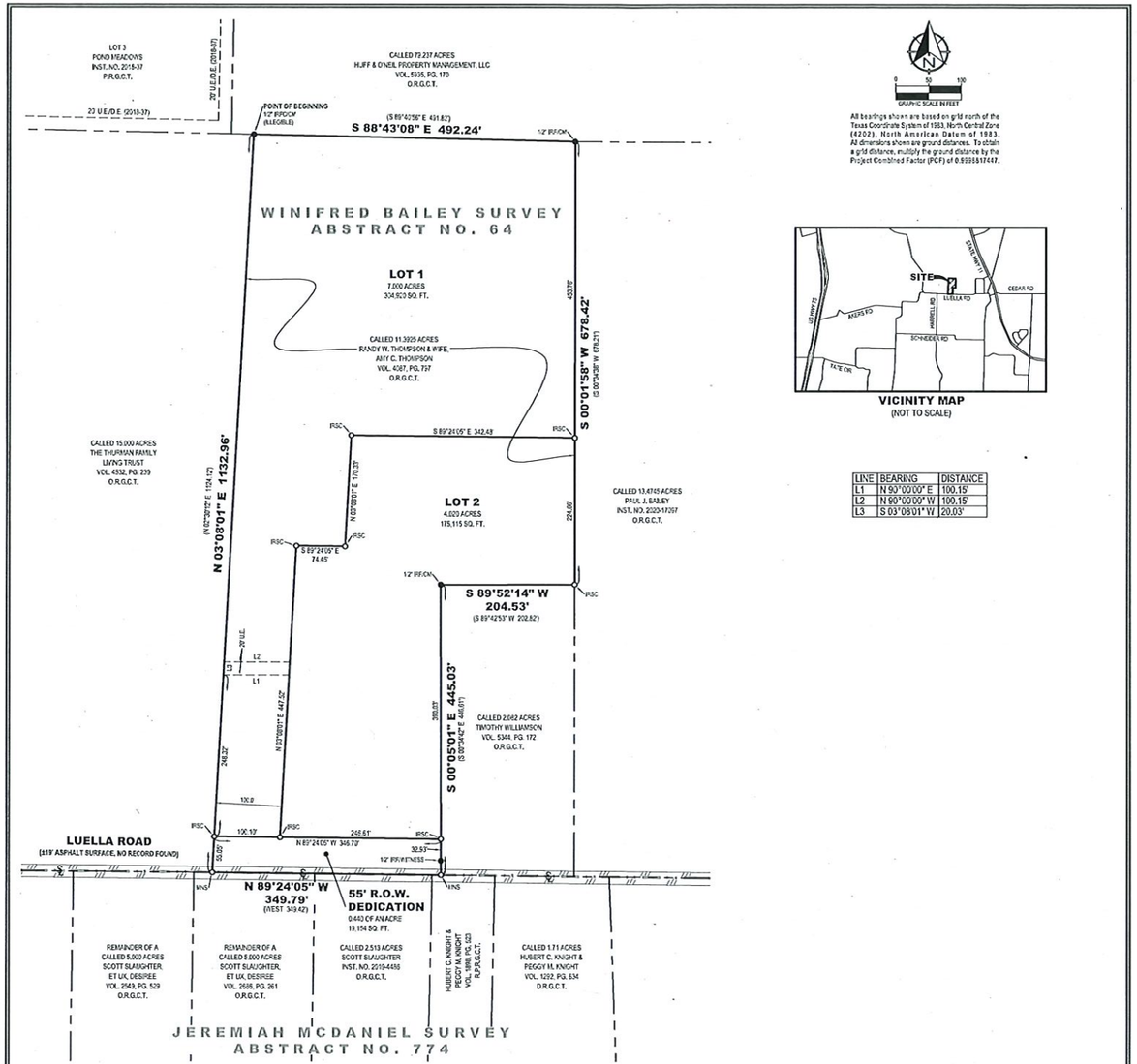
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2952 Luella Road (ETJ)

NOT TO SCALE

1 in = 1,800 ft



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999981747457.

VICINITY MAP
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	100.15'
L2	N 90°00'00" W	100.15'
L3	S 03°08'01" W	20.03'

GENERAL NOTES

1. Water supply to be provided by Luella Special Utility District.
2. Sewer Service to be provided by approved on-site septic system.
3. Electrical service is provided by Grayson Collin Electric Cooperative.
4. Neither 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.
5. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Sherman, is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480629, 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 0425 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT
O	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
MNS	MAG NAIL W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ABSTRACT LINE APPROXIMATE
	ASPHALT

OWNER/DEVELOPER:
Randy W. Thompson &
Amy C. Thompson
3000 Luella Road
Sherman, TX 75099

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

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

FINAL PLAT
THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 & 2
11.460 ACRES
WINIFRED BAILEY SURVEY, ABSTRACT NO. 64
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194105	Drawn by: BN4 Checked by: CRN	Scale: 1"=100' Date: 12/29/2020	Project No. 200683 Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS RANDY W. THOMPSON & AMY C. THOMPSON are the owners of all of that certain tract of land situated in the Winifred Bailey Survey, Abstract No. 64, Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 11.3925 acre tract of land described in the deed to Randy W. Thompson and wife, Amy C. Thompson, recorded in Volume 4087, Page 797, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 11.3925 acre tract, common to the northeast corner of a called 15.000 acre tract of land described in the deed to The Thurman Family Living Trust, recorded in Volume 4532, Page 239, said Official Records, and on a southerly line of a called 79.237 acre tract of land described in the deed to Huff and O'Neil Property Management, LLC, recorded in Volume 5935, Page 170, said Official Records;

THENCE South 88°43'08" East, with the northerly line of said 11.3925 acre tract, and with a southerly line of said 79.237 acre tract, a distance of 492.24 feet to a 1/2-inch iron rod found for the northeast corner of said 11.3925 acre tract, common to the northwest corner of a called 13.4745 acre tract of land described in the deed to Paul J. Bailey, recorded in Instrument No. 2020-17097, said Official Records;

THENCE South 00°01'58" West, with an easterly line of said 11.3925 acre tract, and with the westerly line of said 13.4745 acre tract, along or near a fence, a distance of 678.42 feet to a 1/24-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the eastern-most southeast corner of said 11.3925 acre tract, common to the northeast corner of a called 2.682 acre tract of land described in the deed to Timothy Williamson, recorded in Volume 5344, Page 172, said Official Records;

THENCE South 89°52'14" West, with a southerly line of said 11.3925 acre tract, and with the northerly line of said 2.682 acre tract, a distance of 204.53 feet to a 1/2-inch iron rod found for a re-entrant corner on the easterly line of said 11.3925 acre tract, common to the northwest corner of said 2.682 acre tract;

THENCE South 00°05'01" East, with an easterly line of said 11.3925 acre tract, and with the westerly line of said 2.682 acre tract, passing en route at a distance of 419.35 feet a 1/2-inch iron rod found for witness on the northerly side of Luella Road (no record found), and continuing on said course a total distance of 445.03 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" (hereinafter referred to as Mag Nail) set for the southern-most southeast corner of said 11.3925 acre tract, common to the southwest corner of said 2.682 acre tract, and in Luella Road;

THENCE North 89°24'05" West, with a southerly line of said 11.3925 acre tract, and in said Luella Road, a distance of 349.79 feet to a Mag Nail set for the southwest corner of said 11.3925 acre tract, common to the southeast corner of aforesaid 15.000 acre tract;

THENCE North 03°08'01" East, with the westerly line of said 11.3925 acre tract, and with the easterly line of said 15.000 acre tract, a distance of 1132.96 feet to the POINT OF BEGINNING and enclosing 11.460 acres (499,188 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **RANDY W. THOMPSON & AMY C. THOMPSON**, do hereby adopt this plat designating the hereinbefore described property as **THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 & 2**, an Addition to the Extra Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of 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: **Randy W. Thompson**

_____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Randy W. Thompson**, 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: **Amy C. Thompson**

_____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Amy C. Thompson**, 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 **THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 & 2** 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

OWNER/DEVELOPER:
Randy W. Thompson &
Amy C. Thompson
3000 Luella Road
Sherman, TX 75099

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

FINAL PLAT
THOMPSON ADDITION ON LUELLA ROAD, LOTS 1 & 2
11.460 ACRES
WINIFRED BAILEY SURVEY, ABSTRACT NO. 64
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194105	Drawn by: BN4 Checked by: CRN	Scale: 1"=100' Date: 12/29/2020	Project No. 200683 Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

Randy W. Thompson & Amy C. Thompson
3000 Luella Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Thompson Addition on Luella Road, Lots 1 & 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Dedicate 15' Utility Easement along all street frontage.
4. General Notes # 4 needs to read Grayson County.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

*** 700 BLOCK SOUTH WILLOW STREET & 800 BLOCK EAST ODNEAL STREET**

The request of Roberto & Nancy Garcia (Owner) and Preston Trail Land Surveying, LLC concerning the property located in the 700 block of South Willow Street and 800 block of East Odneal Street, being 0.728 acres in the George B. Pilant Survey, Abstract No. 963, and being all of Lots 16 thru 24, Block 11, W. Elliott's Addition, as follows:

Planning and Zoning Commission

Replat approval of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R & 19R, being a Replat of Lots 16 thru 24, Block 11, W. Elliott's Addition.

Background:

The property is located in the 700 block of South Willow Street and the 800 block of East Odneal Street; the northwest corner of Odeal and Willow Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into four lots for residential development.

Adjacent Zoning:

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

Origination:

Roberto & Nancy Garcia (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
162

Objections Received:
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
W Elliott's Replat Block 11, Lots 16R, 17R, 18R & 19R
Staff Review Letter

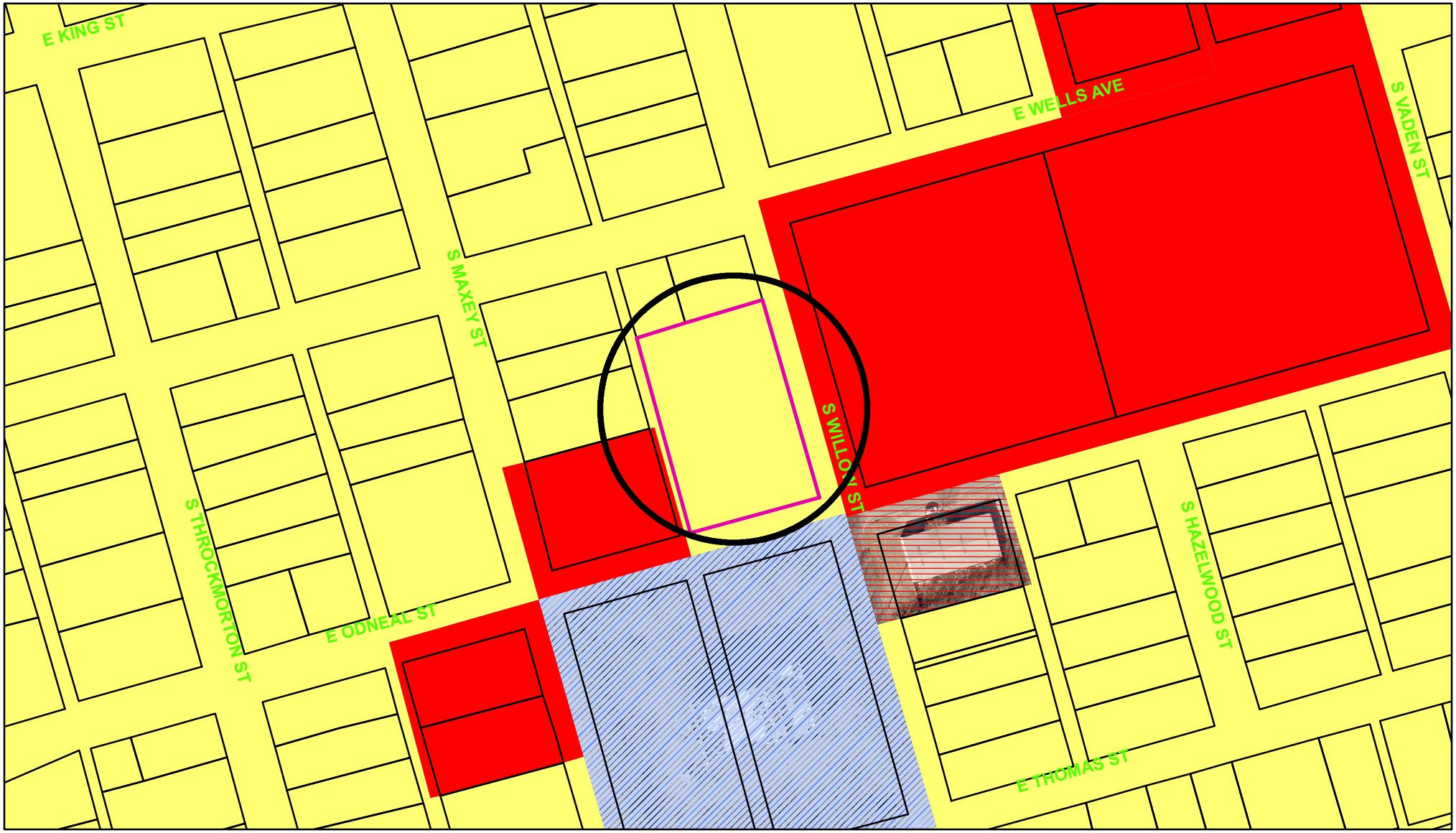
Sherman
CLASSIC TOWN. BROAD HORIZON.

700 Block South Willow Street & 800 Block East Odneal Street

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 300 ft



Zoning - 700 Blk. South Willow Street & 800 Blk. East Odneal Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

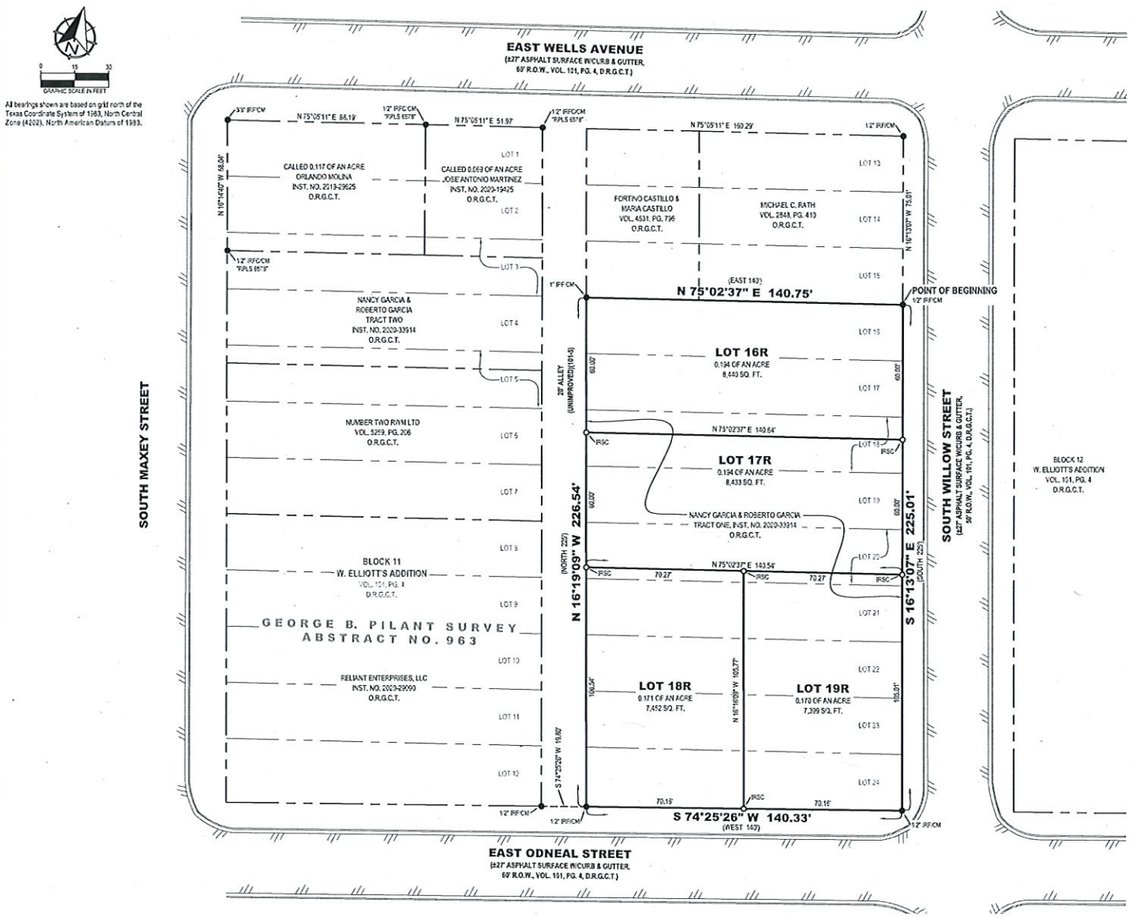
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

700 Block South Willow Street

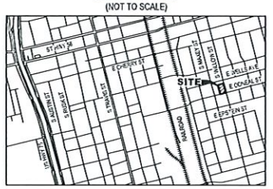
800 Block East Odneal Street



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

GRAPHIC SCALE IN FEET
0 15 30

VICINITY MAP
(NOT TO SCALE)



LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND W/PLASTIC CAP	CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND	( )	DEED OR PLAT CALL
IPF	IRON PIPE FOUND	———	BOUNDARY LINE
INST. NO.	INSTRUMENT NO.	———	ADJOINER LINE
VOL., PG.	VOLUME, PAGE	———	ASPHALT

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

PRELIMINARY
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 W. ELLIOTT'S ADDITION
BLOCK 11, LOTS 16R, 17R, 18R & 19R
BEING A REPLAT OF LOTS 16 THRU 24, BLOCK 11
W. ELLIOTT'S ADDITION
0.728 OF AN ACRE
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Roberto Garcia & Nancy Garcia
1505 East Lamar Street
Sherman, TX 75090

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
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.prestontraillandsurveying.com
903786-6029

TBPLS Firm No. 10194105	Drawn by: BKH / Checked by: CRN	Scale: 1"=30'	Project No. 210015
		Date: 07/13/2021	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS ROBERTO GARCIA & NANCY GARCIA are the owners of all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being all of Lots 16 thru 24 in Block 11 of W. Elliott's Addition, according to the plat thereof recorded in Volume 151, Page 4, Deed Records, Grayson County, Texas, and being the same tract of land described as Tract One in the deed to Nancy Garcia and Roberto Garcia, recorded in Instrument No. 2020-33914, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said Garcia Tract, common to the southeast corner of a tract of land described in the deed to Michael C. Rath, recorded in Volume 2848, Page 410, said Official Records, and on the westerly right-of-way line of South Willow Street, and from which a 1/2-inch iron rod found for the northeast corner of said Block 11 bears North 16°13'07" West, a distance of 75.01 feet;

THENCE South 16°13'07" East, with the easterly line of said Garcia Tract, and with the westerly right-of-way line of said South Willow Street, a distance of 225.01 feet to a 1/2-inch iron rod found for the southeast corner of said Garcia Tract, common to the southeast corner of said Block 11, and at the intersection of the westerly right-of-way line of said South Willow Street and the northerly right-of-way line of East Odneal Street;

THENCE South 74°25'26" West, with the southerly line of said Garcia Tract, and with the northerly right-of-way line of said East Odneal Street, a distance of 140.33 feet to a 1/2-inch iron rod found for the southwest corner of said Garcia Tract, and at the intersection of the northerly right-of-way line of said East Odneal Street and the easterly line of a 20-foot alley in said Block 11;

THENCE North 16°19'09" West, with the westerly line of said Garcia Tract, and with the easterly line of said 20-foot alley, a distance of 226.54 feet to a 1-inch pipe found for the northwest corner of said Garcia Tract, common to the southwest corner of tract of land described in the deed to Fortino Castillo and Maria Castillo, recorded in Volume 4531, Page 756, said Official Records;

THENCE North 75°02'37" East, with the northerly line of said Garcia Tract, and with the southerly line of said Castillo Tract, and with the southerly line of aforesaid Rath Tract, a distance of 140.75 feet to the POINT OF BEGINNING and enclosing 0.728 of an acre (31,725 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **ROBERTO GARCIA & NANCY GARCIA**, do hereby adopt this plat designating the hereinbefore described property as **REPLAT OF W. ELLIOTT'S ADDITION, BLOCK 11, LOTS 16R, 17R, 18R & 19R**, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of 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: _____
Roberto Garcia

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 Roberto Garcia, 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: _____
Nancy Garcia

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 Nancy Garcia, 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 W. ELLIOTT'S ADDITION, BLOCK 11, LOTS 16R, 17R, 18R & 19R** 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 W. ELLIOTT'S ADDITION
BLOCK 11, LOTS 16R, 17R, 18R & 19R
BEING A REPLAT OF LOTS 16 THRU 24, BLOCK 11
W. ELLIOTT'S ADDITION
0.728 OF AN ACRE
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Roberto Garcia & Nancy Garcia
1505 East Lamar Street
Sherman, TX 75090

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
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.prestontraillandsurveying.com
903786-6029

TBPLS Firm No. 10194105	Drawn by: BKH / Checked by: CRN	Scale: 1"=30'	Project No. 210015
		Date: 07/13/2021	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

Roberto Garcia & Nancy Garcia
1505 E. Lamar St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R, & 19R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. Sidewalks are required along both Willow Street and Maxey Street and an ADA compliant pedestrian ramp is required on the corner of Willow Street and Maxey Street.
3. Dedicate a 15' corner clip on Lot 19R.
4. Dedicate a 10' Utility Easement along all street frontage.
5. Remove directions from street names (Odneal Street, Willow Street, Wells Avenue, Maxey Street).
6. The City of Sherman does not maintain alleys.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
9. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

1331 WEST MOORE STREET

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

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots widths in lieu of the required 60' lot width for residential dwellings in the proposed Obara and Odwesso Addition in an R-1 (One-Family Residential) District:
Lot 1 – 59.39'
Lot 2 – 59.39'
Lot 3 – 59.40'

Planning and Zoning Commission

Final Plat approval of Obara and Odwesso Addition.

