

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 16, 2016 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 19, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 12 & 18)**

5. **1211 BLANTON DRIVE**

The request of Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills Addition, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

6. **3710 TEXOMA PARKWAY**

The request of Rigoberto Rivas (Owner) and Rivas General Upholstery (Tenant) concerning the property at 3710 Texoma Parkway, being a part of Lot 3, Block 1, Redick Addition, containing 0.42 acres, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auto upholstery shop in a C-2 (General Commercial) District.

7. **606 E LAMBERTH**

The request of Owen Family Trust (Owner), Earl Owen Supply, Inc. (Tenant), John Westerhaus, Westerhaus Management (Representative), KBA (Architect) and Helvey and Associates, Inc. (Surveyor) concerning the property located at 606 East Lamberth Road, being Lots 2 & 3, Block 4, Dr. J.H. Carraway's Subdivision, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow full height EFIS

(Exterior Finish Insulation System) on the front and the north 50' on the east and west façade in lieu of the required masonry requirements for an addition to Earl Owen Supply, Inc. in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to Earl Owen Supply, Inc.

8. **601 & 603 N HARRISON AVENUE**

The request of First Pentecostal Church, AKA Faith Church of Sherman (Owners) and Sartin and Associates, Inc. (Surveyor), concerning the property at 601 and 603 North Harrison Avenue, being 11.14 acres in the Charles Carter Survey, Abstract No. 229, including Blocks 5 and 6 of C.J. Keliehor's First Addition, as follows;

Planning and Zoning Commission

Final plat approval of Palabra De Fe De Sherman Addition, being part of a Replat of Blocks 5 and 6 of C.J. Keliehor's First Addition.

9. **2410 SHADY OAKS LANE**

The request of Lester Vance W LLC 401K Profit Sharing Plan (Owner), Rodney Owens, Paramount Healthcare (Prospective Buyer), DFD Architects, Inc. (Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property at 2410 Shady Oaks Lane, being 3.79 acres in the Elijah Hartzog Survey, Abstract No. 540 and 13.72 acres in the Fielding Bacon Survey, Abstract No. 120 for a total of 17.507 acres, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a skilled nursing facility in a R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District.

10. **2007 N TRAVIS STREET**

The request of Barry L. & Jessie Burton (Owners) and Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor) concerning the property at 2007 N. Travis Street, being 1.393 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 an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

11. **2021 N TRAVIS STREET**

The request of Russell Spears (Owner) and Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor) concerning the property at 2021 N. Travis Street, being 1.623 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 an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

12. *** 1900-2200 BLOCKS N. U.S. HIGHWAY 75 & N. TRAVIS STREET**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Fain Cuppett Landscape Architects, LLC (Landscape Architect) concerning the property in the 1900-2200 Blocks N. U.S. Highway 75 and North Travis Street, containing 18.156 acres, as follows;

Planning and Zoning Commission

Site plan approval for Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center.

13. **1802 E. HOUSTON**

The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lots 1 & 3, Block 16 of the 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.

14. **119 & 121 N ANDREWS AVENUE**

The request of Mendi Salijeski (Owners) and Bruce Green, BWG Architecture (Architect) concerning the property at 119 and 121 North Andrews Avenue, being Lots 1, 3 & 5, Block 14, Christian College Addition, as follows;

Planning and Zoning Commission

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

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' rear setback for a multi-family dwelling in lieu of the required 25' in an R-2 (Multi-Family Residential) District.

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (6) to allow fiber cement siding for three multi-family dwellings in lieu of the required masonry or masonry veneer in an R-2 (Multi-Family Residential) District.

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to not require a fence surrounding the multi-family development in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District.

15. **2525 TEXOMA PARKWAY**

The request of Utter Properties LTD (Owner), Terry Skipworth (Contractor), BWG Architecture (Architect) and Ford Land Dealership Facility Services (Architect) concerning the property located at 2525 Texoma Parkway, being Lot 1, Block 1, Bob Utter Addition, as follows:

Board of Adjustments

Exceptions under Ordinance No. 2280, Section 6.8, Subsections (5C) and (4b) to allow eight (8) overhead doors facing the highway on the Quick Lane Tire and Auto Center and to allow metal panels as accent features in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to the Quick Lane Tire and Auto Center.

16. **213 W. PECAN STREET**

The request of HBR3CPA LLC (Owner) and Harold Rogers (Representative) concerning the property located at 213 West Pecan Street, being Lot 3, Block N, Black's Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal carport in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

17. **3114 REX CRUSE DRIVE**
The request of TCV APTS LLC (Owners), Joe Gilbert (Representative) and NBS Drafting and Design (Draftsman) concerning the property at 3114 Rex Cruse Drive, being Lots 31 & 32, Block B, Turtle Creek North, Section 4, as follows;
Board of Adjustments
Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to allow the existing 6' wood fence between the R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District development in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District.
Planning and Zoning Commission
Site plan approval for three duplexes for Turtle Creek Apartments
18. * **3113 N. U.S. HIGHWAY 75, SUITE 300**
The request of Sherman Holdings LP (Owner) and Nathan Gray, NBS Drafting and Design (Draftsman), concerning the property at 3113 North U.S. Highway 75, being Lot 2, Sherman Shopping Center, as follows;
Planning and Zoning Commission
Site plan approval for Stanton Optical
19. **OTHER BUSINESS**
Consider Updates to the O-1.1 (F.M. Highway 1417) Overlay District Ordinance for recommendation to the City Council.
20. **OTHER BUSINESS**
Consider Updates to the C-1 (Retail Business) District Ordinance for recommendation to the City Council.
21. **OTHER BUSINESS**
Consider Updates to the C-2 (General Commercial) District Ordinance for recommendation to the City Council.
22. **OTHER BUSINESS**
Consider Updates to the M-1 (Light Manufacturing) District Ordinance for recommendation to the City Council.
23. **OTHER BUSINESS**
Consider Updates Requiring a Specific Use Permit for recommendation to the City Council.
24. **ADJOURNMENT**
25. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on February 11, 2016 at 2:00 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, 2016
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 02/16/2016

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

Issue:

**APPROVE MINUTES OF THE REGULAR JANUARY 19, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes 1/19/2016

STATE OF TEXAS §

January 19, 2016

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 19, 2016.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 17, 2015 Meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Gilbert appointed the members of the Board of Adjustments: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7, 8, 10, 12, 13 & 14)

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

CONSENT AGENDA

Chairman Gilbert asked if anyone would like to remove any of the items from the consent agenda.

A member of the audience "Cindy Carroll" requested that Item #10 "2111 Texoma Parkway - Site plan approval for an outdoor dining addition to the Rendezvous Club" be removed from the consent agenda.

Chairman Gilbert removed item #10 from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Elliott moved to approve the Consent Agenda except for Item #10 subject to the Staff Review Letters. Second by Commission Member Thorpe. All present voted AYE.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN COMMONS, LP (OWNER), EARNEST LAW, TBI CHICKEN, LLC (REPRESENTATIVE), COWBOY CHICKEN (PROSPECTIVE TENANT) AND LANDRY ARCHITECTS (ARCHITECT) CONCERNING THE PROPERTY AT 3811 NORTH U.S. HIGHWAY 75, SUITE 200, BEING LOT 5, BLOCK A, SHERMAN COMMONS ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A PATIO ADDITION TO AN EXISTING BUILDING FOR COWBOY CHICKEN

SITE PLAN – PATIO
ADDITION FOR
COWBOY CHICKEN
3811 N. US
HIGHWAY 75, STE.
200
(SHERMAN
COMMONS, LP,
OWNER)

The property is located in the Sherman Commons Shopping Center, the northeast corner of Highway 75 and Loy Lake Road; formerly occupied by the University of Gymnastics. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District.

Cowboy Chicken was founded in 1981 by Phil and Jeanette Sanders focusing on perfecting the taste of chicken cooked on a rotisserie stacked with hickory wood. In 2003, Phil Sanders sold the company and the North Dallas location to Malcolm Menter and Sean Kennedy. The duo continued serving the same delicious chicken and signature dishes.

Cowboy Chicken would like to open a restaurant at this location and add a 15' x 15' patio for outside dining on the west side of the existing building. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF MB SHERMAN TOWN CENTER LP (OWNER), CHICK-FIL-A INC.(TENANT), BURGER ENGINEERING (CIVIL ENGINEER) AND MAYSE & ASSOCIATES (ARCHITECT) CONCERNING THE PROPERTY AT 3500 NORTH U.S. HIGHWAY 75, BEING LOT 6B, BLOCK 3, SHERMAN TOWN CENTER ADDITION, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR A CENTERLINE KITCHEN ADDITION AND MULTI-LANE ORDER POINT FOR CHICK-FIL-A RESTAURANT

SITE PLAN –
CENTERLINE
KITCHEN ADDN &
MULTI-LANE
ORDER POINT FOR
CHICK-FIL-A
3500 N. US
HIGHWAY 75
(MB SHERMAN
TOWN CENTER LP,
OWNER)

The property is located at 3500 North U.S. Highway 75 in the Sherman Town Center Addition between Loy Lake Road and U.S. Highway 82; Chick-fil-A is the tenant. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82) Overlay District.

Chick-fil-A would like to construct a 580 square foot building addition, remove 10 parking spaces to add a multi-lane order point and menu station. The building expansion will be for an addition of a centerline kitchen to increase the speed of service and the multi-lane order point and menu station will provide increased stacking and circulation remediation. The

restaurant will have a total of 152 seats and 49 parking spaces will be provided. The exterior finish will match the existing building. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF GF PARTNERS LTD AND COLONIAL USA PETROLEUM MARKETING INC, (OWNERS), SHERMAN PASSPORT (TENANT), DUNCAN KIM, BEAR DESIGN-BUILD, INC. (ARCHITECT), MJR ENGINEERING, INC. (ENGINEER) AND HELVEY & ASSOCIATES SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2007 WEST TAYLOR STREET, BEING A PART OF BLOCK 3, WESTERN HILLS ADDITION, SECTION 5 AND CONTAINING 1.176 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN EXTERIOR RENOVATION OF THE SHERMAN PASSPORT GAS/CONVENIENCE STORE

**SITE PLAN –
EXTERIOR
RENOVATION
SHERMAN
PASSPORT
GAS/CONVENIENCE
STORE
2007 W. TAYLOR
(COLONIAL USA
PETROLEUM
MARKETING INC.,
OWNER)**

The property is located at 2007 West Taylor Street, the northeast corner of Taylor and North FM 1417 (Heritage Parkway); Sherman Passport is the tenant. The property is zoned a C-2 (General Commercial) District and is located in the O-1.1 (FM Highway 1417) Overlay District.

Sherman Passport is an existing convenience store and fueling station. They would like to demolish the existing convenience store and renovate a 5,054 square foot existing building to be used as the convenience store; the existing gas pumps and canopy will remain. The exterior finish will be EIFS (Exterior Insulation Finishing System), brick and stone veneer with a standing seam metal roof and canopy. A 10' landscaped buffer strip will be provided along FM 1417 (Heritage Parkway) and seventy (70) parking spaces. He had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF JOHN & DELLA SKERKIS (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 747 PLEASANT HOME ROAD, BEING 17.241 ACRES IN THE LEONARD REED SURVEY, ABSTRACT NO. 1029, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF PLEASANT HOME ADDITION IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

**FINAL PLAT –
PLEASANT HOME
ADDITION (ETJ)
747 PLEASANT
HOME RD.
(JOHN & DELLA
SKERKIS,
OWNERS)**

The property is located at 747 Pleasant Home Road in west Sherman off South Friendship Road, in the City of Sherman Extra Territorial Jurisdiction (ETJ). The owner would like to

plat the property into two lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF S&P TEXOMA REAL ESTATE, LLC (OWNERS), TEAGUE NALL & PERKINS (ENGINEERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 100-400 BLOCKS RIDGEVIEW ROAD, BEING 19.568 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF RIDGEVIEW COURT ESTATES

FINAL PLAT –
RIDGEVIEW COURT
ESTATES
100-400 BLKS.
RIDGEVIEW RD
(S&P TEXOMA
REAL ESTATES,
LLC, OWNER)

The property is located in the 100-400 Blocks of Ridgeview Road; the northeast corner of Ridgeview Road and West Houston Street. The owner would like to plat the property into sixteen lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA INC. (OWNER) AND HELVEY AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2407 TEXOMA PARKWAY AND 1515 BAKER DRIVE, BEING LOT 2, BLOCK 1, HELEN PERKINS ADDITION CONTAINING 6.33 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION

REPLAT LOT 2,
BLK. 1, HELEN
PERKINS ADDN.
2407 TEXOMA
PARKWAY & 1515
BAKER DR.
(ALCOHOLIC
SERVICES OF
TEXOMA INC.,
OWNER)

The property is located at 2407 Texoma Parkway and 1515 Baker Drive; the northeast corner of Texoma Parkway and Baker Drive. The owner would like to replat the property into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE

THE REQUEST OF WILLIAM P. LEE (OWNER), RV-MAX (TENANT) AND TOMMY BELL, BARNETT SIGNS, INC. (REPRESENTATIVE) CONCERNING THE PROPERTY AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING ALL OF BLOCK 32 OF THE REPLAT OF BLOCKS 4-6, 15-17, 29-31 AND 40-41 OF THE SOUTHSIDE ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.8.2,

VARIANCE– FRONT
SETBACK
2005 S. SAM
RAYBURN FRWY.
(WILLIAM P. LEE,
OWNER)

SUBSECTION (5) 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 IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1.2. (SAM RAYBURN) OVERLAY DISTRICT.

Tommy Bell, Barnett Signs, 4250 Action Dr., Mesquite, TX

Mr. Bell appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway; RV-Max is the tenant.

Mr. Bell explained this is an existing nonconforming sign, it is 264 square feet and they would like to add an electronic message center to the existing freestanding sign which is located 2' from the front property line. "When we found out this was nonconforming, we wanted to come up with a compromise, we are proposing to remove a 10'x10' section of the sign and go back with a 5'x10' display, decreasing the square footage of the sign by 42 square feet. This electronic message center will meet all the guidelines as far as motion and how often it can change." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer was concerned with setting a precedent allowing a number of electronic signs in the same area. "Can we have ten businesses in a row that have these digital boards that are all changing at different times?"

Chairman Gilbert stated "if you are concerned about a precedent being set for allowing this setback, I think it is important to consider that a good portion of the sign is being reduced."

Commission Member Vanderveer asked if it would only display messages related to this business.

Mr. Bell responded "yes, normally you cannot advertise off premise."

Scott Shadden, Director of Developmental Services explained that is correct.

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

ACTION TAKEN.

Motion by Commission Member Patterson to approve 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 in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & SITE PLAN

THE REQUEST OF DELMAR HILL (OWNER), CHINIQUA HILL (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1211 BLANTON DRIVE, BEING LOT 5, BLOCK 8, WESTERN HILLS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL FOR A DAYCARE/PRESCHOOL/EDUCATIONAL DEVELOPMENT CENTER UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

ZONE CHANGE – R-1 TO C-1

SITE PLAN - DAYCARE
1211 BLANTON DR.
(DELMAR HILL, OWNER)

(WITHDREW)

The owner, Delmar Hill, sent in a written request to withdraw the request for a zone change at 1211 Blanton Drive.

THE REQUEST WAS WITHDRAWN.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF DANNY GORDON, JEFF BROWN AND TOMMY ALTLAND (OWNERS) AND TATCHIO & ASSOCIATES (ARCHITECT), CONCERNING THE PROPERTY AT 2111 TEXOMA PARKWAY, BEING PART OF LOT 6 AND ALL OF LOT 7, BLOCK 7, HIGHLAND PARK 1ST ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OUTDOOR DINING ADDITION TO THE RENDEZVOUS CLUB

Thomas Altland, 1122 N. Leslie, Sherman, TX

Mr. Altland appeared to represent the request and answer any questions. The property is located at 2111 Texoma Parkway between Mildred and Peyton Streets; The Rendezvous Club is the tenant. The property is zoned a C-2 (General Commercial) District.

SITE PLAN – RENDEZVOUS CLUB
OUTDOOR DINING ADDN.
2111 TEXOMA PARKWAY
(DANNY GORDON, JEFF BROWN & TOMMY ALTLAND, OWNERS)

Mr. Altland explained they would like to cover a 550 square foot outdoor dining area over an existing concrete patio located on the west side of the building. The cover will have brick columns and an "R" panel metal roof; parking will remain the same. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Thorpe asked if the part that is going to face Texoma Parkway going to be metal.

Mr. Altland explained "it will be brick columns, 4'x4' beams that will be bricked in with a metal roof. We are going to get the brick as close to the existing building as possible."

Cindy Carroll, 2106 Loy St., Sherman, TX

Mrs. Carroll explained she has lived in the area for twenty years, "this club sits adjacent to my back yard; it is

approximately six foot between the building and my privacy fence. I have had issues since 2006 or 2008 with noise coming from within the club. A lot of times, the back door is left open, the sound comes out, sometimes the door doesn't have to be open; you can hear nothing but drums and bass. My bedroom is on the back of the house, closest to that area and you can't sleep. After 10 p.m., it is my understanding that there is an amount of noise that could be considered against the law at that time of the night, especially when it is backed to a residential area. I was reading the paper Sunday and saw where this patio is going to be built. I question even though it is at the front of the building, when you cover a patio and you have a lot of people out, and I assume at a club that they drink and sometimes get noisy, to me that is going to increase the level of noise for a residential area. On top of that, I can't see them not piping music out to the patio for those who are dining and drinking to hear the music, so therefore it is right out there for me."

"I understand that your board can only accept what is presented to you, as everyone is within their rights on this, but I would hate for them to spend all that money building that patio and get shut down because of the noise level. I will be calling the police every time I'm woken up, and I'm not the only one that is going to be calling the police. The noise had improved over the last six months, but I don't think this is going to improve at all. I just wanted to be heard by those that are here and let them know how we feel about the situation."

Mr. Atland explained they took ownership of the club in 2006 and "I know the noise in 2006 was probably a little bit more, we had a DJ at that time and we did until 2010. Now they do not have DJ's, they do have bands and it is not as loud. I know that the back door does echo when you open it, that is the opposite side of the building that we are trying to put the patio. I think covering the patio will echo the sound out to Texoma Parkway. There are speakers outside now, but the music is never turned up."

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

Commission Member Thorpe stated "just something to consider is putting up some type of barrier to block off the sound."

Mr. Altland agreed.

Chairman Gilbert explained "here on the Planning and Zoning Board we just look at zoning issues, site plans, setbacks, the type of material used on construction, those types of items, we really don't have anything to do with the noise or enforcing any type of noise ordinance, but we do appreciate you coming before the board to voice your concerns and maybe you two could work together to improve that situation."

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for an outdoor dining addition to the Rendezvous Club subject to the Staff Review Letter. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF DEVIN SQUERI (OWNER) CONCERNING THE PROPERTY AT 4406 WEST HOUSTON STREET, BEING 1.112 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND LOT 4, BLOCK 1, ALEMAN ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (6) TO ALLOW A 5' CONCRETE AND STUCCO FENCE IN THE FRONT YARD IN LIEU OF THE PERMITTED 3' DECORATIVE FENCE WITH OPENINGS NOT LESS THAN FIFTY (50) PERCENT IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
FENCE
4406 W. HOUSTON
(DEVIN SQUERI,
OWNER)

Devin Squeri, 2026 Spindletop Trail, Frisco, TX

Mr. Squeri appeared to represent the request and answer any questions. The property is located at 4406 West Houston Street between Swan Ridge Drive and Seasons West Avenue. The owner would like to erect a five foot high concrete and stucco fence, twenty-five foot from the front property line to block the noise and view of the bar and salvage yard across the street. He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Squeri explained “the front view of the house looks over West Houston Street and straight across is Dorothy’s Bumper Club. It’s a bar, that’s not a problem, but things happen in bars especially in the evenings, there are events that are really not appropriate for kids to be viewing, obviously people are having alcohol. What I want to do is basically build a barrier out twenty-five foot setback from the highway to block the view. I have noticed on West Houston, Seasons West that is right next door has a significantly large solid stone wall on the street. There are two properties with solid fencing, so there are other people in the area that have done that. The fence will be very nice, it will have a concrete base, stucco finish with top caps; it will be a nice looking wall.”

Commission Member Vanderveer asked how long he has owned the house.

Mr. Squeri responded “about four months.”

Commission Member Vanderveer explained “so you bought it since Dorothy’s was there and you knew it was there when you bought it and knew it would be your front view.”

Mr. Squeri responded “yes, absolutely. The house was in pretty bad disorder, there were monster shrubs, bushes and trees in the front; it had a knocked down fence, so it really did not look like it was going to be a big deal; it blocked everything, but when we cleaned that out to give a nice presentation of the house; it was not what we bargained for. I did go around to all the neighbors to discuss this with them and none of them had any problem with it.”

Mr. Shadden asked if he planned to put it all the way to the survey stake.

Mr. Squeri responded “yes, twenty-five feet back from the road; it is actually further back than the Seasons West sign.”

Mr. Shadden asked on his property, you plan to just set it inside your property line.

Mr. Squeri responded “it is inside my line, but theirs is even closer to the road.”

Mr. Shadden explained “the highway right-of-way comes up to your line, at some point they could widen the highway right up to your property line.”

Clay Barnett, Director of Public Works/Engineering explained “they are planning to widen the right-of-way there.”

Commission Member Vanderveer explained that would change the safety issue at that point, because it gets that wall a lot closer to traffic.

Mr. Squeri explained the same thing could be true for a three foot fence.

Commission Member Vanderveer explained “a five foot solid fence is more dangerous to hit at that point than a three foot decorative fence or a natural hedgerow; that is my concern especially if they plan on widening the road.”

Mr. Squeri asked if there were any set plans for that.

Mr. Barnett explained they are discussing it.

Chairman Gilbert explained “we appreciate your private property rights and wanting to put a wall in your front yard but we have to make sure it is not a safety concern and we also consider the aesthetics and I don’t know that there is any setback that could be a compromise or that we could condition it on that it would be safe. I guess I don’t have a clear picture of you wanting to put it on your front property line; is there enough room for you to put it back ten or twenty

feet.”

Mr. Squeri responded he could probably set it back five or ten feet, if we go back too far we are going to be right on top of the house.

Commission Member Vanderveer stated “I think if you start pushing it back, there is still the solid wall issue.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request. Second by Commission Member Thorpe.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF ALCOHOLIC SERVICES OF TEXOMA INC. (OWNER), DAVID BACA STUDIO (ARCHITECT) AND HELVEY AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1521 BAKER DRIVE, BEING PROPOSED LOT 2R, BLOCK 1, REPLAT OF LOT 2, BLOCK 1, HELEN PERKINS ADDITION, CONTAINING .575 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW ARCHITECTURAL RIBBED METAL SIDING ON THE SOUTH AND WEST FACADES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

EXCEPTION –
EXTERIOR
FAÇADE
SITE PLAN –
CALLIE MEDICAL
CLINIC
1521 BAKER DR.
(ALCOHOLIC
SERVICES OF
TEXOMA INC.,
OWNER)

David Baca, David Baca Studio, 100 N. Travis, Ste. 500A, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1521 Baker Drive between Texoma Parkway and Frisco Road.

Mr. Baca explained the owner would like to construct a 4,248 square foot, one story medical office (Callie Clinic) at this location. They are requesting an exception to allow architectural ribbed metal siding on the south and west facades of the building; the other sides will be brick veneer. He explained “McDonald’s has the same architectural metal ribbed siding on their building. What we are doing at the entry

is trying to lighten it up and bring a focal point to it rather than taking masonry to the top of the glass. We look at it as an extension of the glass front wall. It is similar to the Grayson Appraisal District building.” 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 site plan.

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.5, SUBSECTION (5)(D) TO ALLOW ARCHITECTURAL RIBBED METAL SIDING ON THE SOUTH AND WEST FACADES IN LIEU OF THE REQUIRED MASONRY REQUIREMENTS FOR A MEDICAL OFFICE BUILDING IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the exception to allow architectural ribbed metal siding on the south and west facades in lieu of the required masonry requirements for a medical office building in a C-2 (General Commercial) District. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR CALLIE MEDICAL CLINIC

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for Callie Medical Clinic. Second by Commission Member Patterson.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF TCV APTS LLC (OWNER) AND JOE GILBERT (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1918, 1922, 1926, 1930 AND 1934 CREEKSIDE AVENUE, BEING LOTS 3-1 THRU 3-5, BLOCK 1, REPLAT LOTS 3 & 4, PARK PLAZA ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

VARIANCE UNDER ORDINANCE NO. 2684, SECTION 12 (F) TO

**VARIANCE -
SIDEWALKS
1918-1934
CREEKSIDE AVE.
(TCV APTS LLC,
OWNER)**

NOT REQUIRE SIDEWALKS IN AN R-1 (ONE FAMILY RESIDENTIAL).

Chairman Gilbert abstained from this request because of a conflict of interest.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located 1918, 1922, 1926, 1930 and 1934 Creekside Avenue; the northwest corner of Park and Creekside Avenues in the Pebblebrook Subdivision. Mr. Gilbert explained he was hired as a General Contractor to build five houses on the lots in the Pebblebrook subdivision. "As you enter Pebblebrook on Park Avenue, these five lots on the left, it is the first street you come to called Creekside Avenue and these five lots face Creekside Avenue. We are asking for an exception not to build sidewalks as required by the developer's ordinance."

"The reason is twofold: #1 on this portion of the subdivision there are not any existing sidewalks, to the north is a retirement community and across the street is existing houses, to the west is undeveloped retail property, there could be a sidewalk at some point; but my point is there is not any existing sidewalks to the property on the other side of these properties. Basically, we do not want to build a sidewalk that doesn't connect to anything. Secondly, is the aesthetics of these five lots, they sit high and we are going to have really slanted driveways and if we build a sidewalk there, we'll have to flatten that sidewalk out so it would create a situation where we drag our bumper whenever we try to get up into the garage. The reason for this request is we didn't want to build a sidewalk when there are not any sidewalks next to us on any of the residential lots that are adjoining us." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked "why is part of the neighborhood with no sidewalks; were they grandfathered in, did they get an exception; why don't they have a sidewalk?"

Mr. Gilbert thought the sidewalk ordinance changed since the subdivision was first developed. "Where these five lots are located is next to the early phase of the development, which did not require sidewalks."

Commission Member Thorpe asked if sidewalks had to have a pitch.

Clay Barnett stated they had to meet Americans with Disabilities Act (ADA) requirements; they are basically flat.

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

ACTION TAKEN.

Motion by Commission Member Elliott to approve the variance

not to require sidewalks at 1918, 1922, 1926, 1930 and 1934 Creekside Avenue and forward the request to the City Council. Second by Commission Member Mahone.

VOTING AYE: THORPE, ELLIOTT, PATTERSON VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.

ABSTAIN: GILBERT

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Clay Barnett, Director of Public Works and Engineering provided information on the Transportation Plan Update.

TRANSPORTATION PLAN RECOMMENDATION TO CITY COUNCIL

At the 2015 Budget Planning Meeting, the City Council identified the development and management of the FM 1417 Corridor as priority. In May 2015, a contract was approved with Kimley-Horn and Associates, Inc. for transportation and planning services. "We gave a brief update on December 7, 2015 and a Transportation Summit was given last week to the City Council."

Thoroughfare planning is a legislative act that cities can do to preserve right-of-way, determine alignment, and to set design standards for City streets. The plan is typically updated every 5 to 10 years, mainly because of growth. The current plan is an update to the Thoroughfare Plan that was included in the Comprehensive Master Plan that was approved in 2009.

Changes included in the new plan are an updated thoroughfare plan map, new standard cross sections, technical analysis for the sizing of roads in undeveloped areas, changes to the northwest sector, and the Taylor Street realignment which will tie into McGee on the west side of FM 1417 (Heritage Parkway) and tie back into Washington Street at the west end. It includes a roundabout, you yield to get onto a roundabout and once you are on a roundabout, there is no yielding; you simply exit at your desired location. Roundabouts vary in size, this one will be very small, it will be a four-lane roundabout. They are used in place of a traffic signal to minimize delays with a traffic signal. We updated the bike and pedestrian plan. We are forwarding this to you so that you can make a recommendation to the City Council. Mr. Barnett added that the plan is to provide continuous roadways to move traffic.

Commission Members discussed the plan and expressed their concern about cost of the plan, entrances and exits to the roundabout and would there be a Bridge over 1417?

Chairman Gilbert asked about the Roundabout, its location and safety. Has there been a Cost Analysis of the roundabout? The cost of the roundabout and the big curve through the

Little property, it seems it would be expensive and who would pay for that? Would it influence the development of the Little Property and will this be a future burden. The Master Plan affects future development and the perpetual maintenance of center of roundabout would be expensive and the expense of crossing creeks.

Chairman Gilbert stated his 3 Primary concerns were: 1, the roundabout; 2, the proposed divided median all the way to 289; and 3, the cost and that there may be a more effective way to implement the plan.

Appearing from the audience:

Ron Aycock, 220 E. Houston, Sherman, TX

Mr. Aycock explained he has gone through the roundabout in Waco, "at the time it was built it was ok, it is so congested on that circle now the cars are bumper to bumper. The population that Sherman has now would be fine for a roundabout, but if you have a large population; it will stay congested."

ACTION TAKEN.

Motion by Sam Thorpe to recommend to the City Council to move forward as presented with the concerns reflected in the minutes. Second by Commission Member Vanderveer.

VOTING AYE: GILBERT, THORPE, ELLIOTT, PATTERSON VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

OTHER BUSINESS

Chairman Gilbert provided an update from the Subcommittee reviewing the O-1.1 (F.M. Highway 1417) Overlay District and the General Zoning Ordinances.

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District. The staff asked Kimley-Horn to review the ordinance and make recommendations.

At the November 17, 2015 regular meeting, Chairman Gilbert appointed Kyle Patterson, Eric Elliott and himself to serve on the subcommittee. The subcommittee met January 6th and 12th, 2016 to review the recommendations and ordinances and suggested changes in a Draft Ordinance to be reviewed at the next Planning and Zoning Commission Meeting.