Background:

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

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

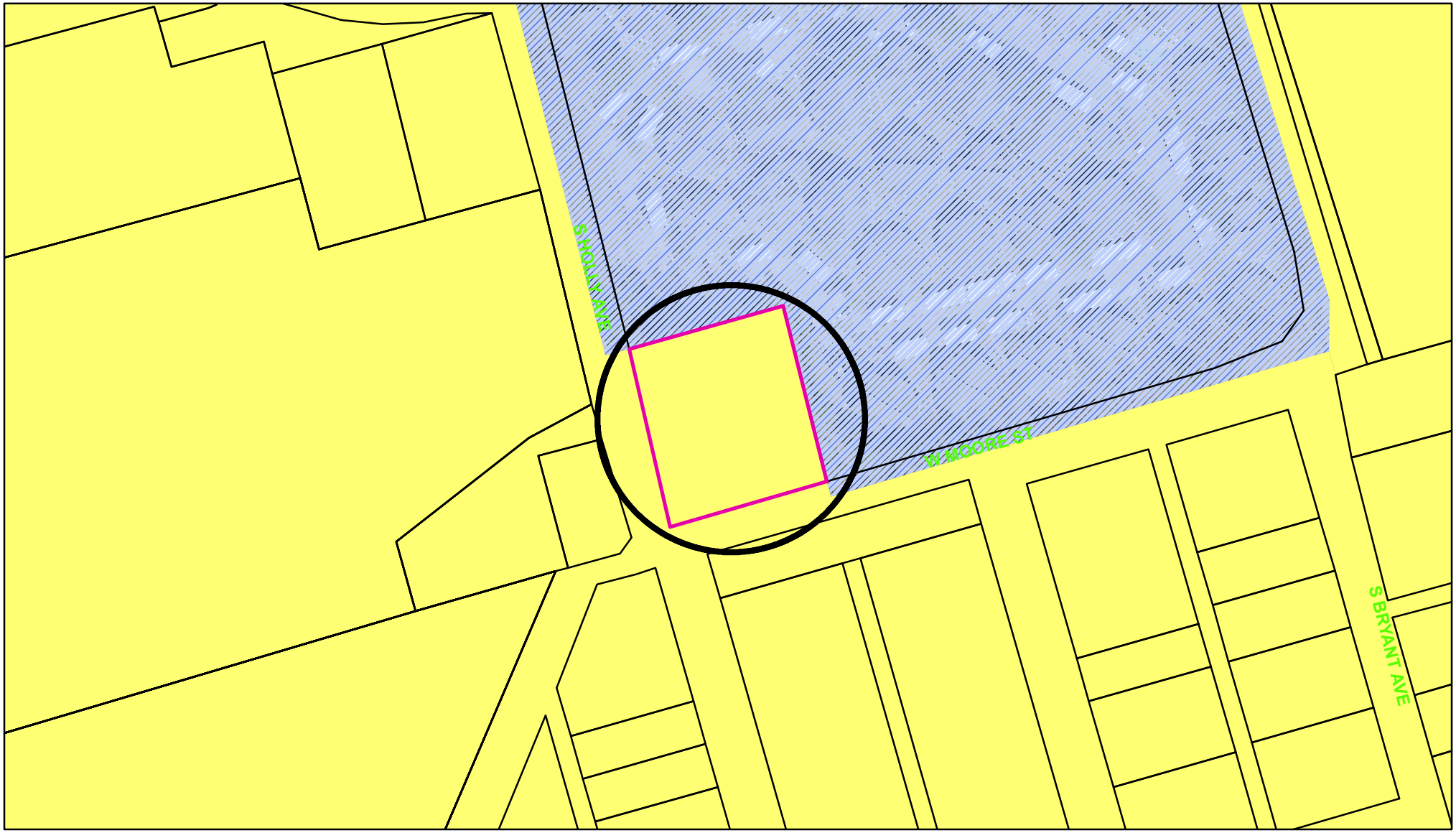
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1331 West Moore Street

NOT TO SCALE

1 in = 300 ft



Zoning - 1331 West Moore Street

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

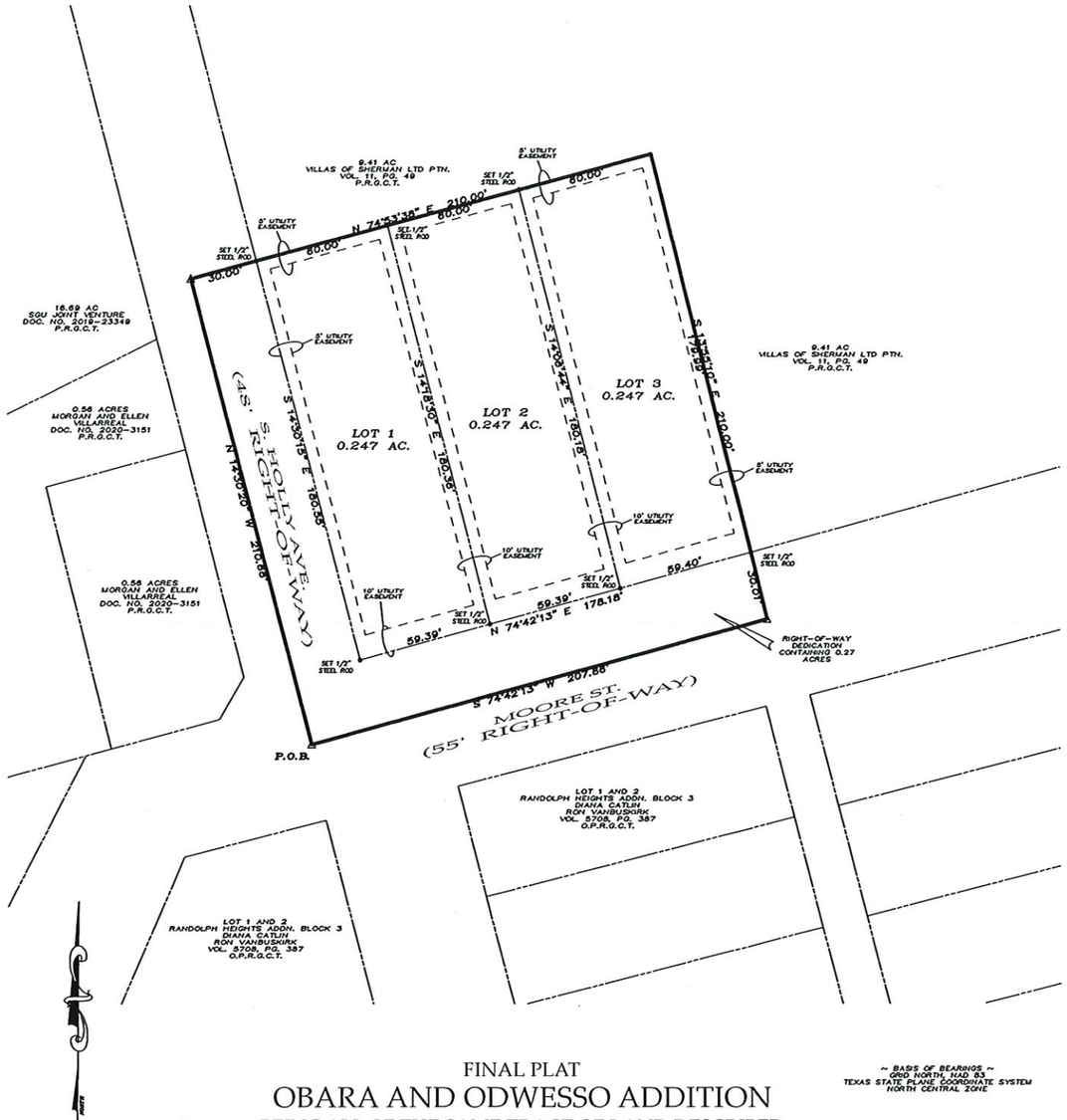
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

1331 West Moore Street

JOB NO. 21010002



FINAL PLAT

OBARA AND ODWESSO ADDITION

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

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

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

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

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

1-19-2021

UNDERWOOD SURVEYING
DRAFTING & SURVEYING

SHEET 1 OF 2

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

JOB NO. 21010002

LEGAL DESCRIPTION

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

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

Thence North 14°30'15" West with the center of said S. Holly Avenue a distance of 210.66 feet to set P/K nail;

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

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

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

ACCEPTANCE

Approved this _____ day of _____, 2021, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

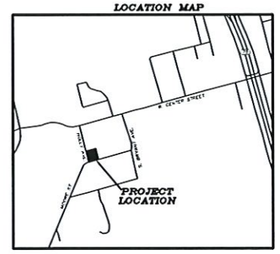
_____ Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

_____ Date

~ GENERAL NOTES ~

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of_____,2021.

_____ PETER OBARA

_____ PAUL ODWESSO

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared PETER OBARA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared PAUL ODWESSO known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OBARA AND ODWESSO ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____ 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____,2021.

_____ Clerk, City of Sherman, Texas

FINAL PLAT

OBARA AND ODWESSO ADDITION

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

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

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

1-19-2021

UNDERWOOD SURVEYING
DRAFTING & SURVEYING

SHEET 2 OF 2

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

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

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

Dear Applicants,

The request for approval of the Final Plat of Obara and Odwesso Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the pavement for streets shall be shown on the plat.
3. Remove direction from Holly Avenue.
4. Show a minimum of three (3) found monuments on plat.
5. Metes and bounds do not match. Correct appropriately.
6. Graphically show found steel rod on Northeast corner of proposed Lot 3.
7. Dedicate a 15' Utility Easement along Holly Avenue
8. Dedicate 10' Utility Easements along Moore Street frontage.
9. Remove Utility Easements from between lots, along North addition boundary line, and East addition boundary line.
10. Dedicate 15' corner clip on Southwest corner of proposed Lot 1.
11. Add zip code to ownership block and surveyor block.
12. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
13. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department

for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

* **800 BLOCK RIDGEVIEW DRIVE (ETJ)**

The request of Randy O'Brien (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 800 Block of Ridgeview Road, being a part of Lots 64 and 75 and all of Lots 65, 66, 67, 68, 69 and 74 of Highland Meadow Estates (containing 12.152 acres), as follows:

Planning and Zoning Commission

Final Plat approval of Highland Meadows Estates, Phase 3, being a Replat of Lots 65-69, 74 and the adjacent roadway of Highland Meadows Estates in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located in the 800 Block of Ridgeview Drive; southeast of Sherman off State Highway 11 in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to Replat the property into ten lots for residential development.

Adjacent Zoning:

Outside City.

Origination:

Randy O'Brien (Owner)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

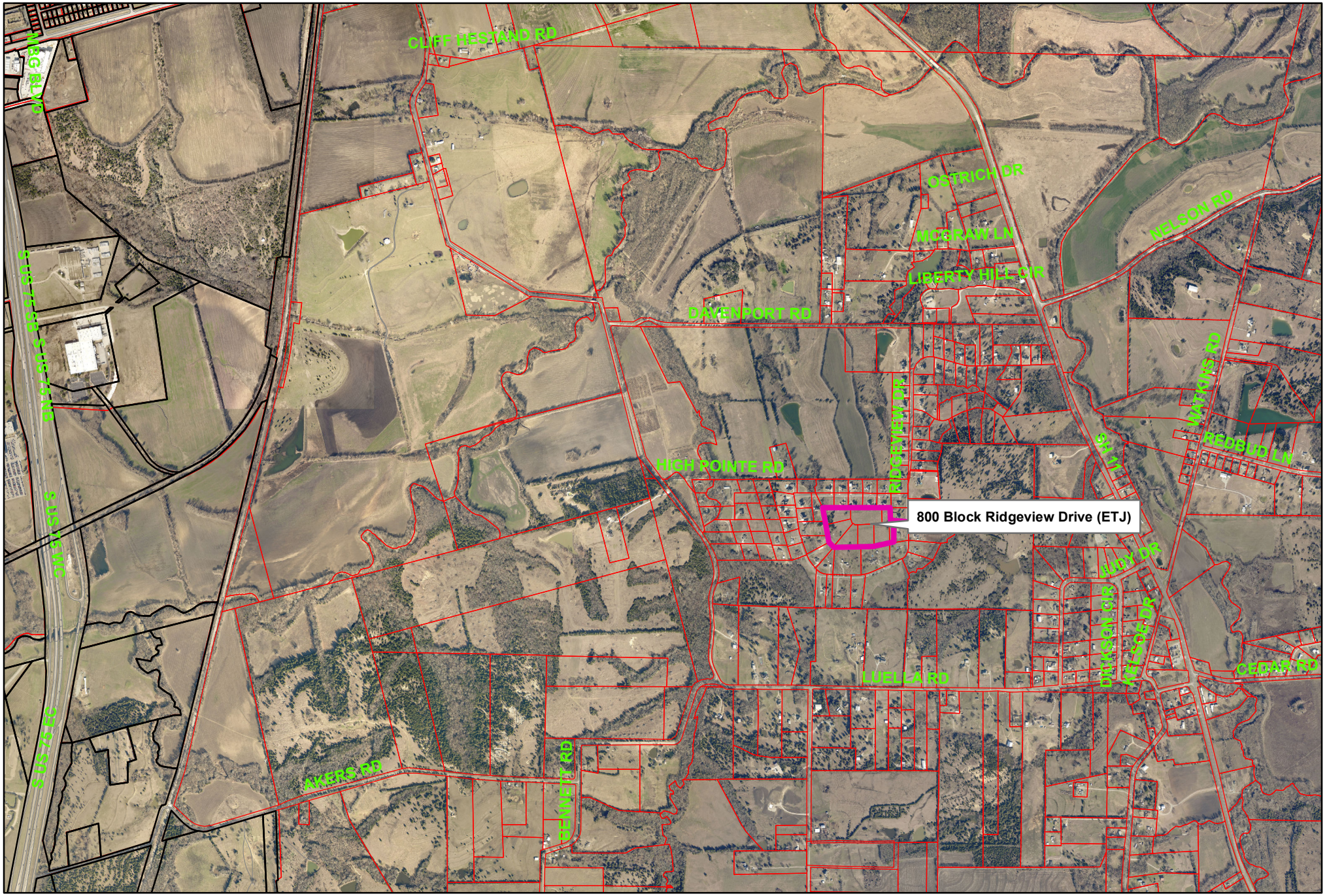
Not included in the Master Plan

Number of notices mailed:
26

Objections Received:
0

Attachments

Location Map
Zoning Sign Photo
Highland Meadows Estates Phase 3
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

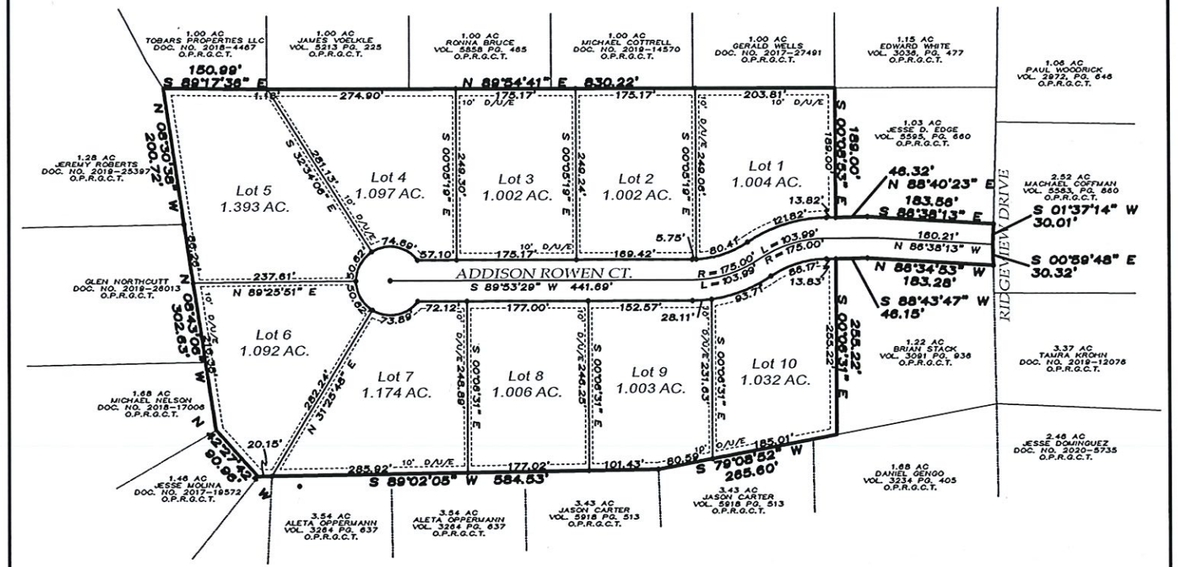
800 Block Ridgeview Drive (ETJ)

NOT TO SCALE

1 in = 1,800 ft

800 Block Ridgeview Drive

JOB NO. 21010009



FINAL PLAT OF

HIGHLAND MEADOWS ESTATES, PHASE 3

AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING REPLAT OF LOTS 65-69, 74 AND THE
ADJACENT ROADWAY OF HIGHLAND
MEADOWS ESTATES TO THE CITY OF LUELLA,
TEXAS AS RECORDED IN VOLUME 7, PAGE 11,
PLAT RECORDS, GRAYSON COUNTY, TEXAS
CONTAINING 12.152 ACRES OF LAND

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
RANDY OBRIEN
1014 W. SYCAMORE ST.
SHERMAN, TEXAS

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

1-19-2021

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

SHEET 1 OF 2

JOB NO. 21010009

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot's 64 & 75 and all of Lot's 65, 66, 67, 68, 69, & 74 of the Highland Meadow Estates to the City of Luella, Texas, by plat recorded in Volume 7, Page 11, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the northwest corner of said lot 69;
Thence over and across said Highland Meadow Estates the following calls and distances:
South 89°17'36" East a distance of 150.99 feet to a found 1/2" steel rod;
North 89°54'41" East a distance of 830.22 feet to a set 1/2" steel rod;
South 00°08'53" East a distance of 189.00 feet to a set 1/2" steel rod;
North 88°40'23" East a distance of 46.32 feet to a set 1/2" steel rod;
South 88°38'13" East a distance of 183.56 feet to a set 1/2" steel rod;

Thence with the west Right-of-Way of Ridgeview Drive the following calls and distances:
South 01°37'14" West a distance of 30.01 feet to a set 1/2" steel rod;
South 00°59'48" East a distance of 30.32 feet to a set 1/2" steel rod;

Thence over and across said Highland Meadow Estates the following calls and distances:
North 88°34'49" West a distance of 183.28 feet to a found 1/2" steel rod;
South 88°43'47" West a distance of 46.15 feet to a found 1/2" steel rod;
South 00°08'31" East a distance of 255.22 feet to a found 1/2" steel rod;
South 79°08'52" West a distance of 265.60 feet to a set 1/2" steel rod;
South 89°02'05" West a distance of 584.53 feet to a found 1/2" steel rod;
North 42°27'42" West a distance of 90.98 feet to a found 1/2" steel rod;
North 08°43'06" West a distance of 302.63 feet to a found 1/2" steel rod;
North 08°30'38" West a distance of 200.72 feet to the Point of Beginning and containing 12.152 acres of land.

ACCEPTANCE

Approved this _____ day of _____ 2021, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

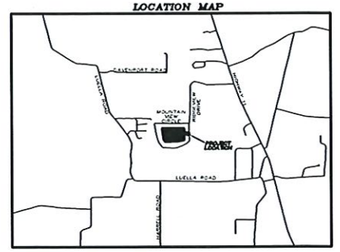
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

~ GENERAL NOTES ~

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE 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.
3. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY THE CITY OF SHERMAN/GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY GCEC.
8. SEWER SERVICE TO BE PROVIDED BY A PRIVATE SEWER SYSTEM APPROVED BY GRAYSON COUNTY.
9. WATER WILL BE PROVIDED BY LUELLA SPECIAL UTILITY DISTRICT.
10. LAND WILL BE USED FOR RESIDENTIAL USE
11. ROADS TO BE MAINTAINED BY GRAYSON COUNTY.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, RANDY AND LAURIE OBRIEN do hereby adopt this plat designating the hereinabove property as the HIGHLAND MEADOWS ESTATES PHASE 3, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____ day of _____, 2021.

RANDY OBRIEN

LAURIE OBRIEN

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RANDY OBRIEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LAURIE OBRIEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, HIGHLAND MEADOWS ESTATES PHASE 3, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____day of _____ 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____ day of _____, 2021.

Clerk, City of Sherman, Texas

FINAL PLAT OF

HIGHLAND MEADOWS ESTATES, PHASE 3

AN ADDITION TO GRAYSON COUNTY, TEXAS
BEING REPLAT OF LOTS 65-69, 74 AND THE
ADJACENT ROADWAY OF HIGHLAND
MEADOWS ESTATES TO THE CITY OF LUELLA,
TEXAS AS RECORDED IN VOLUME 7, PAGE 11,
PLAT RECORDS, GRAYSON COUNTY, TEXAS
CONTAINING 12.152 ACRES OF LAND

OWNERS/DEVELOPER
RANDY OBRIEN
1014 W. SYCAMORE ST.
SHERMAN, TEXAS

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

1-19-2021

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

Randy Obrien
1014 W. Sycamore St.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Highland Meadows Estates, Phase 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Metes and bounds description does not match drawing; correct accordingly.
4. Show Point of Beginning on drawing.
5. 50' Radius required on cul-de-sac.
6. Graphically show all points as described in metes and bounds description.
7. Add zip code to ownership block and surveyor block.
8. Engineering plans shall be reviewed and approved by Grayson County Development Services prior to filing plat in Plat Records, Grayson County, Texas. Coordinate with Grayson County Development Services for plan review.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

3100 NORTH U.S. HIGHWAY 75

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

Planning and Zoning Commission

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

Background:

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

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

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

Adjacent Zoning:

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

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

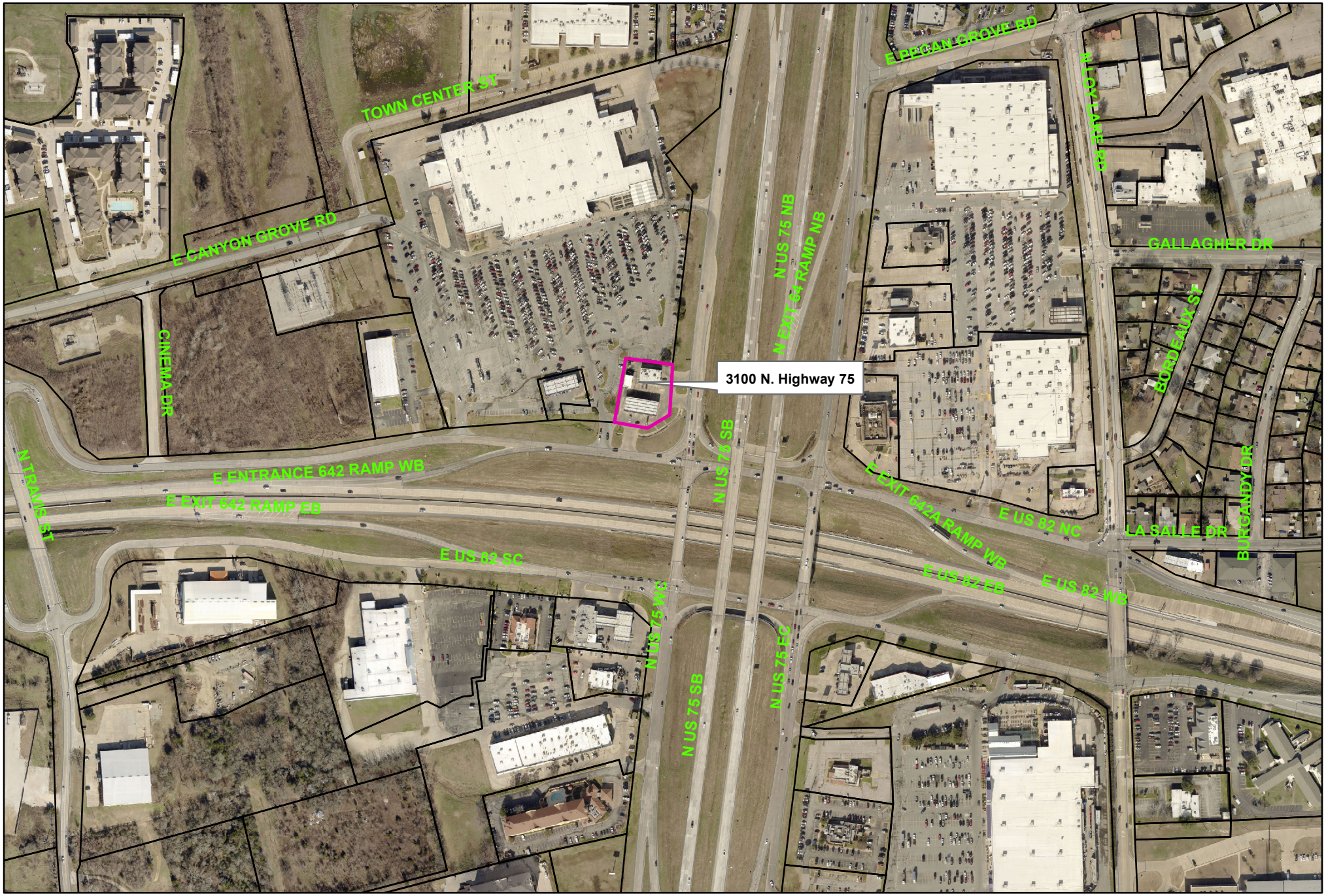
2

Objections Received:

0

Attachments

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



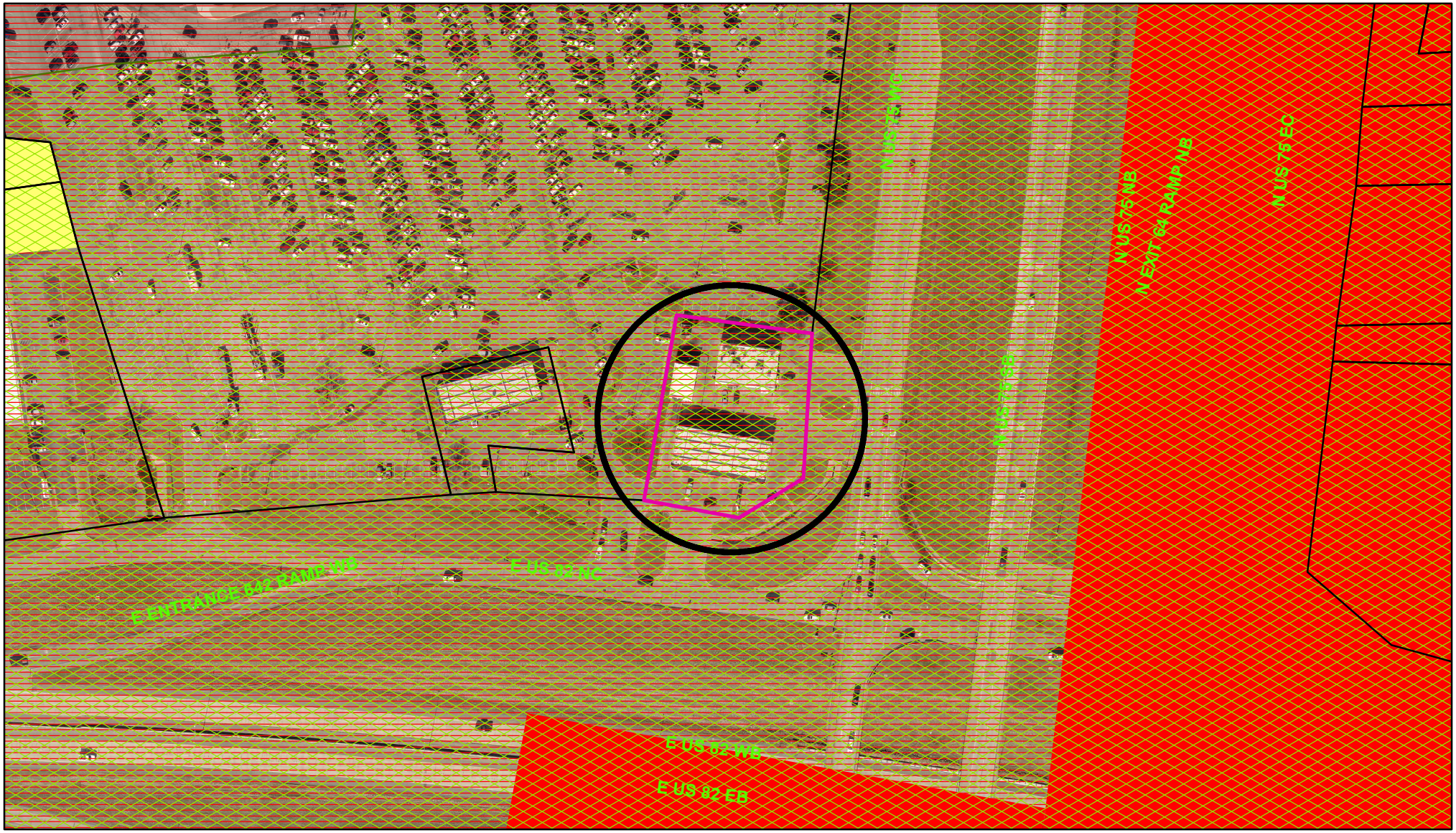
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

3100 North U.S. Highway 75

NOT TO SCALE

1 in = 400 ft



Zoning - 3100 North U.S. Highway 75

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 152 ft

3100 North U.S. Highway 75

Bowman
CONSULTING

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

January 21, 2021
Project # 070393-01-001

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

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

Dear Mr. Rae:

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

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

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

Sincerely,

Kofi Addo
Team Lead
Bowman Consulting
kaddo@bowmanconsulting.com

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT K – SEVEN CORP., Dennis Koop, President being the sole owner of the hereinabove described property hereby adopt this plat designating said property as K – SEVEN CORNER an addition to the City of Sherman, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 12 day of November, 1993.

K – SEVEN CORP.
Dennis Koop, President

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dennis Koop, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

Commission Expires: 10/4/97

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

KNOW ALL MEN BY THESE PRESENTS,

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

Douglas W. Underwood 11/15/93
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Douglas A Underwood, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of November 1993.

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

Commission Expires 10/4/97

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

11464

J. B. McANAIR SURVEY
ABSTRACT NO. 763

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

Field Notes

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

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

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

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

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

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

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

K – SEVEN CORNER

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

Owner
K – SEVEN CORP.

003R49

FILED FOR RECORD
at 9:30 o'clock A.M. on the 19th day of Nov. A.D. 1993
duly recorded in Vol. 2 Page 324
Plat Records Grayson County, Texas
BARA J. MCKAMIE
County Clerk, Grayson County, Texas
By Deputy

UNDERWOOD

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

Chairman
Secretary by RS

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas
Date 11/9/94

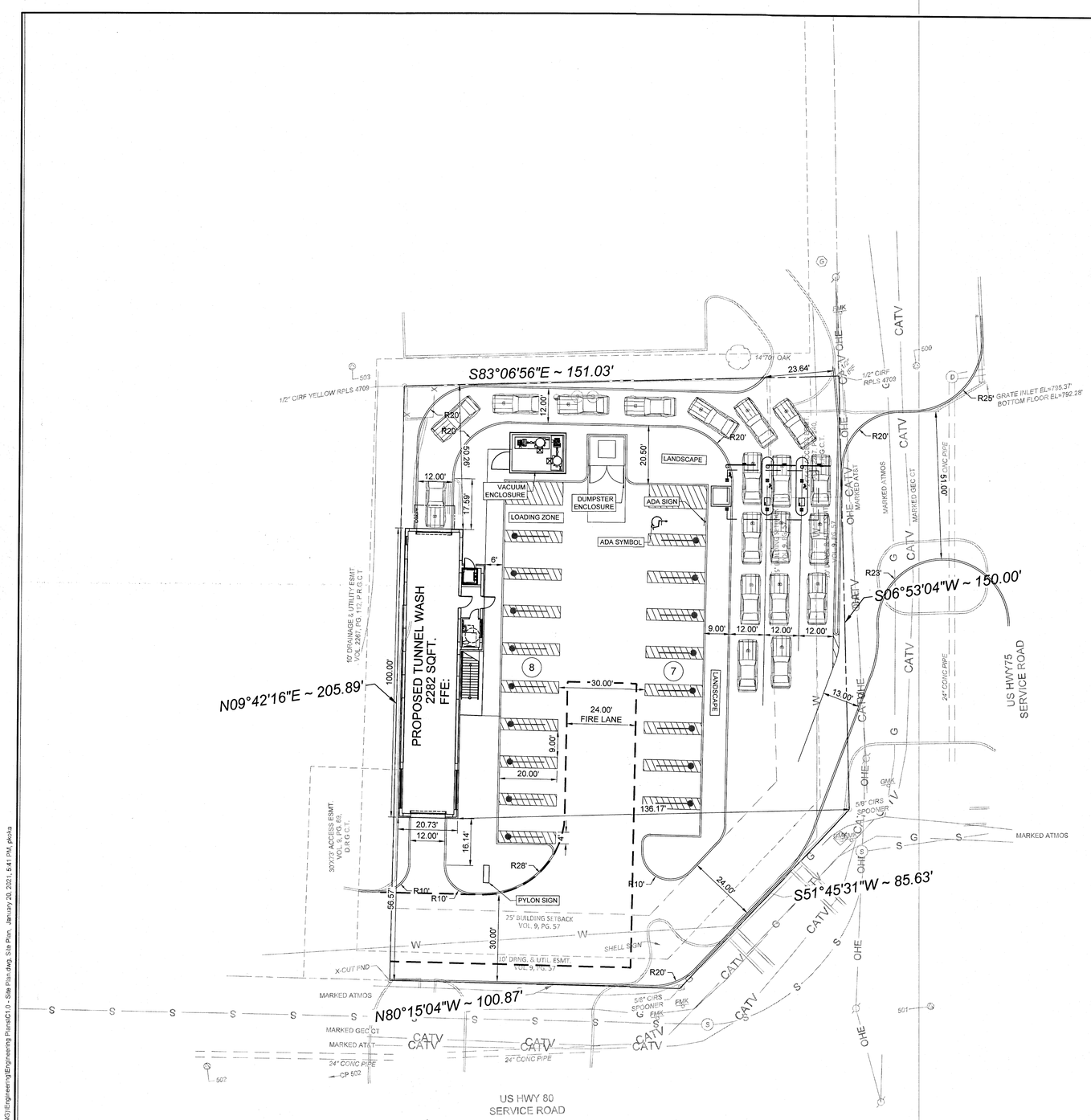
The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, K – SEVEN CORNER, addition to the City of Sherman, Texas, was duly passed by the City Council on the 15 day of Nov, 1993 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 9 day of March 1994

City Clerk, City of Sherman, Texas

CITY OF SHERMAN TEXAS 949

City of Sherman



PROPOSED LEGEND

PROPOSED BUILDING

CONCRETE SIDEWALK

PROPERTY LINE

STD. 6" CONCRETE CURB

PARKING SPACE COUNT (1)

EXISTING LEGEND

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

20 0 20 40

SCALE: 1 INCH = 20 FT

SITE DATA & AREA CALCULATIONS

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

PARKING DATA

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

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

REVISIONS		
REVISION	DESCRIPTION	DATE

SITE PLAN

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

Know what's below. Call before you dig.

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

DESIGN	DRAWN	CHKD
PK	PK	KAN

JOB No. 150032-01-007

SUP-1

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

WASHMASTERS | SHERMAN

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.

WASHMASTERS | SHERMAN

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.

WEST

NORTH

WASHMASTERS | SHERMAN

Victron ENERGY, INC.

Wash Masters CAR WASH

©2021 MERRIMAN ANDERSON/ ARCHITECTS, INC.

0 NTS

ARCHITECTS maa merriman anderson

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Victron Stores, LP
PO Box 2599
Waxahachie, TX 75168

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a carwash (Wash Masters Carwash) in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District located at 3100 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

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

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

Board of Adjustments

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

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

NOT TO SCALE

1 in = 120 ft

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

Legend

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

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

Jones Street Duplexes

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

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

Proposed Changes

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

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

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

N

W E

S

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

0 30 60

SCALE ~ 1" = 30'

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

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

1/7/2021

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

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

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

Legal Description

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

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

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

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

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

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

KNOWN ALL MEN BY THESE PRESENTS:

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

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

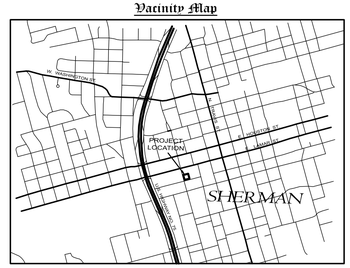
Date

~ GENERAL NOTES ~

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

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

Vicinity Map



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

WITNESS MY HAND this ____ day of_____, 2021.

TOM SHIELDS
PARTNER

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TOM SHIELDS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ day of_____, 2021.

Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Chairman

Secretary

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

1/7/2021

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

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

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

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for approval of the Replat of Lots 14, 16, & the W/2 of 12, A.R. Loving's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Sidewalks are required along both Rusk Street and Jones Street and an ADA compliant pedestrian ramp is required on the corner of Rusk Street and Jones Street.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. The width of the pavement for streets shall be shown on the plat.
4. Remove direction from Rusk Street and Jones Street on both drawing and from metes and bounds description.
5. Dedicate a 15' corner clip on Lot 16R.
6. Dedicate 10' Utility Easement along all street frontage.
7. Show a minimum of 3 found monuments.
8. Add zip code to ownership block and surveyor block.
9. Addition Name, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font.
10. The City of Sherman does not maintain alleys.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include

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

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

323, 325, 329 & 331 WEST JONES STREET

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

Planning and Zoning Commission

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

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:

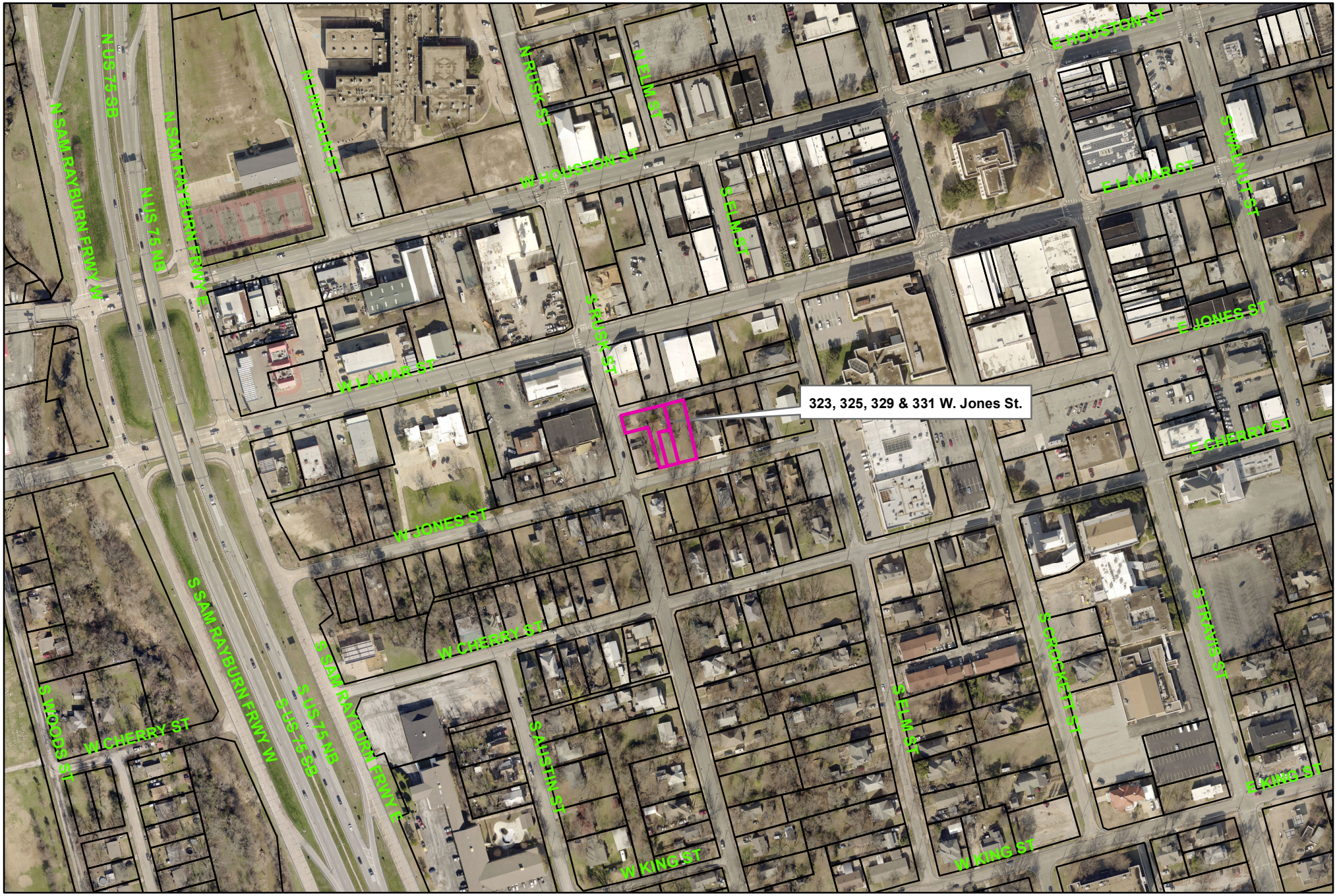
23

Objections Received:

0

Attachments

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



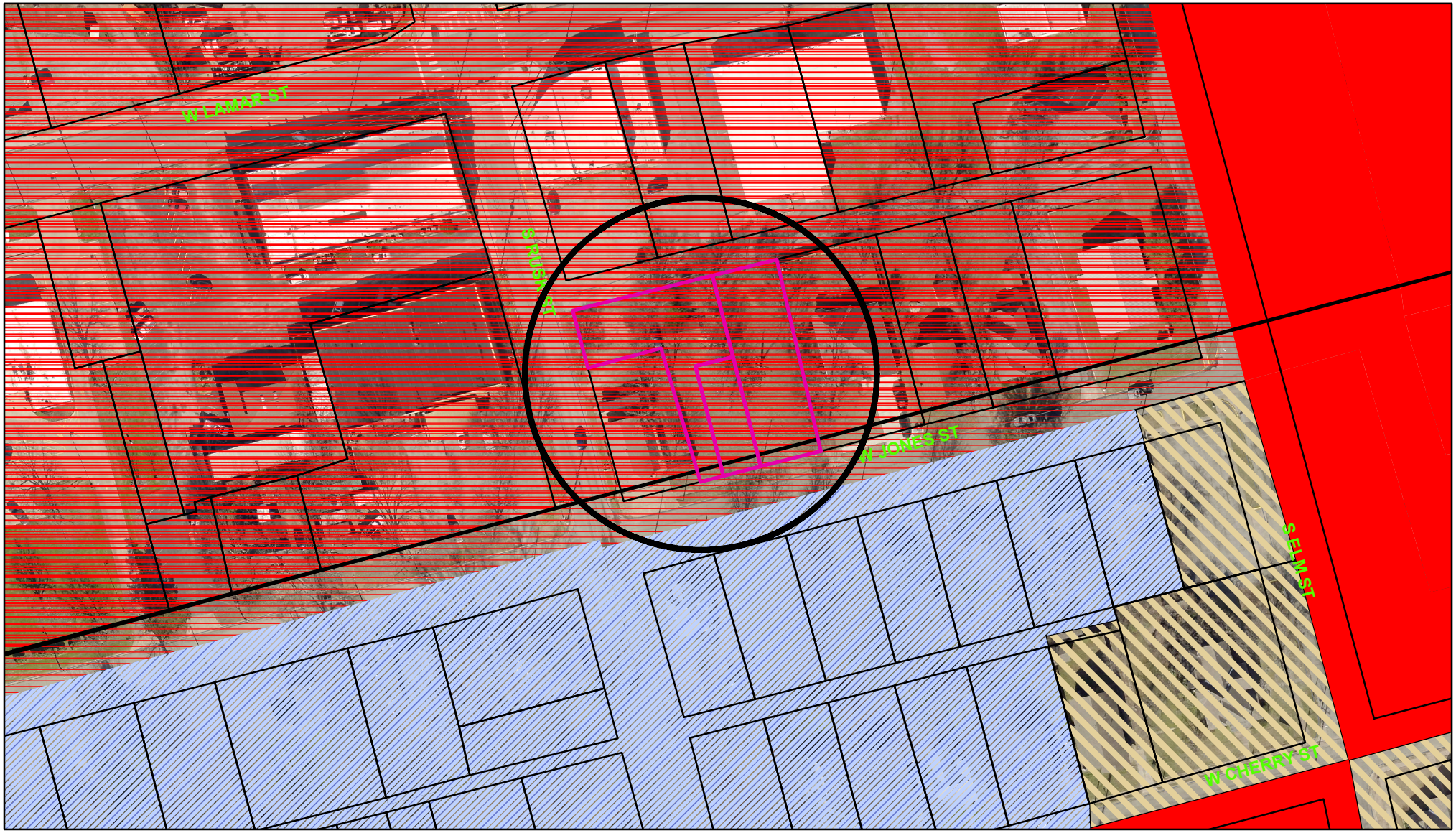
323, 325, 329 & 331 West Jones Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft



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

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
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Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
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- CO Office District
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- MH Manufacturing Housing Distgrict
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

323, 325, 329 & 331 West Jones Street

Jones Street Duplexes

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

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

Proposed Changes

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

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

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

N

W E

S

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

0 30 60

SCALE ~ 1" = 30'

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Copley Land Surveying, Inc.
All rights reserved.

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

1/7/2021

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

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

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

Legal Description

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

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

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

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

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

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

KNOWN ALL MEN BY THESE PRESENTS:

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

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

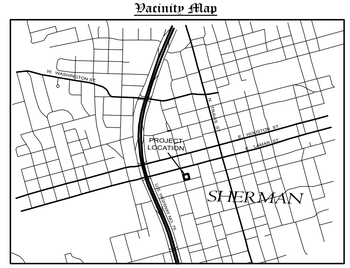
Date

~ GENERAL NOTES ~

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

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

Vicinity Map



Owners Certificate & Dedication

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

WITNESS MY HAND this ____ day of_____, 2021.

TOM SHIELDS
PARTNER

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TOM SHIELDS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ day of_____, 2021.

Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Chairman

Secretary

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

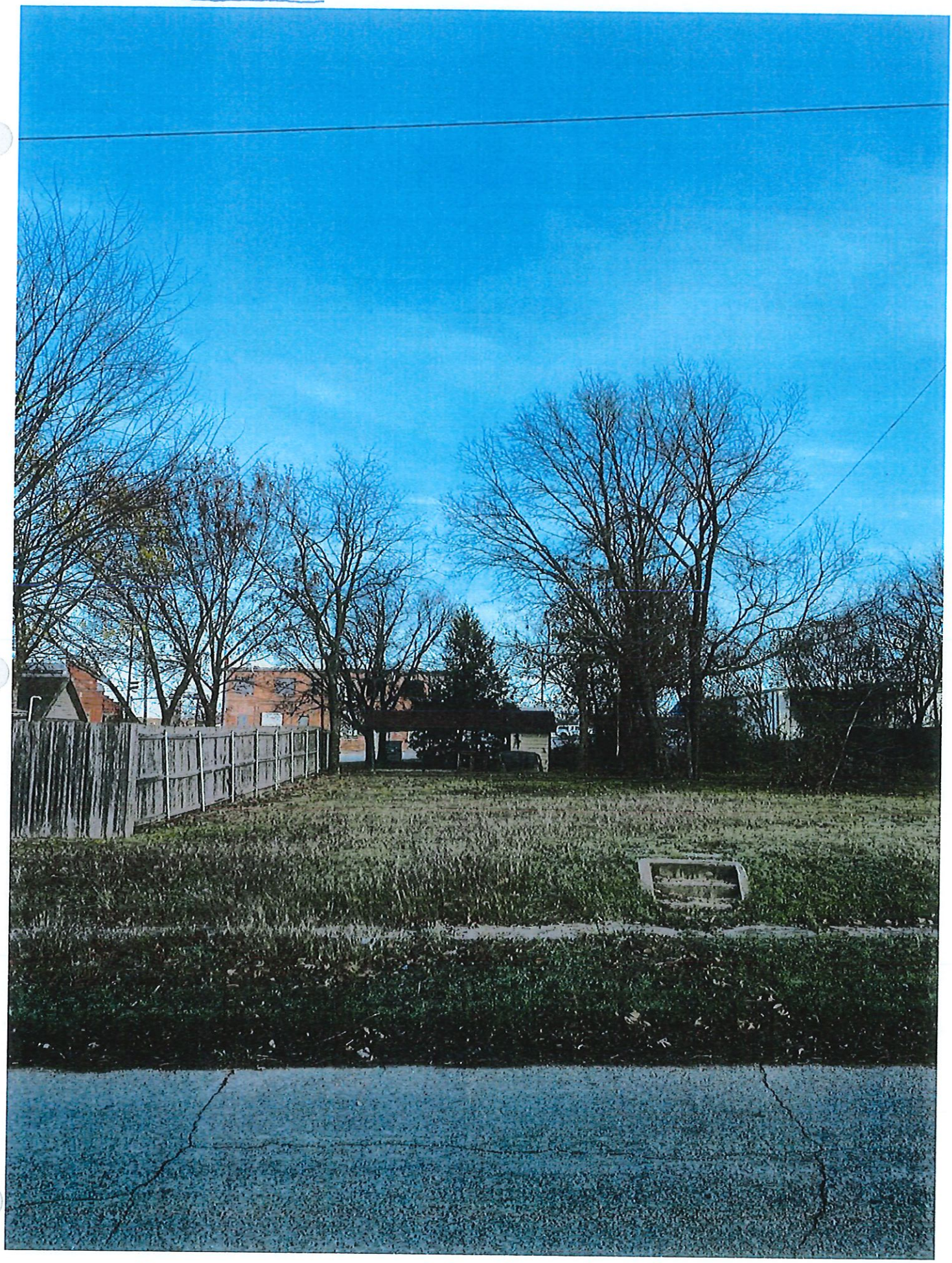
1/7/2021

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

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

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

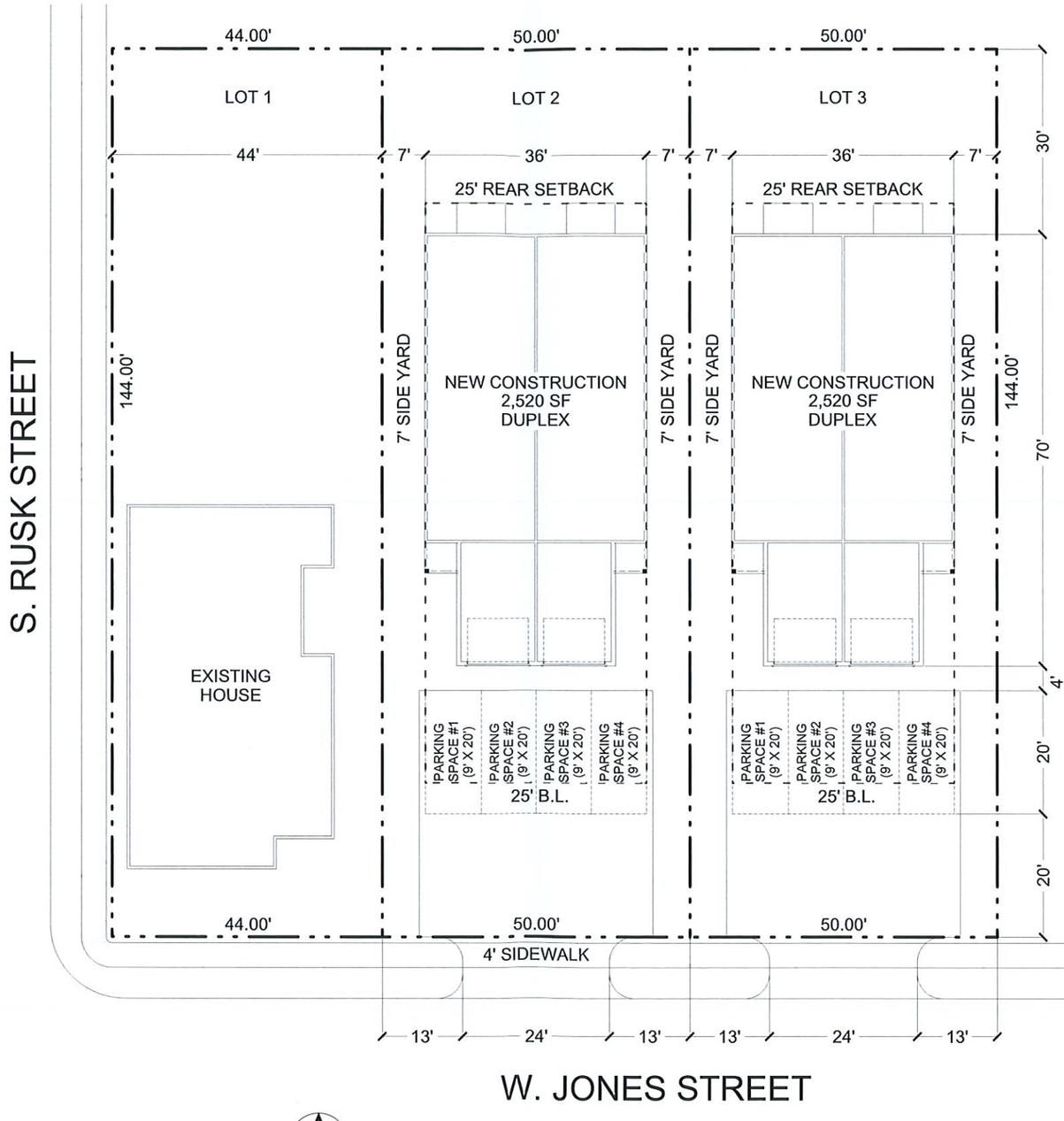
Exhibit 3



Proposed Residential Building Lot 1

Exhibit 4

Proposed Residential Building Lot 2



SITE PLAN

SCALE: 1" = 10'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

A New Site Plan For
PAUL TERRELL

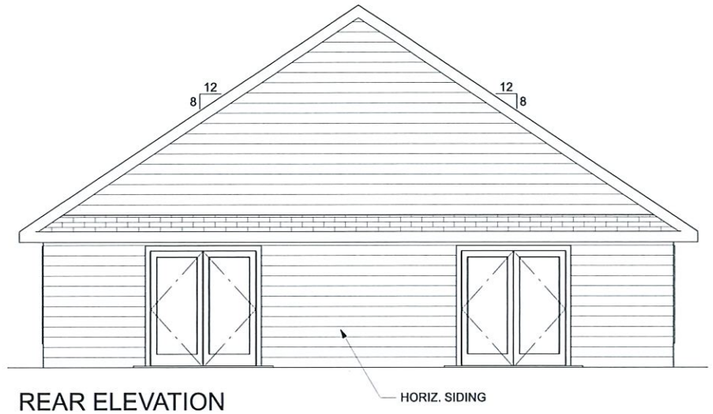
DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
1/19/2021

SCALE:

SHEET:
A-1

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

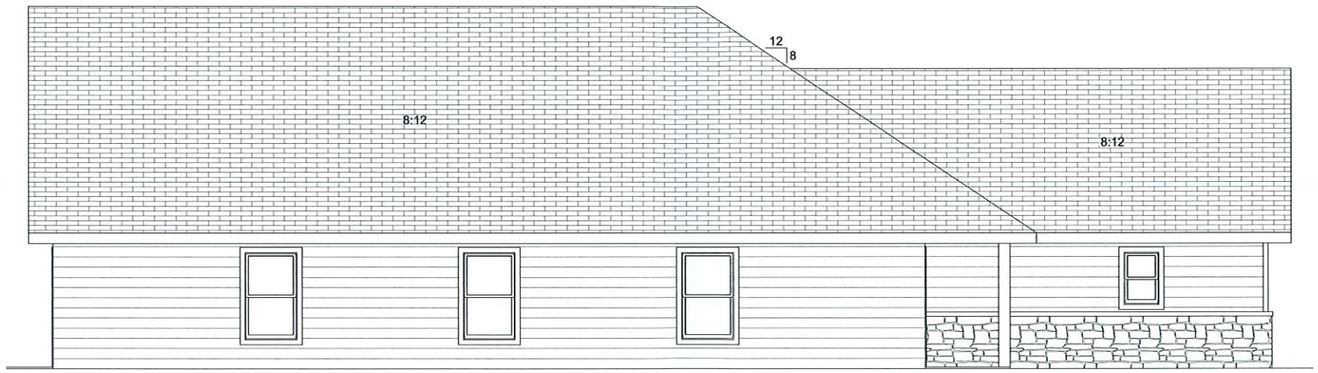


REAR ELEVATION
SCALE: 1/4" = 1'-0"

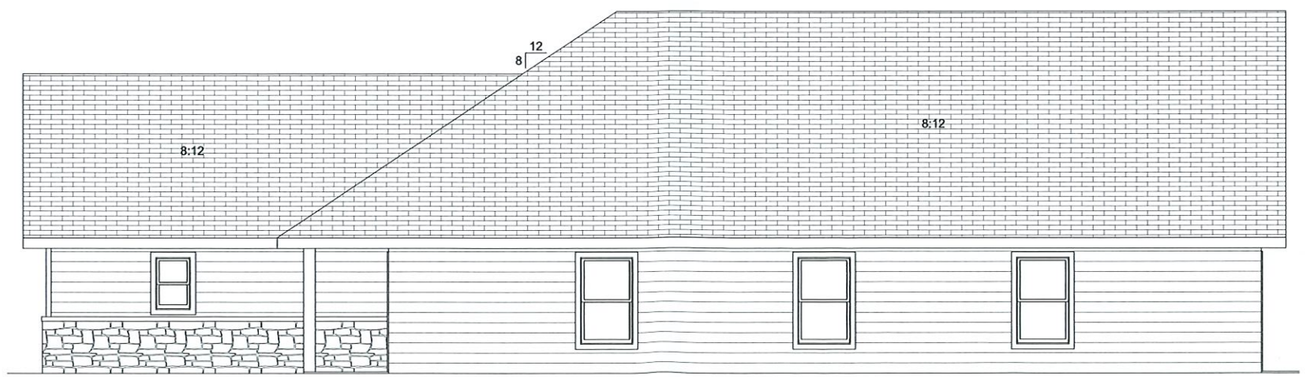
NOTE:

DUPLEX ONE EXTERIOR COLOR TO BE SW 7008 ALABASTER WHITE W/GREY TRIM

DUPLEX TWO EXTERIOR COLOR TO BE SW 6956 BLUE REFRAIN W/WHITE TRIM



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

A New Site Plan For
PAUL TERRELL

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
1/19/2021

SCALE:

SHEET:
A-2

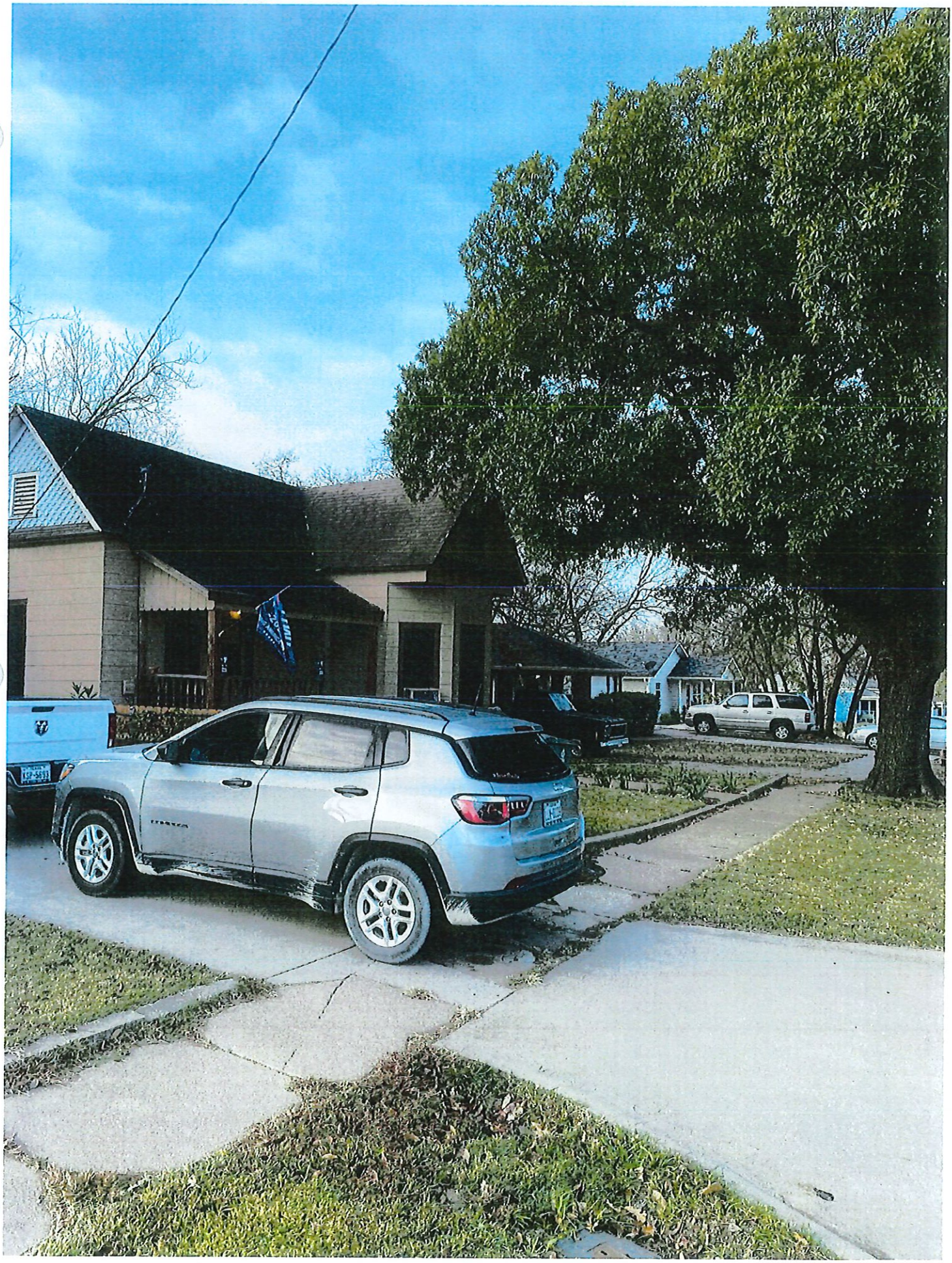
Exhibit 7

Similar Residences on College Street

Exhibit 5

House Next Door

Exhibit 6



Other Residences on Jones Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Thomas L. Shields
402 W. Lamar
Sherman, TX 75090

NBS Drafting & Design
303 W. Houston St.
Sherman, TX 75090

Paul Terrell
1207 N. Hopson St.
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Two-Family Dwellings (Duplexes) on Lots 12R and 14R of the proposed Replat of Lots 14, 16 & W/2 of Lot 12, A.R. Loving's Addition in a C-2 (General Commercial) District/Central Business District located at 323, 325, 329 and 331 West Jones Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Central Business District and the Fence Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination of the Specific Use Permit.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Sidewalks are required along both Rusk Street and Jones Street and an ADA compliant pedestrian ramp is required on the corner of Rusk Street and Jones Street.

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Verify fire requirements and code compliance with Fire Marshal.
12. The City of Sherman does not maintain alleys.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

2905 CANYON CREEK DRIVE

The request of J. Brian & Donna Smith (Owners) and Sartin & Associates, Inc. (Surveyor) concerning the property at 2905 Canyon Creek Drive, being Lot 2, Block C, O'Hanlon Ranch Addition, Phase 1, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h)(1 & 2) to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District.

Background:

The property is located at 2905 Canyon Creek Drive; the northeast corner of Canyon Creek Drive and Goodnight Circle. The property is zoned an R-1 (One Family Residential) District. A variance was approved December 22, 2009 to allow a 12' 6" side street setback for a 6' privacy fence. The owner would like to add 2 feet of decorative cedar lattice on top of the existing fence.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

J. Brian & Donna Smith (Owners)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Fence Elevations
Letter from J Brian Smith
Staff Review Letter

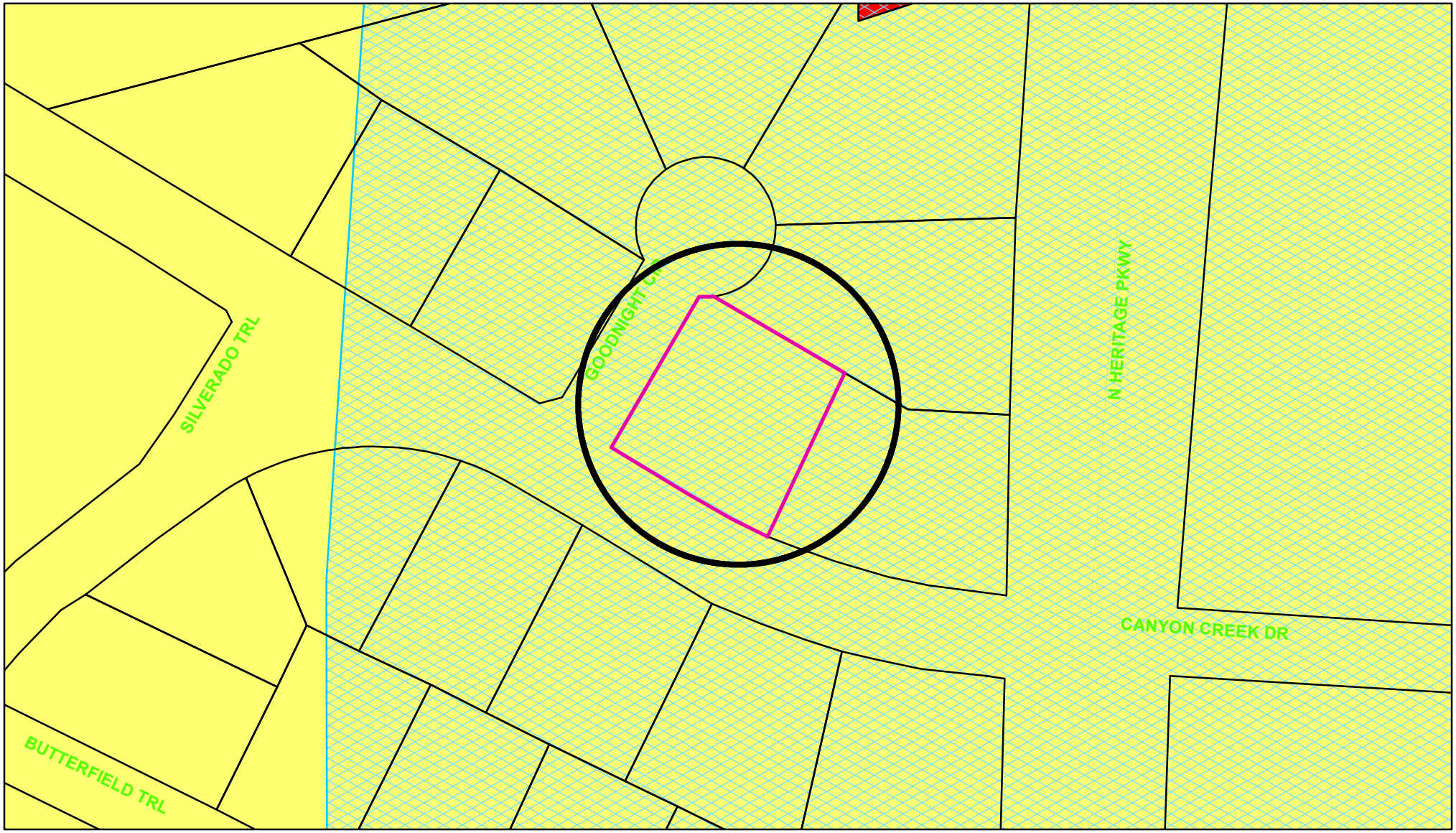
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2905 Canyon Creek Drive

NOT TO SCALE

1 in = 241 ft



Zoning - 2905 Canyon Creek Drive

Legend

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

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

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

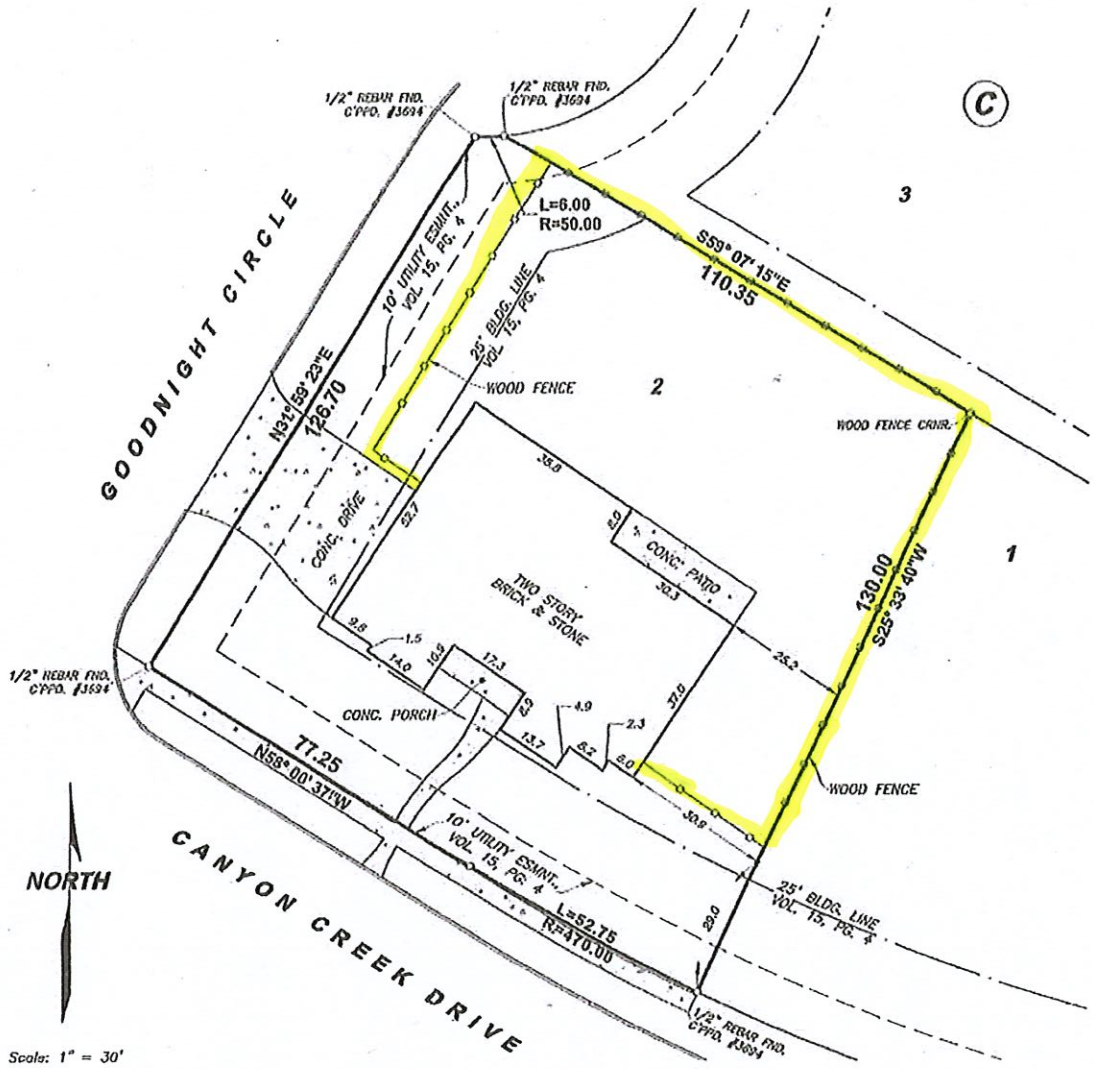
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2905 Canyon Creek Drive



SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100

109 S. Travis • P.O. Box 1843 Sherman, TX 75091

Phone: (903)892-8003 • Fax: (903)868-2970 • Email: msartin@gcecisp.com

SURVEY FOR: JAMES BRIAN SMITH AND DONNA SMITH

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 17th day of February, 2015 of the following described property:

Lot TWO (2) in Block "C" of O'HANLON RANCH ADDITION, PHASE 1 to the City of Sherman, Texas as shown by plat of record in Volume 15, Pages 4, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as 2905 CANYON CREEK DRIVE, SHERMAN, TEXAS, survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin R.P.L.S #3694

STATE OF TEXAS REGISTERED MARSHALL SARTIN 3694 PROFESSIONAL LAND SURVEYOR

Grayson_215042.dwg

com/p/6-ft-x-8-ft-Premium-Cedar-Latti...-Frame-Actual-Siz

J. Brian Smith
2905 Canyon Creek Drive
Sherman, TX 75092
(903) 819-4921
Wimbish73@yahoo.com

January 21, 2021

To Whom It May Concern:

Please see attached request. I have spoken with my current neighbors, Jason and Nicole Griffin and Debbie Hudnall to make sure there is no concerns with my attached request. They have no issues or concerns related to me adding decorative lattice on top of my fence. I appreciate your consideration and let me know if you need anything else.

Thank you.