Items in the update include:

- Increasing the district from 300 to 500 feet from the right of way along FM 1417
- More defined Building Standards, materials, colors, architectural features
- Detention area screening

**UPDATE FROM
SUBCOMMITTEE
REVIEWING THE O-
1.1 (F.M. HIGHWAY
1417) OVERLAY
DISTRICT &
GENERAL ZONING
ORDINANCE**

PLANNING & ZONING COMMISSION MINUTES – JANUARY 19, 2016

- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

The Subcommittee recommends that the draft ordinance be set on the next Planning and Zoning Commission Agenda for public hearing and a recommendation to the City Council for adoption.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:45 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 02/16/2016

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

Issue:

CONSENT AGENDA (ITEMS 12 & 18)

List of Agenda Items:

12. * 1900-2200 BLOCKS N. U.S. HIGHWAY 75 & N. TRAVIS STREET

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Fain Cuppett Landscape Architects, LLC (Landscape Architect) concerning the property in the 1900-2200 Blocks N. U.S. Highway 75 and North Travis Street, containing 18.156 acres, as follows;

Planning and Zoning Commission

Site plan approval for Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center.

18. * 3113 N. U.S. HIGHWAY 75, SUITE 300

The request of Sherman Holdings LP (Owner) and Nathan Gray, NBS Drafting and Design (Draftsman), concerning the property at 3113 North U.S. Highway 75, being Lot 2, Sherman Shopping Center, as follows;

Planning and Zoning Commission

Site plan approval for Stanton Optical



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

Agenda Item No. 5.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1211 BLANTON DRIVE

The request of Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills Addition, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Delmar Hill (Owner)

Chiniqua Hill (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

22

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Photo

Narrative

Site Plan

Elevations

Staff Review Letter

Letter from Gary & Raneé Abbe

Letter from Morris Family Trust



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



City of Sherman, Texas
Developmental Services Department

1211 Blanton Drive



NOT TO SCALE

1 in = 84 ft



Zoning - 1211 Blanton Drive

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 75 ft

1211 Blanton Dr.



Preschool for Little Zebras

This site will be a licensed child care facility that will be used for the care and educational development of young children; from birth to 5 years of age. My primary goals are for each child to feel good about themselves, to feel safe and loved, and to have lots of fun learning! Preschool for Little Zebras provides a safe learning experience for our children in a Christian atmosphere to prepare them to enter Kindergarten.

SCALE
1" = 30'

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

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

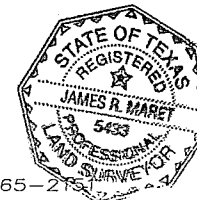
THE SUBJECT PROPERTY IS THAT AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED IN VOLUME 893, PAGES 252 AND 254, D.R.G.C.T. AS SHOWN.

LOCATION OF EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 823, PAGE 455, D.R.G.C.T. IS UNDETERMINED.
THE SUBJECT PROPERTY IS AFFECTED BY EASEMENT TO THE CITY OF SHERMAN RECORDED IN VOLUME 888, PAGE 202, D.R.G.C.T.

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

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

James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433



UNDERWOOD
DRAFTING & SURVEYING

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.
This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2015
Underwood Drafting & Surveying, Inc.
All rights reserved.
FIRM #10006300

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2125

13
PUBLISHED
REPLACEMENT

BLANTON DRIVE

25' BUILDING LINE

N 02°42'07" W 72.00'

CONCRETE DRIVE

N 89°32'57" E 130.12'

ONE STORY BRICK RESIDENCE

39.5'

22.5'

4.5'

20.4'

23.5'

38.0'

PARTIAL RELEASE OF EASEMENT VOL. 893, PAGES 252 & 254 D.R.G.C.T.

CONC. PATIO

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT

6' UTILITY EASEMENT



STAFF REVIEW LETTER

February 11, 2016

Delmar Hill
1215 Blanton Dr.
Sherman, Texas 75092

Chiniqua Hill
1215 Blanton Dr.
Sherman, Texas 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District for the property located at 1211 Blanton Drive, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

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

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

FEB 05 2016

January 29, 2015

Gary & Ranee Abbe
1301 Blanton Dr.
Sherman, Texas 75092

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills Addition

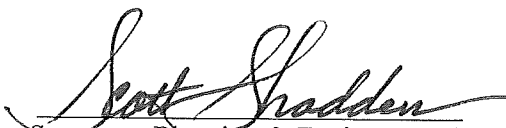
The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

*No Objections, had rather have this than
"another" Sherman Rent House to be
abused. Gary Abbe 2-1-16*

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

**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

FEB 05 2016

January 29, 2015

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

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Delmar Hill (Owner), Chiniqua Hill (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1211 Blanton Drive, being Lot 5, Block 8, Western Hills Addition

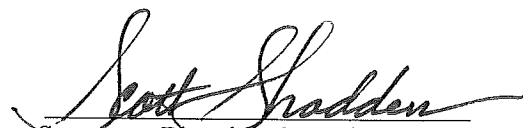
The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Daycare/Preschool/Educational Development Center in an R-1 (One Family Residential) District.

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

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


Secretary, Planning & Zoning Board

This is my second letter to you concerning
this matter I would like to keep this
Residential Area with NO Commercial
Zoning

Thank you - Morris Family Trust of

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



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

Agenda Item No. 6.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3710 TEXOMA PARKWAY

The request of Rigoberto Rivas (Owner) and Rivas General Upholstery (Tenant) concerning the property at 3710 Texoma Parkway, being a part of Lot 3, Block 1, Redick Addition, containing 0.42 acres, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auto upholstery shop in a C-2 (General Commercial) District.

Background:

The property is located at 3710 Texoma Parkway between Gallagher Drive and Frisco Road; Midas and Hertz Car Rental were former tenants. The property is zoned a C-2 (General Commercial) District. Rivas General Upholstery has been in business for a number of years at 2810 Texoma Parkway; they would like to move their business to this location.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Rigoberto Rivas (Owner)

Rivas Upholstery (Tenant)

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:

7

Objections Received:

0

Attachments

Location Map

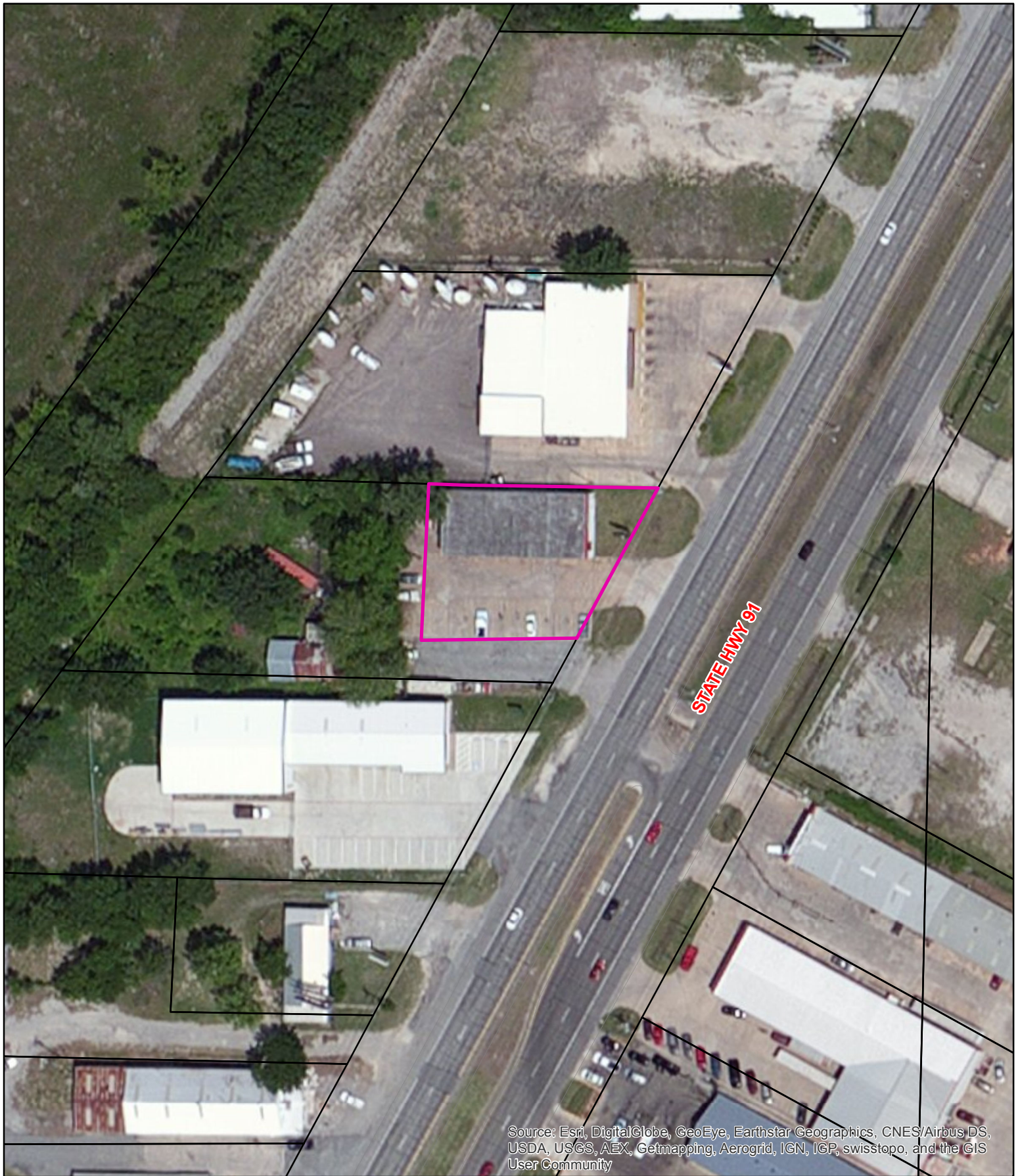
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



3710 Texoma Parkway



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 84 ft



Zoning - 3710 Texoma Parkway



City of Sherman, Texas
Developmental Services Department

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

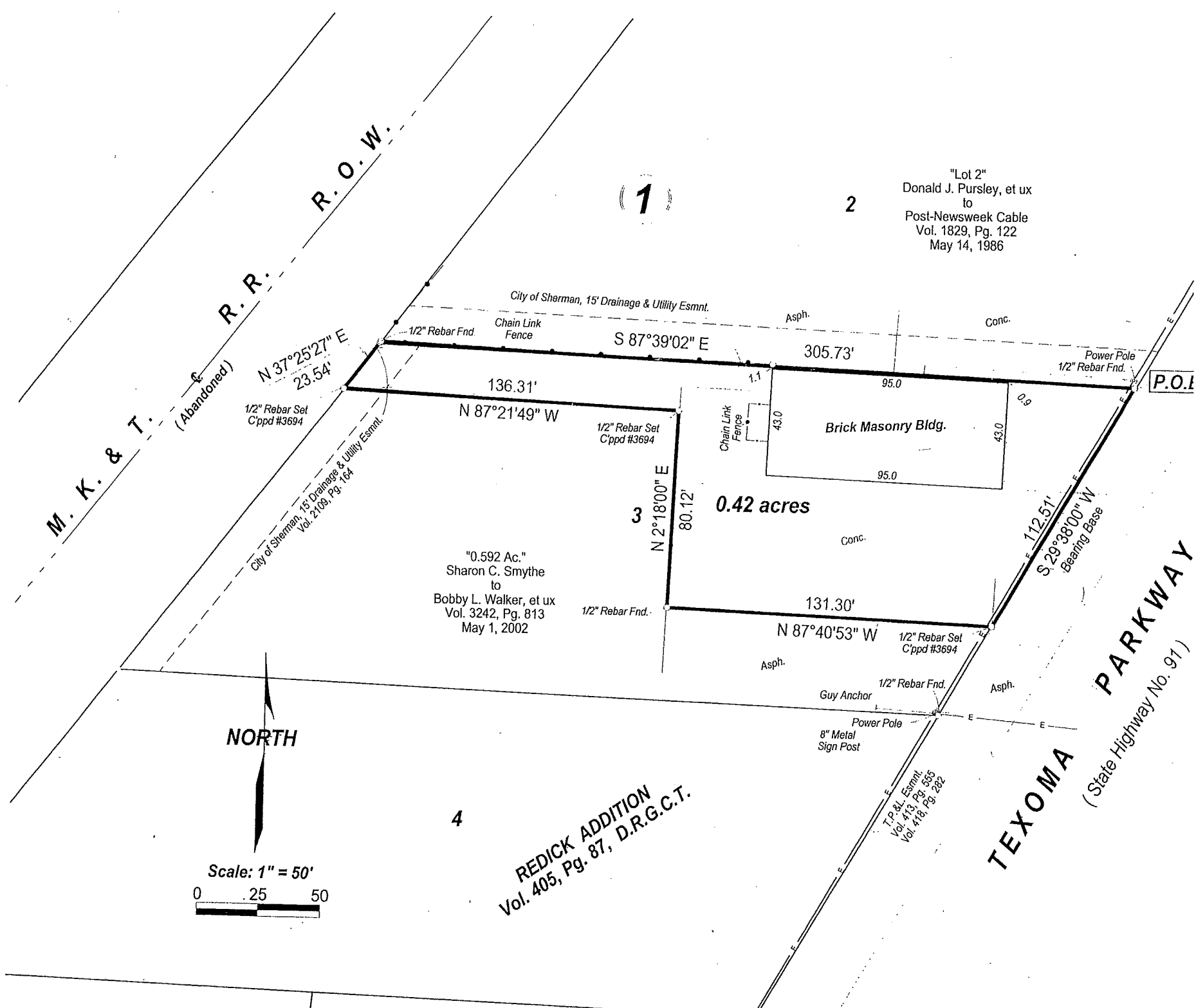


NOT TO SCALE

1 in = 130 ft

3710 Texoma Pkwy





M. K. & T.
(Abandoned)
R.R.
R.O.W.

(1)

2
"Lot 2"
Donald J. Pursley, et ux
to
Post-Newsweek Cable
Vol. 1829, Pg. 122
May 14, 1986

City of Sherman, 15' Drainage & Utility Esmnt.
Chain Link Fence
1/2" Rebar Fnd.
N 37°25'27" E
23.54'
1/2" Rebar Set
C'ppd #3694
City of Sherman, 15' Drainage & Utility Esmnt.
Vol. 2109, Pg. 164
S 87°39'02" E
305.73'
136.31'
N 87°21'49" W
1/2" Rebar Set
C'ppd #3694
Chain Link Fence
1.1
43.0
Brick Masonry Bldg.
95.0
43.0
95.0
0.9
N 2°18'00" E
80.12'
0.42 acres
Conc.
131.30'
N 87°40'53" W
1/2" Rebar Set
C'ppd #3694
Asph.
Guy Anchor
Power Pole
8" Metal Sign Post
T.P. & L. Esmnt.
Vol. 413, Pg. 565
Vol. 418, Pg. 282

P.O.I

S 29°38'00" W
112.51'
Bearing Base

NORTH

Scale: 1" = 50'
0 25 50

4
REDICK ADDITION
Vol. 405, Pg. 87, D.R.G.C.T.

TEXOMA PARKWAY
(State Highway No. 91)



STAFF REVIEW LETTER

February 11, 2016

Rigoberto Rivas
1630 W. Bond
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an auto upholstery shop in a C-2 (General Commercial) District for the property located at 3710 Texoma Parkway, has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 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. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
2. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
3. All parking shall be on private property and shall not encroach into the Texoma Parkway right-of-way; a parking space is considered to be 9'x20'.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Shall comply with all EPA, City, Federal and State regulations for this use.
6. Violation of the conditions of the SUP will terminate the Specific Use Permit.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. The location of trash receptors must be approved by the Director of Public Works.
10. Drive approaches and sidewalks shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department. Any special requirements by TxDOT shall be met.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 7.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

606 E LAMBERTH

The request of Owen Family Trust (Owner), Earl Owen Supply, Inc. (Tenant), John Westerhaus, Westerhaus Management (Representative), KBA (Architect) and Helvey and Associates, Inc. (Surveyor) concerning the property located at 606 East Lamberth Road, being Lots 2 & 3, Block 4, Dr. J.H. Carraway's Subdivision, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.5, Subsection (5)(d) to allow full height EFIS (Exterior Finish Insulation System) on the front and the north 50' on the east and west façade in lieu of the required masonry requirements for an addition to Earl Owen Supply, Inc. in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to Earl Owen Supply, Inc.

Background:

The property is located at 606 East Lamberth Road between Loy Lake Road and U.S. Highway 75; Earl Owen Supply Inc. is the tenant. The owners would like to add a 2,860 square foot addition to the existing 5,721 square foot metal building for a total 8,581 square foot. They would like to add full height EFIS (Exterior Finish Insulation System) on the front of the building and fifty foot from the front on the sides of the building; the remainder of the building would be metal.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Owen Family Trust (Owner)
Earl Owen Supply, Inc. (Tenant)
John Westerhaus, Westerhaus Management (Representative)
KBA (Architect)
Helvey and Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Photo
Survey
Site Plan
Close up of Site Plan
Elevations
Staff Review Letter



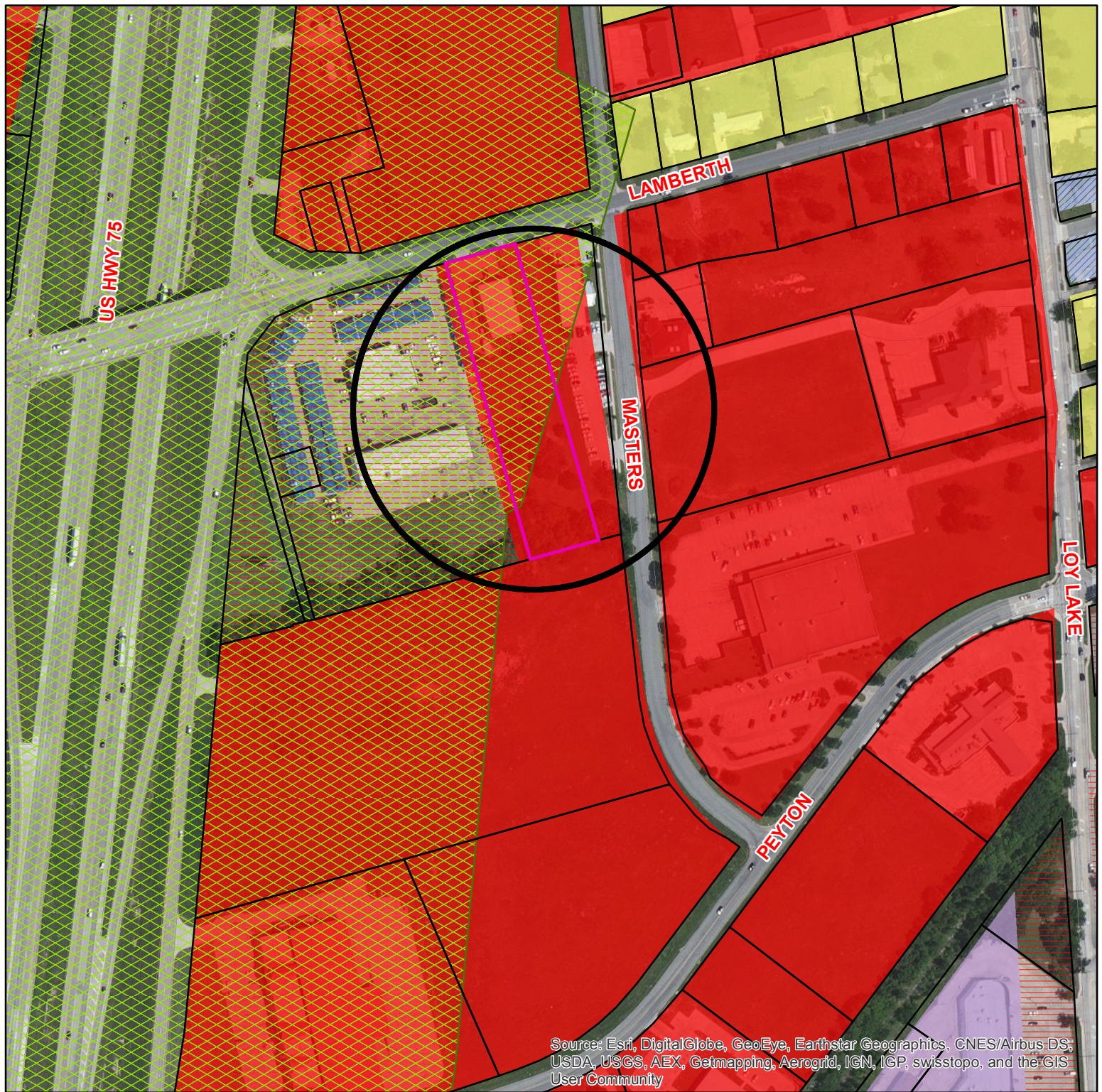
606 E. Lamberth



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 200 ft



Zoning - 606 E. Lamberth

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



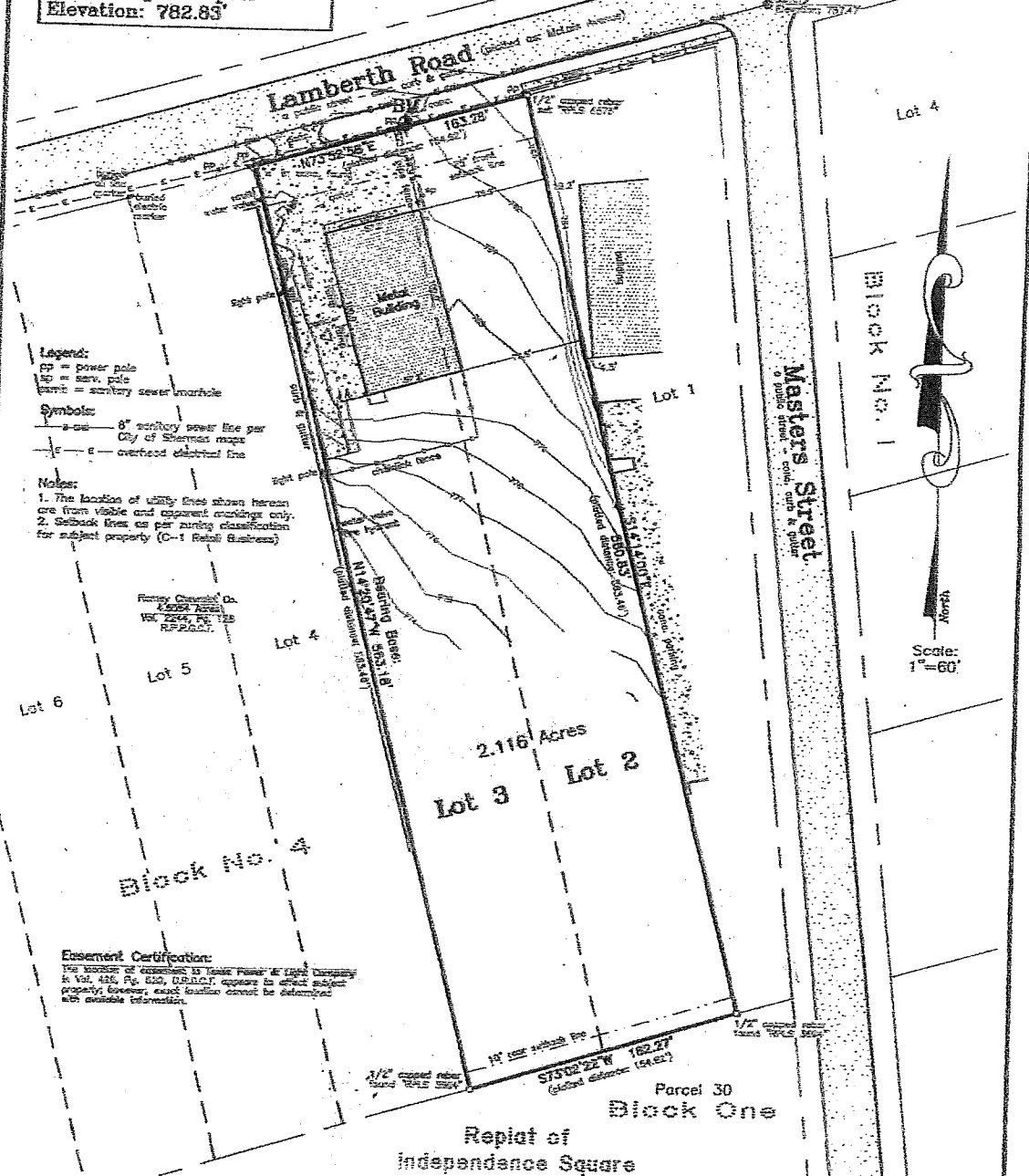
NOT TO SCALE

1 in = 251 ft

606 E. Lamberth Rd.



Benchmark: railroad spike
set in a power pole
Elevation: 782.83'



Owner: Earl R. Owen, Sr. and
Shirley A. Owen, Co-Trustees
 Address: 606 Lamberth Road
 Sherman, Texas

This survey is for the sole benefit of the transaction by and between the owner stated at left, Oak Mortgage Co., Lender and Railroad/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will be subject to 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 the above plat was prepared from a survey made on the ground of Lots 2 and 3, Block No. 4, Dr. J. H. Carraway's Sub-Division, Grayson County, Texas, as per plat of record in Volume 414, Page 125, Deed Records, Grayson County, Texas.

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

Helvey & Associates Surveying, Inc.
 222 W. Main St.
 Denton, Texas 76203
 Ph (903) 463-6191 Fax (903) 463-4008
 Firm Registration No. 10088100
 Texas Board of Professional Land Surveying

Kate A. Wagner, R.P.L.S. No. 6578
 Copyright Date: October 22, 2015

Benchmark: railroad spike
set in a power pole
Elevation: 782.83'

Lamberth Road (graded as Main Avenue)

Masters Street

Block No. 1

Block No. 4

Parcel 30 Block One

Replat of Independence Square

Lot 1, **Lot 2**, **Lot 3**, **Lot 4**, **Lot 5**, **Lot 6**

EXISTING Metal Building

PROPOSED ADDITION

Notes:
1. The location of utility lines shown hereon are from visible and apparent markings only.
2. Setback lines as per zoning classification for subject property (C-1 Retail Business)

Legend:
pp = power pole
sp = serv. pole
ssmh = sanitary sewer manhole
Symbols:
— 8" sanitary sewer line per City of Sherman maps
— overhead electrical line

Romy Chevrolet Co.
4.0084 Acres
Vol. 2244, Pg. 129
R.P.R.C.T.

Easement Certification:
The location of easement to Texas Power & Light Company in Vol. 426, Pg. 620, D.R.R.C.T. appears to affect subject property; however, exact location cannot be determined with available information.

Owner: Earl R. Owen, Sr. and Shirley A. Owen, Co-Trustees
Address: 606 Lamberth Road Sherman, Texas

This survey is for the sole benefit of the transaction by and between the owner stated at left, their Mortgage Co./Lender and Abstract/Tile Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will bring upon said 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 the above plat was prepared from a survey made on the ground of Lots 2 and 3, Block No. 4, Dr. J. H. Carraway's Sub-Division, Grayson County, Texas, as per plat of record in Volume 414, Page 125, Deed Records, Grayson County, Texas.

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

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10099100
Texas Board of Professional Land Surveying

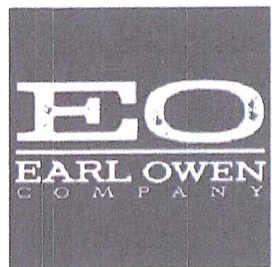
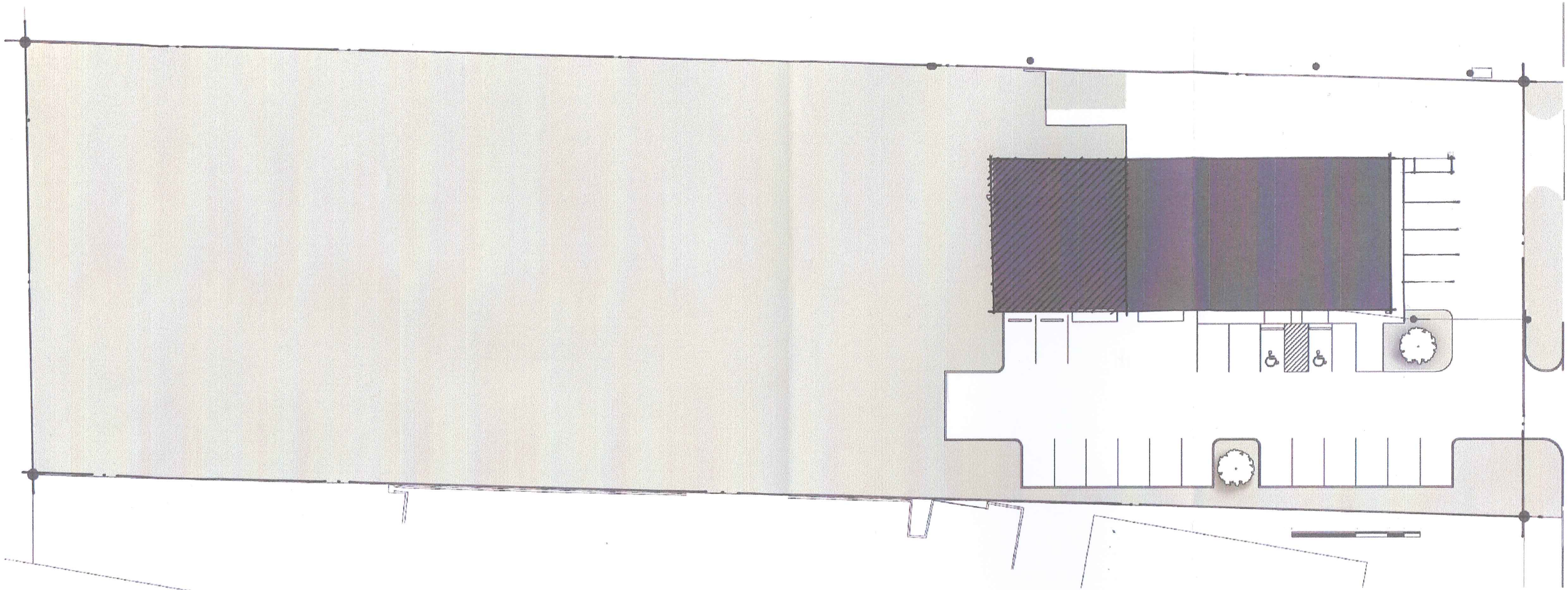
Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: October 22, 2015

This survey is for the sole benefit of the transaction by and between: the owner stated at left, their Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will bring upon open state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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.

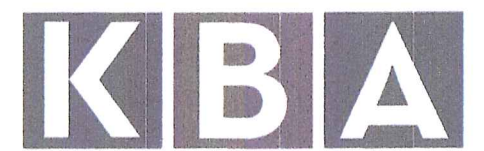
Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No.: 10088100
Texas Board of Professional Land Surveying

Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: October 22, 2015



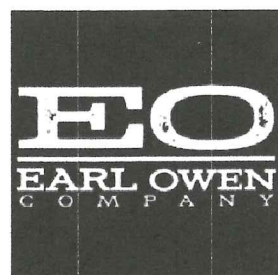
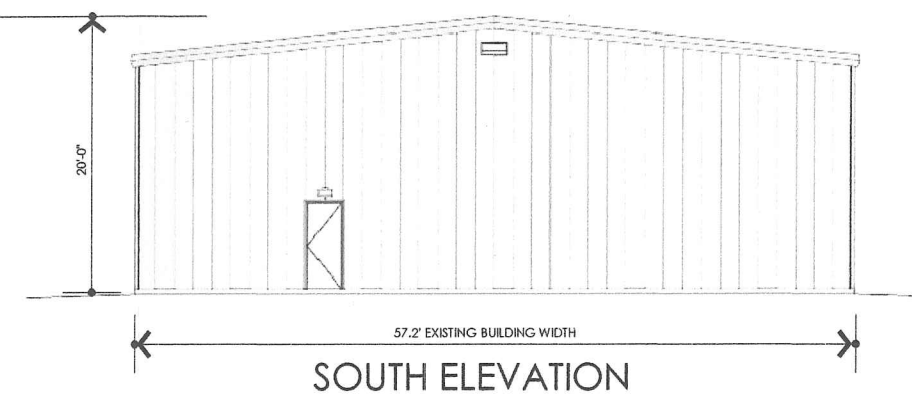
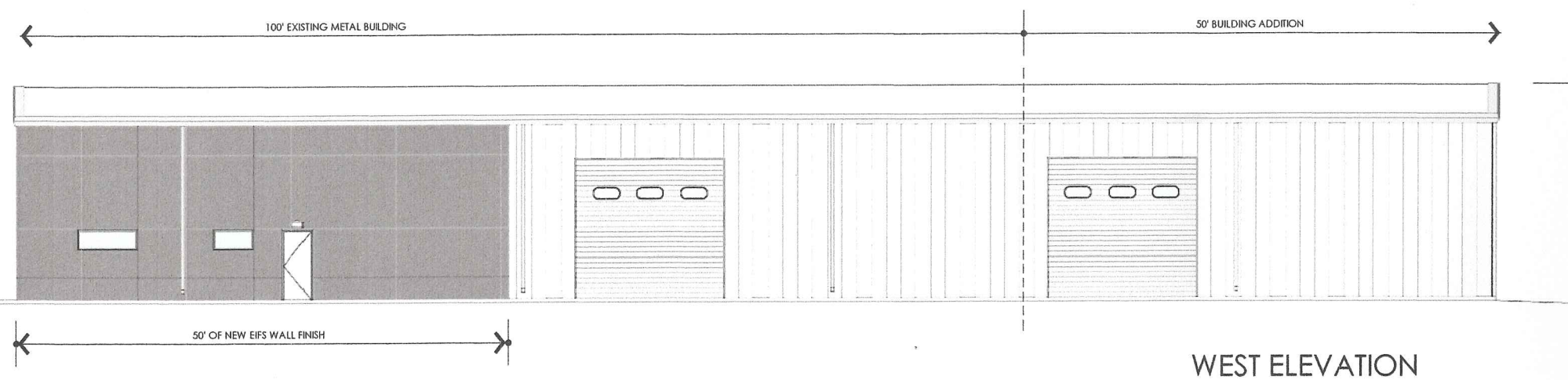
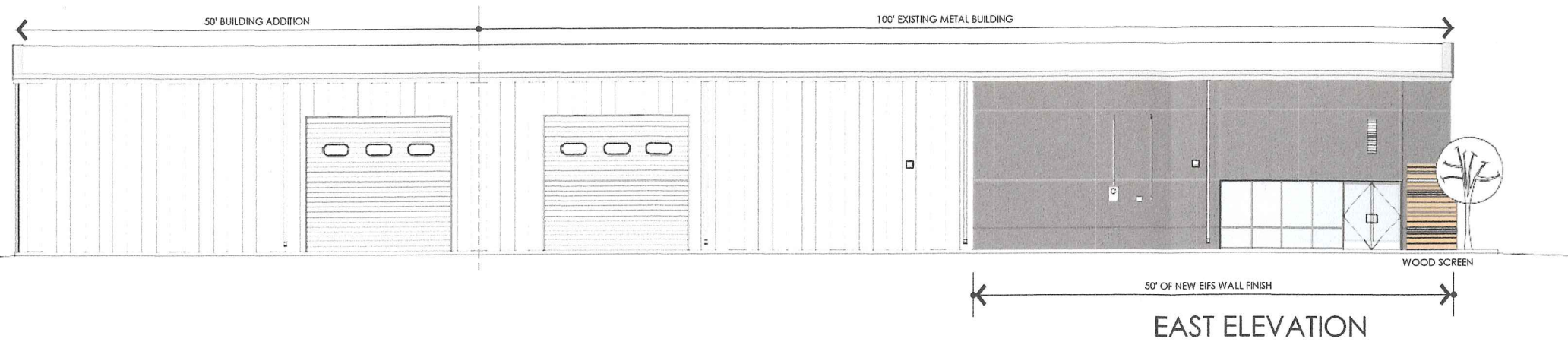
Earl Owen Supply Inc.

606 East Lamberth
Sherman, TX 75090



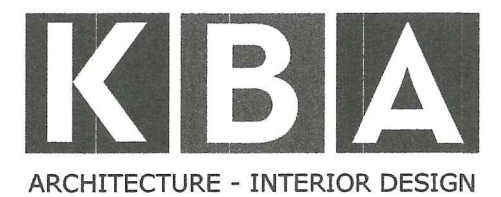
ARCHITECTURE - INTERIOR DESIGN

01-25-2016



Earl Owen Supply Inc.

606 East Lamberth
Sherman, TX 75090



01-25-2016

STAFF REVIEW LETTER

February 11, 2016

Owen Family Trust
Shirley A Owen Trustee
8523 Thackery St. Apt. 8109
Dallas, TX 75225

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Richey Owen
1235 W. Trinity Mills
Carrollton, TX 75006

KBA Architecture
14200 Midway Road, Ste. 130
Dallas, TX 75244

John Westerhaus
10039 Kirkhaven Dr.
Dallas, TX 75238

Dear Applicants,

The request for site plan approval for an addition to Earl Owen Supply, Inc. for the property located at 606 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
5. All parking shall be on private property and shall not encroach into the Lamberth Road right-of-way; a parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. The location of trash receptors must be approved by the Director of Public Works.
11. The drive approaches and sidewalks shall conform to the City of Sherman standards.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 8.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

601 & 603 N HARRISON AVENUE

The request of First Pentecostal Church, AKA Faith Church of Sherman (Owners) and Sartin and Associates, Inc. (Surveyor), concerning the property at 601 and 603 North Harrison Avenue, being 11.14 acres in the Charles Carter Survey, Abstract No. 229, including Blocks 5 and 6 of C.J. Keliehor's First Addition, as follows;

Planning and Zoning Commission

Final plat approval of Palabra De Fe De Sherman Addition, being part of a Replat of Blocks 5 and 6 of C.J. Keliehor's First Addition.

Background:

The property is located at 601 and 603 North Harrison Avenue, the southeast corner of Harrison Avenue and Brockett Street; First Pentecostal Church was the former tenant. The property is zoned an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District. The owner would like to plat the property into two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

First Pentecostal Church, AKA Faith Church of Sherman (Owners)
Sartin and Associates, Inc. (Surveyor)

Master Plan Designation:

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

and

Countryside – Countryside residential development is a land use category that captures the transition between agricultural land and estate development. Countryside lots are large (5+ ac.) and are not part of a traditional subdivision. The lots maintain open space and greater building setbacks.

Number of notices mailed:

83

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Blks 5 & 6 Keliehors 1st Addition

Plat

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



601 & 603 N. Harrison Avenue



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 313 ft



Zoning - 601 & 603 N. Harrison Ave. Palabra De Fe Sherman Addition

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District

ZONING PARCELS

Zoning Classification

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Legend

- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas
Developmental Services Department

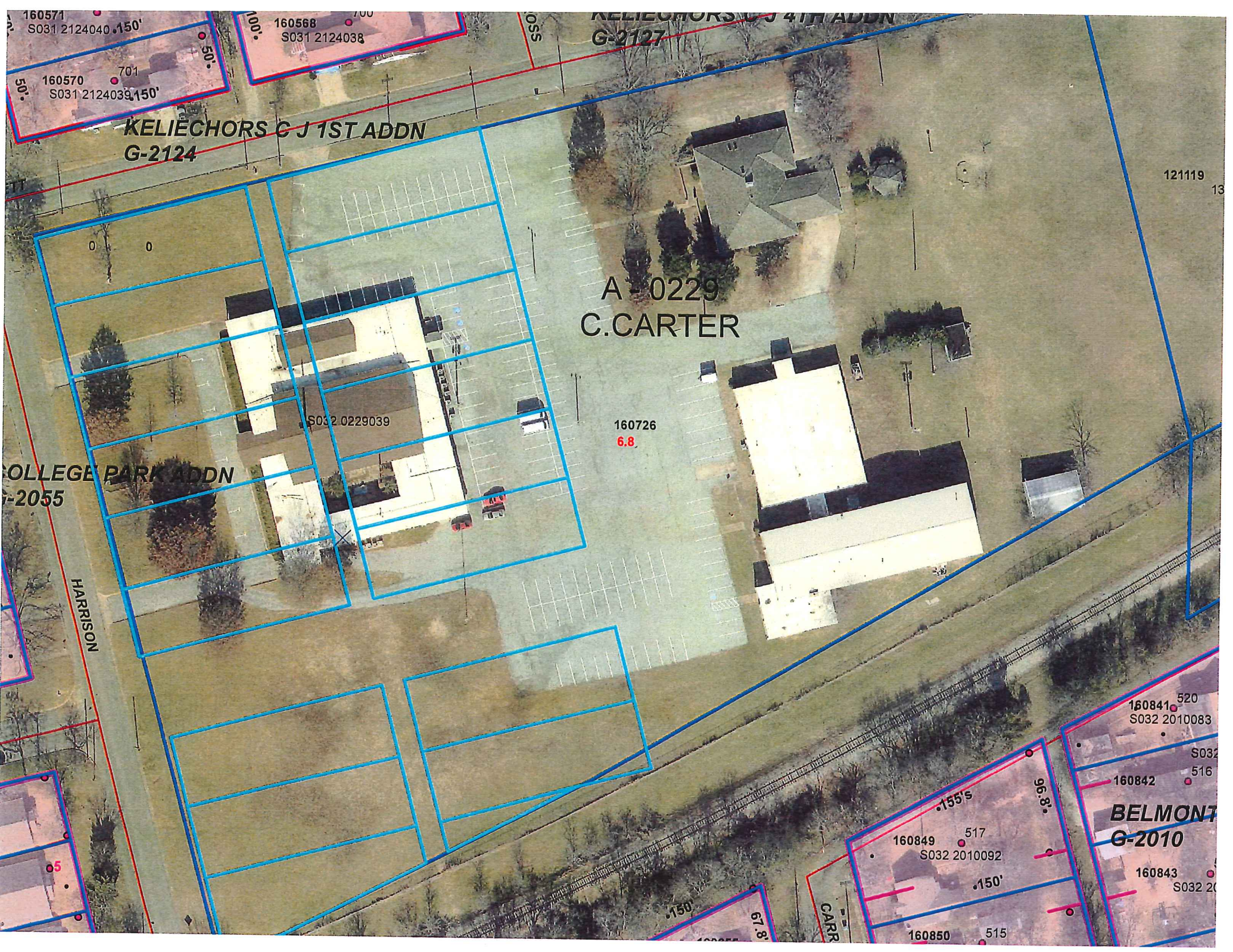


NOT TO SCALE

1 in = 376 ft

601 & 603 N. Harrison Ave.





KELIECHORS C J 1ST ADDN
G-2124

A - 0229
C.CARTER

COLLEGE PARK ADDN
G-2055

BELMONT
G-2010

HARRISON

S032 0229039

160726
6.8

121119
13

160841 520
S032 2010083

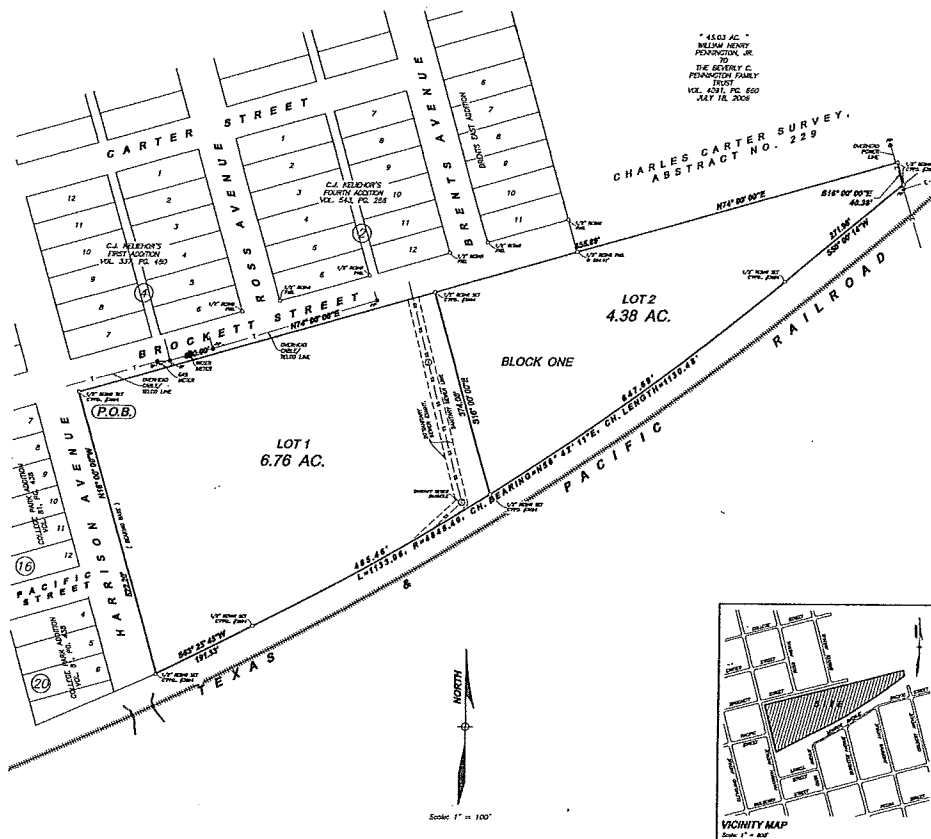
160842 516

160843
S032 20

160849 517
S032 2010092

160850 515

CARR



**FINAL PLAT
OF
PALABRA DE FE DE SHERMAN
ADDITION
TO
THE CITY OF SHERMAN, TEXAS**

BEING 11.14 ACRES OUT OF THE
C. CARTER SURVEY ABST. NO. 229
INCLUDING BLOCKS FIVE AND SIX OF
C. J. KELIENOR'S FIRST ADDITION
TO THE CITY OF SHERMAN

**STAFF REVIEW LETTER**

February 9, 2016

Faith Church of Sherman
PO Box 1061
Sherman, Texas 75091

Dear Applicants,

The request for approval of the Final Plat of Palabra De Fe De Sherman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches shall conform to the City of Sherman standards.
4. All utility notations shall be removed from the plat.
5. The width of the right-of-way and the pavement for Harrison and Brockett Streets shall be shown on the plat.
6. The sewer easement centered over the 6" sewer main shall be shown on the plat.
7. A 10' perimeter utility easement shall be shown.
8. Brockett Street right-of-way shall total 60 feet.
9. Detention in accordance with City criteria will be required as the site develops.
10. Field notes and sketch shall be reconciled.
11. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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 Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services
Lisa Whitfield, Engineering & Development Coordinator
Sartin & Associates Surveying, P.O. Box 1843, Sherman, Texas 75091

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Asst. City Manager
Clay Barnett, Director of Public Works and Engineering



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

Agenda Item No. 9.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2410 SHADY OAKS LANE

The request of Lester Vance W LLC 401K Profit Sharing Plan (Owner), Rodney Owens, Paramount Healthcare (Prospective Buyer), DFD Architects, Inc. (Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property at 2410 Shady Oaks Lane, being 3.79 acres in the Elijah Hartzog Survey, Abstract No. 540 and 13.72 acres in the Fielding Bacon Survey, Abstract No. 120 for a total of 17.507 acres, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a skilled nursing facility in a R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District.

Background:

The property is located in the 2400 block of Shady Oaks Lane between Norwood Street and Lamberth Road. The property is zoned an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District. The prospective buyer would like to construct a skilled nursing facility at this location. The building will be a single story 54,400 square foot wood frame structure with a combination of cement fiber board lap siding, masonry veneer and gabled metal roof. Parking will be provided for (61) sixty-one spaces.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

C-O (Office) District

C-2 (General Commercial) District

Origination:

Lester Vance W LLC 401K Profit Sharing Plan (Owner)
Rodney Owens, Paramount Healthcare (Prospective Buyer)
DFD Architects, Inc. (Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

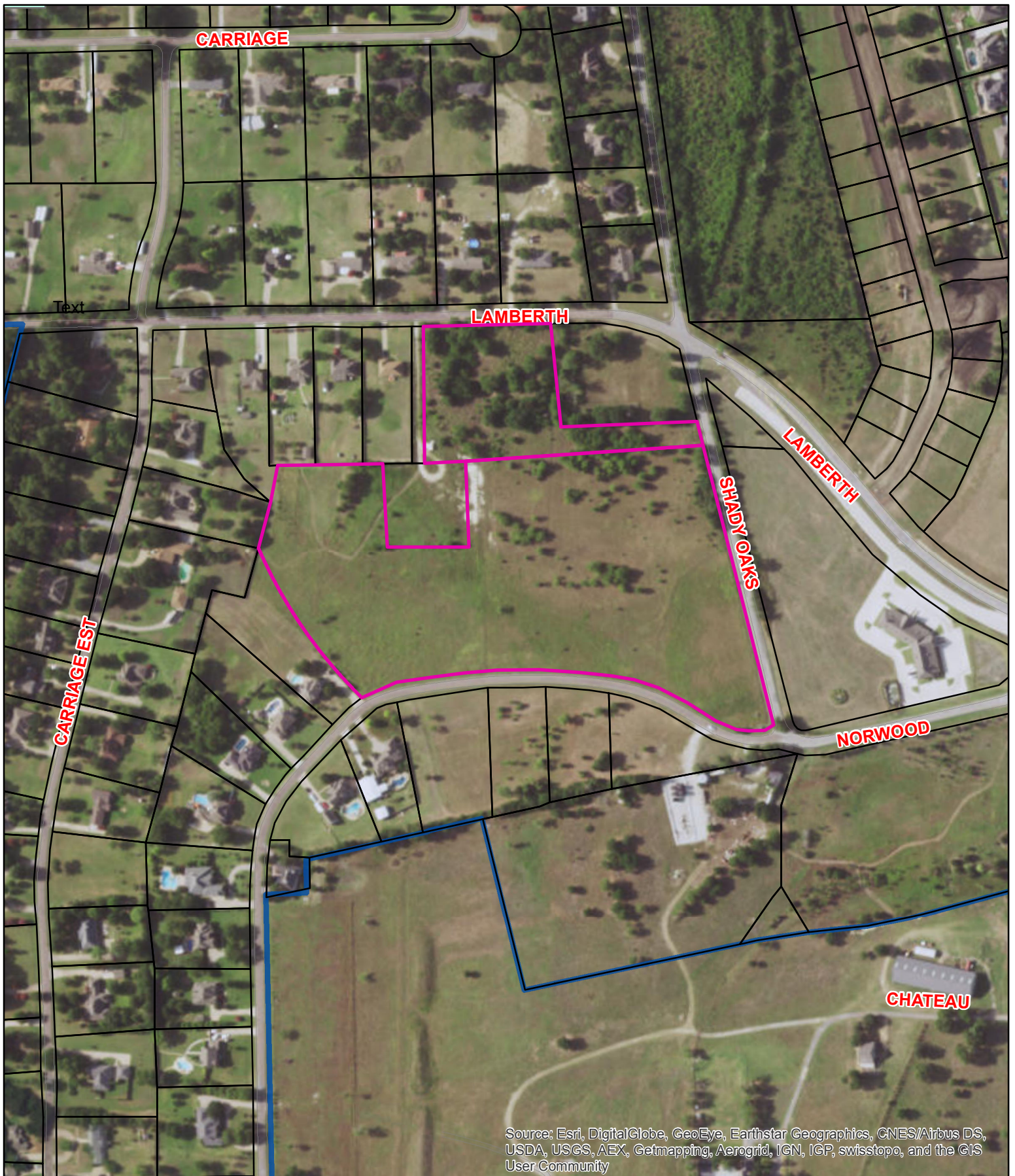
23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Photo
Narrative
Survey
Site Plan
Elevations
Staff Review Letter

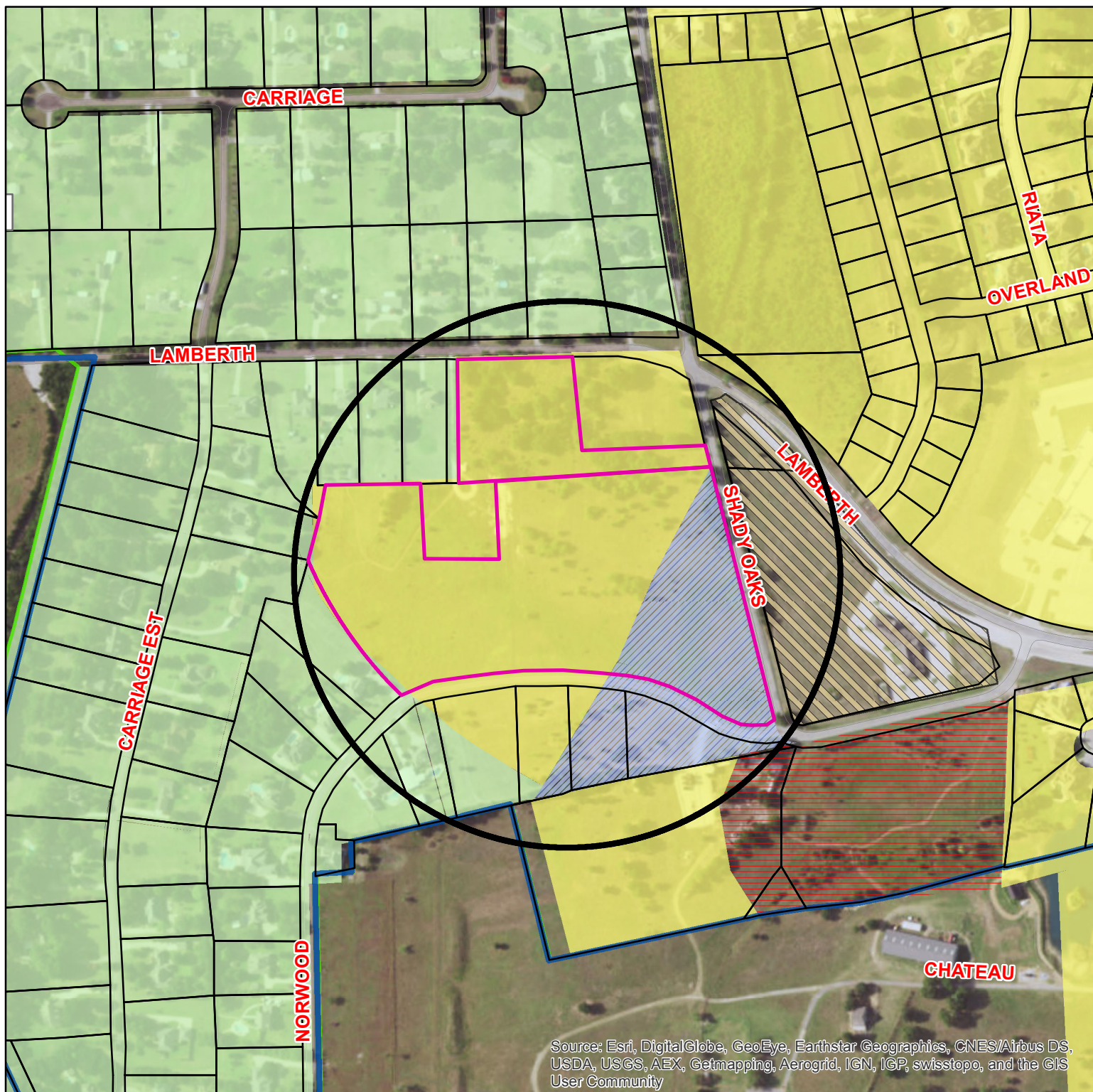


City of Sherman, Texas
Developmental Services Department

2410 Shady Oaks Lane



1 in = 313 ft



Zoning - 2410 Shady Oaks Lane

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District

Legend

- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Classification

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 376 ft

2410 Shady Oaks Ln.





January 25, 2016

City of Sherman, Texas
Planning and Zoning Commission
220 West Mulberry Street
Sherman, Texas 75090

Re: Proposed Zoning Change for a 17.5 Acre Site located at the corner of Shady Oaks and Norwood in Sherman Texas. The Lot is located in the Fielding Bacon Subdivision.

To The PNZ Commissioners,

We respectfully submit the following summary in order to best describe the proposed project.

This will be a Skilled Nursing Facility. A single story wood frame structure with a combination of cement fiber board lap siding and masonry veneer. Gabled metal roofs and exposed wood structure. The facility will be 54,400 overall square feet.

We look forward to working with the City of Sherman and its citizens to provide a first rate Skilled Nursing Facility that will serve the Community for years to come.

Thank you for your time and assistance in this project

Sincerely,

A handwritten signature in blue ink that reads 'David V. Harris'.

David V. Harris

Project Manager

dharris@dfdarch.com

o-512.259.4175 ext. 205

m-512.762.89224

FIELD NOTES

Situated in the County of Grayson, State of Texas, being a part of the Fielding Bacon Survey, Abstract No. 120, the Elijah Hartzog Survey, Abstract No. 540, and the William Thompson Survey, Abstract No. 1209, and being a part of the 22.734 acre tract of land conveyed by American Bank of Texas to Charles H. Fellenbaum and Rosario C. Fellenbaum by deed dated December 23, 1993, recorded in Volume 2310, Page 397, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found in the centerline of Lamberth Road running North-South, said spike maintaining the most Easterly Northeast corner of the said 22.734 acre tract, also being the Southeast corner of a 2.000 acre tract of land conveyed by said American Bank of Texas to Frank Patrick et ux by deed dated December 28, 1993, recorded in Volume 2310, Page 912, said Real Property Records;

Thence South 13°11'57" East with said centerline and East line of the said 22.734 acre tract a distance of 807.34 feet to a spike-nail set for corner at the intersection of said centerline with the beginning of the centerline of a public road to the West locally known as Norwood Road;

Thence in a Northwesterly direction with said centerline of Norwood Road and a curve to the right having a radius of 236.71 feet, (chord bears North 79°44'00" West, 179.20 feet), an arc distance of 183.78 feet to the end of said curve;

Thence North 57°29'30" West continuing with said centerline of Norwood Road a distance of 157.55 feet to the beginning of a curve to the left having a radius of 361.69 feet; Thence in a Northwesterly direction continuing with said centerline and curve, (chord bears North 76°07'32" West, 231.13 feet), an arc distance of 235.26 feet to the end of said curve;

Thence South 85°14'29" West continuing with said centerline a distance of 442.04 feet to a 1/2" steel rod found marking the beginning of a curve to the left having a radius of 100.97 feet;

Thence in a Southwesterly direction continuing with said centerline and curve, (chord bears South 64°38'06" West, 71.08 feet), an arc distance of 72.64 feet to a point in the West line of the said 22.734 acre tract, said nail also maintaining the Southeast corner of a 1.557 acre tract of land conveyed by said American Bank of Texas to Timothy A. Roth and Luz M. Roth by deed dated April 24, 1995, recorded in Volume 2393, Page 231, said Real Property Records;

Thence in a Northwesterly direction with a Westerly line of the said 22.734 acre tract and the Northeast line of the said 1.557 acre tract and a curve to the right having a radius of 1174.90 feet, (chord bears North 34°28'13" West, 470.01 feet), an arc distance of 473.20 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 1.557 acre tract and an angle point in the said West line of the said 22.734 acre tract;

Thence North 15°17'23" East a distance of 118.52 feet to a 1/2" steel rod found at an angle point in said West line, said rod also maintaining the most Southerly corner of a 1.00 acre tract of land conveyed by Gregory R. Kuhn to John W. Turner et ux by deed dated February 24, 1992, recorded in Volume 2198, Page 505, said Real Property Records;

Thence North 11°37'06" East a distance of 93.58 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 22.734 acre tract, also being an "L" corner in the East line of the said 1.00 acre tract;

Thence North 89°46'13" East a distance of 238.24 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of a 1.250 acre tract of land conveyed by Robert J. Tate to Gulf Oil Corporation by deed dated July 31, 1981, recorded in Volume 1577, Page 765, Deed Records, Grayson County, Texas;

Thence South 00°13'48" East a distance of 208.71 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 1.250 acre tract;

Thence North 89°46'13" East a distance of 260.89 feet to a 1/2" steel rod found maintaining the Southeast corner of the said 1.250 acre tract;

Thence North 00°13'48" West a distance of 208.71 feet to a 1/2" steel rod found maintaining the most Easterly Northeast corner of the said 1.250 acre tract;

Thence South 89°46'13" West a distance of 132.71 feet to a 1/2" steel rod found maintaining an inside "L" corner of the said 1.250 acre tract;

Thence North 00°04'20" West a distance of 363.10 feet to a railroad spike found in the said centerline of Lamberth Road, now running East-West, said spike marking the most Northerly Northeast corner of the said 1.250 acre tract and the most Northerly Northwest corner of the said 22.734 acre tract;

Thence North 89°45'29" East with said centerline a distance of 359.66 feet to a railroad spike found maintaining the most Northerly Northeast corner of the said 22.734 acre tract and the Northwest corner of the said 2.000 acre tract;

Thence South 00°04'20" East a distance of 280.07 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.000 acre tract;

Thence North 89°45'29" East with the South line of the said 2.000 acre tract a distance of 343.71 feet to the Point-of-Beginning and containing 17.507 acres of land more or less.....