J. Brian Smith

Jbs

Enclosure

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

J. Brian & Donna Smith
2905 Canyon Creek Drive
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow an 8' privacy fence with decorative cedar lattice in the side and rear yards in lieu of the previously approved 6' in height, 12'6" from the side street property line in an R-1 (One Family Residential) District located at 2905 Canyon Creek Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The fence must be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Canyon Creek Drive and Goodnight Circle.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 02/16/2021

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

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

Requested Action/Proposed Use:

*** 2200 NORTH HICKORY STREET**

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

Planning and Zoning Commission

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

Background:

The property is located at 2200 North Hickory Street; the northwest corner of Hickory Street and Dupree Avenue; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Don & Carol Kelley (Owners)
Nelta, LLC (Developer)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

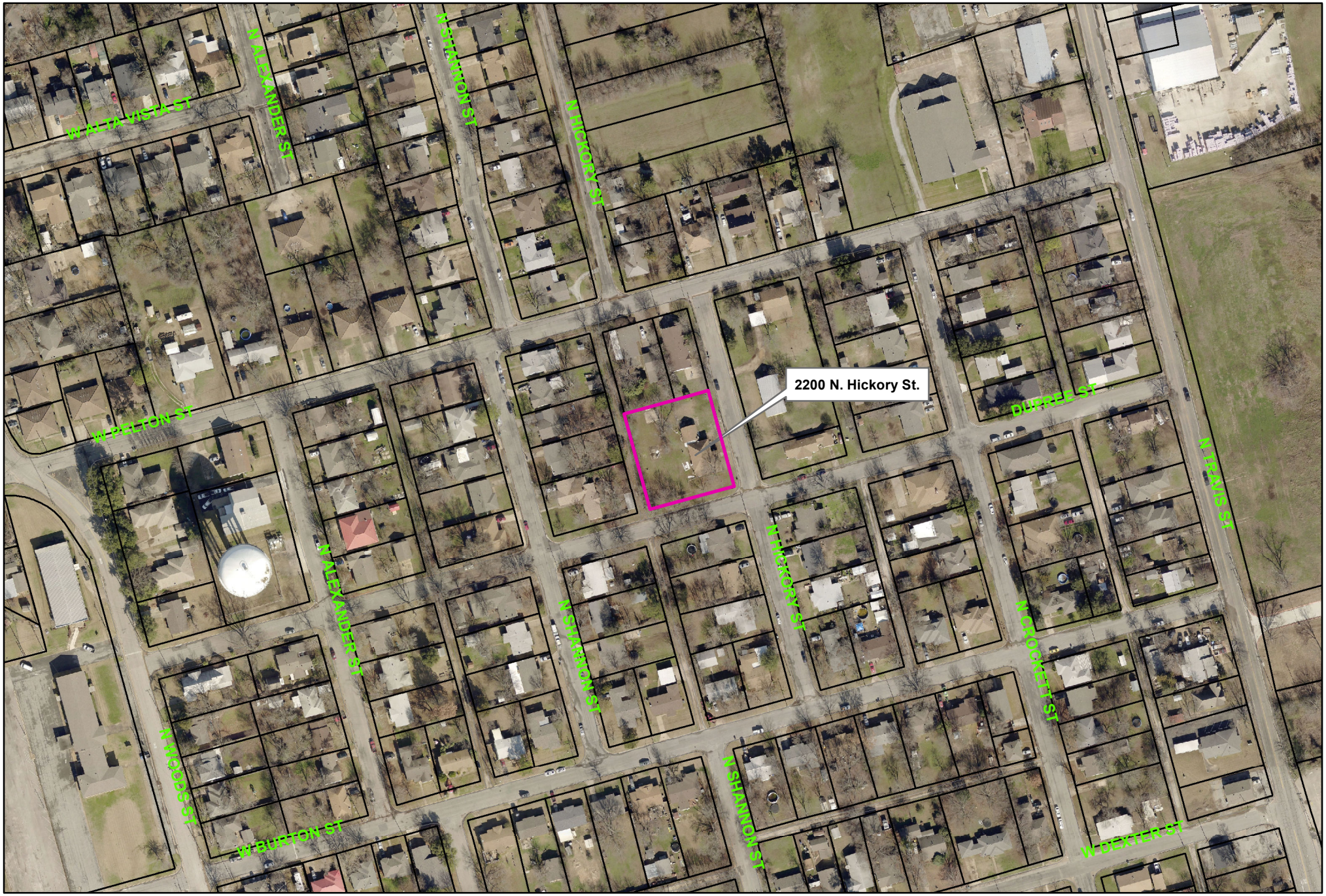
Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space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

Number of notices mailed:
136

Objections Received:
0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Shannon Heights Replat
Staff Review Letter



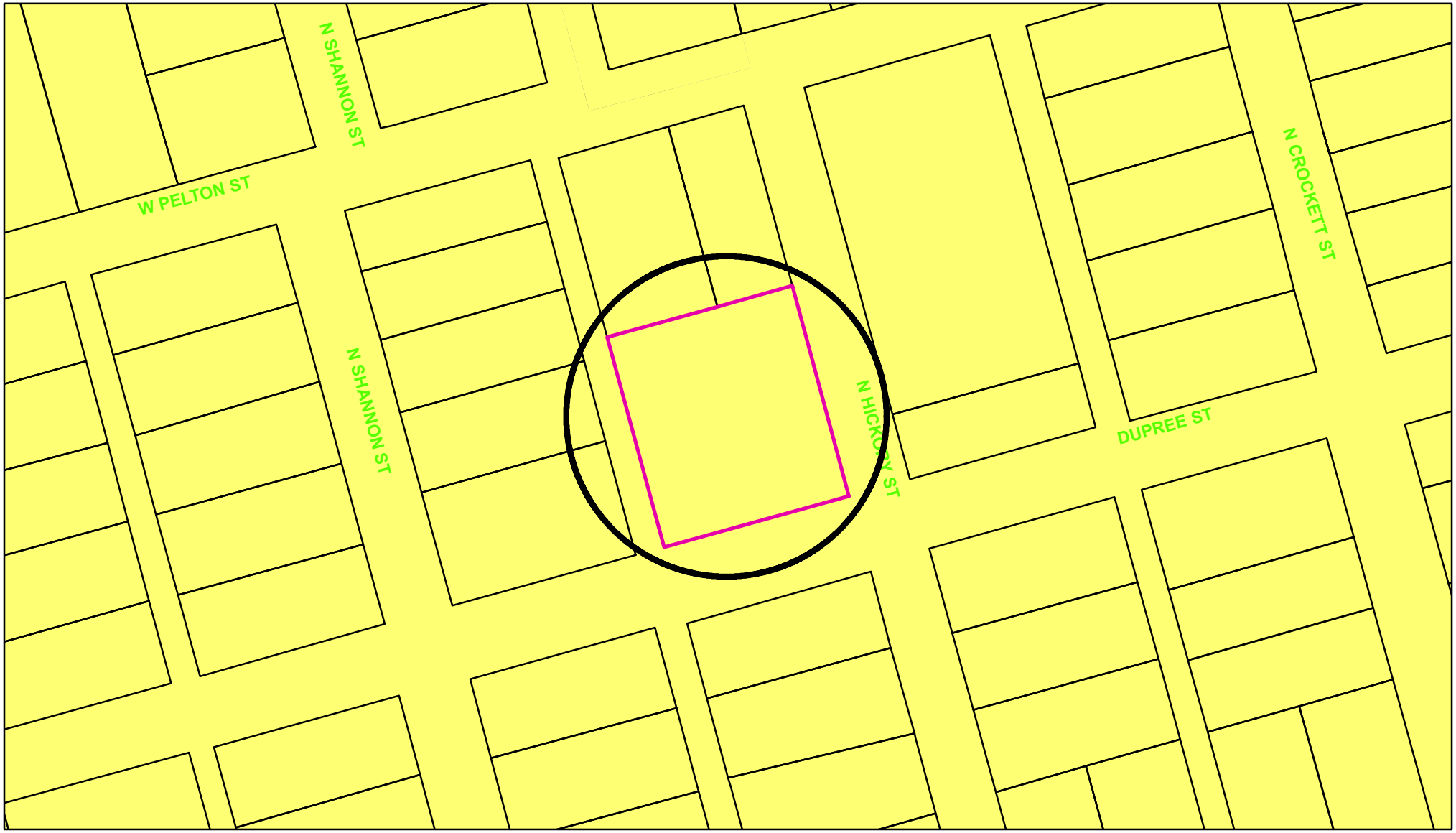
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2200 North Hickory Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2200 North Hickory Street

Legend

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

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

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

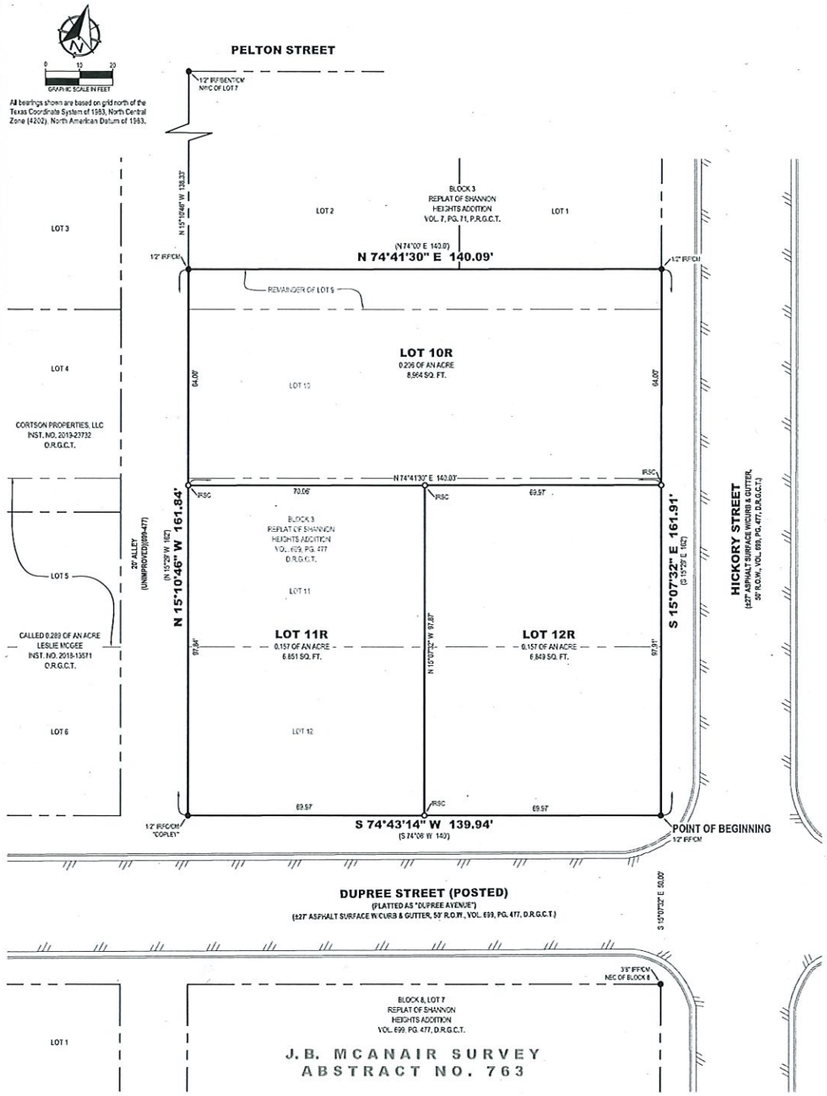
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2200 North Hickory Street



VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	R.O.W.	RIGHT-OF-WAY
IRFC	IRON ROD FOUND W/ PLASTIC CAP	VOL., PG.	VOLUME, PAGE
IPF	IRON PIPE FOUND	INST. NO.	INSTRUMENT NO.
XS	'X' SCRIBED IN CONCRETE SET	NEC	NORTHEAST CORNER
CM	CONTROLLING MONUMENT	NWC	NORTHWEST CORNER
( )	DEED OR PLAT CALL		BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
			ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY
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REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

DEVELOPER:
Neita, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Phr: 214-687-2060

OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Phr: 903-786-6029

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS DON KELLEY is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 9 and all of Lots 10, 11 and 12 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 699, Page 477, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Carol Kelley and Don Kelley, recorded in Volume 4799, Page 458, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 12, common to the southeast corner of said Block 3, and at the intersection of the westerly right-of-way line of North Hickory Street and with the northerly right-of-way line of West Dupree Street;

THENCE South 74°43'14" West, with the southerly line of said Lot 12, and with the northerly right-of-way line of said West Dupree Street, a distance of 139.94 feet to a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said Lot 12, and at the intersection of the northerly right-of-way line of said West Dupree Street and the easterly line of a 16-foot alley in said Block 3;

THENCE North 15°10'46" West, with the westerly line of said Lot 12, and with the easterly line of said 16-foot alley, along or near a fence, passing en route at a distance of 50.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said Lot 12, and continuing on said course, with the westerly line of aforesaid Lot 11, passing en route at a distance of 100.00 feet a Capped Iron Rod set for the northwest corner of said Lot 11, and continuing on said course, with the westerly line of aforesaid Lot 10, passing en route at a distance of 150.00 feet a Capped Iron Rod set for the northwest corner of said Lot 10, and continuing on said course, with the westerly line of aforesaid Lot 9, a total distance of 161.84 feet to a 1/2-inch iron rod found for the northwest corner of aforesaid Kelley Tract, common to the southwest corner of Lot 2 in Block 3 of the Replat of Shannon Heights Addition, according to the plat thereof recorded in Volume 7, Page 71, Plat Records, Grayson County, Texas;

THENCE North 74°41'30" East, with the northerly line of said Kelley Tract, and with the southerly line of said Lot 2, and with the southerly line of Lot 1 of said Replat of Shannon Heights Addition (Vol.7, Pg. 71), and crossing said Lot 9, a distance of 140.09 feet to a 1/2-inch iron rod found for the northeast corner of said Kelley Tract, common to the southeast corner of said Lot 1, and on the easterly line of said Lot 9, and on the westerly right-of-way line of aforesaid North Hickory Street;

THENCE South 15°07'32" East, with the easterly line of said Lot 9, and with the westerly right-of-way line of said North Hickory Street, passing en route at a distance of 11.91 feet a Capped Iron Rod set for the southeast corner of said Lot 9, and continuing on said course, with the easterly line of aforesaid Lot 10, passing en route at distance of 61.91 feet an 'X' scribed in concrete set for the southeast corner of said Lot 10, and continuing on said course, with the easterly line of aforesaid Lot 11, passing en route of a distance of 111.91 feet a Capped Iron Rod set for the southeast corner of said Lot 11, and continuing on said course, a total distance of 161.91 feet to the POINT OF BEGINNING and enclosing 0.520 of an acre (22,664 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **DON KELLEY,** does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R,** an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: Don Kelley

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Don Kelley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

PRELIMINARY
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Phr: 214-687-2060

OWNER:
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2418 Turtle Creek Drive
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TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

February 5, 2021

Nelta, LLC
1770 N. MacArthur Blvd. # 120158
Irving, TX 75063

Preston Trail Land Surveying
83493 N. State Hwy. 289, Ste. 5
Pottsboro, TX 75076

Don Kelley
2418 Turtle Creek Dr.
Sherman, TX 75092

Dear Applicants,

The request for approval of the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R, & 11R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. Change Dupree Street to Dupree Avenue in drawing and metes and bounds.
4. Dedicate 10' Utility Easement along all street frontage.
5. Dedicate a 15' corner clip on Lot 12R.
6. Water and sewer mains must be extended in accordance with City criteria within Dupree Avenue to serve Lots 11R and 12R.
7. Size of alley is different on drawing than in metes and bounds. Correct accordingly.
8. The City of Sherman does not maintain alleys.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department

for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 02/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2200 NORTH HICKORY STREET

The request of Don & Carol Kelley (Owners), Devon Lewis (Prospective Buyer), Nelta, LLC (Developer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2200 North Hickory Street, being 0.520 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 9 and all of Lots 10, 11 and 12, Block 3 of the Replat of Shannon Heights Addition Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12, as follows:

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 13' front setback and 16' rear setback in lieu of the required 25' for an existing residential dwelling on the proposed Lot 12R of the Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R & 11R in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District.

Background:

The property is located at 2200 North Hickory Street; the northwest corner of Hickory Street and Dupree Avenue; The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into three lots for residential development. There is an existing one-story house located on one of the lots; they would like to remove an addition to the existing house and request variances for a 13' front setback and a 16' rear setback. They would also like to construct duplexes on the other two lots. The duplexes will be approximately 2,600 square foot, six-bedrooms, four full and two half bathrooms, two-car garage. Parking will be provided for six cars.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Don & Carol Kelley (Owners)
Nelta, LLC (Developer)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

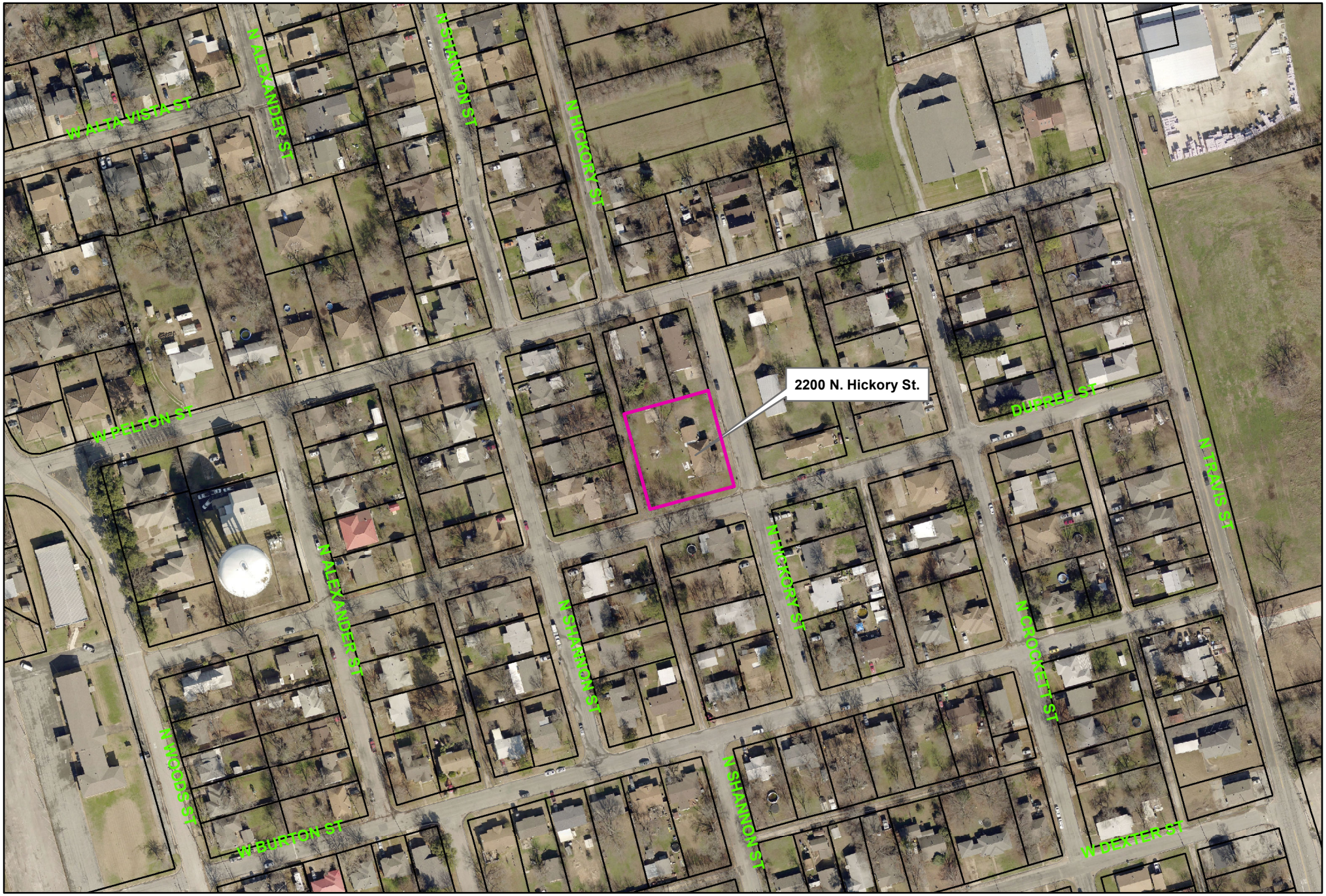
22

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Shannon Heights Replat
Site Plan
Floor Plan
Building Elevations
Staff Review Letter



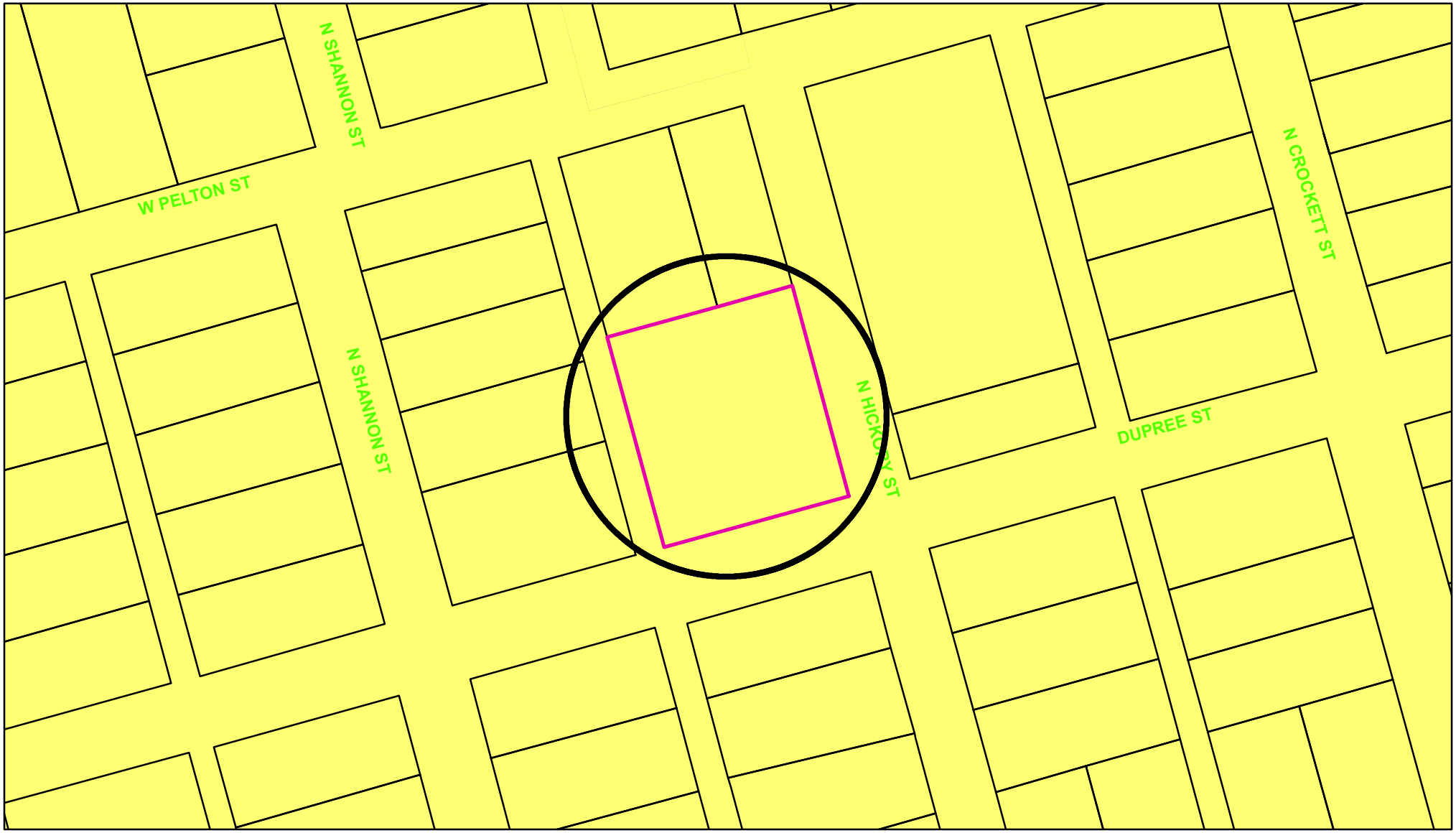
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2200 North Hickory Street

NOT TO SCALE

1 in = 200 ft



Zoning - 2200 North Hickory Street

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

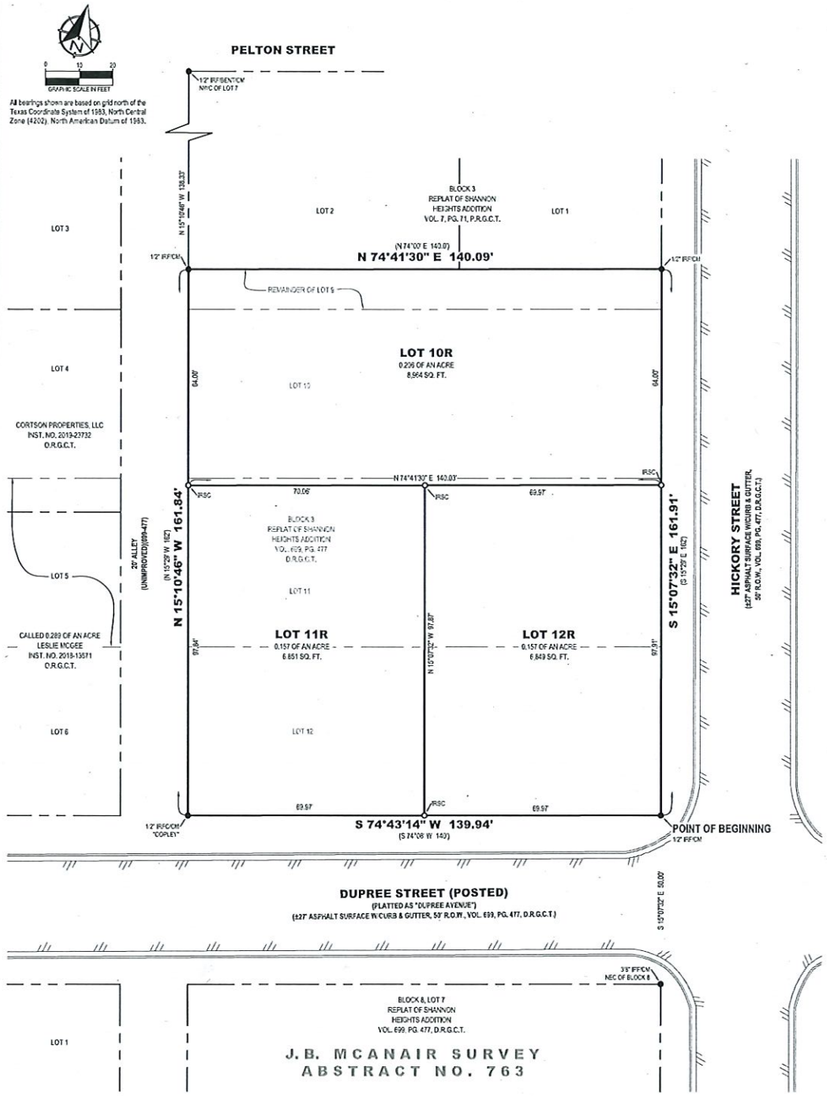
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

2200 North Hickory Street



VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	R.O.W.	RIGHT-OF-WAY
IRFC	IRON ROD FOUND W/ PLASTIC CAP	VOL., PG.	VOLUME, PAGE
IPF	IRON PIPE FOUND	INST. NO.	INSTRUMENT NO.
XS	'X' SCRIBED IN CONCRETE SET	NEC	NORTHEAST CORNER
CM	CONTROLLING MONUMENT	NWC	NORTHWEST CORNER
( )	DEED OR PLAT CALL		BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
			ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 1 of 2

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COUNTY OF GRAYSON §

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BY: Don Kelley

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COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Don Kelley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20_____.