THE SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING

1. Roadway and Water Line Easement recorded in Volume 1340, Page 683, D.R.G.C.T.
2. Easement and Right-of-Way to Texas Power & Light Company and General Telephone Company of the Southwest recorded in Volume 1344, Page 128, D.R.G.C.T.
3. Sanitary Sewer and Roadway Easements recorded in Volume 1416, Page 704, D.R.G.C.T.
4. Private Road and Utility Easement recorded in Volume 1420, Page 72, D.R.G.C.T.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove. Said survey was performed without benefit of Title Opinion, and no certification is made regarding the existence or effect of any easements, rights-of-way, appurtenances, encumbrances or covenants embraced by the subject property.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

UNDERWOOD
DRAFTING & SURVEYING

118 W. CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2151

SCALE
1" = 100'

WILLIAM THOMPSON SURVEY
ABST. NO. 1209

LAMBERTH ROAD ESTATES

LAMBERTH ROAD

R.R. SPIKE

N 89°45'29" E

359.66'

R.R. SPIKE

SURVEY LINE

N 89°46'13" E 238.24'

N 00°04'20" W 363.10'

N 89°45'29" E

280.07'

SURVEY LINE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 11°37'06" E 93.58'

S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

R.R. SPIKE

N 15°17'23" E 118.52'

N 89°46'13" E 260.89'

N 00°13'48" W

208.71'

R.R. SPIKE

N 89°46'13" E 238.24'

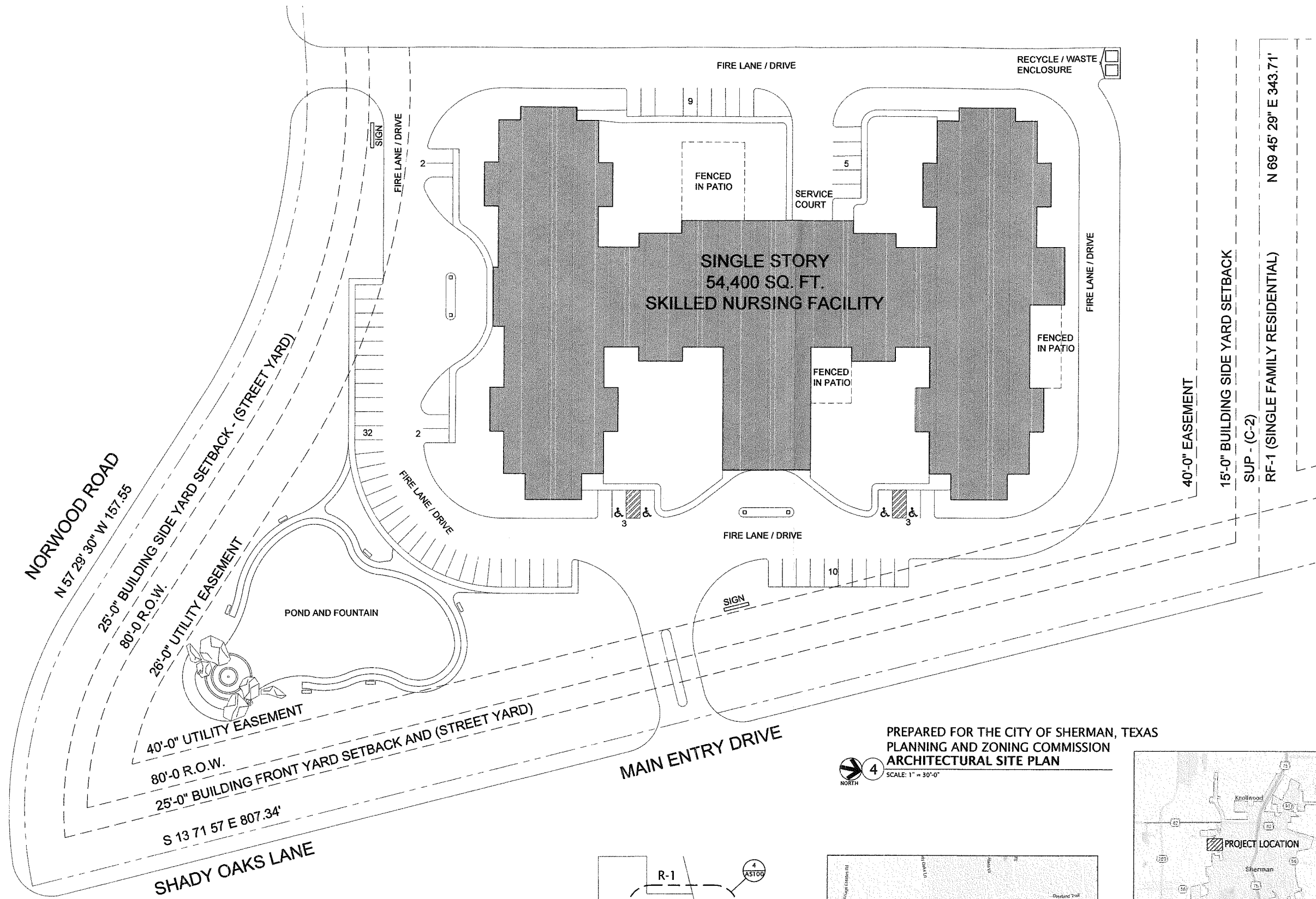
S 00°34'48" E 208.71'

N 89°46'13" W

132.71'

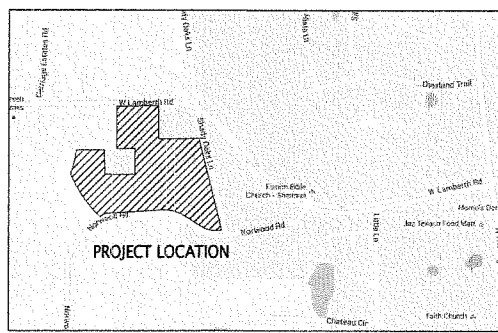
R.R. SPIKE

N 11°37'06" E 93.58'

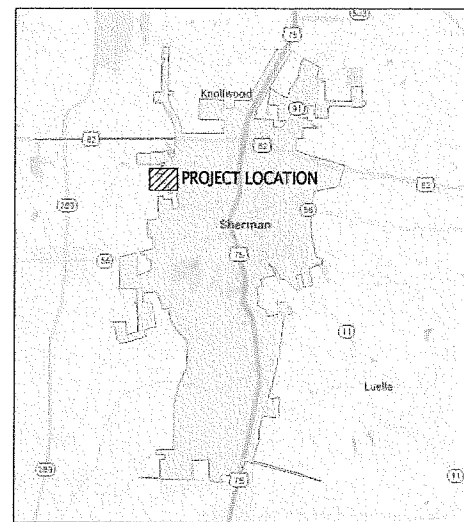


3 BOUNDARY PLAN
SCALE: N.T.S.

PREPARED FOR THE CITY OF SHERMAN, TEXAS
PLANNING AND ZONING COMMISSION
ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



2 PROJECT LOCATION MAP
SCALE: N.T.S.



1 VICINITY MAP
SCALE: N.T.S.

City of Sherman, Texas.
Planning & Zoning Commission Members

Joe Gilbert, Chair
Kyle Patterson, Vice-Chair
Ron Barton, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner

Staff Representatives

Scott Shadden
Director Developmental Services
903-892-7229
Patsy Reeves
Administrative Secretary
903-892-7229

City of Sherman, Texas,
220 West Mulberry Street
Sherman, Texas. 75090

Zoning Information

Currently Zoned: R-1
Proposed Zoning: SUP (under the C-2 Guidelines)

Area Calculations

Overall Lot Size - 743,606 Sq. Ft.
Building Footprint - 54,400 Sq. Ft.
Drives and Walks - 63,265 Sq. Ft.
Total Impervious - 117,665 Sq. Ft.
117,665 Sq. Ft. / 743,606 Sq. Ft. = 16% Impervious Coverage

Parking Calculations

Per Ordinance: 1 Space for every 3 Beds
140 Beds Total / 3 Beds = 47 Spaces Required.
Total Number of Spaces Provided:
65 Spaces. (61 Regular Spaces, 4 Accessible Spaces)

Landscape Requirements

Tree Survey indicating species and caliber of tree has not yet been developed for this project.
Proposed Project will adhere to Section 17 of the City of Sherman Residential and Commercial Tree Preservation Guidelines.

SHERMAN SKILLED NURSING FACILITY

PROJECT LOCATION:
The Corner of Shady Oaks
and Norwood
Sherman, TX 75090

OWNER:
Paramount Senior Living
403 Alexandria Circle
Southlake, Texas 76092

REVISIONS:

DATE: JANUARY 25, 2016

SITE PLAN
FOR PNZ
AS100

City of Sherman, Texas.
Planning & Zoning Commission Members

Joe Gilbert, Chair
Kyle Patterson, Vice-Chair
Ron Burton, Commissioner
Sam Thorpe, Commissioner
Ronnie Dutton, Commissioner
Eric Elliott, Commissioner
Chris Vellotti, Commissioner
Sean Vanderveer, Commissioner
Shawn Davis, Commissioner

Staff Representatives

Scott Shadden
Director Developmental Services
903-892-7229
Patsy Reeves
Administrative Secretary
903-892-7229

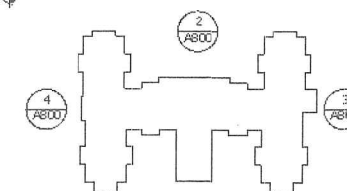
City of Sherman, Texas
220 West Mulberry Street
Sherman, Texas 75090

Zoning Information

Currently Zoned: R-1
Proposed Zoning: SUP (under the C-2 Guidelines)

Height Restrictions

Per Ordinance: Max. 35'-0" or 2 Stories



Key Plan: N.T.S.

OWNER:
Paramount Senior Living
403 Alexandria Circle
Southlake, Texas 76092

PROJECT LOCATION:
The Corner of Shady Oaks
and Norwood
Sherman, TX 75090

SHERMAN SKILLED NURSING FACILITY

This document is neither regulatory
approval, nor a permit, nor a license.

ELEVATIONS
FOR PNZ
A800



1 FRONT ELEVATION

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

PREPARED FOR THE CITY OF SHERMAN, TEXAS
PLANNING AND ZONING COMMISSION



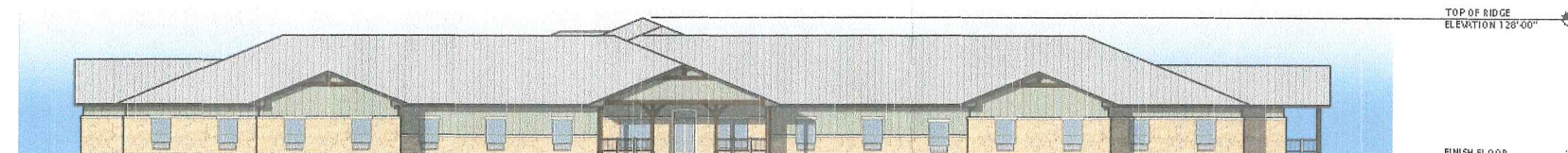
2 REAR ELEVATION

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



3 SIDE ELEVATION

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



4 SIDE ELEVATION

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

STAFF REVIEW LETTER

February 11, 2016

Lester Vance W LLC 401 K Profit Sharing Plan
1303 N. Sam Rayburn Freeway
Sherman, Texas 75090

Paramount Senior Living
Rodney Owens
403 Alexandria Circle
Southlake, TX 76092

DFD Architects, Inc.
David Harris
PO Box 2256
Leander, TX 78646

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

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a skilled nursing facility in an R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District for the property located at 2410 Shady Oaks Lane has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
4. All parking shall be on private property and shall not encroach into the Shady Oaks Lane or Norwood Street right-of-way; a parking space is considered to be 9'x20'.
5. Parking shall be provided for (1) one space for every (3) three beds.
6. A minimum 6' screening height is required abutting any residential uses unless an exception is granted.
7. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
8. Any structures, signs, etc. built over any utility or drainage easement will require an encroachment easement from the City Council and utility providers.
9. One (1) freestanding sign is allowed per development lot.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Drive approaches shall conform to the City of Sherman standards.
13. The location of trash receptors must be approved by the Director of Public Works.
14. Privately owned and maintained detention in accordance with City criteria is required.
15. A utility, drainage and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
16. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
17. All permanent structures shall remain outside the easements.
18. Additional right-of-way may be required for Lamberth Road, Shady Oaks Lane and Norwood Street.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 10.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2007 N TRAVIS STREET

The request of Barry L. & Jessie Burton (Owners) and Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor) concerning the property at 2007 N. Travis Street, being 1.393 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 an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located at 2007 North Travis Street between Dexter and Burton Streets. The property is zoned an R-1 (One Family Residential) District and the owner would like to rezone the property to a C-1 (Retail Business) District for commercial development. The proposed use is to allow a Kroger Marketplace, a fuel sales facility and three tracts for retail and a restaurant.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Barry L. & Jessie Burton (Owners)

Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

0

Attachments

Location Map

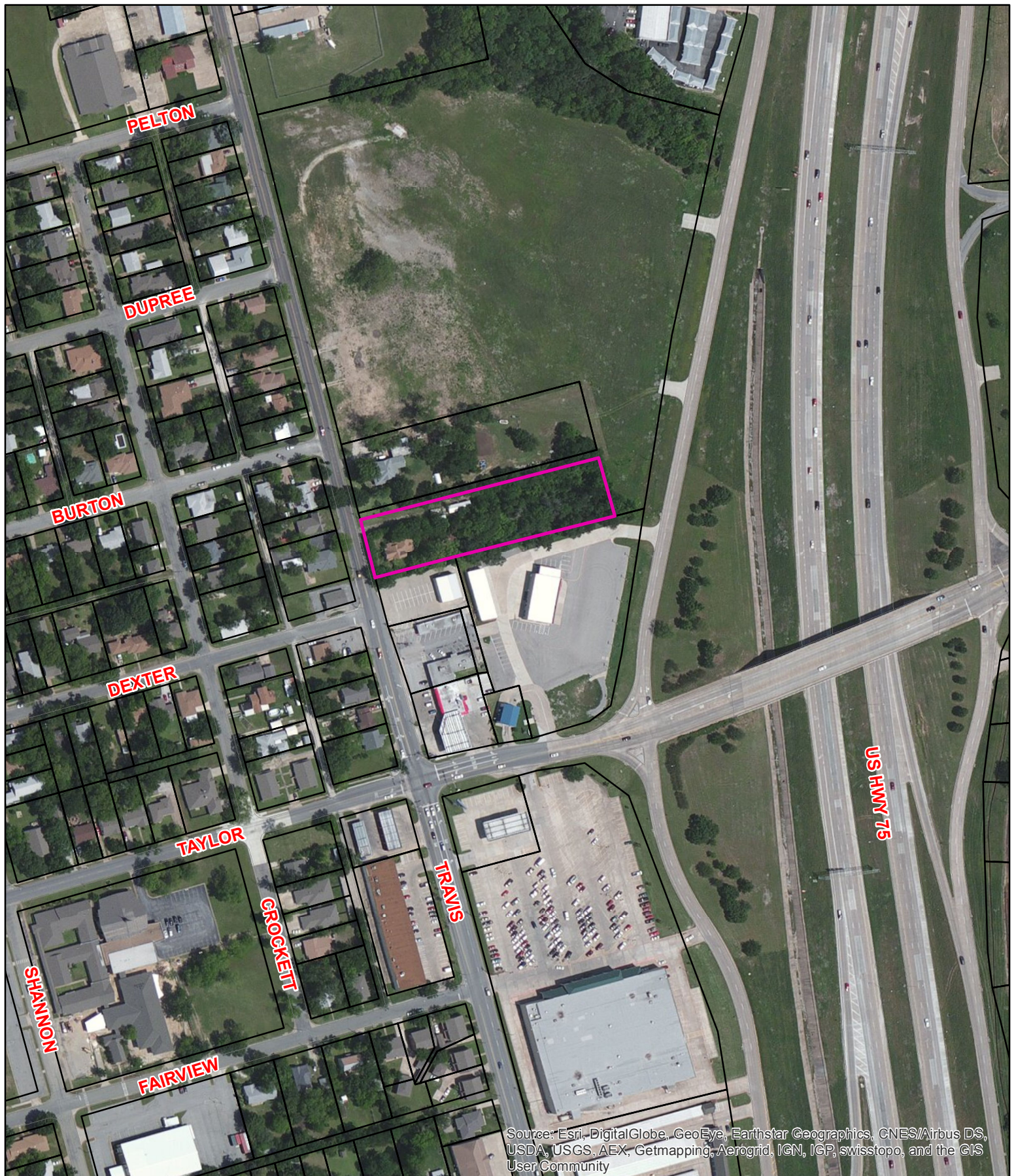
Zoning Map

Zoning Photo

Narrative

Survey

Site Plan



2007 N. Travis

City of Sherman, Texas
Developmental Services Department



1 in = 251 ft



Zoning - 2007 N. Travis

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District

Legend

- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Zoning Classification

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

2007 N. Travis



**Kroger 825
City of Sherman
Zoning & Site Plan
Land Use Statement
01-25-16**

The proposed Zoning & Site Plan request is being submitted to allow for the rezoning of two residential tracts to C-1 to match the surrounding zoning and allow the proposed uses.

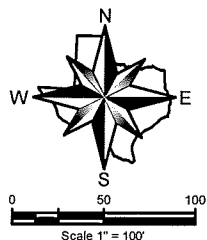
The Property is bound on the West by Travis Street, the South by Taylor Street, and the East by U.S. 75. The tract consists of 18.15 Acres of land.

The property is currently zoned R-1 & C-1. The surrounding land to the North is zoned C-2. The land to the west is zoned R-1.

The property and buildings are currently unoccupied except for the hard corner which will be redeveloped.

The proposed use is to allow for a Kroger Marketplace and related fuels sales facility along with 3 tracts for retail and restaurant.

TRAVIS STREET
(variable width right-of-way)



LOT 1, BLOCK 2
INDEPENDENCE
SQUARE ADDITION,
SECTION THREE
VOLUME 10, PAGE 11

G.W. KIERSAY
VOL. 177, PG. 317
1.623 ACRES
(70,694 SQ. FT.)

BARRY LEE &
JESSIE BURTON
VOL. 2736, PG. 370
1.393 ACRES
(60,661 SQ. FT.)

LOT 1, BLOCK 1
JAMES PLAZA ADDITION
VOLUME 13, PAGE 60
2.288 ACRES
(99,663 SQ. FT.)

PLANTER

GROVER C. TUGGLE
VOL. 2487, PG. 480

GROVER C. TUGGLE
VOL. 2458, PG. 426

**POINT OF
BEGINNING**

N. SAM RAYBURN FWY.
(U.S. HIGHWAY 75, variable width right-of-way)

**SHEET
1 OF 2**

EXHIBIT A
ZONING EXHIBIT
BARRY LEE & JESSIE BURTON TRACT
1.393 ACRES
REQUESTED ZONING: C-1 COMMERCIAL
SHERMAN, TEXAS



**Winkelmänn
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 525
DALLAS, TEXAS 75230
(972) 486-7090
(972) 486-7099 FAX

Texas Engineers Registration No. 89
Firm Registration/License No. 1008650 Expires 12-31-16
COPYRIGHT © 2016, Winkelmänn & Associates, Inc.

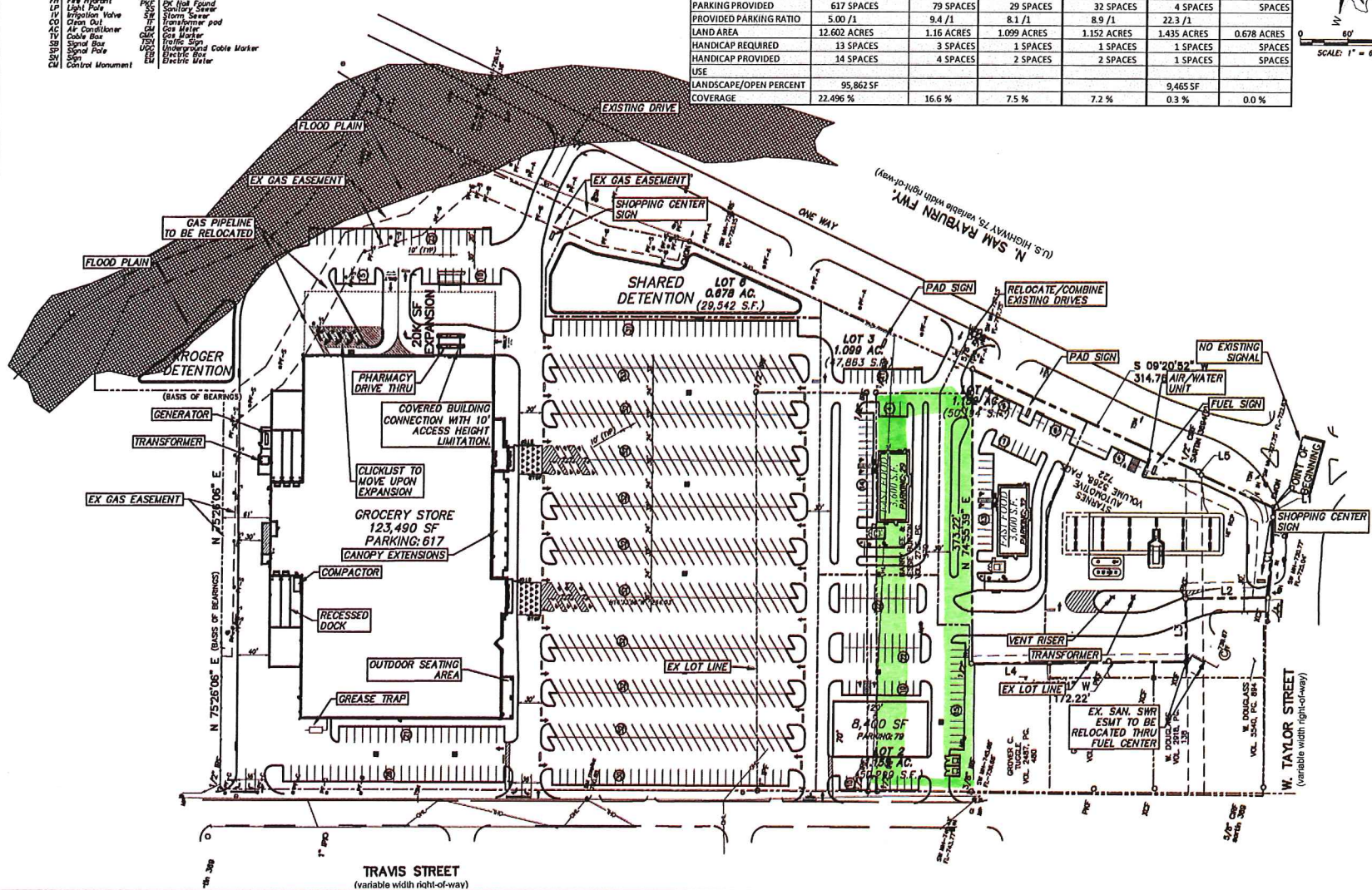
Scale: 1"=100'
Date: 01-25-2016
Dwg. File: 31592-ZONING EXHIBITS
Project No.: 31592 (\$W825)

LEGEND

Winkelmann & Associates, Inc.
CORRECTIONAL CIVIL ENGINEERS & SURVEYORS
10714 40th Street, Suite 200
San Diego, CA 92123
(619) 451-7900
(619) 451-7999 FAX

E. TAYLOR ST. AND N. TRANS ST.
SHERMAN, TEXAS

© 1315 021 DocId 37045174





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

Agenda Item No. 11.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2021 N TRAVIS STREET

The request of Russell Spears (Owner) and Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor) concerning the property at 2021 N. Travis Street, being 1.623 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 an R-1 (One Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located at 2021 North Travis Street between Dexter and Burton Streets. The property is zoned an R-1 (One Family Residential) District and the owner would like to rezone the property to a C-1 (Retail Business) District for commercial development. The proposed use is to allow a Kroger Marketplace, a fuel sales facility and three tracts for retail and a restaurant.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Russell Spears (Owner)

Michael Clark, Winkelmann & Associates, Inc. (Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Attachments

Location Map

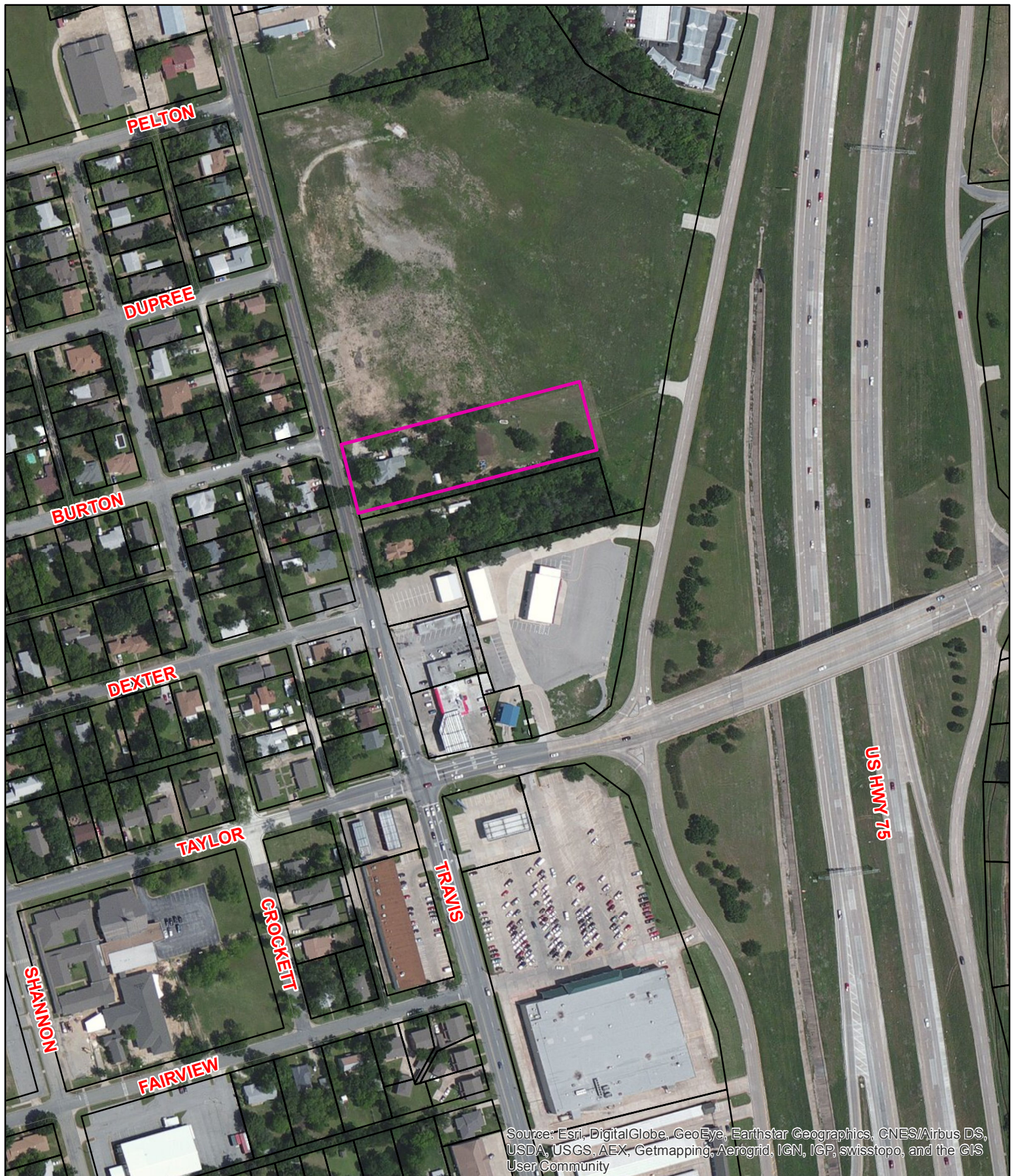
Zoning Map

Zoning Photo

Narrative

Survey

Site Plan

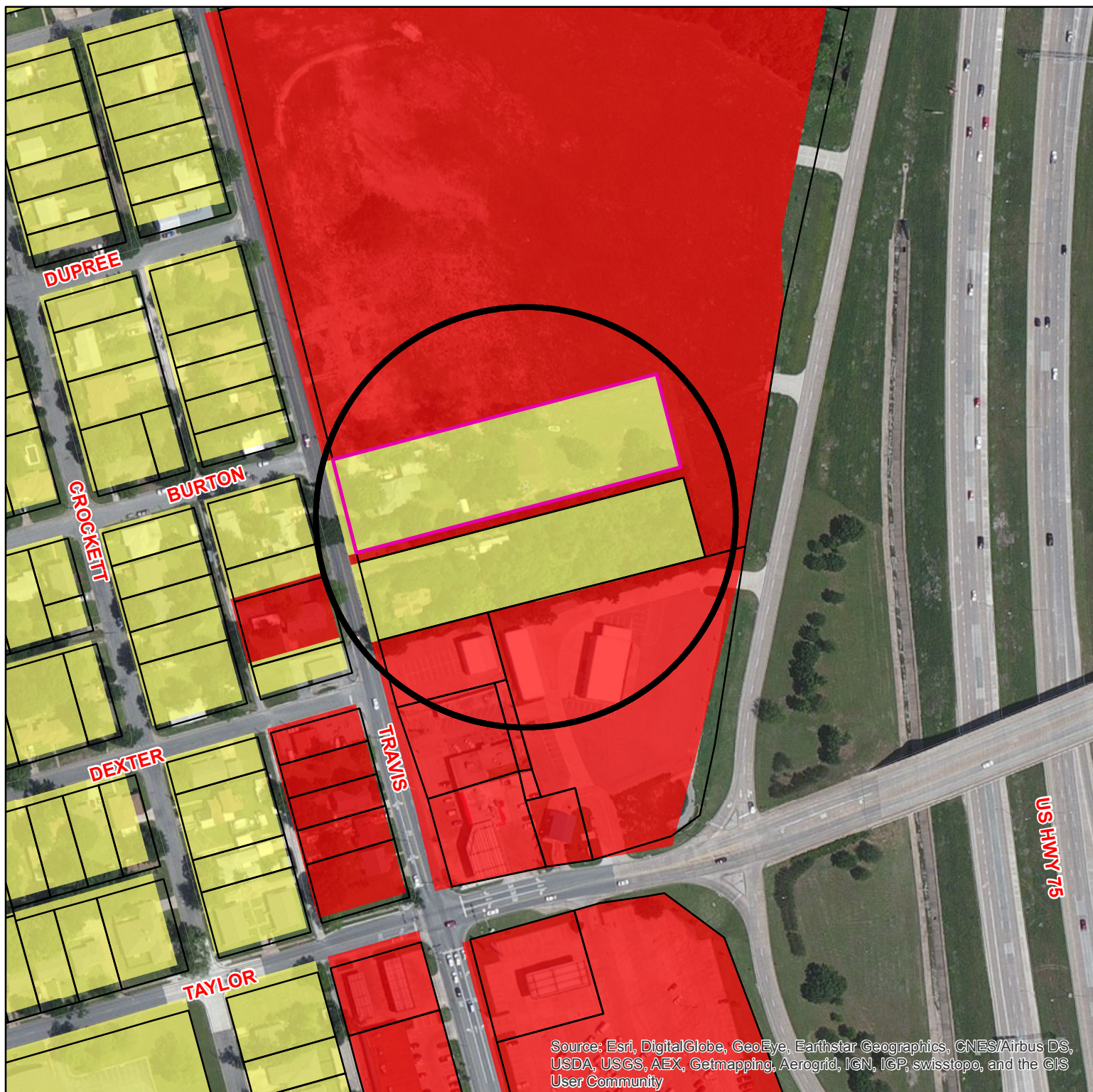


2021 N. Travis

City of Sherman, Texas
Developmental Services Department



1 in = 251 ft



Zoning - 2021 N. Travis



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay		Legend	
DISTRICT_NAME			
Arts and Cultural District		Central Business District	
Blalock Commercial Overlay District		College Park District	
		Downtown Overlay District	
		Historic Preservation District	
ZONING PARCELS		Zoning Classification	
		Unknown	
		BIP Blalock Industrial Park	
		C-1 Retail Business District	
		C-2 General Commercial District	
		CO Office District	
		Lakes	
		M-1 Light Manufacturing District	
		M-1.5 Medium Manufacturing District	
		M-2 Heavy Manufacturing District	
		MH Manufacturing Housing District	
		R-1 One Family Residential District	
		R-2 Multi-Family Residential District	
		R-A Single Family Agricultural District	
		SF-1 Single Family Residential District	



NOT TO SCALE

1 in = 200 ft

2021 N. Travis



**Kroger 825
City of Sherman
Zoning & Site Plan
Land Use Statement
01-25-16**

The proposed Zoning & Site Plan request is being submitted to allow for the rezoning of two residential tracts to C-1 to match the surrounding zoning and allow the proposed uses.