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Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF SHANNON HEIGHTS ADDITION, BLOCK 3, LOTS 9R, 10R & 11R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

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Clerk, City of Sherman, Texas

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_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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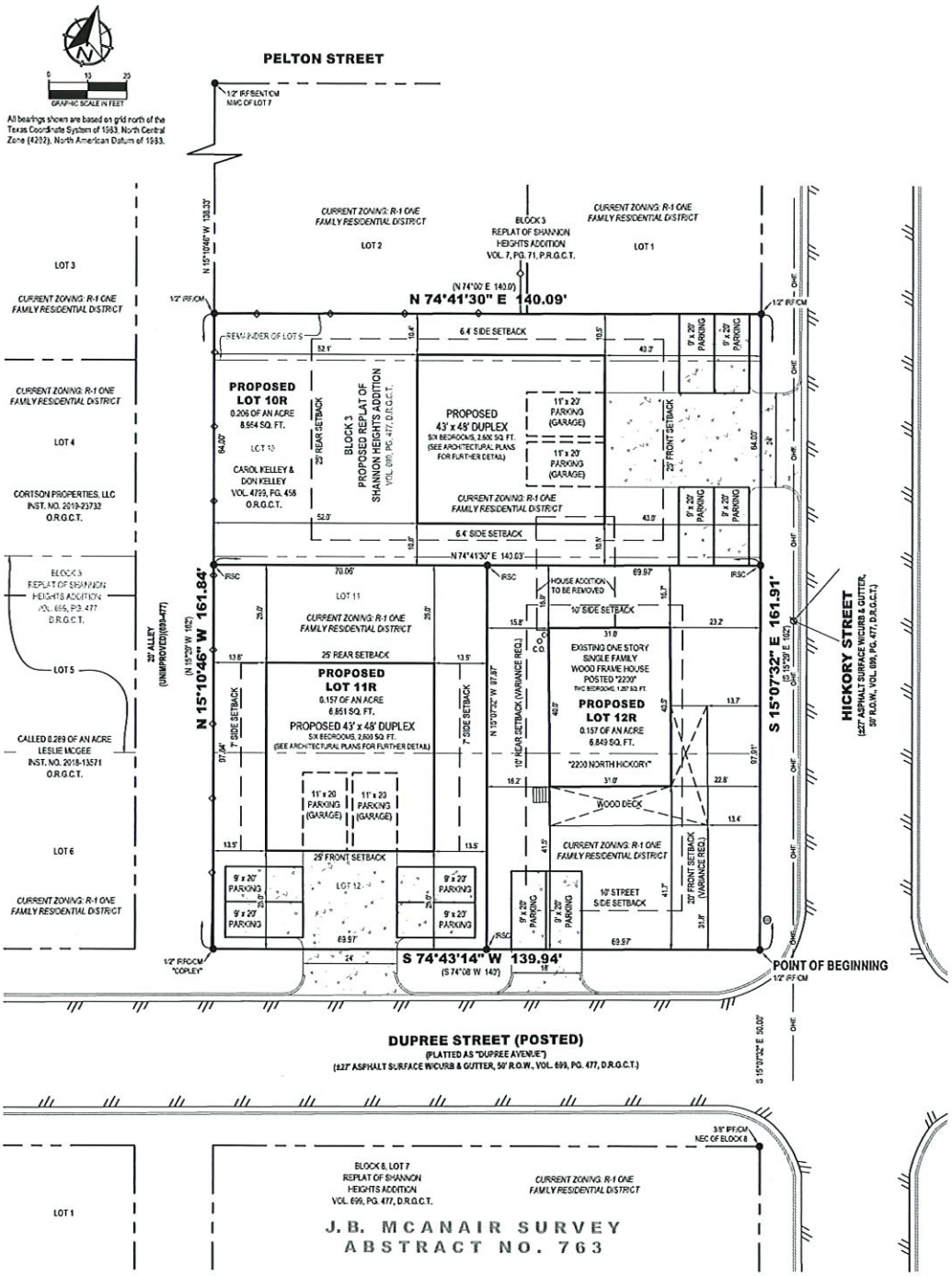
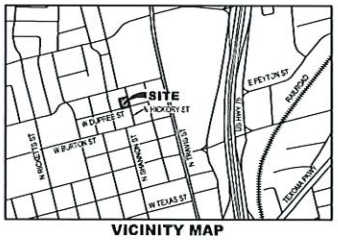
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: ENH	Scale: 1"=20'	Project No. 20-07021
	Checked by: CRN	Date: 01/11/2020	Sheet No. 2 of 2





VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
●	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	⊠	UTILITY POWER POLE
IRF	IRON ROD FOUND	Ⓦ	WATER METER
IRFC	IRON ROD FOUND W/PLASTIC CAP	C.O.	CLEAN OUT
IPF	IRON PIPE FOUND	VOL., PG.	VOLUME, PAGE
XS	"X" SCRIBED IN CONCRETE SET	INST. NO.	INSTRUMENT NO.
CM	CONTROLLING MONUMENT	NEC	NORTHEAST CORNER
( )	DEED OR PLAT CALL	NWC	NORTHWEST CORNER
R.O.W.	RIGHT-OF-WAY		BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
			ASPHALT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		CHAIN LINK FENCE
			BUILDING LINE
			OVERHEAD ELECTRIC/UTILITY

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DEVELOPER:
Nelta, LLC
1770 N. MacArthur Blvd # 120158
Irving, TX 75063
Ph: 214-687-2060

OWNER:
Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

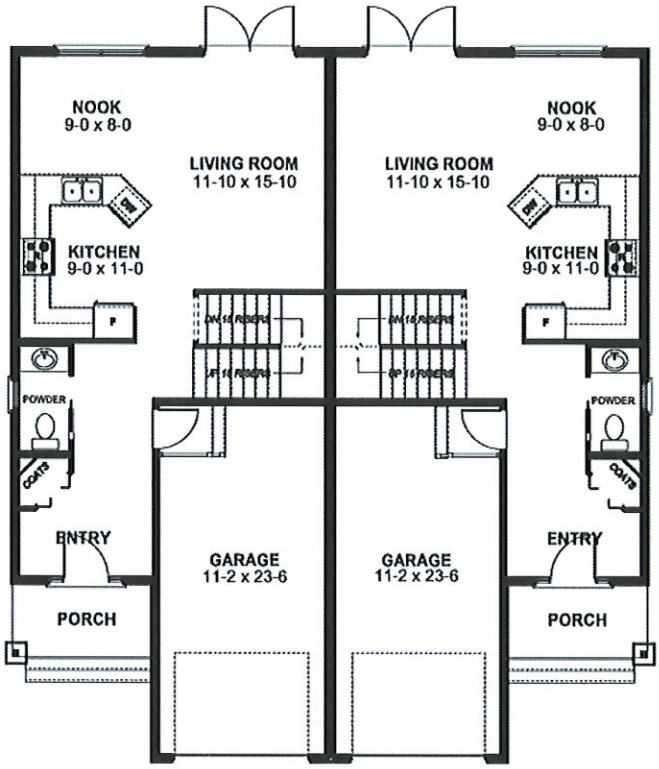
SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

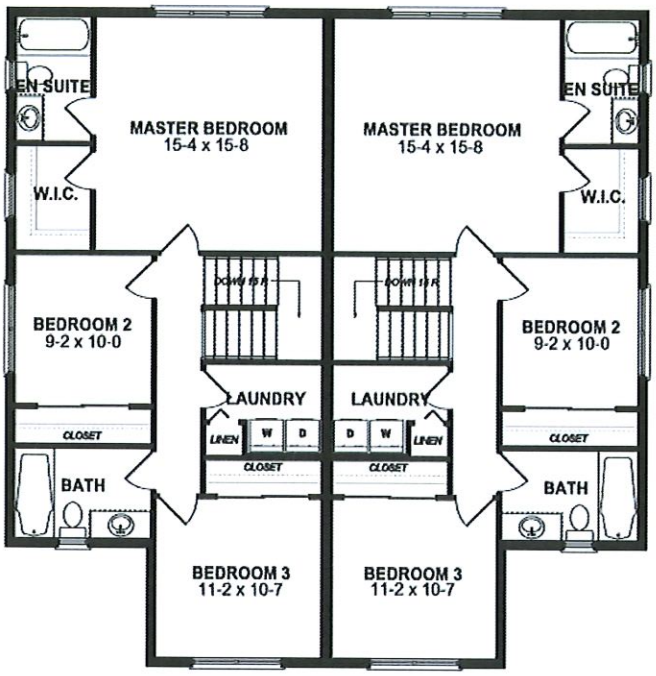
SITE PLAN
PROPOSED REPLAT OF
SHANNON HEIGHTS ADDITION
BLOCK 3, LOTS 9R, 10R & 11R
0.520 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Replat of Shannon Heights Addition
Being Block 3, Part of Lot 9 & All of Lots 10, 11 & 12
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194075	Drawn by: ENH	Scale: 1"-20'	Project No. 20-0702.1
	Checked by: CRN	Date: 01/09/2020	Sheet No. 1 of 1



MAIN FLOOR PLAN



SECOND FLOOR PLAN

- 2600 Total Living Area
- 900 Main Level
- 833 Upper Level
- 440 Garage
- 6 Bedrooms
- 4 Full Bath(s)
- 2 Half Bath(s)
- 2 Car Garage

43' Wide x 48' Deep

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Don Kelley
2418 Turtle Creek Drive
Sherman, TX 75092

Devon Lewis
1535 Quartet Dr.
Dallas, TX 76241

Preston Trail Land Surveying, LLC
83493 N. State Highway 289
Suite 5
Pottsboro, TX 75076

Nelta, LLC
1770 N. MacArthur Blvd #120158
Irving, TX 75063

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow duplexes on Lots 10R and 11R, Block 3 of the proposed Replat of Shannon Heights Addition, Block 3, Lots 9R, 10R and 11R, a Replat of Shannon Heights Addition, Block 3, part of Lot 9 & all of Lots 10, 11 & 12 in an R-1 (One-Family Residential) District located at 2200 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A minimum 6' fence is required abutting residentially zoned property.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Sidewalks are required along both Dupree Avenue and Hickory Street and an ADA compliant pedestrian ramp is required on the corner of Dupree Avenue and Hickory Street.

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Water and sewer mains must be extended in accordance with City criteria within Dupree Avenue to serve Lots 11R and 12R.
12. The City of Sherman does not maintain alleys.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 02/16/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1111 GALLAGHER DRIVE

The request of Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex (Aspire at Sherman Apartments) in a C-1 (Retail Business) District.

Board of Adjustments

- Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.
- Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6’ welded tubular steel (wrought iron) perimeter fence in lieu of the required masonry perimeter wall surrounding a Multi-Family Residential Complex in a C-1 (Retail Business) District.

Background:

The property is located at 1111 Gallagher Drive, the northwest corner of Calais and Gallagher Drive; formerly Community Specialty Hospital. The property is zoned a C-1 (Retail Business) District. Background on the property:

- November, 1974 - Zone change to a C-1 (Retail Business) District. (Ord. 3046). SUP to allow a general hospital and related professional and medical facilities.
- October 22, 2013 - Exception/Variance to allow an additional freestanding sign for a total of two freestanding signs, with a 3' front setback and a 20' side street setback in lieu of the required 25'.

The existing building was recently demolished and the owner would like to construct a 234 unit, 204,804 square foot, three-story apartment complex (Aspire at Sherman Apartments) including (78) carports, (42) attached garages, clubhouse, pool and dog park. The units will include 143 efficiency and one-bedroom units, 87 two-bedroom units and 4 three-bedroom units for a total of 234 units. They are requesting exceptions to allow 438 parking spaces in lieu of the required 472 and to allow a wrought iron perimeter fence in lieu of the required masonry perimeter wall surrounding the complex.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District

Origination:

Aspire Two LLC (Owner)
Ryan Johnson (Representative)
Covenant Development (Developer)
Cross Architects (Architect)
Cross Engineering Consultants (Civil Engineer)
Lee Engineering (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

Number of notices mailed:

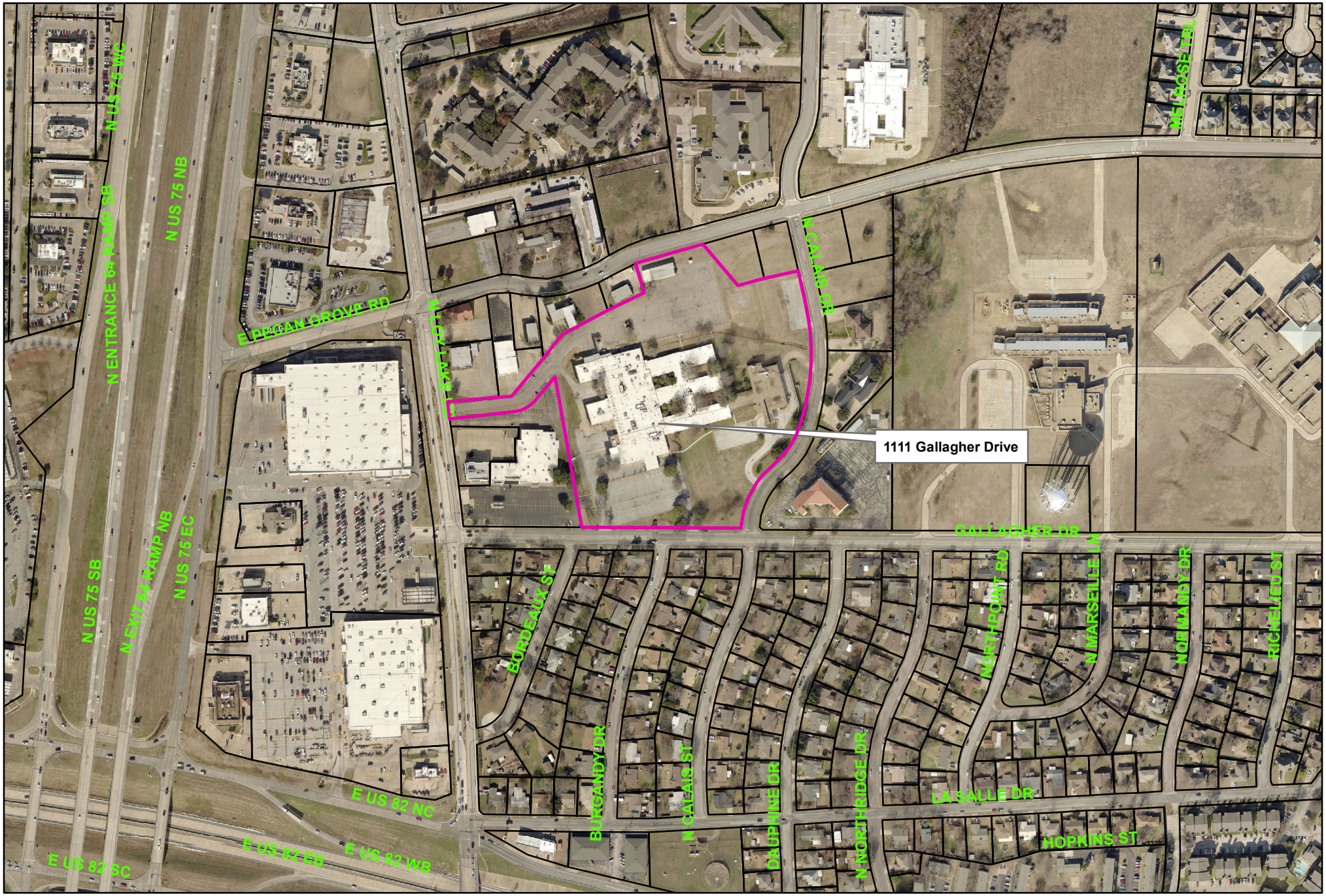
30

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plan
Site Plan - Color Renderings
Building Elevations
Fence Elevations
Fence Elevations
Parking Comparison
Staff Review Letter
Letter from Larry Jordan



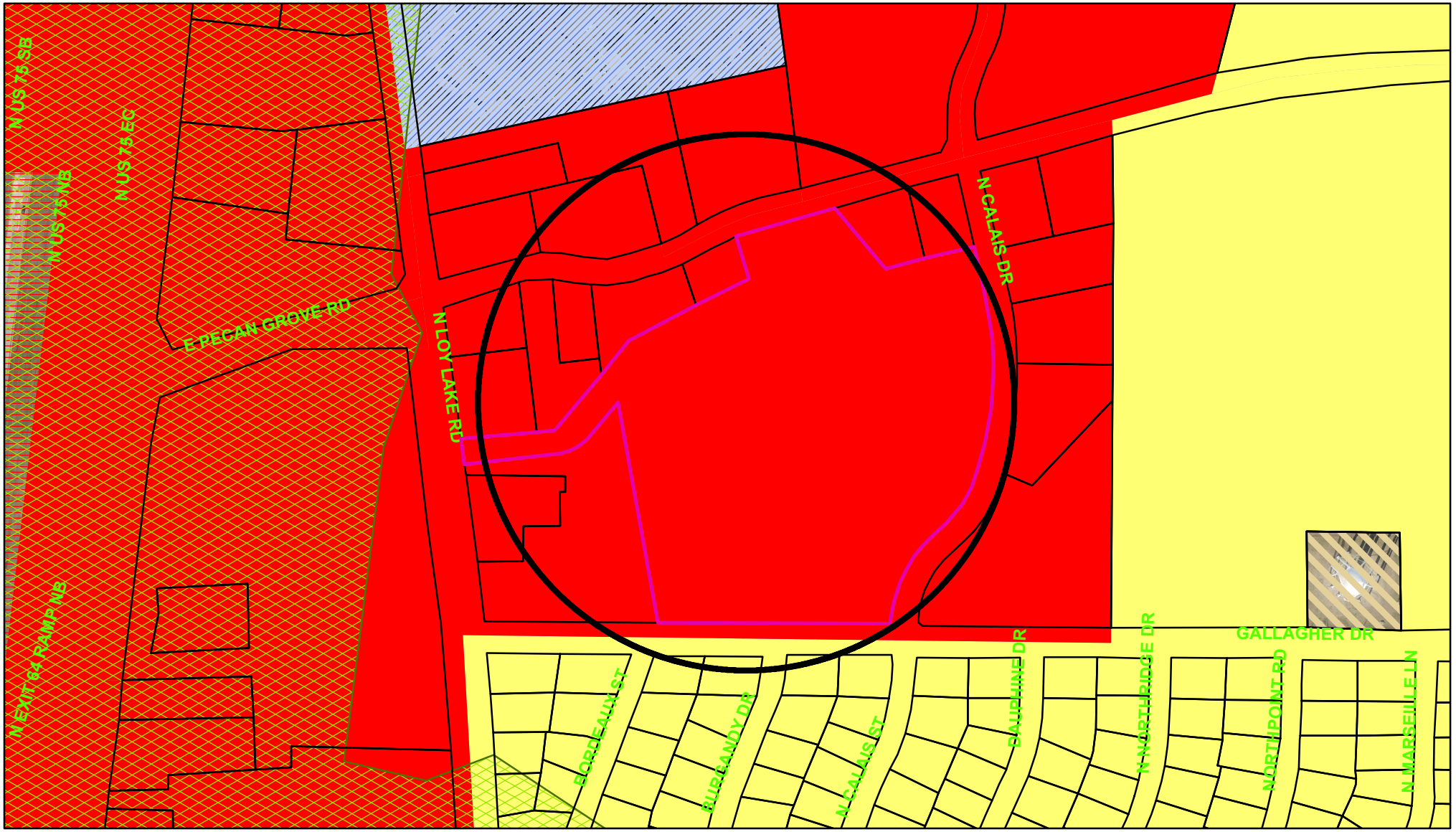
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1111 Gallagher Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 1111 Gallagher Drive

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 300 ft

1111 Gallagher Drive

COVENANT DEVELOPMENT

www.covdevelopment.com
PO Box 670 | Sherman, Texas 75091

January 21, 2021

Rob Rae
Director of Development Services
220 W. Mulberry Street
Sherman, Texas 75090

Re: 1111 Gallagher Dr; Project Narrative; Specific Use Permit & Variance Request

Dear Mr. Rae:

Covenant Development is requesting a Specific Use Permit at 1111 Gallagher Dr for the construction of a 234-unit Class A multifamily complex. The property was previously a Wilson N. Jones specialty hospital that had been vacant for many years and fallen into disrepair. Covenant has completed asbestos remediation and is in the process of demolishing the building for a mixed-use redevelopment. It is our opinion that the highest and best use for the property is Class A market rate apartments, office, and medical office development. Because of the existing demand and the record growth Sherman is experiencing quality housing is needed. If Sherman is to continue to attract new businesses and residents, additional high-quality housing options are sorely needed.

The first project in this mixed-use redevelopment will be the construction of a 234-unit Class A Multifamily complex on Lot 1 of the Jackson Walker addition, which contains 10.661 acres. The City has previously communicated to us that their desire is urban style housing with more density. We were able to accomplish this request, but this style of development has created a conflict with the current R-2 Multifamily Residential Parking Ordinance ("Ordinance"). Under the Ordinance the required parking spaces for this project is 472 spaces or a 2.0 parking ratio based on the unit mix of the project. The final design for this project yields a total of 438 parking spaces or a 1.87 parking ratio. Due to the requested density by the City, the configuration and topography of the site itself, and the current use of the shared access road at the northwest corner of the property, Covenant is respectfully requesting a variance to the parking requirements under the Ordinance.

The driveway connecting the main portion of the property with Loy Lake Road, (photos on following page), is currently being used for dumpsters and parking lot access by tenants in the adjacent buildings. If we were to use this area to add more parking then we would be forced to move the private access gate further west towards Loy Lake Road, which would create a hardship on our neighbors by restricting or eliminating access to their trash collection and parking areas. Even extending the parking into this area will not yield the required number of parking spaces.

Included with our application is a map showing our parking distribution or number of parking spaces per building. Based on the number of units in each building we are confident that each building has an adequate number of parking spaces for residents. In our other multifamily projects throughout the State of Texas, parking ratios range from 1.6 to 1.9. We have not had any complaints about the lack of parking. We have researched some cities near Sherman and below is quick summary of their required parking ratios. Additionally, the proposed parking arrangement for this project would

PHONE (903) 893-8500 | FAX (903) 893-8580 | EMAIL ryan@covdevelopment.com

comply with all recently passed Planned Development ordinances in Sherman. If the City of Sherman desires more density and urban-style housing options, then loosening the existing parking requirements will be a necessity.

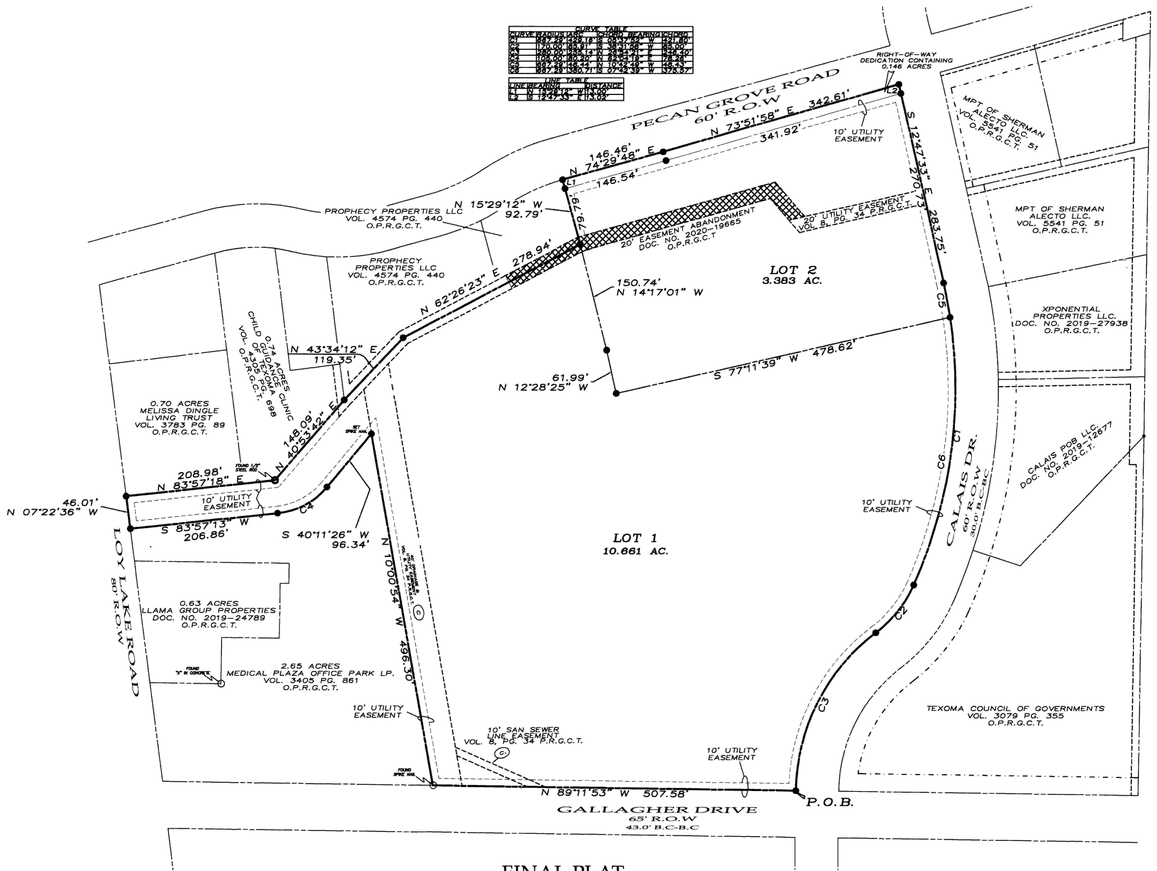
Finally, we are requesting an exception to the minimum six-foot masonry perimeter wall requirement in R-2 Multi-family residential districts. In lieu of a masonry wall, we would like to install a six-foot welded tubular steel (wrought iron) perimeter fence for multiple reasons. First, we do not want to block the urban aesthetic of the building elevations. We have worked hard to meet the City's direction to provide an urban style product with great curb appeal. A solid masonry wall would take away from this directive. Second, a solid masonry wall seriously detracts from the open feeling that is necessary for a successful urban project. We have used welded tubular steel perimeter fencing in our past multifamily projects and this type of fencing is standard for this type of project. Having a solid masonry feel gives the project a "compound" type feel and detracts from the marketability of the project. We aim to achieve any desired screening from surrounding properties through the use of strategically placed landscaping. We find our residents appreciate and value landscaping as a screening device because it enhances the nature feel of the project. Finally, the project site is not immediately adjacent to any single-family homes so a solid screening wall around the entire perimeter is unnecessary.

We respectfully request that the Planning & Zoning Commission and City Council consider granting the SUP, parking variance, and masonry screening wall variance so that Covenant Development may continue redeveloping a previously blighted property into a quality development which will add much-needed, high-quality housing for our growing community.

Sincerely,

Ryan Johnson
President
Covenant Development

JOB NO. 20050479



FINAL PLAT

JACKSON WALKER ADDITION

Being a replat of all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records

BEING 14.189 ACRES

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/28/2020 2:48:46 PM
In the PLAT Records
JACKSON WALKER ADDN
Doc Number: 2020-133
Number of Pages: 2
Amount: 75.00
Order#: 20200828000124
By: HA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC.
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35242

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2 — 22067

JOB NO. 20060479

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records, also being all that parcel of land described as Tract One in Warranty Deed from Notami Hospitals of Texas, Inc., to Epic Properties, Inc., of record in Volume 2165, Page 808, of the Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a ½" capped steel rod set at the intersection of the north right-of-way line of Gallagher Drive with the west right-of-way line of Calais Drive, being the southeast corner of said Lot 7 and Block One;

Thence North 89°11'53" West with said north right-of-way line, a distance of 507.58 feet to a Found Spike Nail set at the southeast corner of Lot 8, of said Block One;

Thence North 10°00'54" West with the east line of said Lot 8, a distance of 496.30 feet to a spike nail set in an asphalt drive, said nail being the northeast corner of said Lot 8;

Thence with the north line of said Lot 8 the following calls and distances:
South 40°11'26" West a distance of 96.34 feet to a set ½" capped steel rod;

A curve to the right having a radius of 105.00 feet, an arc length of 80.20 feet, a chord bearing of S 62°04'19" W, and an chord length of 78.26 feet to a set ½" capped steel rod;

South 83°57'13" West a distance of 206.86 feet to a ½" capped steel rod set in the east right-of-way line of Loy Lake Road;

Thence North 07°22'36" West with said east right-of-way line, a distance of 46.01 feet to a ½" capped steel rod set at the southwest corner of that tract of land conveyed to Melissa Dingle Living Trust by deed of record in Volume 3783, Page 89, Official Public Records, Grayson County, Texas;

Thence North 83°57'18" East with the south line of said tract a distance of 208.98 feet to a ½" steel rod found in concrete at an angle point in the south line of Lot 1, of said Block One;

Thence North 40°53'42" East with said south line, a distance of 148.09 feet to a ½" capped steel rod set at the southeast corner of said Lot One, the southwest corner of Lot 3, of said Block One;

Thence North 43°34'12" East with the south line of said Lot 3, a distance of 119.35 feet to a ½" capped steel rod set at an angle point in said south line;

Thence North 62°26'23" East a distance of 278.94 feet to a ½" capped steel rod set at the southeast corner of Lot 4, of said Block One;

Thence North 15°29'12" West with the east line of said Lot 4, a distance of 92.79 feet to a ½" capped steel rod set at the northeast corner of said Lot 4, also being in the north line of said Block One;

Thence North 74°29'48" East with the north line of said Block One, a distance of 146.46 feet to a set ½" capped steel rod;

Thence North 73°51'58" East a distance of 342.61 feet to a ½" capped steel rod set at the northeast corner of Lot 6, of said Block One, said rod being in the west right-of-way line of said Calais Drive;

Thence with said west right-of-way line the following calls and distances:
South 12°47'33" East a distance of 283.75 feet to a set ½" capped steel rod;
A curve to the right having a radius of 667.29 feet, an arc length of 429.46, feet a chord bearing of South 05°37'52" West 421.80 feet to a set ½" capped steel rod;
A curve to the right having a radius of 170.00 feet, an arc length of 85.91 feet, a chord bearing South 38°31'58" West 85.00 feet to a set ½" capped steel rod;
A curve to the left having a radius of 280.00 feet, an arc length of 255.14 feet, a chord bears South 26°54'21" West 246.40 feet to the Point-of-Beginning and containing 14.189 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MPT OF SHERMAN ALECTO LLC., do hereby adopt this plat designating the hereinabove property as the JACKSON WALKER ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 27th day of August, 2020

EMMETT E. MCLEAN, EVP AND COO
MPT OF SHERMAN ALECTO LLC.

STATE OF Alabama
COUNTY OF Jefferson

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared EMMETT E. MCLEAN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of August, 2020.

Brandi Dipiazza
Notary Public in and for the State of Alabama
Commission Expires: 12/26/23

BRANDI DIPIAZZA
MY COMMISSION EXPIRES
DECEMBER 26, 2023
NOTARY PUBLIC
STATE OF ALABAMA

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, JACKSON WALKER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 17th day of August, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 28th day of August, 2020.

Linda Ashby
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

ACCEPTANCE

Approved this 21st day of July, 2020, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

08/28/2020
Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

08/24/2020
Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT

JACKSON WALKER ADDITION

Being a replat of all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One ,of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records

BEING 14.189 ACRES

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/28/2020 2:48:46 PM
In the PLAT Records
JACKSON WALKER ADDN
Doc Number: 2020-133
Number of Pages: 2
Amount: 75.00
Order#: 20200828000124
By: HA

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC.
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35242

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2 — E-9-409

SITE DATA:

10.648 ACRES
234 UNITS
21.97 UNITS/ACRE
64.97% IMPERVIOUS AREA
(5) 3-STORY RESIDENTIAL BUILDINGS
INTEGRATED CLUBHOUSE

PARKING TABULATION:

RESIDENT PARKING REQUIRED:		RESIDENT PARKING PROVIDED:	
EFFICIENCY & 1 BEDROOM	2.0 SPACES PER UNIT	UNCOVERED	282
2 BEDROOM	2.0 SPACES PER UNIT	-ACCESSIBLE	(10)
3 BEDROOM	3.0 SPACES PER UNIT	-VAN ACCESSIBLE	(3)
		CARPORT	78
EFFICIENCY & 1 BEDROOM (143X2.0)	286	ATTACHED GARAGE	42
2 BEDROOM (87X2.0)	174	TANDEM	26
3 BEDROOM (4X3.0)	12	CLUBHOUSE	10
TOTAL	472	TOTAL	438

RESIDENT PARKING RATIO PROVIDED: 1.87 SPACES PER UNIT

SITE PLAN

SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.1

SITE PLAN

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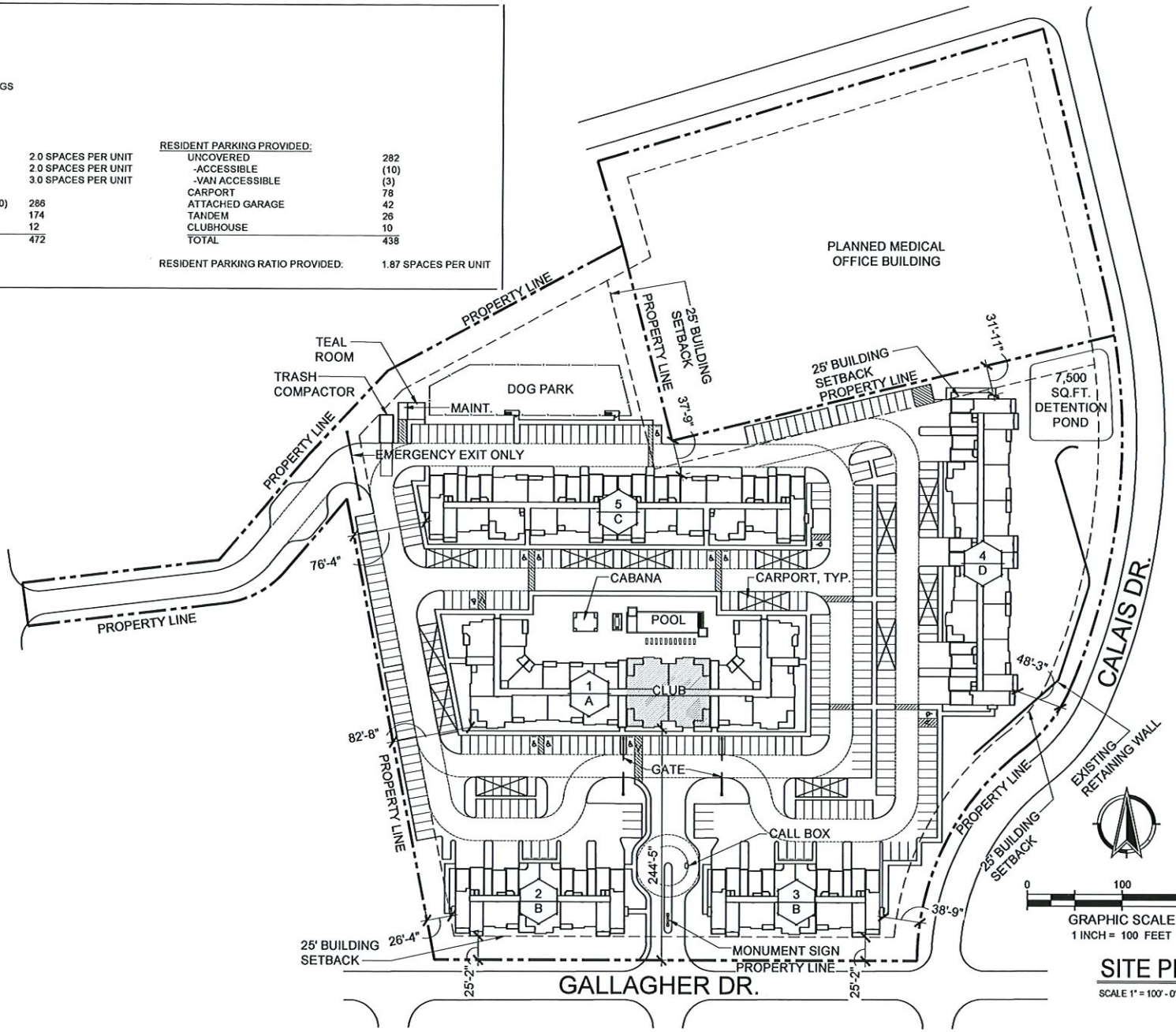

SITE PLAN
SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

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RESIDENT PARKING RATIO PROVIDED: 1.87 SPACES PER UNIT

UNIT TABULATION:

TYPE		# UNITS	S.F.	TOTAL
E1	EFFICIENCY	12	519	6,228 S.F.
E2	EFFICIENCY	12	696	8,352 S.F.
A1	ONE BEDROOM, ONE BATH	10	634	6,340 S.F.
A2	ONE BEDROOM, ONE BATH	35	707	24,745 S.F.
A3	ONE BEDROOM, ONE BATH	12	720	8,640 S.F.
A4	ONE BEDROOM, ONE BATH	30	764	22,920 S.F.
A5	ONE BEDROOM, ONE BATH	8	816	6,528 S.F.
A6	ONE BEDROOM, ONE BATH	12	824	9,888 S.F.
A7	ONE BEDROOM, ONE BATH	10	947	9,470 S.F.
A8	ONE BEDROOM, ONE BATH	2	955	1,910 S.F.
B1	TWO BEDROOM, TWO BATH	42	959	40,278 S.F.
B2	TWO BEDROOM, TWO BATH	6	1,005	6,030 S.F.
B3	TWO BEDROOM, TWO BATH	6	1,087	6,522 S.F.
B4	TWO BEDROOM, TWO BATH	27	1,191	32,157 S.F.
B5	TWO BEDROOM, TWO BATH	6	1,444	8,664 S.F.
C1	THREE BEDROOM, TWO BATH	4	1,533	6,132 S.F.
TOTAL		234		204,804 S.F

BUILDING TABULATION:

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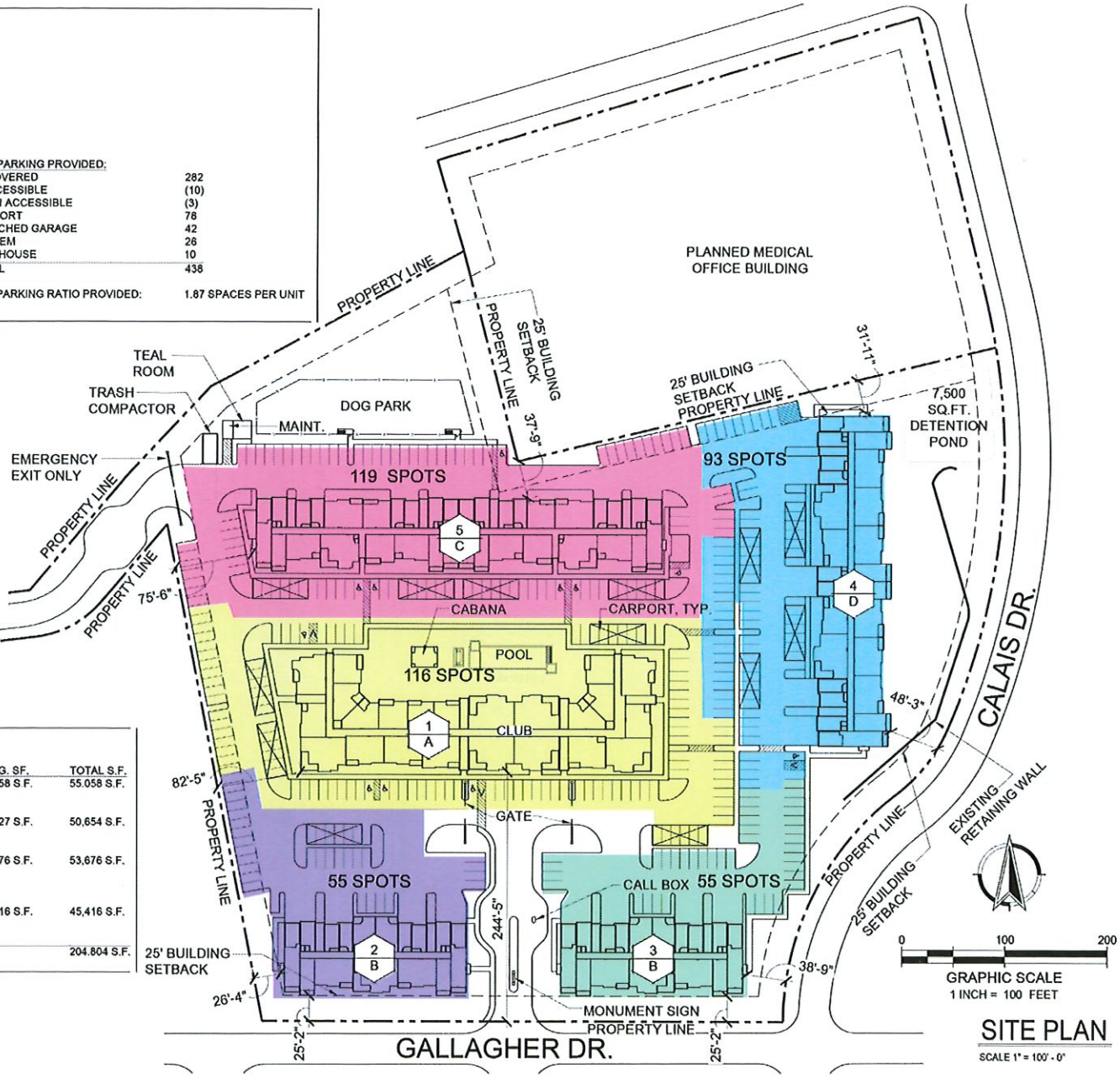
A	1	62	A1-4, A2-9, A3-12, A4-8, B1-6, B2-6, B3-6, B4-11	55,058 S.F.	55,058 S.F.
B	2	29	E1-2, E2-6, A2-4, A4-2, A6-2, A7-2, B1-6, B4-3, B5-2	25,327 S.F.	50,654 S.F.
C	1	64	E1-4, A1-6, A2-14, A4-12, A5-4, A6-4, A7-4, A8-2, B1-6, B4-4, B5-2, C1-2	53,676 S.F.	53,676 S.F.
D	1	50	E1-4, A2-4, A4-6, A5-4, A6-4, A7-2, B1-18, B4-6, C1-2	45,416 S.F.	45,416 S.F.
TOTAL	5	234			204,804 S.F.



SITE PLAN
SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.3

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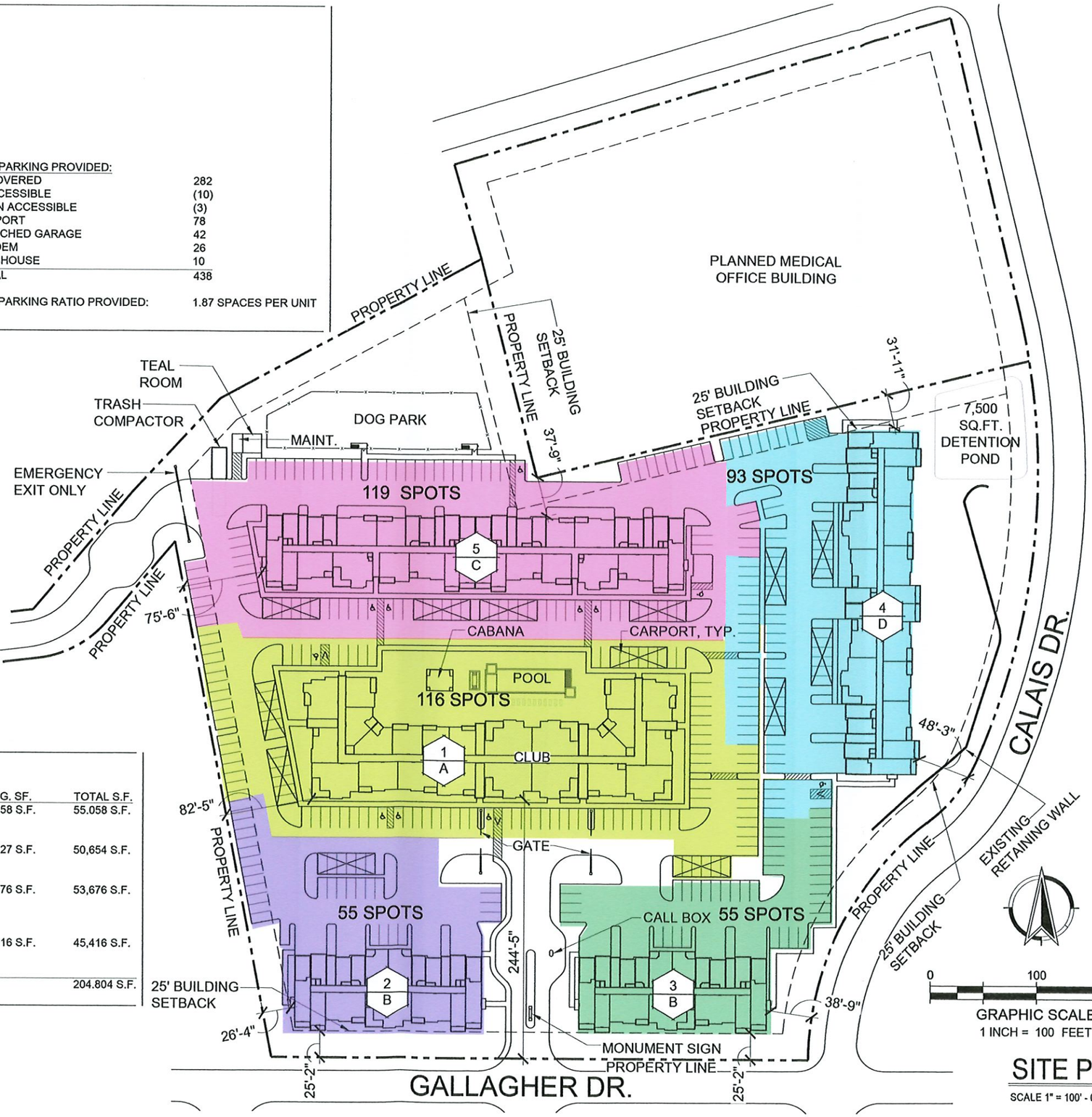

SITE PLAN

SCALE 1" = 100' - 0"

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

A1.3

SITE PLAN

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01 BUILDING TYPE 'B' - REPRESENTATIVE ELEVATION - FRONT

SCALE: N.T.S.