The Property is bound on the West by Travis Street, the South by Taylor Street, and the East by U.S. 75. The tract consists of 18.15 Acres of land.

The property is currently zoned R-1 & C-1. The surrounding land to the North is zoned C-2. The land to the west is zoned R-1.

The property and buildings are currently unoccupied except for the hard corner which will be redeveloped.

The proposed use is to allow for a Kroger Marketplace and related fuels sales facility along with 3 tracts for retail and restaurant.



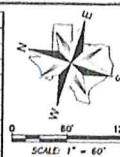
Project No.: 31592 (SW825)

LEGEND

PP	Power Pole	PP	Power Pole
GW	Gas Valve	PP	Power Pole
MD	Manhole	PP	Power Pole
WV	Water Valve	PP	Power Pole
TP	Telephone Pedestal	PP	Power Pole
WV	Water Valve	PP	Power Pole
FP	Fire Hydrant	PP	Power Pole
LP	Light Pole	PP	Power Pole
IV	Irrigation Valve	PP	Power Pole
CO	Chimney Out	PP	Power Pole
AC	Air Conditioner	PP	Power Pole
CB	Cable Box	PP	Power Pole
SB	Signal Box	PP	Power Pole
SP	Signal Pole	PP	Power Pole
CU	Control Monument	PP	Power Pole
PP	Power Pole	PP	Power Pole
GW	Gas Valve	PP	Power Pole
MD	Manhole	PP	Power Pole
WV	Water Valve	PP	Power Pole
TP	Telephone Pedestal	PP	Power Pole
WV	Water Valve	PP	Power Pole
FP	Fire Hydrant	PP	Power Pole
LP	Light Pole	PP	Power Pole
IV	Irrigation Valve	PP	Power Pole
CO	Chimney Out	PP	Power Pole
AC	Air Conditioner	PP	Power Pole
CB	Cable Box	PP	Power Pole
SB	Signal Box	PP	Power Pole
SP	Signal Pole	PP	Power Pole
CU	Control Monument	PP	Power Pole

SITE DATA TABLE

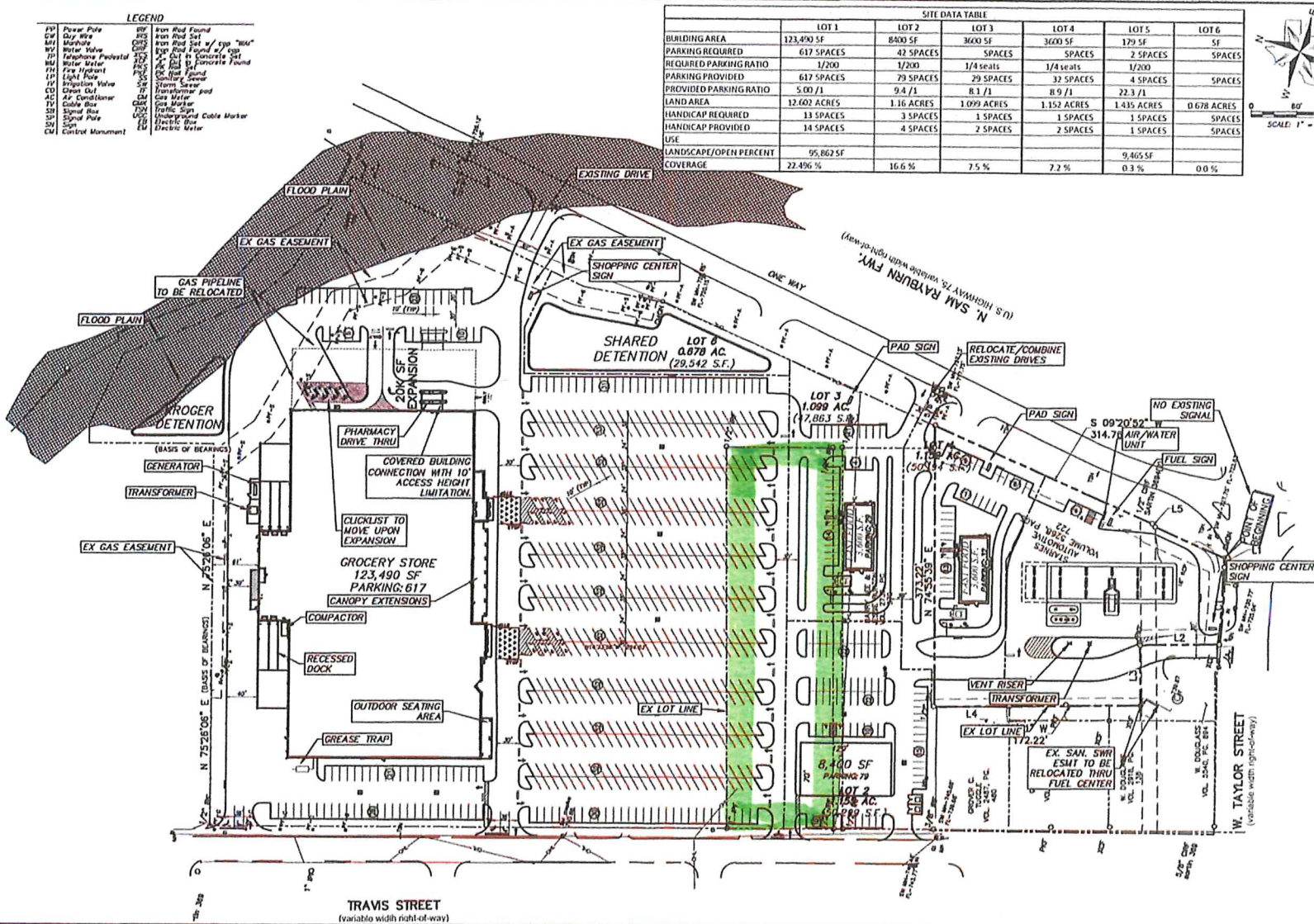
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
BUILDING AREA	123,490 SF	8400 SF	3600 SF	3600 SF	179 SF	SF
PARKING REQUIRED	617 SPACES	42 SPACES	SPACES	SPACES	2 SPACES	SPACES
REQUIRED PARKING RATIO	1/200	1/200	1/4 seats	1/4 seats	1/200	SPACES
PARKING PROVIDED	617 SPACES	79 SPACES	29 SPACES	32 SPACES	4 SPACES	SPACES
PROVIDED PARKING RATIO	5.00 / 1	9.4 / 1	8.1 / 1	8.9 / 1	22.3 / 1	SPACES
LAND AREA	12.602 ACRES	1.16 ACRES	1.099 ACRES	1.152 ACRES	1.435 ACRES	0.678 ACRES
HANDICAP REQUIRED	13 SPACES	3 SPACES	1 SPACES	1 SPACES	1 SPACES	SPACES
HANDICAP PROVIDED	14 SPACES	4 SPACES	2 SPACES	2 SPACES	1 SPACES	SPACES
USE						
LANDSCAPE/OPEN PERCENT	95,862 SF				9,465 SF	
COVERAGE	22.496 %	16.6 %	7.5 %	7.2 %	0.3 %	0.0 %



1	12/07/2014	LOT 1	LOT 1
2	11/24/2014	LOT 2	LOT 2
3	11/24/2014	LOT 3	LOT 3
4	11/24/2014	LOT 4	LOT 4
5	11/24/2014	LOT 5	LOT 5
6	11/24/2014	LOT 6	LOT 6
7	11/24/2014	LOT 7	LOT 7
8	11/24/2014	LOT 8	LOT 8
9	11/24/2014	LOT 9	LOT 9
10	11/24/2014	LOT 10	LOT 10
11	11/24/2014	LOT 11	LOT 11
12	11/24/2014	LOT 12	LOT 12
13	11/24/2014	LOT 13	LOT 13
14	11/24/2014	LOT 14	LOT 14
15	11/24/2014	LOT 15	LOT 15
16	11/24/2014	LOT 16	LOT 16
17	11/24/2014	LOT 17	LOT 17
18	11/24/2014	LOT 18	LOT 18
19	11/24/2014	LOT 19	LOT 19
20	11/24/2014	LOT 20	LOT 20
21	11/24/2014	LOT 21	LOT 21
22	11/24/2014	LOT 22	LOT 22
23	11/24/2014	LOT 23	LOT 23
24	11/24/2014	LOT 24	LOT 24
25	11/24/2014	LOT 25	LOT 25
26	11/24/2014	LOT 26	LOT 26
27	11/24/2014	LOT 27	LOT 27
28	11/24/2014	LOT 28	LOT 28
29	11/24/2014	LOT 29	LOT 29
30	11/24/2014	LOT 30	LOT 30
31	11/24/2014	LOT 31	LOT 31
32	11/24/2014	LOT 32	LOT 32
33	11/24/2014	LOT 33	LOT 33
34	11/24/2014	LOT 34	LOT 34
35	11/24/2014	LOT 35	LOT 35
36	11/24/2014	LOT 36	LOT 36
37	11/24/2014	LOT 37	LOT 37
38	11/24/2014	LOT 38	LOT 38
39	11/24/2014	LOT 39	LOT 39
40	11/24/2014	LOT 40	LOT 40
41	11/24/2014	LOT 41	LOT 41
42	11/24/2014	LOT 42	LOT 42
43	11/24/2014	LOT 43	LOT 43
44	11/24/2014	LOT 44	LOT 44
45	11/24/2014	LOT 45	LOT 45
46	11/24/2014	LOT 46	LOT 46
47	11/24/2014	LOT 47	LOT 47
48	11/24/2014	LOT 48	LOT 48
49	11/24/2014	LOT 49	LOT 49
50	11/24/2014	LOT 50	LOT 50
51	11/24/2014	LOT 51	LOT 51
52	11/24/2014	LOT 52	LOT 52
53	11/24/2014	LOT 53	LOT 53
54	11/24/2014	LOT 54	LOT 54
55	11/24/2014	LOT 55	LOT 55
56	11/24/2014	LOT 56	LOT 56
57	11/24/2014	LOT 57	LOT 57
58	11/24/2014	LOT 58	LOT 58
59	11/24/2014	LOT 59	LOT 59
60	11/24/2014	LOT 60	LOT 60
61	11/24/2014	LOT 61	LOT 61
62	11/24/2014	LOT 62	LOT 62
63	11/24/2014	LOT 63	LOT 63
64	11/24/2014	LOT 64	LOT 64
65	11/24/2014	LOT 65	LOT 65
66	11/24/2014	LOT 66	LOT 66
67	11/24/2014	LOT 67	LOT 67
68	11/24/2014	LOT 68	LOT 68
69	11/24/2014	LOT 69	LOT 69
70	11/24/2014	LOT 70	LOT 70
71	11/24/2014	LOT 71	LOT 71
72	11/24/2014	LOT 72	LOT 72
73	11/24/2014	LOT 73	LOT 73
74	11/24/2014	LOT 74	LOT 74
75	11/24/2014	LOT 75	LOT 75
76	11/24/2014	LOT 76	LOT 76
77	11/24/2014	LOT 77	LOT 77
78	11/24/2014	LOT 78	LOT 78
79	11/24/2014	LOT 79	LOT 79
80	11/24/2014	LOT 80	LOT 80
81	11/24/2014	LOT 81	LOT 81
82	11/24/2014	LOT 82	LOT 82
83	11/24/2014	LOT 83	LOT 83
84	11/24/2014	LOT 84	LOT 84
85	11/24/2014	LOT 85	LOT 85
86	11/24/2014	LOT 86	LOT 86
87	11/24/2014	LOT 87	LOT 87
88	11/24/2014	LOT 88	LOT 88
89	11/24/2014	LOT 89	LOT 89
90	11/24/2014	LOT 90	LOT 90
91	11/24/2014	LOT 91	LOT 91
92	11/24/2014	LOT 92	LOT 92
93	11/24/2014	LOT 93	LOT 93
94	11/24/2014	LOT 94	LOT 94
95	11/24/2014	LOT 95	LOT 95
96	11/24/2014	LOT 96	LOT 96
97	11/24/2014	LOT 97	LOT 97
98	11/24/2014	LOT 98	LOT 98
99	11/24/2014	LOT 99	LOT 99
100	11/24/2014	LOT 100	LOT 100



SITE PLAN H
E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS





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

Agenda Item No. 12.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 1900-2200 BLOCKS N. U.S. HIGHWAY 75 & N. TRAVIS STREET**

The request of DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners), Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers), CR Architecture + Design (Architect) and Fain Cuppett Landscape Architects, LLC (Landscape Architect) concerning the property in the 1900-2200 Blocks N. U.S. Highway 75 and North Travis Street, containing 18.156 acres, as follows;

Planning and Zoning Commission

Site plan approval for Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center.

Background:

The property is located in the 1900-2200 blocks of North U.S. Highway 75 and North Travis Street. The property is bound on the west by Travis Street, the south by Taylor Street and the east by North U.S. Highway 75; it consist of 18.15 acres. The proposed use is to allow a Kroger Marketplace, a fuel sales facility and three tracts for retail and a restaurant.

The Kroger Marketplace and Pharmacy will be 123,590 square foot building; the exterior finish will be masonry with fiber cement siding. Six hundred and five (605) parking spaces will be provided. The fueling station will have nine (9) fuel dispensers with a 179 square foot kiosk with restrooms. There is also a conceptual site plan for three tracts for retail spaces and a restaurant.

Adjacent Zoning:

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

Origination:

DEN Partners LTD, Barry L. & Jessie Burton, Russell Spears and Post Oak Liquidating Trust (Owners)
Michael Clark, Winkelmann & Associates, Inc. (Surveyors/Civil Engineers)
CR Architecture + Design (Architect)
Fain Cuppett Landscape Architects, LLC (Landscape 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.

and

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

Number of notices mailed:

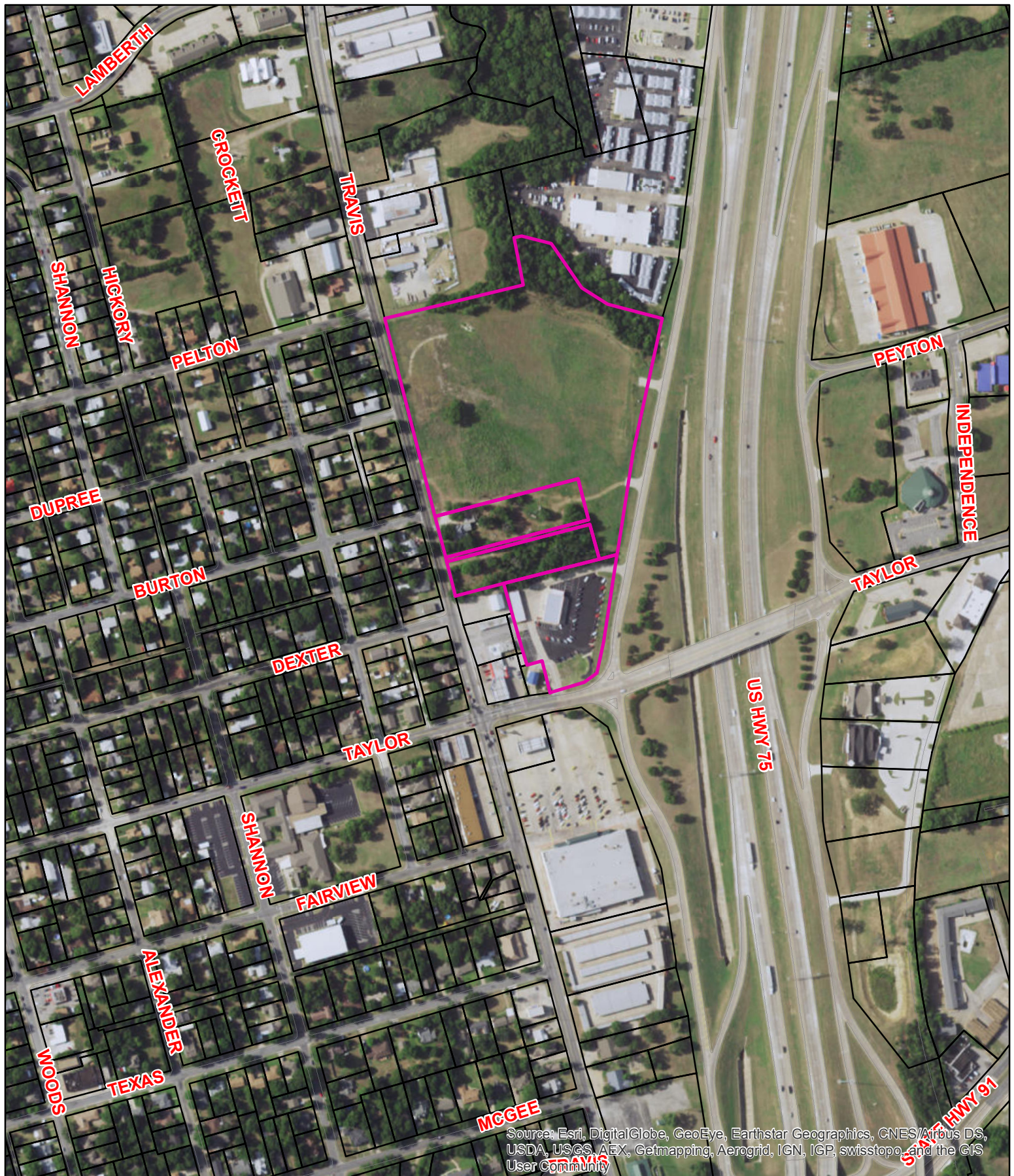
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Site Plan
Elevations Kroger
Landscaping Plan
Staff Review Letter



1900-2200 Blocks N. U.S. Highway 75 & N. Travis Street

City of Sherman, Texas
Developmental Services Department



1 in = 418 ft



Zoning - 1900-2200 Blocks N. US Highway 75 U N. Travis St.



City of Sherman, Texas
Developmental Services Department

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District



1 in = 261 ft

**Kroger 825
City of Sherman
Zoning & Site Plan
Land Use Statement
01-25-16**

The proposed Zoning & Site Plan request is being submitted to allow for the rezoning of two residential tracts to C-1 to match the surrounding zoning and allow the proposed uses.

The Property is bound on the West by Travis Street, the South by Taylor Street, and the East by U.S. 75. The tract consists of 18.15 Acres of land.

The property is currently zoned R-1 & C-1. The surrounding land to the North is zoned C-2. The land to the west is zoned R-1.

The property and buildings are currently unoccupied except for the hard corner which will be redeveloped.

The proposed use is to allow for a Kroger Marketplace and related fuels sales facility along with 3 tracts for retail and restaurant.

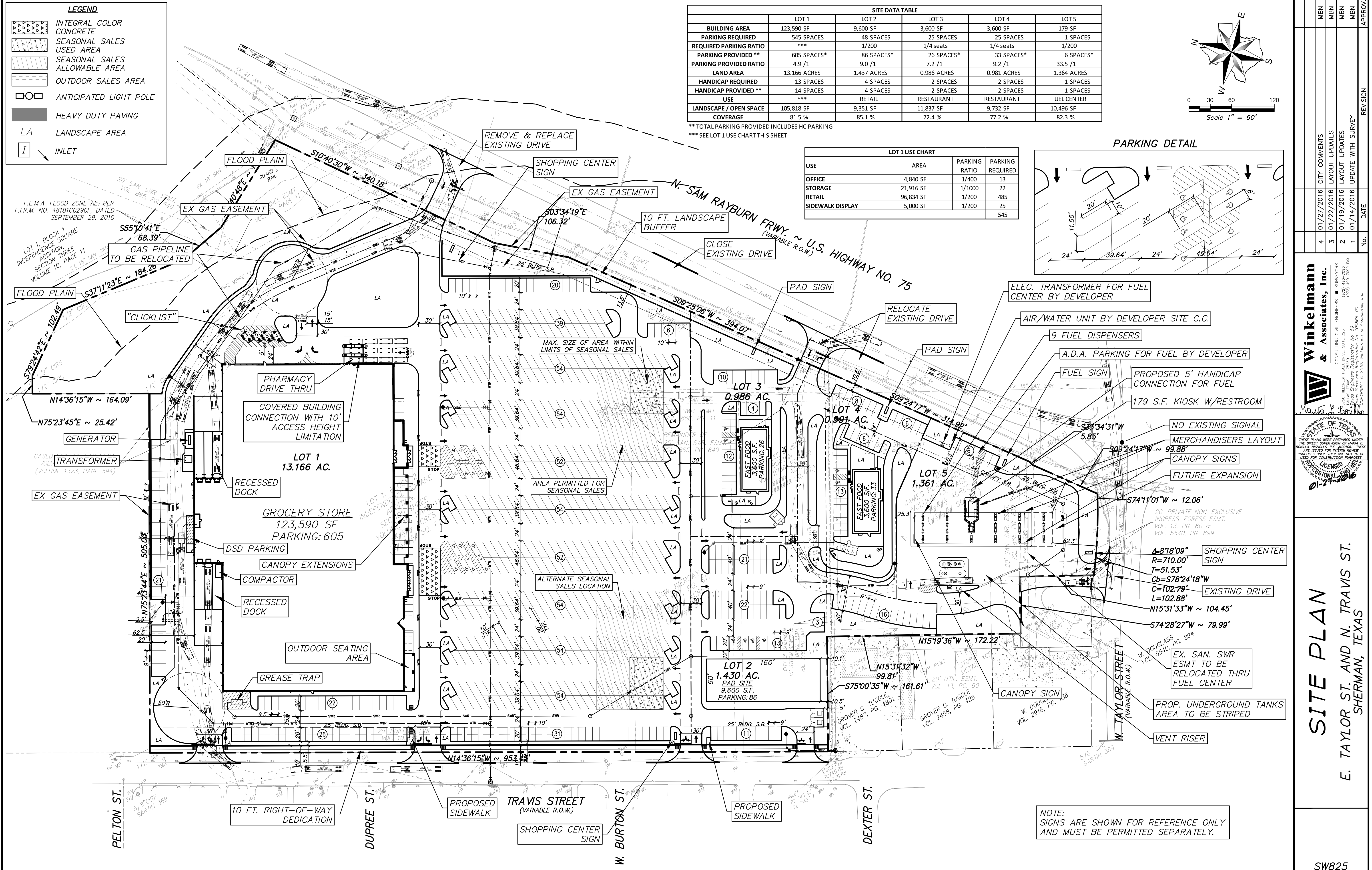
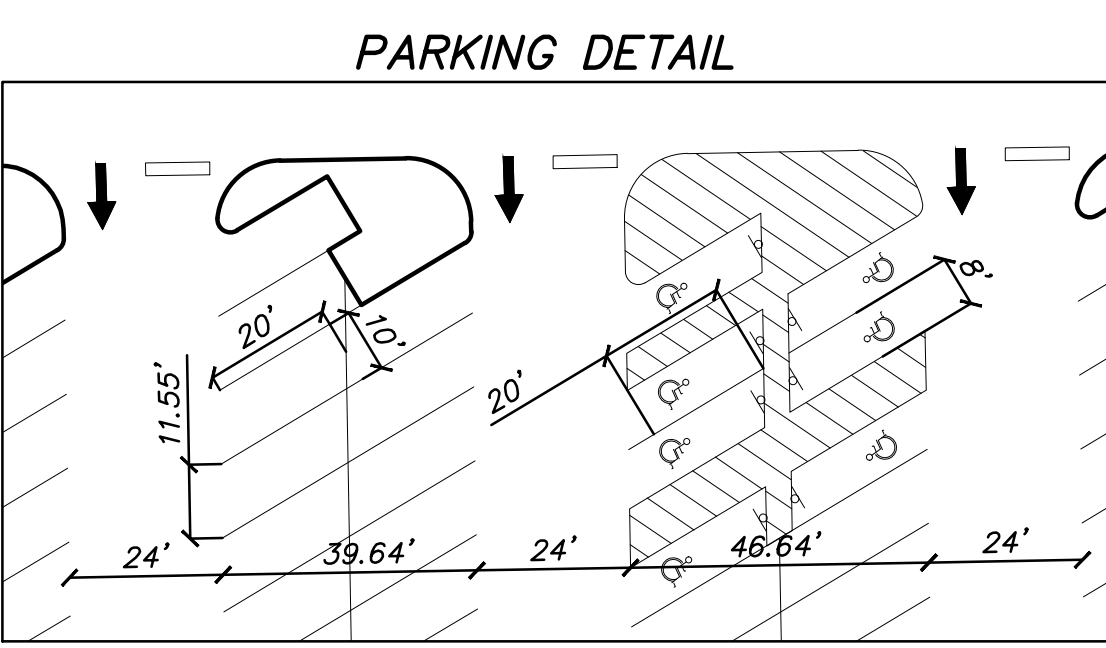
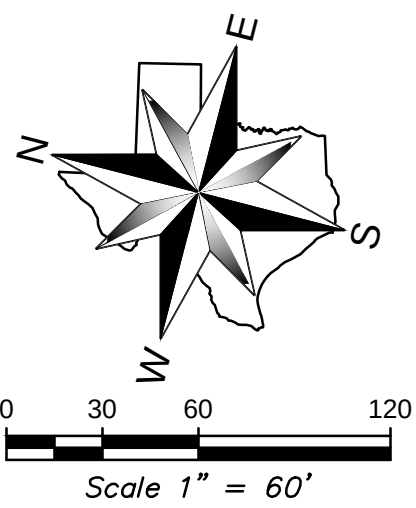
LEGEND

- INTEGRAL COLOR CONCRETE
- SEASONAL SALES USED AREA
- SEASONAL SALES ALLOWABLE AREA
- OUTDOOR SALES AREA
- ANTICIPATED LIGHT POLE
- HEAVY DUTY PAVING
- LA LANDSCAPE AREA
- I INLET

SITE DATA TABLE					
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
BUILDING AREA	123,590 SF	9,600 SF	3,600 SF	3,600 SF	179 SF
PARKING REQUIRED	545 SPACES	48 SPACES	25 SPACES	25 SPACES	1 SPACES
REQUIRED PARKING RATIO	***	1/200	1/4 seats	1/4 seats	1/200
PARKING PROVIDED **	605 SPACES*	86 SPACES*	26 SPACES*	33 SPACES*	6 SPACES*
PARKING PROVIDED RATIO	4.9 / 1	9.0 / 1	7.2 / 1	9.2 / 1	33.5 / 1
LAND AREA	13.166 ACRES	1.437 ACRES	0.986 ACRES	0.981 ACRES	1.364 ACRES
HANDICAP REQUIRED	13 SPACES	4 SPACES	2 SPACES	2 SPACES	1 SPACES
HANDICAP PROVIDED **	14 SPACES	4 SPACES	2 SPACES	2 SPACES	1 SPACES
USE	***	RETAIL	RESTAURANT	RESTAURANT	FUEL CENTER
LANDSCAPE / OPEN SPACE COVERAGE	105,818 SF	9,351 SF	11,837 SF	9,732 SF	10,496 SF
	81.5 %	85.1 %	72.4 %	77.2 %	82.3 %

*** TOTAL PARKING PROVIDED INCLUDES HC PARKING
*** SEE LOT 1 USE CHART THIS SHEET

LOT 1 USE CHART			
USE	AREA	PARKING RATIO	PARKING REQUIRED
OFFICE	4,840 SF	1/400	13
STORAGE	21,916 SF	1/1000	22
RETAIL	96,834 SF	1/200	485
SIDEWALK DISPLAY	5,000 SF	1/200	25



NOTE:
SIGNS ARE SHOWN FOR REFERENCE ONLY
AND MUST BE PERMITTED SEPARATELY.