Cross architects

COVENANT DEVELOPMENT
SHERMAN, TEXAS

DATE: 01.21.21

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ELEVATION

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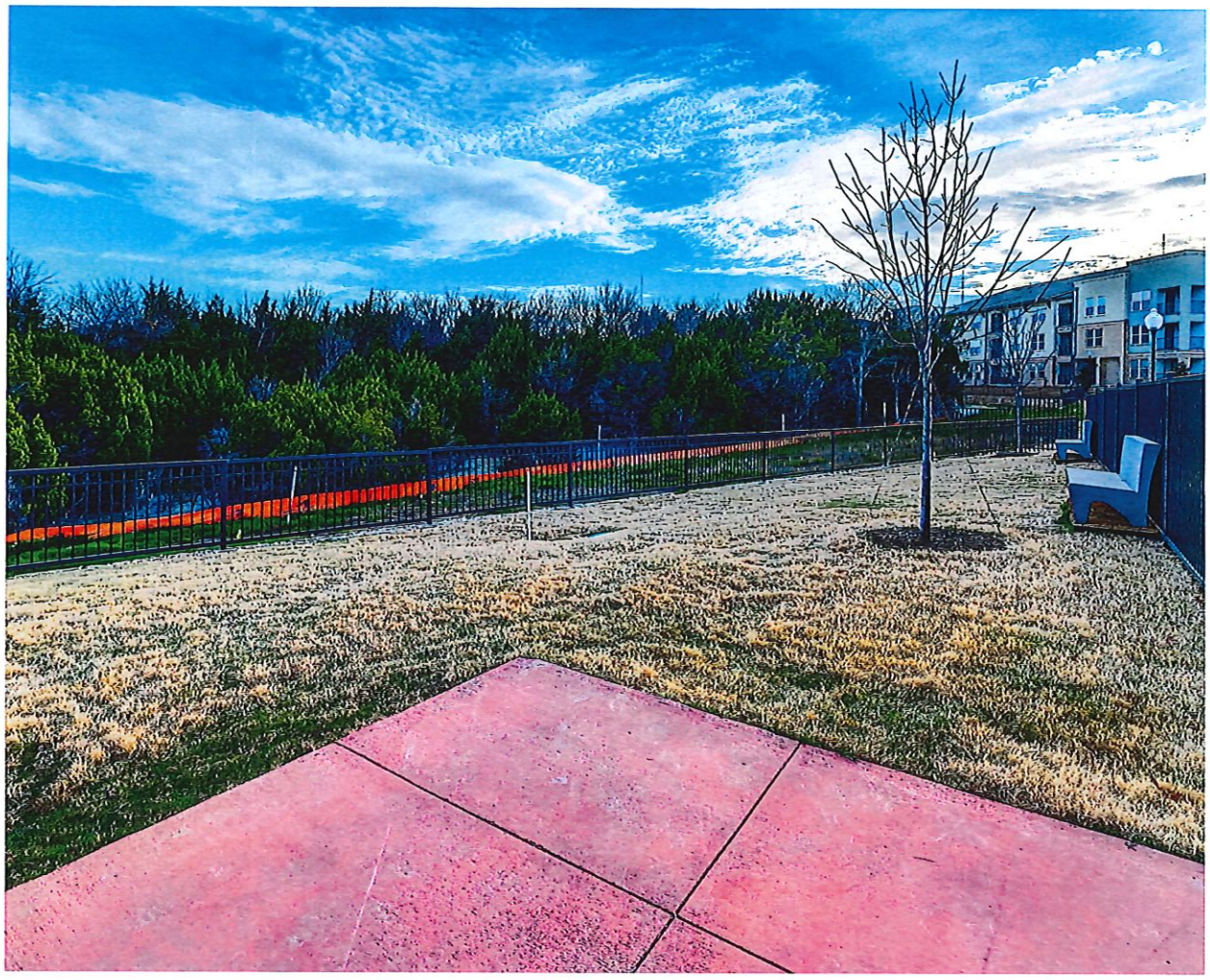
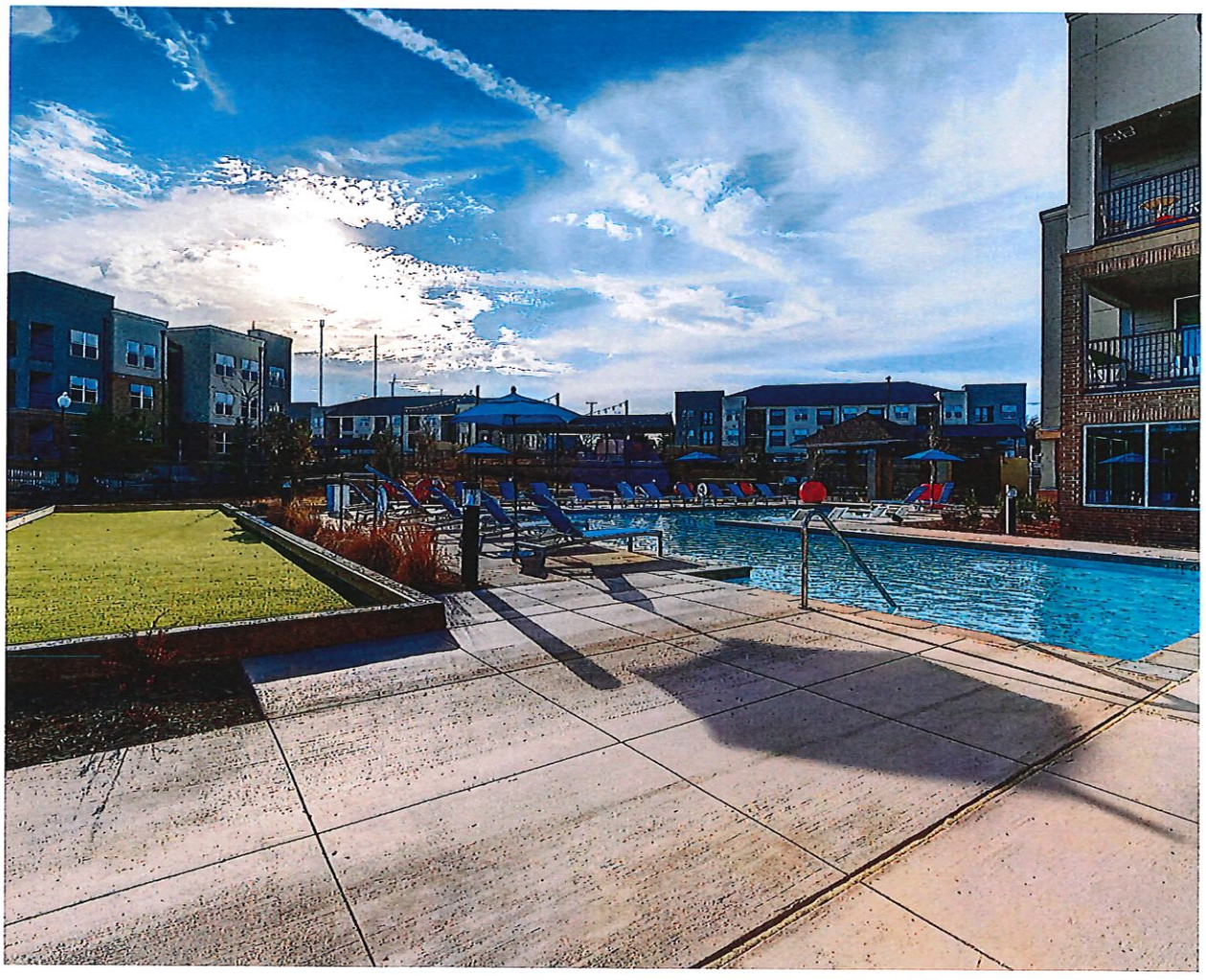
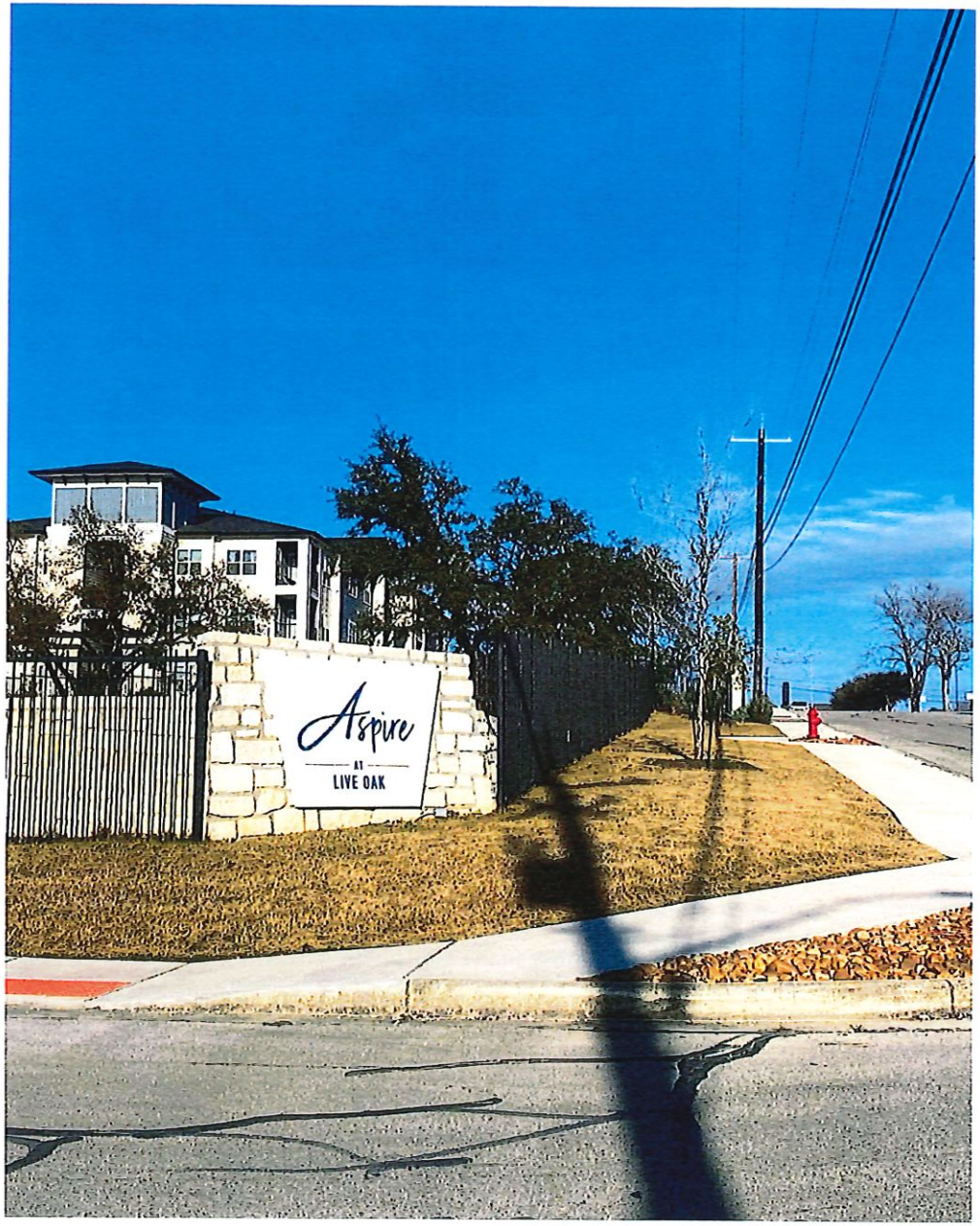
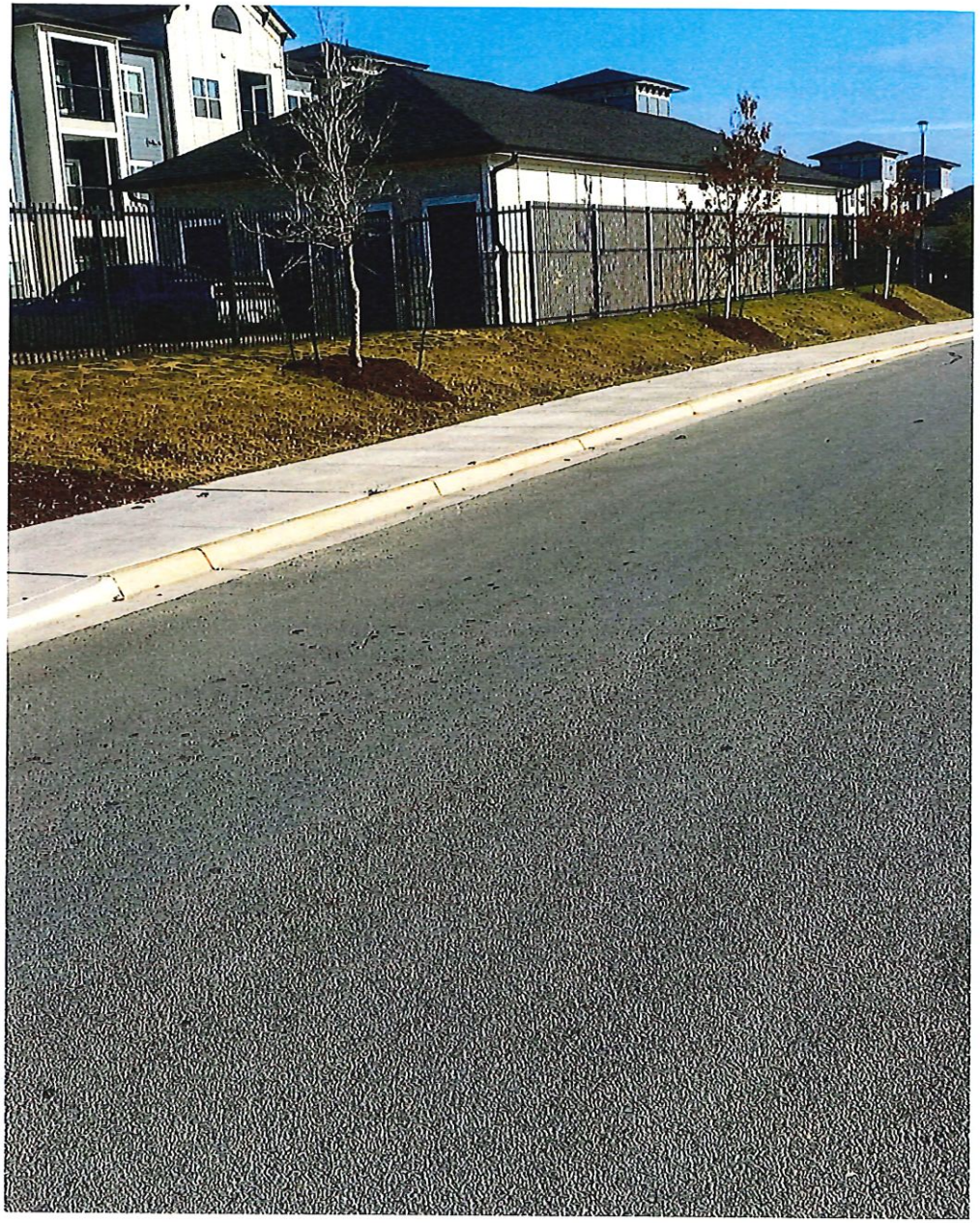





Aspire
AT
LIVE OAK



West Access Drive (Loy Lake Rd to site)

Parking Comparison

Proposed 1111 Gallagher Dr Site						
Eff	1 BR	2BR	3 BR	Total	Parking Provided	Per Unit
24	119	87	4	234	438	1.87

Example Parking Requirements							
Ordinance	Eff	1 BR	2BR	3 BR	Guest	Per Unit	Equivalent for 1111 Gallagher Dr
Heritage Ranch PD (Sherman)	1	1.5	2	2.5			387
Bel Air PD (Sherman)					.25 per unit	1.6	433
Munson PD (Sherman)					.25 per unit	1.6	433
Celina						1.8	421
Grand Prairie	1.25	1.25	2	2			361
McKinney						1 + .5 per bedroom	399
Murphy	1.5	1.5	2	2.5			399

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

February 8, 2021

Aspire Two, LLC
PO Box 670
Sherman, TX 75091

Ryan Johnson
PO Box 670
Sherman, TX 75091

Cross Engineering Consultants
1720 W. Virginia St.
McKinney, TX 75069

Lee Engineering
3030 Lyndon B. Johnson Freeway
Suite 1660
Dallas, TX 75234

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex (Aspire at Sherman Apartments) in a C-1 (Retail Business) District located at 1111 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the screening Ordinance, the Sign Ordinance and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed the height of 45 feet unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20' unless an exception is granted.
7. The monument sign will require approval of an exception; only wall signs are allowed.
8. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
9. The trash dumpster will need to be located inside the main building area and screened.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
13. Privately owned and maintained detention to comply with City criteria.
14. Civil plans to be reviewed and approved by City of Sherman Engineering Department prior to building permits being issued.
15. Verify fire requirements and code compliance with Fire Marshal.
16. The location of trash receptors must be approved by the Public Works Department.
17. Internal water and sewer lines will be privately owned and maintained.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

January 29, 2021

Larry Jordan
3229 Bordeaux
Sherman, TX 75090

RECEIVED
FEB 03 2021

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Aspire Two LLC (Owner), Ryan Johnson (Representative), Covenant Development (Developer), Cross Architects (Architect), Cross Engineering Consultants (Civil Engineer), Lee Engineering (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, being Lot 1, Block 1, Jackson Walker Addition, being a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1, of the partial Replat of Gleckler Plaza Addition

The request is as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family Residential Complex in a C-1 (Retail Business) District.
Board of Adjustments

- **Exception under Ordinance No. 2280, Section 6.3, Subsection (4) to allow 438 parking spaces in lieu of the required 472 for a Multi-Family Residential Complex in a C-1 (Retail Business) District.**
- **Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' welded tubular steel (wrought iron) perimeter fence in lieu of the required masonry perimeter wall surrounding a Multi-Family Residential Complex in a C-1 (Retail Business) District.**

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

Secretary, Planning & Zoning Board

See attached page

Dear Mr. Rae,

I am absolutely, adamantly opposed to this! I can't believe that the Planning + Zoning Board, would introduce this to the home owner, taxpaying citizens, even as demolition and construction has been going on for over a month now! This confirms what I knew from the start. The City of Sherman doesn't give a rats behind about its taxpaying home owners, other than what they can gouge out of them!

You know, as well as anyone that has any brains at all, what this is going to cause. First off, property values will decrease, (big time), and the crime rate will increase (big time) as riff raff settles in. I bet you don't live in this neighborhood, do you, Mr. Rae? This has to stop! Put your multi family section 8 on the outskirts of town, not right smack in the middle of decent neighborhoods! Asinine! Absolutely no common sense or regard for the neighborhood citizens, whatsoever! Put it beside the mayor's house or your house, then your story would change. This is all about money, regardless of whose lives or neighborhood you ruin!

Larry Jordan
Pissed off homeowner

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 02/16/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

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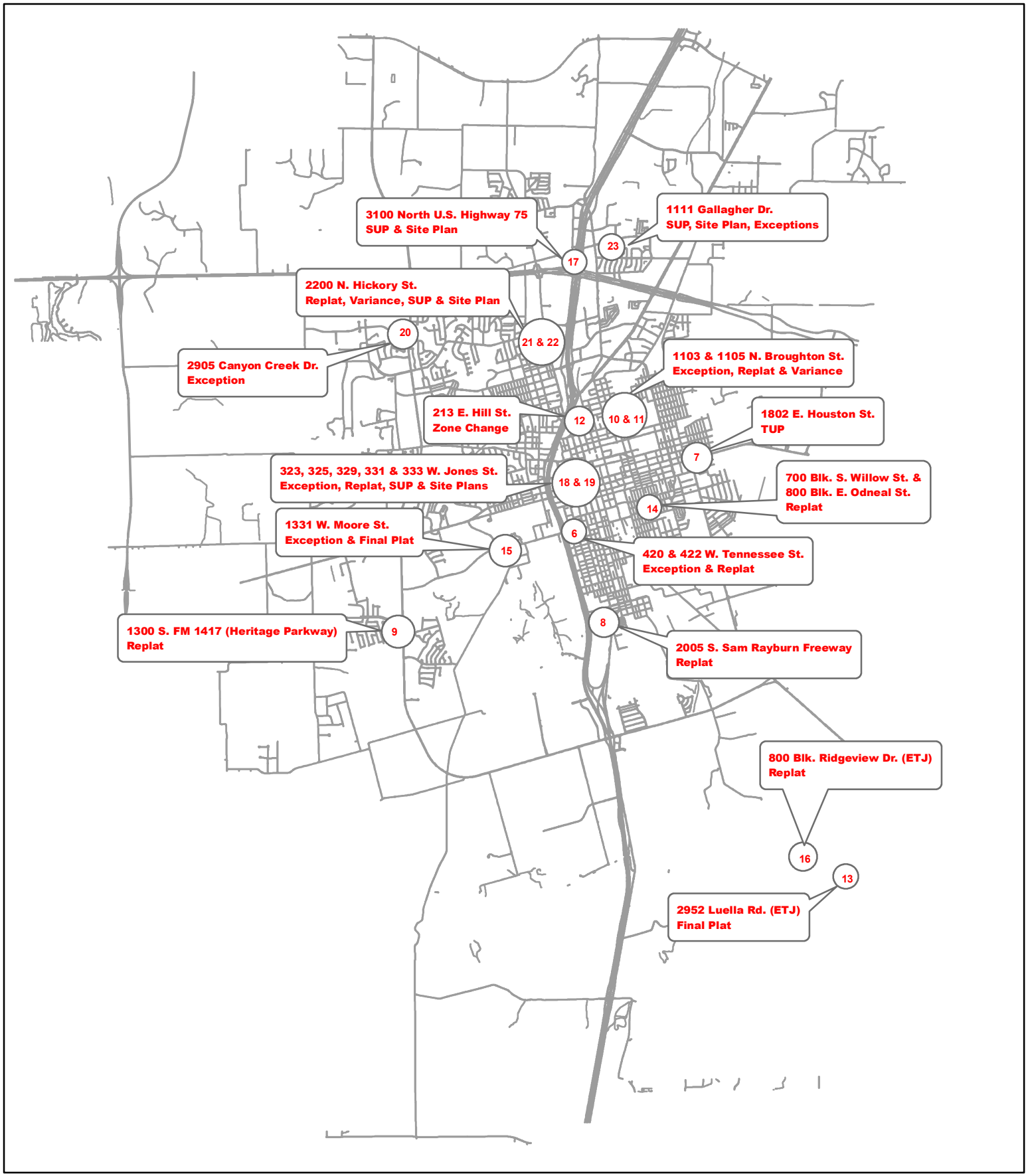
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
February 16, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

N

NOT TO SCALE
1 inch = 7,500 feet