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS • SURVEYORS

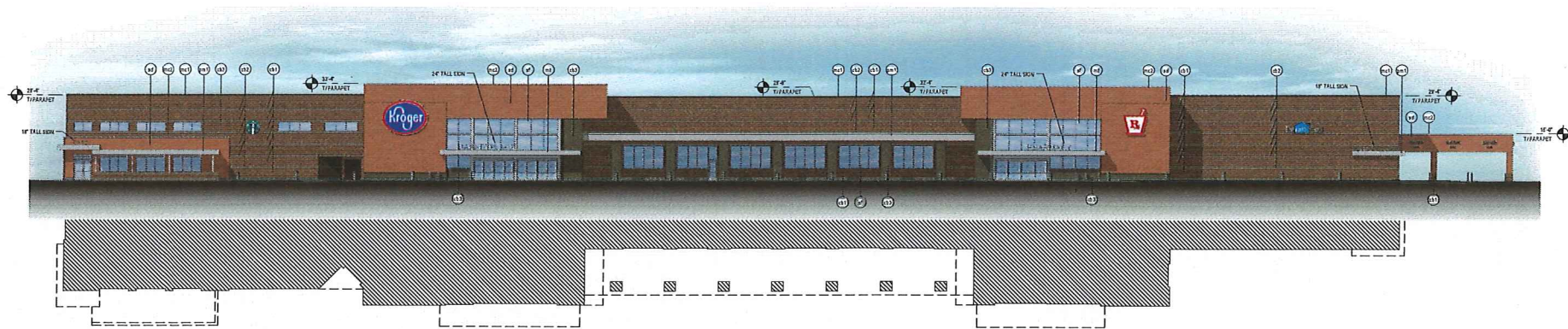
7200 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75243-1200
(972) 440-7090
FAX (972) 440-7099
www.winkelmann.com

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
No. 108666-00
EXPIRATION DATE 12/31/2016

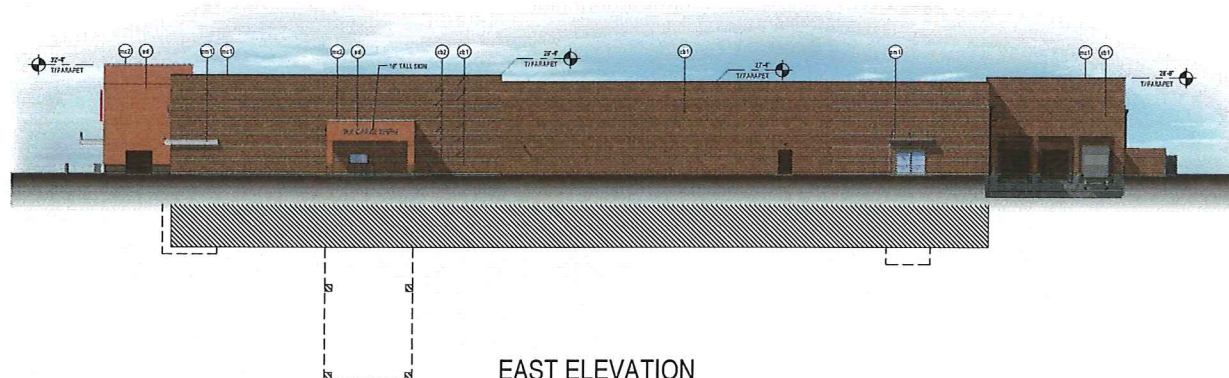
SITE PLAN

E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS

SW825



SOUTH ELEVATION



EAST ELEVATION

FINISH SCHEDULE

- | | |
|--|---|
| (A1) Architectural Concrete Block
Chickadee - 8" Modules (Exterior) | (A11) Mold Casting
Bamberg - Cast Stone |
| (A2) Architectural Concrete Block
Chickadee - Splitface - 8" Modules (Exterior) | (A12) Mold Casting
Bamberg - Zinc Coat |
| (A3) Architectural Concrete Block
Tandemstone ConcreteBlock CMU - 8" Modules (Exterior) | (A13) Fabricated Metal
Zinc Coat |
| (A4) Stone
Alta Floor Concrete Slab - Maple (Exterior Front) | (A14) Fabricated Metal
Zinc Coat |
| (A5) Concrete
Clear Finish | (A15) Fabricated Metal
Paint to match (Exterior) |

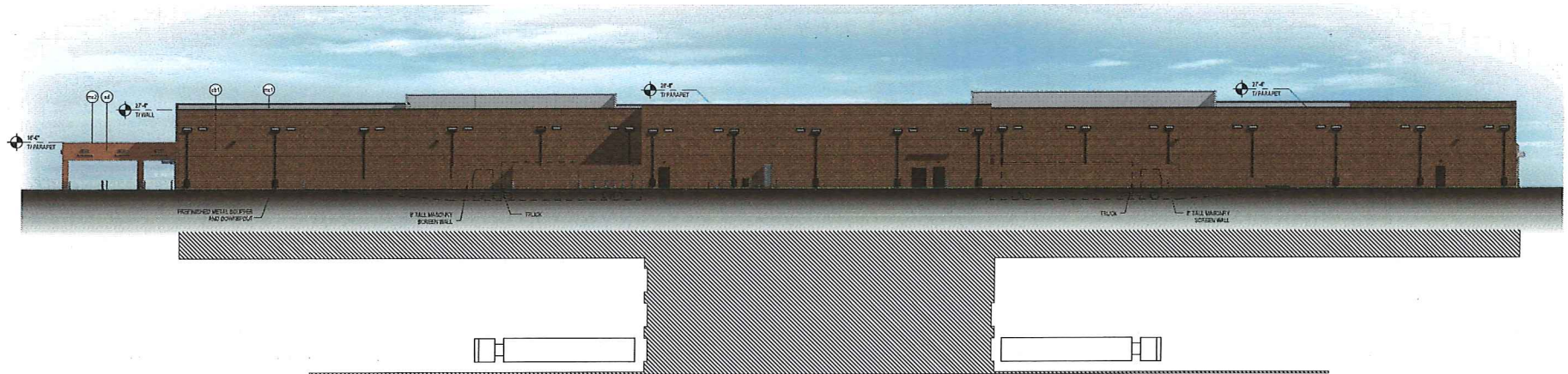


January 7, 2016

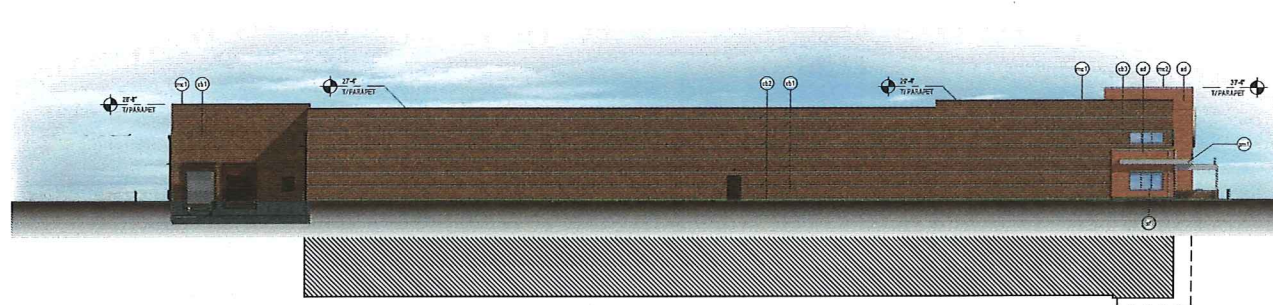
Kroger Store SW825

Sherman, TX





NORTH ELEVATION



WEST ELEVATION

FINISH SCHEDULE

- (1) Architectural Concrete Block
- (2) Masonry - Wirestone Blend - R
- (3) Architectural Concrete Block
- (4) Masonry - Wirestone Blend - R
- (5) Architectural Concrete Block
- (6) Masonry - Wirestone Blend - R
- (7) Siding
- (8) Blue Fiber Cement Siding - Maple (Exterior)
- (9) Siding
- (10) Siding

- (11) Metal Ceiling
- (12) Metal Ceiling
- (13) Metal Ceiling
- (14) Prefinished Metal
- (15) Prefinished Metal
- (16) Dark Bronze
- (17) Dark Bronze
- (18) Dark Bronze
- (19) Dark Bronze
- (20) Dark Bronze

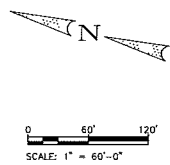
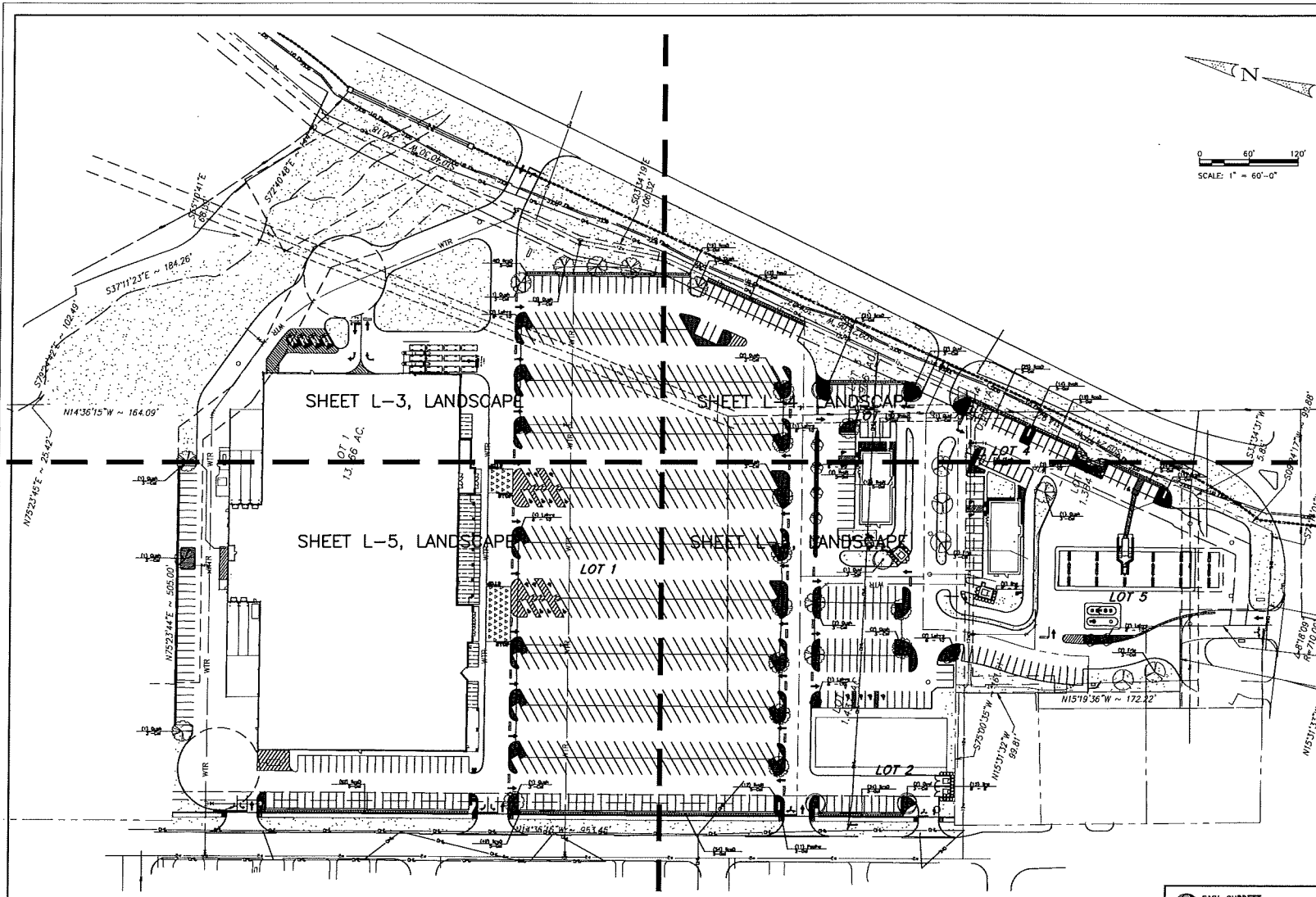


January 7, 2016

Kroger Store SW825

Sherman, TX





TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. 500 TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-2 FOR CITY REQ. AND NOTES
REF SHEET L-4 FOR PLANT LEGEND

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-248-4343
LOVE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

FAN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
10815 E. 15th St., Suite 100
Dallas, TX 75244-1515
Phone: 214-343-1111
Fax: 214-343-1112
www.fancuppett.com



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAN • CUPPETT, LANDSCAPE ARCHITECTS, LLC. IT IS TO BE USED AS A RECORDING DRAWING. ANY REUSE OF THIS FILE FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF FAN • CUPPETT, LANDSCAPE ARCHITECTS, LLC IS STRICTLY PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY AND ALL VIOLATIONS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF LANDSCAPE ARCHITECTURE. FAN • CUPPETT, LANDSCAPE ARCHITECTS, LLC IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF LANDSCAPE ARCHITECTURE.

SHEET LEGEND

L-1	SHEET LEGEND	E. TAYLOR ST. AND N. TRAVIS ST. SHERMAN, TEXAS		WINKELMANN & ASSOCIATES, INC. NEW ALBANY, ALABAMA 36561 P.O. BOX 1000 SHERMAN, TEXAS 75089-0100 Phone 817/966-2000 Fax 817/966-2008 E-Mail: info@winkelmann.com Copyright © 2011, Winkelmann & Associates, Inc.	No.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
CONSULTING ENGINEERS & ARCHITECTS
1000 W. HUNTER PARKWAY, SUITE 100
DALLAS, TEXAS 75207
PHONE: 214-343-1111
FAX: 214-343-1112
WWW.WINKELMANN-ASSOCIATES.COM

CITY OF SHERMAN LANDSCAPE REQUIREMENTS			
AREA	LOT 1		
MIN. WIDTH OF LANDSCAPE BUFFER	A 10' SETBACK ADJACENT TO HIGHWAY R.O.W. REQUIRED		
	REQUIRED	PROVIDED	
	10' MINIMUM SETBACK	10'	
	10% OF PARKING AREA AND DRIVES SHALL BE LANDSCAPE		
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED	
	311.06 SF X 10% = 31.11 SF	37,809 SF LANDSCAPING	
	40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS ISLAND		
	REQUIRED	PROVIDED	
	31.11 SF X 40% = 12.44 SF	20,714 SF LANDSCAPING	

NOTE:

- LANDSCAPING SHALL CONSIST OF A COMBINATION OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES AND TREES. GRASSES AND GROUNDCOVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SHERMAN ZONING ORDINANCES.

CITY OF SHERMAN LANDSCAPE REQUIREMENTS			
AREA	LOT 5		
MIN. WIDTH OF LANDSCAPE BUFFER	A 10' SETBACK ADJACENT TO HIGHWAY R.O.W. REQUIRED		
	REQUIRED	PROVIDED	
	10' MINIMUM SETBACK	10'	
PARKING LOT LANDSCAPING	10% OF PARKING AREA AND DRIVES SHALL BE LANDSCAPE		
	REQUIRED	PROVIDED	
	41,728 SF X 10% = 4,173 SF		
	4,200 SF LANDSCAPING		
	40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS ISLANDS		
	REQUIRED	PROVIDED	
	4,173 SF X 40% = 1,669 SF	1,702 SF LANDSCAPING	

NOTE:

- LANDSCAPING SHALL CONSIST OF A COMBINATION OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES AND TREES. GRASSES AND GROUNDCOVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SHERMAN ZONING ORDINANCES.

CITY OF SHERMAN LANDSCAPE REQUIREMENTS		
AREA	LOT 2	
MIN. WIDTH OF LANDSCAPE BUFFER	A 10' SETBACK ADJACENT TO HIGHWAY R.O.W. REQUIRED	
	REQUIRED	PROVIDED
	N/A	N/A
PARKING LOT LANDSCAPING	10% OF PARKING AREA AND DRIVES SHALL BE LANDSCAPE	
	REQUIRED	PROVIDED
	39,302 SF X 10% = 3,930 SF	4,990 SF LANDSCAPING
	40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS ISLAND	
	REQUIRED	PROVIDED
	3,930 SF X 42% = 1,542 SF	2,096 SF LANDSCAPING

NOTE:

- LANDSCAPING SHALL CONSIST OF A COMBINATION OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES AND TREES. GRASSES AND GROUNDCOVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SHERMAN ZONING ORDINANCES.

CITY OF SHERMAN LANDSCAPE REQUIREMENTS			
AREA	LOT 3		
MIN. WIDTH OF LANDSCAPE BUFFER	A 10' SETBACK ADJACENT TO HIGHWAY R.O.W. REQUIRED		
	REQUIRED	PROVIDED	
	10' MINIMUM SETBACK	10'	
PARKING LOT LANDSCAPING	10% OF PARKING AREA AND DRIVES SHALL BE LANDSCAPE		
	REQUIRED	PROVIDED	
	24,376 SF X 10% = 2,438 SF		
	3,873 SF LANDSCAPING		
PARKING LOT LANDSCAPING	40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS ISLAND		
	REQUIRED	PROVIDED	
	3,438 SF X 40% = 1,375 SF		
	3,294 SF LANDSCAPING		

NOTE:

- LANDSCAPING SHALL CONSIST OF A COMBINATION OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES AND TREES. GRASSES AND GROUNDCOVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SHERMAN ZONING ORDINANCES.

CITY OF SHERMAN LANDSCAPE REQUIREMENTS			
AREA	LOT 4		
MIN. WIDTH OF LANDSCAPE BUFFER	A 10' SETBACK ADJACENT TO HIGHWAY ROW REQUIRED		
	REQUIRED	PROVIDED	
	10' MINIMUM SETBACK	10'	
PARKING LOT LANDSCAPING	10% OF PARKING AREA AND DRIVES SHALL BE LANDSCAPE		
	REQUIRED	PROVIDED	
	25,292 SF X 10% = 2,529 SF		
	6,090 SF LANDSCAPING		
	40% OF PARKING LOT LANDSCAPE AREA SHALL BE USED AS ISLANDS		
	REQUIRED	PROVIDED	
	2,529 SF X 40% = 1,012 SF		4,797 SF LANDSCAPING

NOTE:

- LANDSCAPING SHALL CONSIST OF A COMBINATION OF GRASSES, GROUNDCOVER, SHRUBS, VINES, HEDGES AND TREES. GRASSES AND GROUNDCOVER ALONE SHALL NOT CONSTITUTE ADEQUATE LANDSCAPING.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SHERMAN ZONING ORDINANCES.

PLANTING NOTES:

- PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER CROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED, ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREPARED MAINTENANCE SCHEDULE OF ALL PLANTS AND LANDS.
- MAINTAIN PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL, FOR CITY STAMENAS AT ALL ENTRANCES TO SITE.
- PRIOR ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH N/A AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET L-14 FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECAST, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRUIES AND OTHER INVASIVE GROWTH AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB, RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS, FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLANT PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL BAB PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD BAB PLANTS FOR LATE SEASON INSTALLATION.
- BETWEEN ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BEINGS MAY NOT BE SHOWN ON GRADING PLAN.)
- PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:

- TURF ADJACENT TO TRAVIS STREET, TAYLOR STREET, SAM RAYBURN FRWY, SLOPES IN EXCESS OF 25%, IN ANY PARKING ISLAND DESIGNATED AS TURF AND ALL STATE AND CITY R.O.W. SHALL BE SOLID BERMUDA SOD. GENERAL CONTRACTOR HAS THE OPTION TO HYDROMULCH BERMUDA TURF ELSEWHERE ON SITE. HOWEVER, IF GRASS IS NOT ESTABLISHED AND ACCEPTED BY OWNER IN ALL DISTURBED AREAS PRIOR TO FILING N.O.T. (NOTICE OF TERMINATION) THE GENERAL CONTRACTOR HAS TO INSTALL SOD.
- REFER TO SHEETS L-XX FOR PLANT LEGEND.
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- CONTRACTOR SHALL APPLY FRESH MULCH TO A DEPTH OF 4", TWO WEEKS PRIOR TO OPENING. DATE OF OPENING BY OWNER.
- NO LANDSCAPING SHALL BE LOCATED CLOSER THAN 10' TO A FIRE HYDRANT WITHIN ANY PUBLIC ROW OR 5' WITHIN THE PROPERTY'S INTERIOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
- ALL TREES (EXISTING AND NEWLY PLANTED) SHALL BE PRUNED TO PROVIDE VISIBILITY ONTO SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT APPROPRIATE DEPARTMENT FOR DIRECTION PRIOR TO ACTIVITY.
- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD ADJACENT TO PUBLIC STREETS AND ANY PARKING LOT ISLAND WITH TURF, HYDROMULCH TURF IN ALL OTHER DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS. ALL FRONTAGE AND SIDE YARDS ARE TO RECEIVE IRRIGATION.
- PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF THE CITY OF SHERMAN, TEXAS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS NOT SPECIFICALLY AUTHORIZED BY THE CITY OF SHERMAN. NO PERSON SHALL BE RESPONSIBLE FOR THE ELECTRONIC DRAWING FILE WITHOUT THE SIGNATURE OF THE CITY OF SHERMAN.

NOTES AND TABLES

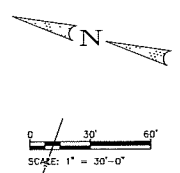
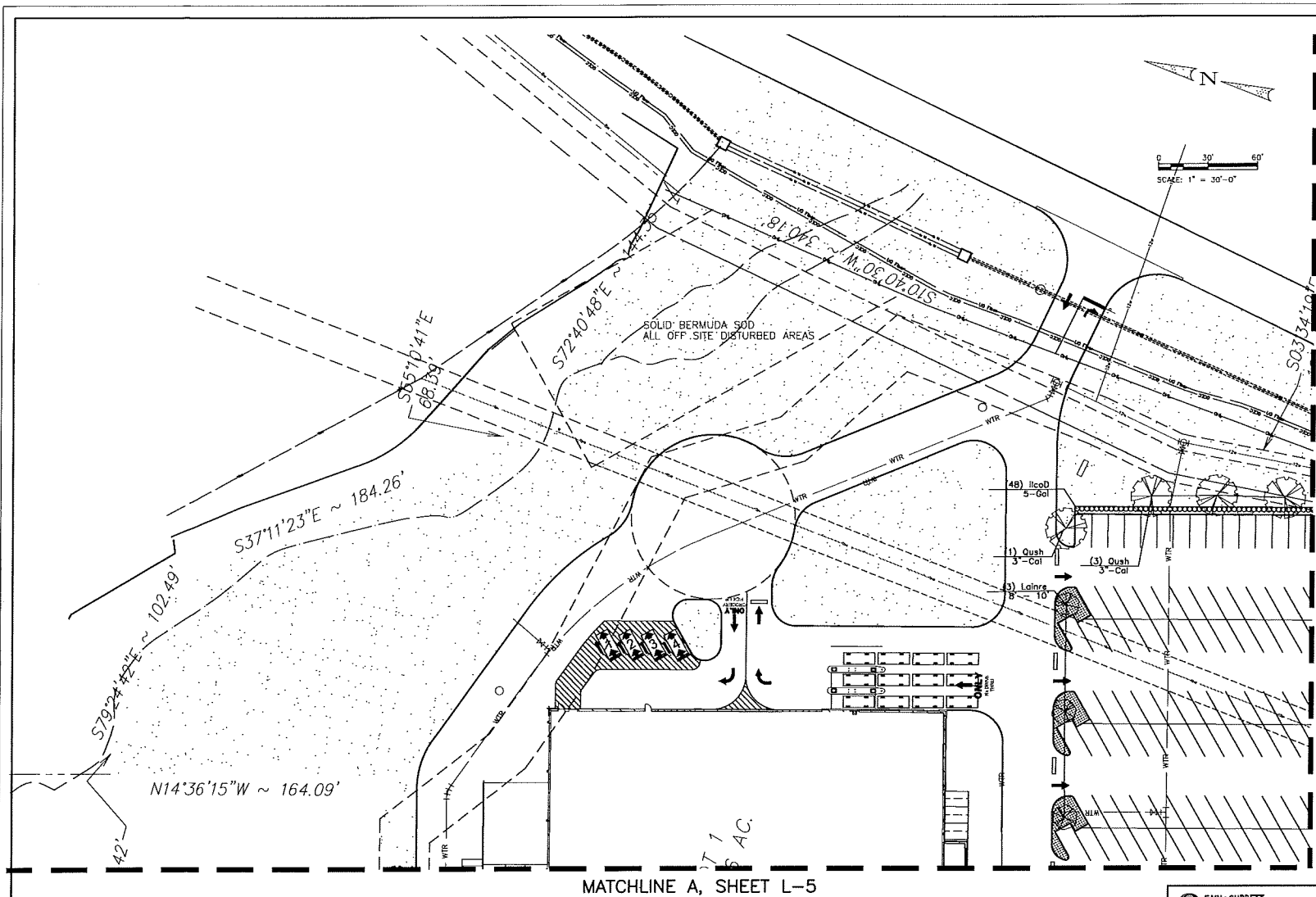
NOTES AND TABLES

E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS

L-2

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
1000 West 10th Street, Suite 100
Ft. Worth, Texas 76102
Phone: 817.335.1111
Fax: 817.335.1112
www.winkelmann.com

NO. DATE REVISION APPROVAL



MATCHLINE B, SHEET L-4

MATCHLINE A, SHEET L-5

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-2 FOR CITY REQ. AND NOTES
REF SHEET L-4 FOR PLANT LEGEND

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO CALL BEFORE YOU DIG TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8337 TEXAS ONE CALL SYSTEMS 1-800-245-4343 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

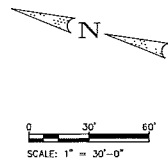
FAN • CUPPETT
LANDSCAPE ARCHITECTS, L.L.C.
10000 W. 10TH ST. SUITE 100
FORT WORTH, TEXAS 76132
TEL: 817-335-1111 FAX: 817-335-1112



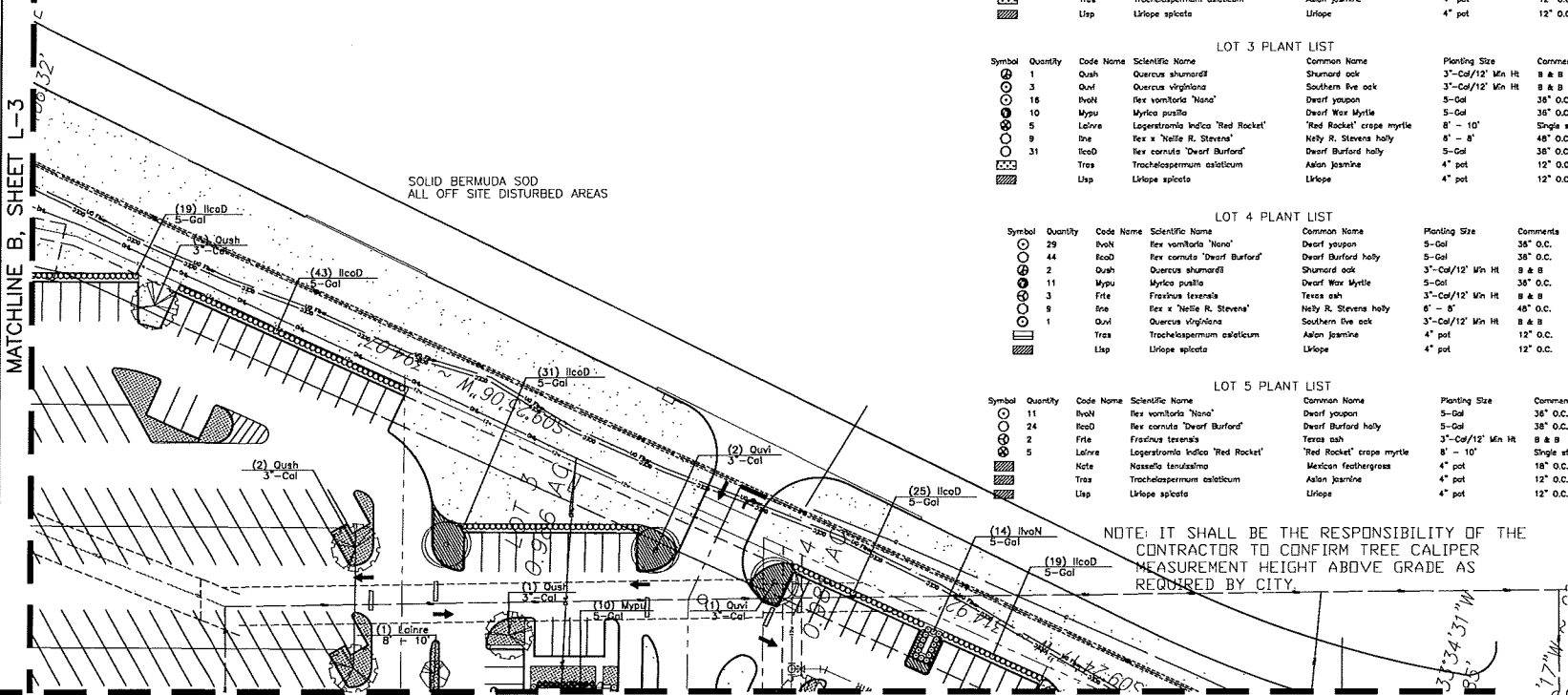
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAN • CUPPETT, LANDSCAPE ARCHITECTS, L.L.C. AND IS NOT TO BE USED FOR ANY OTHER PROJECT. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS TO OR USE OF THIS DRAWING FILE THAT IS MODIFIED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS TO OR USE OF THIS DRAWING FILE THAT IS MODIFIED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS TO OR USE OF THIS DRAWING FILE THAT IS MODIFIED.

LANDSCAPE PLAN	E. TAYLOR ST. AND N. TRAVIS ST. SHERMAN, TEXAS	No.	DATE	PERSON	APPROV
L-3					

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & ARCHITECTS
10000 W. 10TH ST. SUITE 100
FORT WORTH, TEXAS 76132
TEL: 817-335-1111 FAX: 817-335-1112



MATCHLINE B, SHEET L-3



MATCHLINE A, SHEET L-4

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

REF SHEET L-2 FOR CITY REQ. AND NOTES
REF SHEET L-4 FOR PLANT LEGEND

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-344-8344
LINE STAY NOTIFICATION CENTER 1-800-344-8344 EXT. 5

BEFORE YOU DIG...

FAN • CUPPETT
LANDSCAPE ARCHITECTS, L.L.C.
10412 CHESAPEAK BLVD.
HOUSTON, TEXAS 77036
PHONE 281.461.1111 • FAX 281.461.1112 • WWW.FAN-CUPPETT.COM



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAN • CUPPETT, LANDSCAPE ARCHITECTS, L.L.C. AND IS NOT TO BE USED FOR ANY OTHER PROJECT. ANY REUSE OF THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF FAN • CUPPETT, LANDSCAPE ARCHITECTS, L.L.C. IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD ALL RESPONSIBILITY FOR ANY REUSE OF THIS FILE IN ANY MANNER. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD FAN • CUPPETT, LANDSCAPE ARCHITECTS, L.L.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY FAN • CUPPETT, LANDSCAPE ARCHITECTS, L.L.C. OR ANY OF ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, AS A RESULT OF ANY REUSE OF THIS FILE IN ANY MANNER.

LANDSCAPE PLAN

LOT 1 PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Height
	7	Laine	Lagerströmia indica 'Red Rocket'	'Red Rocket' crape myrtle	8' - 10'	Single straight trunk	15'
	298	IleoD	Rex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"
	11	Peabo	Penstemon alpestralis 'Hornet'	Dwarf Fountain Grass	2-Gal	24" O.C.	24"
	12	IleoN	Rex vomitoria 'Nana'	Dwarf yucca	5-Gal	36" O.C.	36"
	17	Quah	Quercus shumardii	Shumard oak	3"-Cal/12" Min Ht	B & B	50"
		Tres	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.	12"
		Lip	Liriodendron spicata	Liriodendron	4" pot	12" O.C.	12"

LOT 2 PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Height
	3	Laine	Lagerströmia indica 'Red Rocket'	'Red Rocket' crape myrtle	8' - 10'	Single straight trunk	15'
	2	Quah	Quercus virginiana	Southern live oak	3"-Cal/12" Min Ht	B & B	40"
	34	IleoD	Rex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"
	15	Ileo	Rex x 'Nellie R. Stevens'	Nelly R. Stevens holly	8' - 8'	48" O.C.	12'
	4	Quah	Quercus shumardii	Shumard oak	3"-Cal/12" Min Ht	B & B	50"
		Tres	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.	12"
		Lip	Liriodendron spicata	Liriodendron	4" pot	12" O.C.	12"

LOT 3 PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Height
1	Quah	Quercus shumardii	Shumard oak	3"-Cal/12" Min Ht	B & B	50"	
3	Quah	Quercus virginiana	Southern live oak	3"-Cal/12" Min Ht	B & B	40"	
18	IleoD	Rex vomitoria 'Nana'	Dwarf yucca	5-Gal	36" O.C.	36"	
10	Myru	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	36" O.C.	48"	
5	Laine	Lagerströmia indica 'Red Rocket'	'Red Rocket' crape myrtle	8' - 10'	Single straight trunk	15'	
9	Ileo	Rex x 'Nellie R. Stevens'	Nelly R. Stevens holly	8' - 8'	48" O.C.	12"	
31	IleoD	Rex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"	
	Tres	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.	12"	
	Lip	Liriodendron spicata	Liriodendron	4" pot	12" O.C.	12"	

LOT 4 PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Height
29	IleoN	Rex vomitoria 'Nana'	Dwarf yucca	5-Gal	36" O.C.	36"	
44	IleoD	Rex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"	
2	Quah	Quercus shumardii	Shumard oak	3"-Cal/12" Min Ht	B & B	50"	
11	Myru	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	36" O.C.	48"	
3	Frie	Fraxinus texensis	Texas ash	3"-Cal/12" Min Ht	B & B	40"	
9	Ileo	Rex x 'Nellie R. Stevens'	Nelly R. Stevens holly	8' - 8'	48" O.C.	12"	
1	Quah	Quercus virginiana	Southern live oak	3"-Cal/12" Min Ht	B & B	40"	
	Tres	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.	12"	
	Lip	Liriodendron spicata	Liriodendron	4" pot	12" O.C.	12"	

LOT 5 PLANT LIST							
Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments	Mature Height
	11	IleoN	Rex vomitoria 'Nana'	Dwarf yucca	5-Gal	36" O.C.	36"
	24	IleoD	Rex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal	36" O.C.	36"
	2	Frie	Fraxinus texensis	Texas ash	3"-Cal/12" Min Ht	B & B	40"
	5	Laine	Lagerströmia indica 'Red Rocket'	'Red Rocket' crape myrtle	8' - 10'	Single straight trunk	15'
		Note	Masselia laevigata	Marican foebargrass	4" pot	18" O.C.	18"
		Tres	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.	12"
		Lip	Liriodendron spicata	Liriodendron	4" pot	12" O.C.	12"

LANDSCAPE PLAN

E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS

L-4

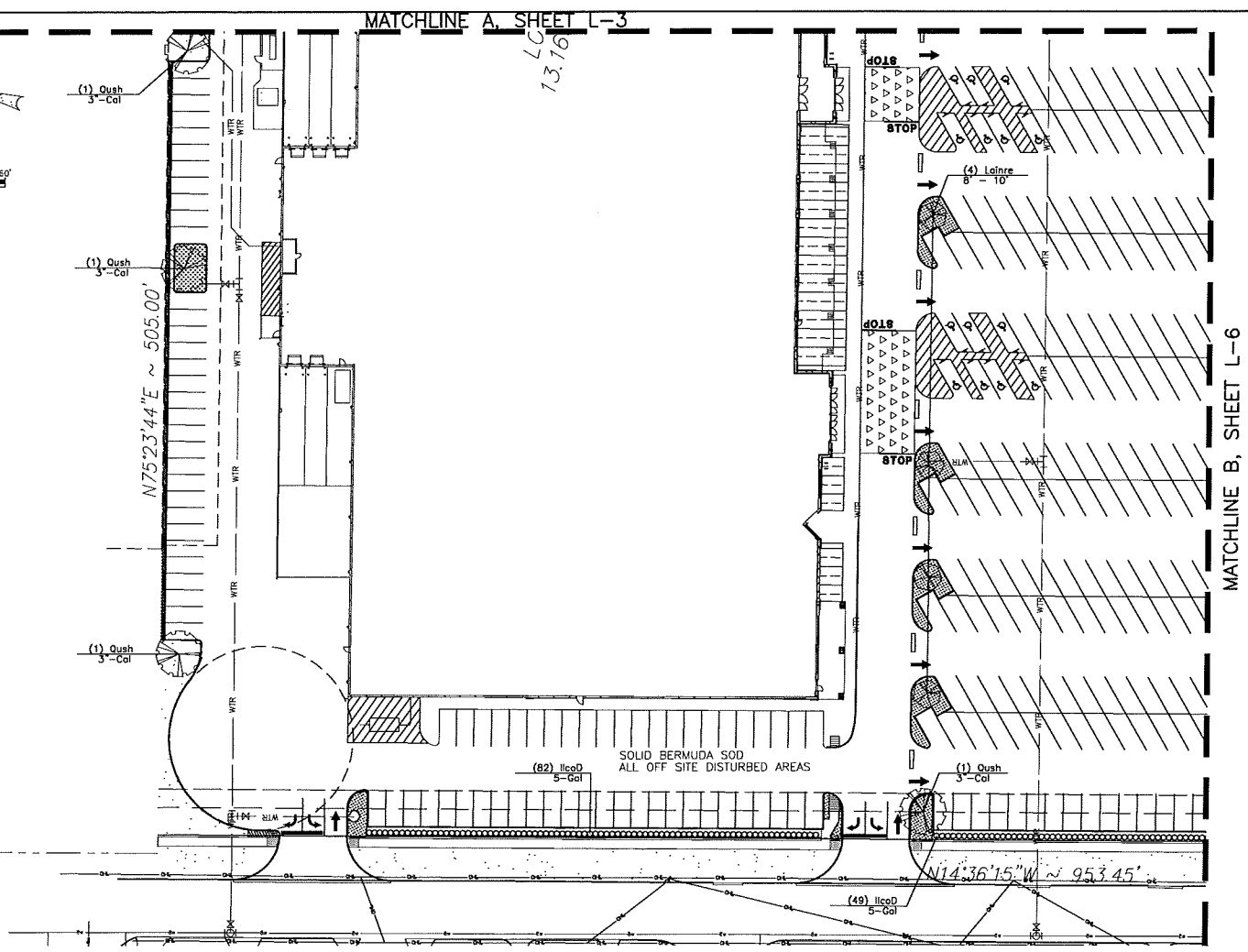
Winkelman & Associates, Inc.
10000 W. 10th St., Suite 100
Midland, TX 79701
Phone: 409.709.1111
Fax: 409.709.1112
www.winkelman.com

APPROVED: _____
REVISION: _____
DATE: _____

N75°23'45"E ~ 28'

SCALE: 1" = 30'-0"

0 30' 60'



TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-2 FOR CITY REQ. AND NOTES
REF SHEET L-4 FOR PLANT LEGEND

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-344-8344
LONE STAR NOTIFICATION CENTER
1-800-344-8344 EXT. 5

BEFORE YOU DIG...

FAIN + CUPPETT
LANDSCAPE ARCHITECTS, LLC
REGISTERED ARCHITECTS
SINCE 1987



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF FAIN + CUPPETT, LANDSCAPE ARCHITECTS, LLC. THIS FILE IS NOT TO BE USED AS A REPRODUCTION. FURTHER REPRODUCTION OF THIS FILE IS PROHIBITED. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY REPRODUCTION OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE, ENGINEERS, AND SURVEYORS. NO PART OF THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

L-5	LANDSCAPE PLAN	E. TAYLOR ST. AND N. TRAVIS ST. SHERMAN, TEXAS	 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • LANDSCAPE ARCHITECTS 1000 N. W. 10th St., Suite 100 • Fort Lauderdale, FL 33304 Phone: (954) 571-1111 • Fax: (954) 571-1112 E-mail: info@winkelmann.com • Website: www.winkelmann.com	No.	DATE	REVISION	APPROVAL

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LOVE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE
YOU DIG.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF (NAME CURRENT LANDSCAPE ARCHITECTURE REGISTRATION BOARD) IN PARTIAL, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED BY ARCHITECTS AND DESIGNERS TO MAKE SURE OF THE RULES AND REGULATIONS OF THE TOTAL SERIES OF ARCHITECTURAL DRAWINGS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REGULATION OF THE RULES AND REGULATIONS OF THE TOTAL SERIES OF ARCHITECTURAL DRAWINGS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECTS' EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS & SURVEYORS

720 BELLEVUE PLAZA SUITE 300
FALLS CHURCH, VA 22044
Phone Engineers Registration No. 28
Surveyors Registration No. 10000-00

(703) 460-7000
(703) 460-7000 FAX

REVISION	APPROV.
----------	---------

No.	DATE
-----	------

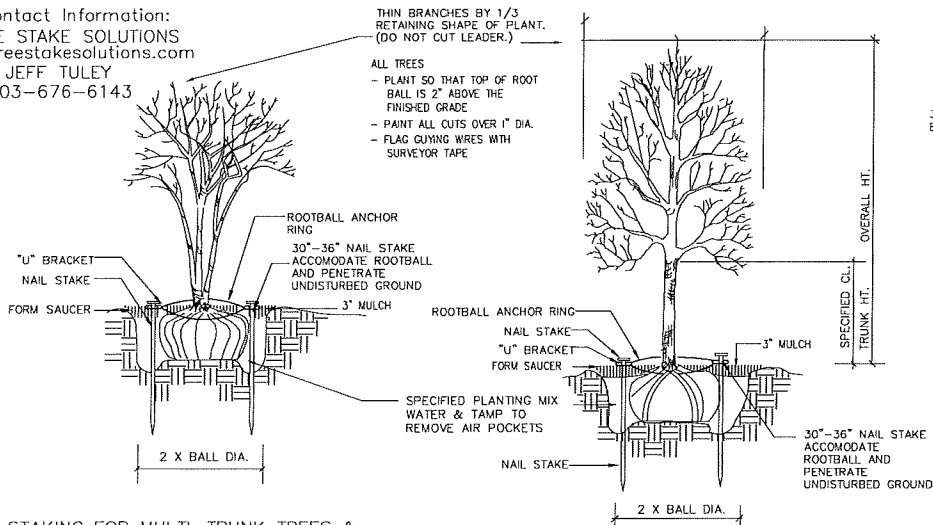
Approved:

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143

THIN BRANCHES BY 1/3
RETAINING SHAPE OF PLANT.
(DO NOT CUT LEADER.) _____

ALL TREES

- PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.
- FLAG GUYING WIRES WITH SURVEYOR TAPE

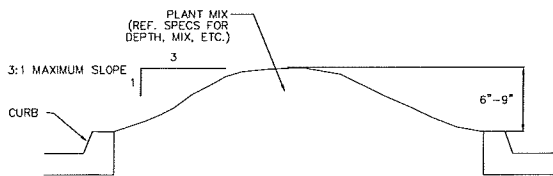


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

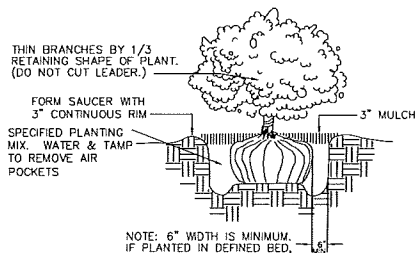
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE



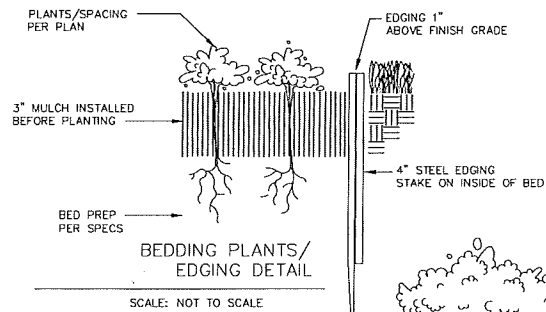
TYPICAL PARKING LOT ISLAND MOUNDING



NOTE: 6" WIDTH IS MINIMUM.
IF PLANTED IN DEFINED BED,
PREP. ENTIRE BED AS SHOWN
ON DRAWINGS.

SHRUB PLANTING

SCALE: NOT TO SCALE



MAINTAIN SAUCER ON LOWER
SIDES OF PLANT TO RETAIN WATER

TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



PLANTING DETAILS

PLANTING DETAILS

E. TAYLOR ST. AND N. TRAVIS ST.
SHERMAN, TEXAS



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1970 HILLCREST PLAZA, SUITE 200
MILLIS, MASS 02046
Tel: 617/881-7600
Telex: 990-7008
FAX: 617/881-7600

[illegible]

STAFF REVIEW LETTER

February 11, 2016

DEN Partners, LTD
1101 SH 114 Box 1717
Grapevine, TX 76099

Russell Spears
727 Westwood Dr.
Sherman, TX 75092

Winkelmann & Associates, Inc.
Michael Clark
6750 Hillcrest Plaza Dr. #325
Dallas, TX 75230

Barry L. & Jessie Burton
615 Terrace Lane
Colleyville, TX 76034

CR Architecture + Design
750 N. St. Paul St. #450
Dallas, TX 75201

Fain Cuppett Landscape Architects, LLC
8233 Mid Cities Blvd., Ste. B
NRH, TX 76182-4761

Dear Applicants,

The request for site plan approval for a Kroger Marketplace with outdoor dining & Fueling Station and conceptual site plan approval for a retail shopping center for the property located in the 1900-2200 blocks of North U.S. Highway 75 and North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
4. All parking shall be on private property and shall not encroach into the U.S. Highway 75 access road, Travis or Taylor Streets right-of-way; a parking space is considered to be 9'x20'.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. One (1) freestanding sign is allowed per development lot.
7. The retail and future restaurant sites are conceptual and will require site plan approval from the Planning and Zoning Commission.
8. The seasonal sales area shall not include any of the required parking spaces.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. Platting of the property will be required.
12. Drive approaches and sidewalks shall conform to TxDOT and City of Sherman standards and a permit is required from City of Sherman Engineering Department. Any special requirements by TxDOT shall be met. The southernmost drive approach on Travis Street does not appear to meet TxDOT Regulations.
13. Detention in accordance with City criteria is required.
14. The location of trash receptors must be approved by the Director of Public Works.
15. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
16. All requirements of the floodplain ordinance shall be followed.
17. Water and Sewer Pro-Rata will be due upon development.
18. Internal water and sewer lines will be privately owned and maintained.
19. Additional right-of-way along Travis and Taylor Streets may be required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 13.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1802 E. HOUSTON

The request of Seraj Ali (Owner) concerning the property located at 1802 East Houston Street, being Lots 1 & 3, Block 16 of the 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 is zoned a C-1 (Retail Business) District but is being used as residential. 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:

0

Attachments

Location Map

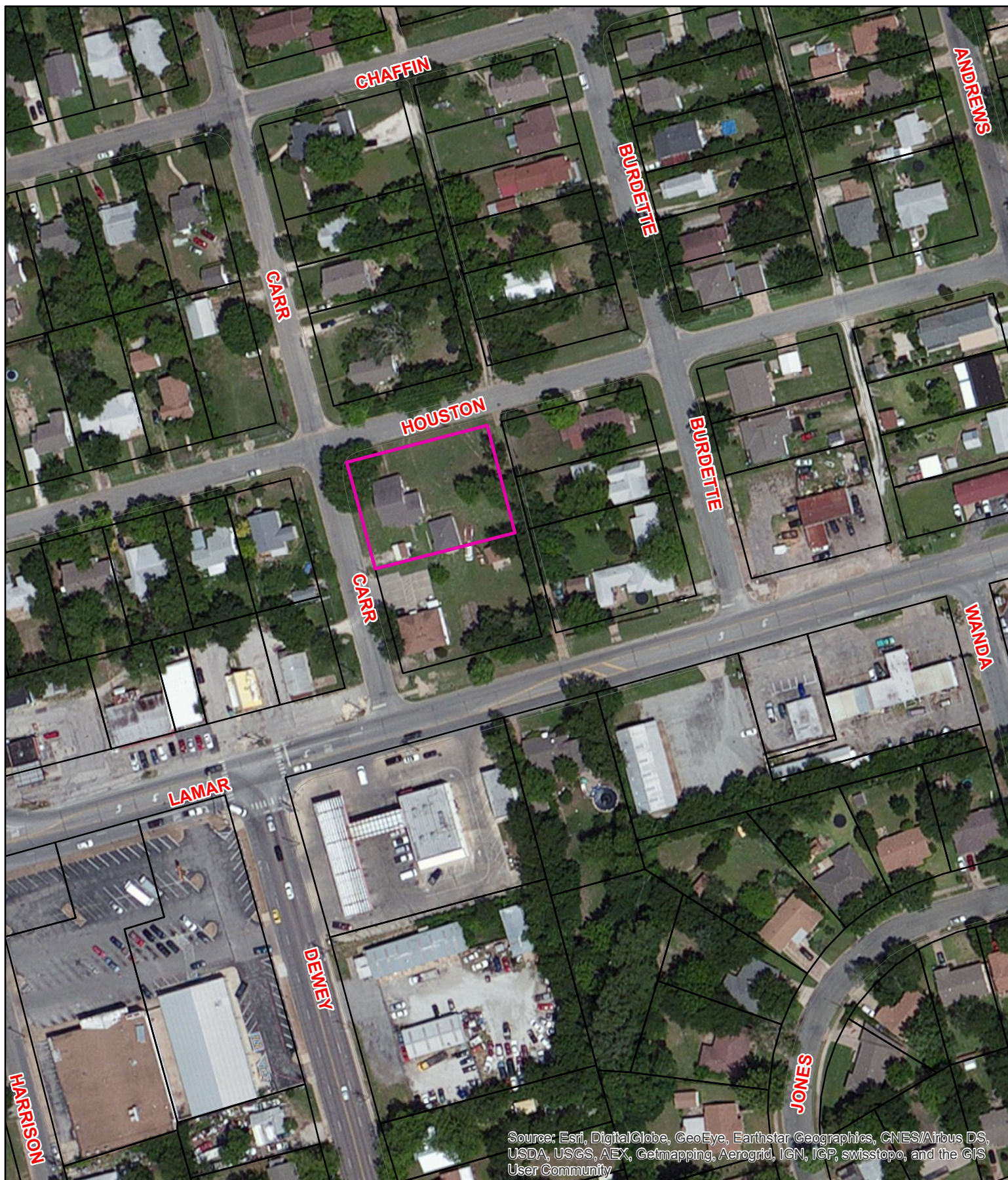
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



1802 E. Houston



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 130 ft



Zoning - 1802 E Houston

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Balock Commercial Overlay District
Sam Rayburn Freeway	Central Business District
US Hwy 82 and 75	College Park District
Special Districts Overlay	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Balock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 130 ft

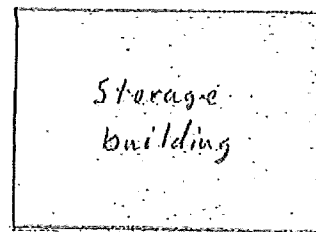
1802 E. Houston



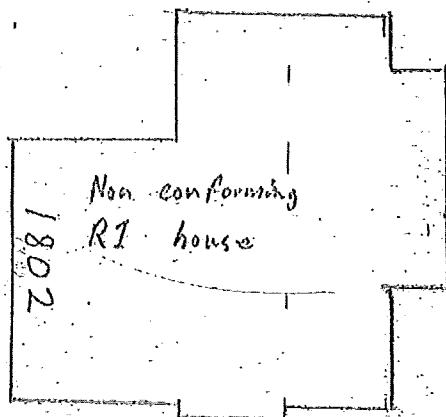


Alley

Houston St.



150'



70' 4"

Non-conforming
R1 house

(14' x 7')

Snow Lane
Trailer

8' 8"

32'

Zoned C1

Zoned C1

Zoned
C1

Lot 1

Lot 3

Lot 2

E11

Christian College Addition
Block 16

Carr St.



View from Carr St.
Looking East

STAFF REVIEW LETTER

February 11, 2016

Seraj Ali
1113 Lakota Place
Carrollton, TX 75010

Dear Applicants,

The request to Renew the Temporary Use Permit and site plan approval to allow a snow cone stand in a C-1 (Retail Business) District for the property located at 1802 East Houston Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 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. Off-street parking must be on an improved surface (asphalt or concrete).
2. The Temporary Use Permit is valid May through September.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 14.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

119 & 121 N ANDREWS AVENUE

The request of Mendi Salijeski (Owners) and Bruce Green, BWG Architecture (Architect) concerning the property at 119 and 121 North Andrews Avenue, being Lots 1, 3 & 5, Block 14, Christian College Addition, as follows;

Planning and Zoning Commission

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

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' rear setback for a multi-family dwelling in lieu of the required 25' in an R-2 (Multi-Family Residential) District.

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (6) to allow fiber cement siding for three multi-family dwellings in lieu of the required masonry or masonry veneer in an R-2 (Multi-Family Residential) District.

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to not require a fence surrounding the multi-family development in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District.

Background:

The property is located at 119 and 121 North Andrews; the southeast corner of Andrews Avenue and Chaffin Street. The property is zoned an R-1 (One Family Residential) District and the owner would like to rezone the property to an R-2 (Multi-Family Residential) District to build three single story duplexes on the lots. The duplexes will be approximately 2,112 square foot with fiber cement siding and brick columns.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Mendi Salijeski (Owners)

Bruce Green, BWG Architecture (Architect)

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:

19

Objections Received:

0

Attachments

Location Map

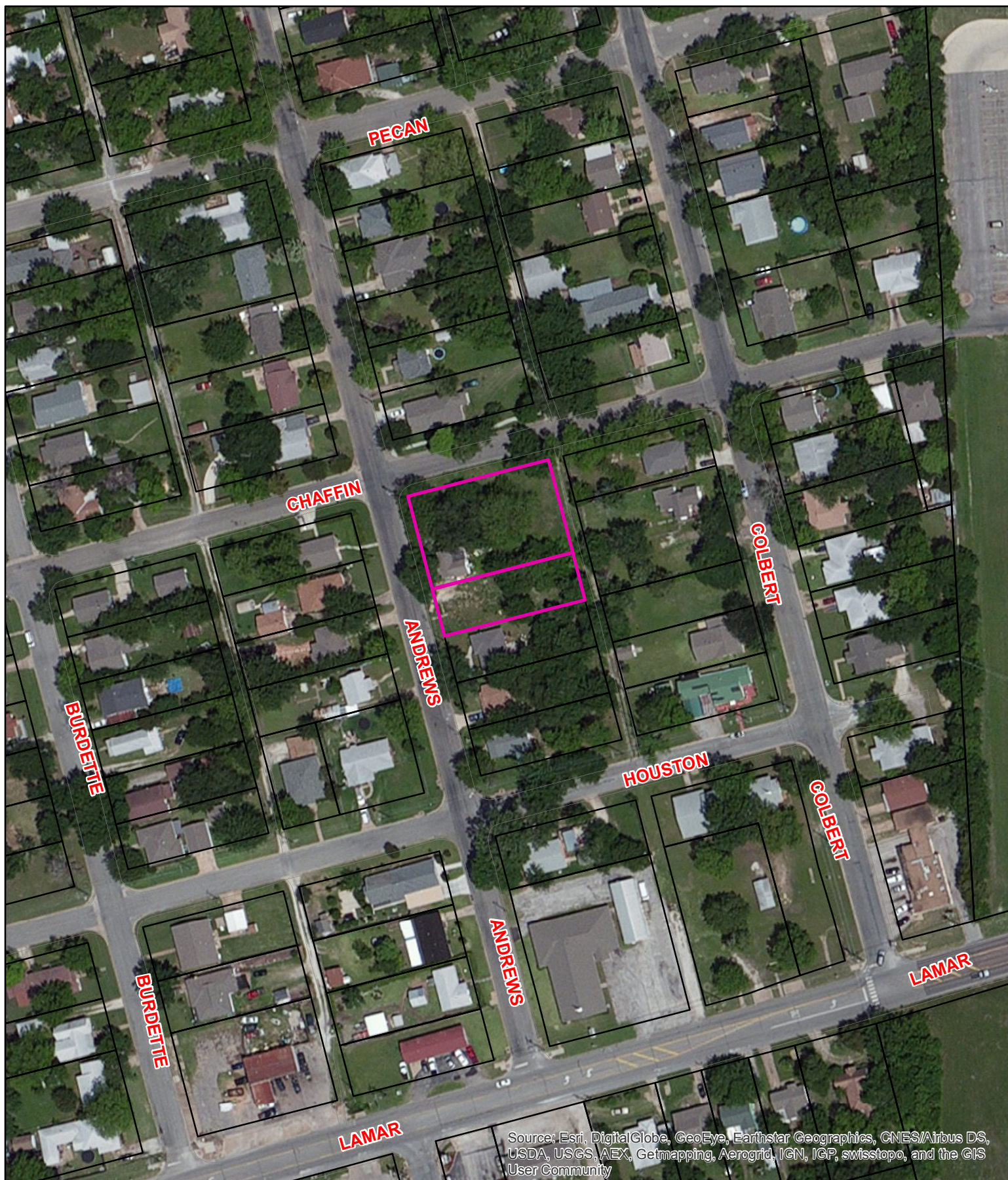
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter



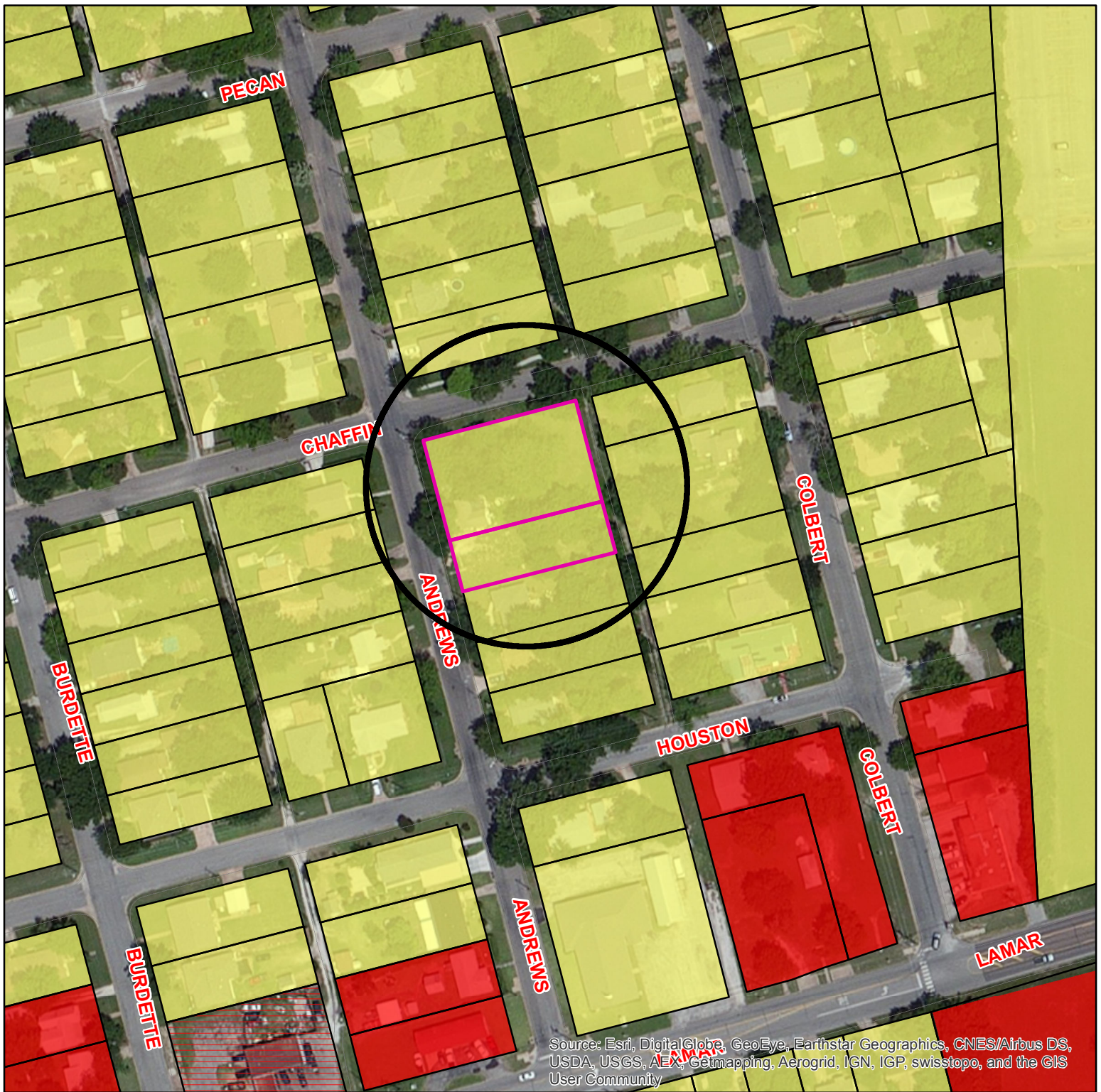
119 & 121 N. Andrews



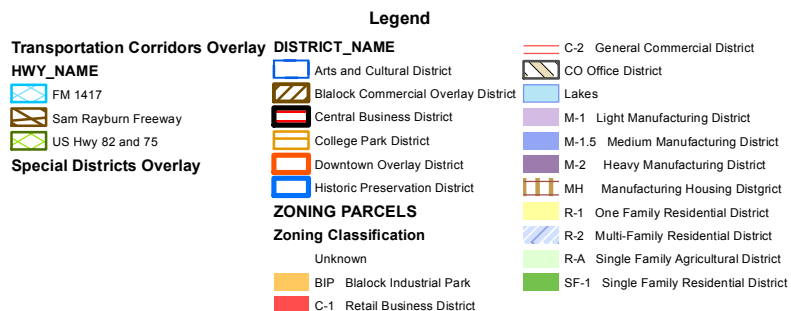
NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 130 ft



Zoning - 119 & 121 N. Andrews



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 in = 130 ft

119 & 121 N. Andrews Ave.



ARCHITECT

BWG Architecture

P.O. Box 893
Tom, Texas 75489
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18-293
Ordinance: 24990



project address:

119 & 121 ANDREWS
SHERMAN, TX

project owner:

S.S. PARTNERS

project description:

A NEW DUPLEX
DEVELOPMENT

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

PLANNING & ZONING

project number:

16003

revisions:

Rev.	Description	Date
------	-------------	------

sheet name:

SITE

sheet issue date:

10/12/14

A-1.0

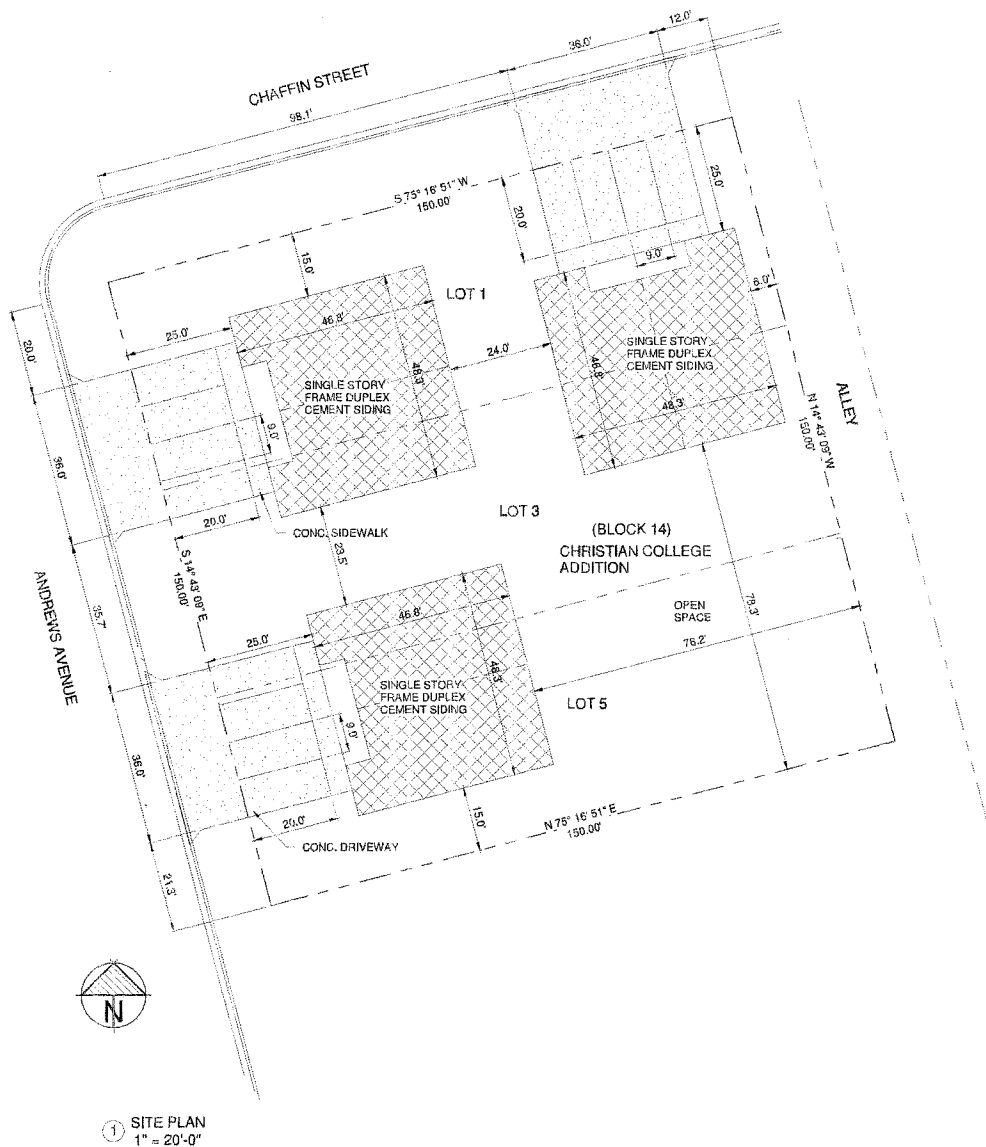
ZONING: R-1

BUILDING AREAS:

2'x12 S.F. (X3) = 6336 S.F.
LOT AREA = 22500 S.F.

26% OF LOT AREA

MASONRY: 100% FIBER CEMENT
SIDING AND BRICK COLUMNS



E:\PROJECTS\COMMERCIAL\SS Partners\DD\SS Partners Duplex Complex Bldg Plan.rvt

1/22/2016 8:30:50 PM

ARCHITECT

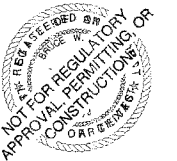
BWG Architecture

P.O. Box 893
Tom Bean, TX 75489
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18,296
Oklahoma: 04980



project address:

119 & 121 ANDREWS
SHERMAN, TX

project owner:

S.S. PARTNERS

project description:

A NEW DUPLEX
DEVELOPMENT

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

PLANNING & ZONING

project number:

16003

revisions:

Rev.	Description	Date
------	-------------	------

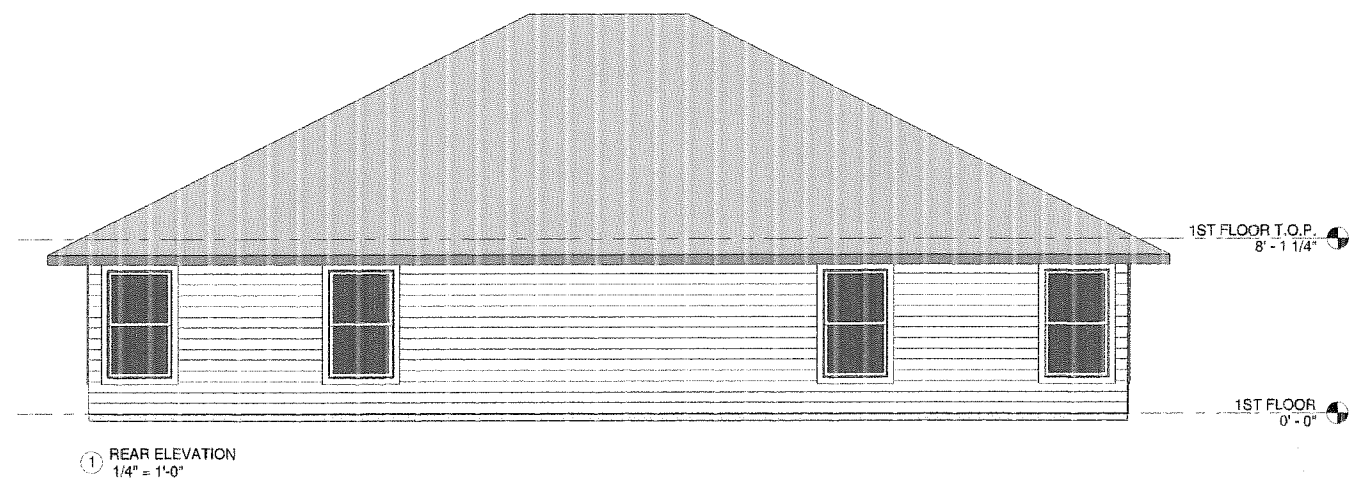
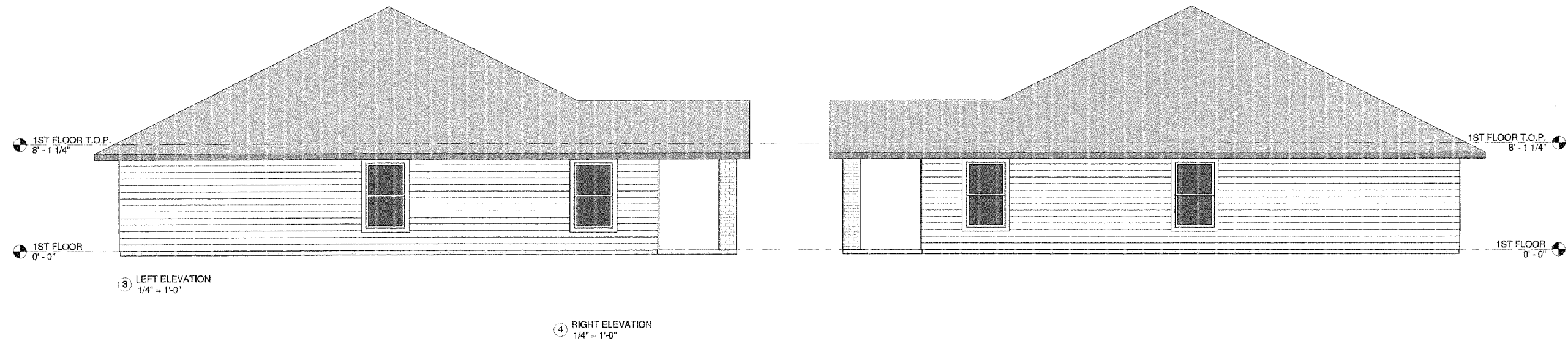
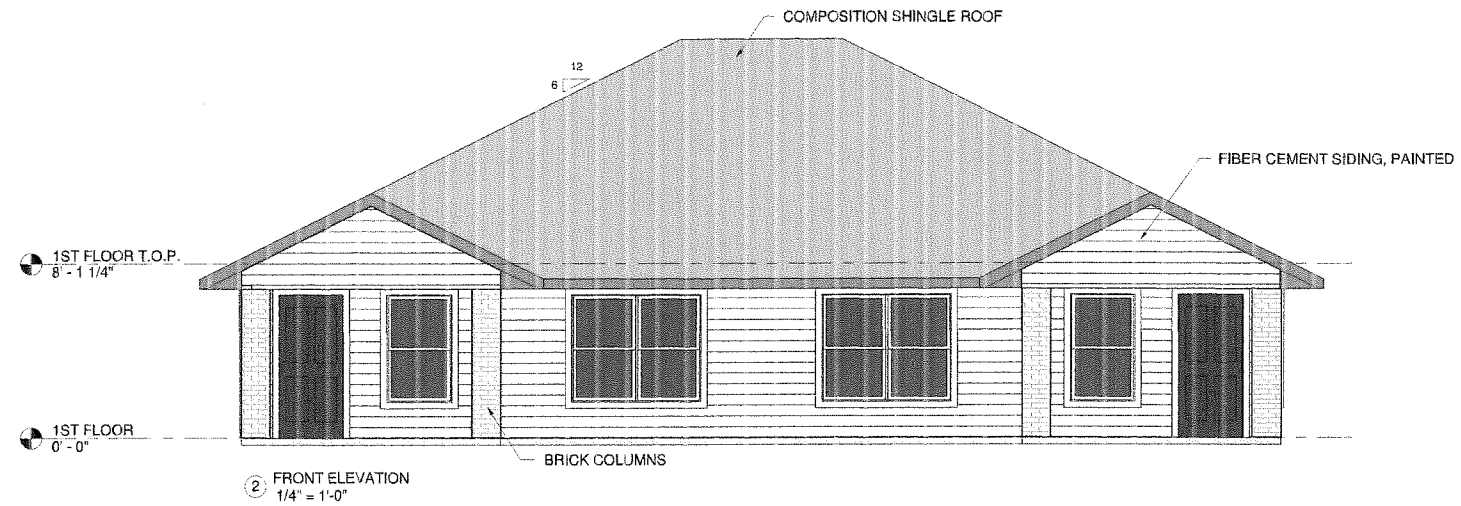
sheet name:

EXTERIOR
ELEVATIONS

sheet issue date:

10/12/14

A-3.0



STAFF REVIEW LETTER

February 11, 2016

Mendi Salijeski
220 Archer Dr.
Sherman, Texas 75092

BWG Architecture
PO Box 893
Tom Bean, TX 75489

Dear Applicants,

The request for a zone change and site plan approval for three duplexes from an R-1 (One Family Residential) District to an R-2 (Multi-Family Residential) District for the property located at 119 and 121 North Andrews Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. Wall finishes shall be masonry or masonry veneer unless an exception is granted.
3. A minimum 6 foot masonry perimeter wall shall be provided to surround the development 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 or asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering

1. Replatting of the property is required.
2. Drive approaches and sidewalks shall conform to the City of Sherman standards.
3. Privately owned and maintained detention in accordance with City criteria is required.
4. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
5. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 15.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

2525 TEXOMA PARKWAY

The request of Utter Properties LTD (Owner), Terry Skipworth (Contractor), BWG Architecture (Architect) and Ford Land Dealership Facility Services (Architect) concerning the property located at 2525 Texoma Parkway, being Lot 1, Block 1, Bob Utter Addition, as follows:

Board of Adjustments

Exceptions under Ordinance No. 2280, Section 6.8, Subsections (5C) and (4b) to allow eight (8) overhead doors facing the highway on the Quick Lane Tire and Auto Center and to allow metal panels as accent features in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

Site plan approval for an addition to the Quick Lane Tire and Auto Center.

Background:

The property is located at 2525 Texoma Parkway, the southeast corner of Texoma Parkway and East U.S. Highway 82; Bob Utter Ford is the tenant. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82 Overlay) District.

An exception was granted at the August 18, 2015, Planning and Zoning Commission Meeting to allow six (6) overhead doors facing the highway on the Collision Center and not require a 10' buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District with the condition the doors must be painted to match the building.

The owner would like to construct an addition to the Quick Lane Tire and Auto Center and add eight (8) overhead doors facing U.S. Highway 82; the exterior on addition will be EFIS (Exterior Finish Insulation System) with metal accents to match the existing buildings.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Utter Properties LTD (Owner)

Terry Skipworth (Contractor)

BWG Architecture (Architect)

Ford Land Dealership Facility Services (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:

11

Objections Received:

Attachments

Location Map

Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter

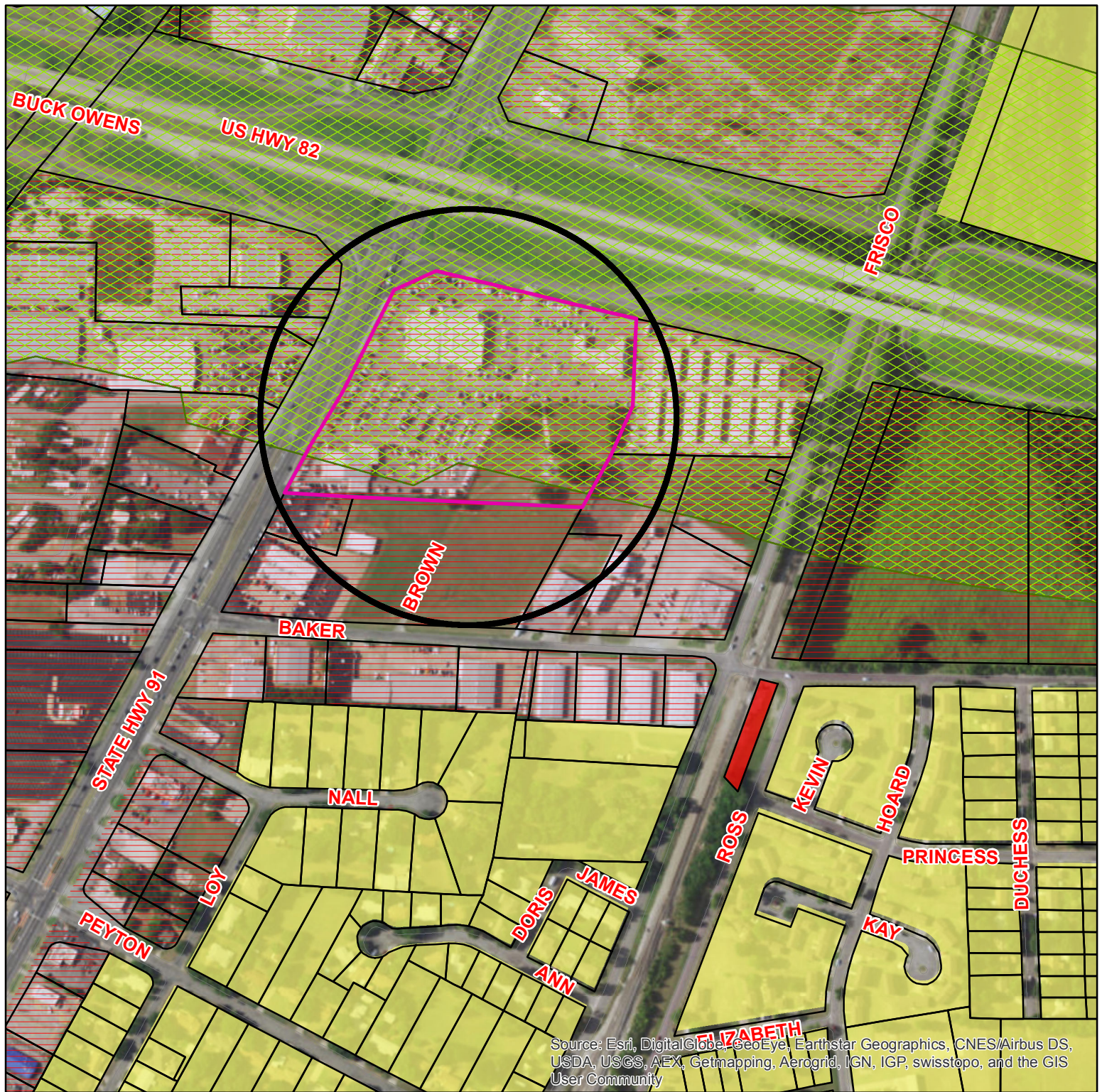


2525 Texoma Parkway

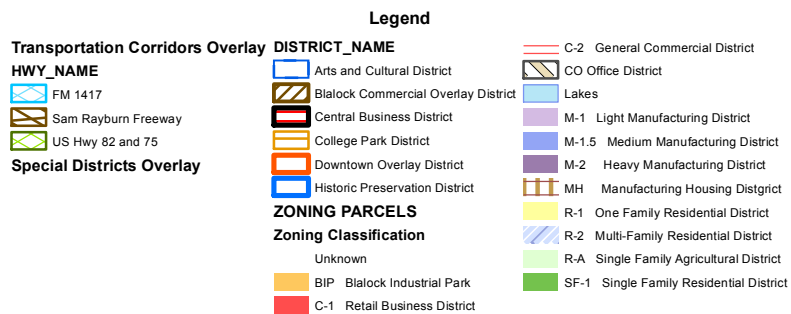
City of Sherman, Texas
Developmental Services Department



1 in = 376 ft



Zoning - 2525 Texoma Parkway



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

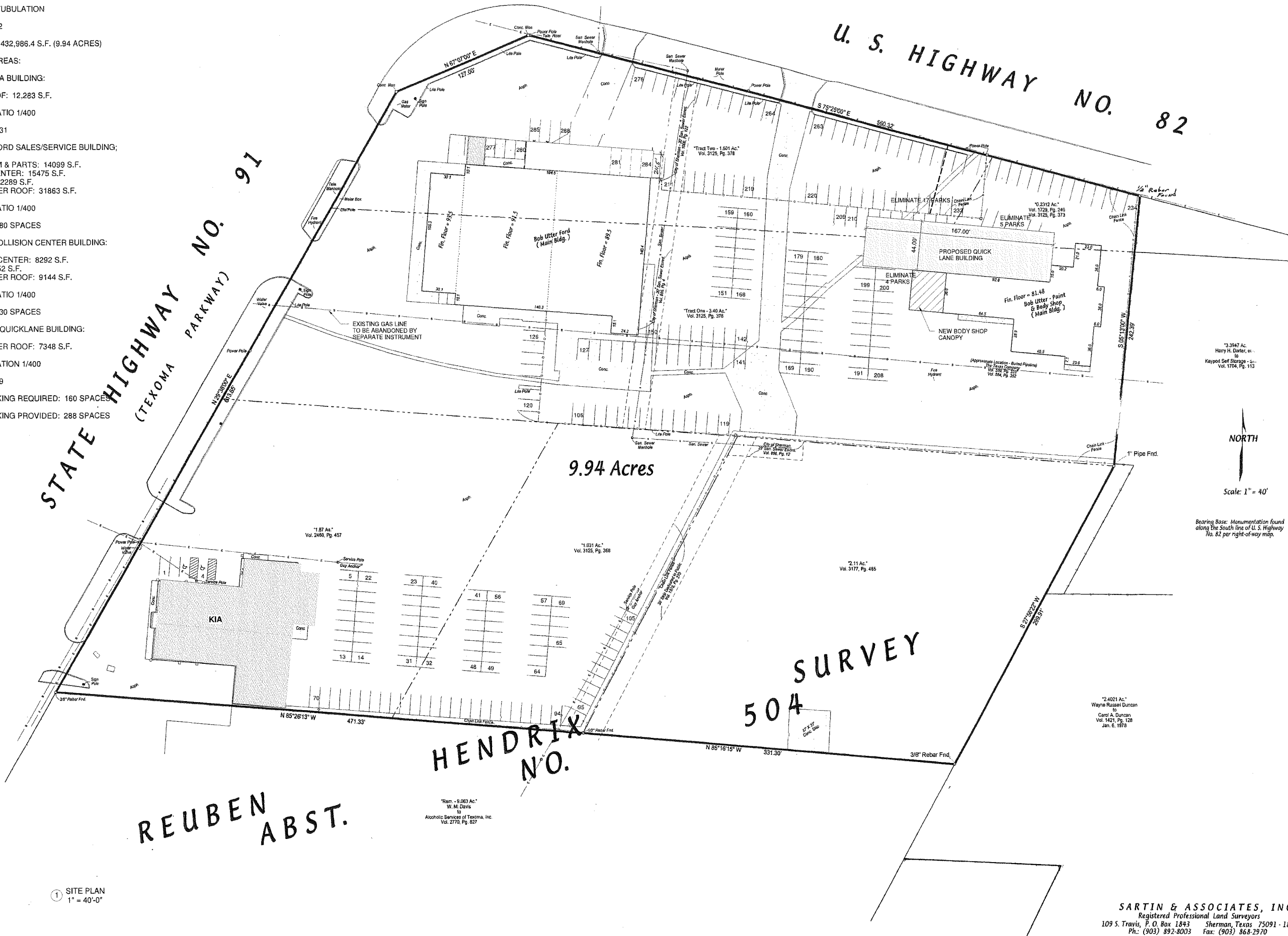


1 in = 376 ft

2525 Texoma Pkwy



SITE DATA TUBULATION
ZONING: C-2
SITE AREA: 432,986.4 S.F. (9.94 ACRES)
BUILDING AREAS:
EXISTING KIA BUILDING:
UNDER ROOF: 12,283 S.F.
PARKING RATIO 1/400
12283/400 = 31
EXISTING FORD SALES/SERVICE BUILDING:
SHOWROOM & PARTS: 14099 S.F.
SERVICE CENTER: 15475 S.F.
CANOPIES: 2289 S.F.
TOTAL UNDER ROOF: 31863 S.F.
PARKING RATIO 1/400
31863/400 = 80 SPACES
EXISTING COLLISION CENTER BUILDING:
COLLISION CENTER: 8292 S.F.
CANOPY: 852 S.F.
TOTAL UNDER ROOF: 9144 S.F.
PARKING RATIO 1/400
11944/400 = 30 SPACES
PROPOSED QUICKLANE BUILDING:
TOTAL UNDER ROOF: 7348 S.F.
PARKING RATION 1/400
7348/400 = 19
TOTAL PARKING REQUIRED: 160 SPACES
TOTAL PARKING PROVIDED: 288 SPACES



① SITE PLAN
1" = 40'-0"

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

bwg architecture
P.O. Box 893
Tom Bean, TX 75489
(903) 892-8480
www.bwgarchitecture.com
© B.W. Green, LLC
Bruce W. Green, Architect
Texas: 18,293
Oklahoma: 04980



project address:
2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:
BOB UTTER FORD

project description:
QUICK LANE

consultants:

CIVIL:
STRUCTURAL:
MEP:

project team:

approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:

00

project status:

DESIGN DEVELOPMENT

project number:

16001

revisions:

Rev. Description Date

sheet name:

SITE PLAN

sheet issue date:

07/28/15

A-100

E:\PROJECTS\COMMERCIAL\Ford Motor\Bob Utter Ford\Bob Utter Site Plan.rvt

1/22/2016 10:41:32 AM

FOR DESIGN INTENT ONLY
NOT FOR CONSTRUCTION



1 PERSPECTIVE VIEW

SHEET NO.		PROJECT & LOCATION		COPYRIGHT © 2011, FORD MOTOR COMPANY	GENERAL NOTES	
DCD_A0		BOB UTTER FORD LINCOLN			ALL CONTENTS ON THIS SHEET ARE CONFIDENTIAL INFORMATION AND ALL RIGHTS THEREIN ARE AND WILL REMAIN THE PROPERTY OF FORD MOTOR COMPANY. UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM FORD MOTOR LAND SERVICES CORPORATION, DISCLOSURE OF SUCH CONTENTS ON THIS SHEET IS NOT PERMITTED. DISCLOSURE OF ANY INFORMATION DEPICTED ON THIS SHEET IS BOUND BY THE GLOBAL TERMS AND CONDITIONS OF FORD MOTOR COMPANY PURCHASING AGREEMENT.	 Quick Lane Dealership Facility Services Planning, Design, Construction 330 Town Center Drive - 11th Floor Dearborn, Michigan 48126 USA www.Fordland.net  FORDLAND
		SHERMAN, TX				
		EXTERIOR PERSPECTIVE				



TEXOMA PARKWAY - LEFT TURN LANE



PARKING LOT - NORTH VIEW



US HWY 82 - OVERPASS BRIDGE



US HWY 82 - SOUTH VIEW



project address:
2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:
BOB UTTER FORD

project description:
QUICK LANE

consultants:
CIVIL:
STRUCTURAL:
MEP:

project team:
approved by: Approver
designed by: Designer
checked by: Checker
drafted by: Author

project issue date:
00

project status:
DESIGN DEVELOPMENT

project number:
16001

revisions:
Rev. Description Date

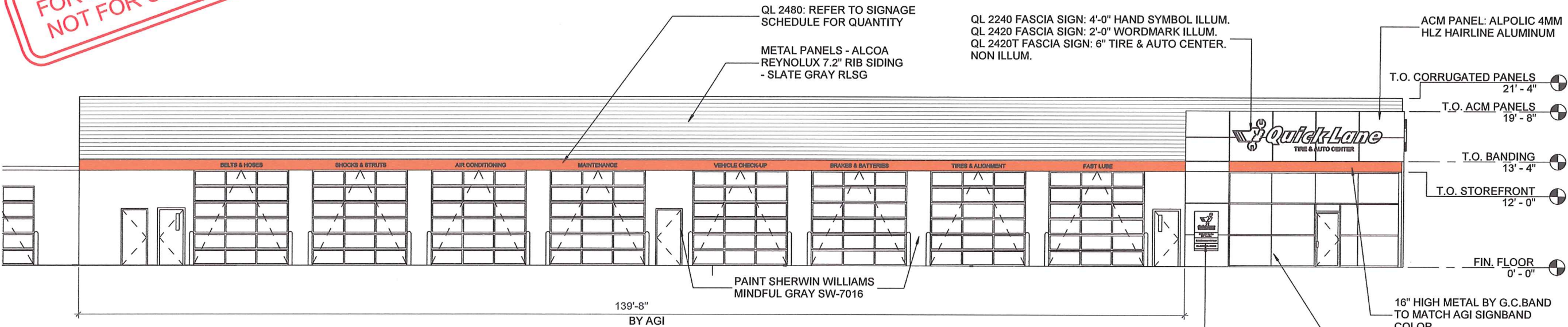
sheet name:
PHOTOS

sheet issue date:
01/21/16

A-101

FOR DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

NOTE: ALL DIMENSIONS FOR SIGNS
TO BE VERIFIED IN THE FIELD
BEFORE SIGN FABRICATION.



1 FRONT ELEVATION
1/16" = 1'-0"

SIGNAGE SCHEDULE		
MODEL	COUNT	DESCRIPTION
QL 2030	1	HOUR SIGN PLAQUE
QL 2240	2	QL 2240 FASCIA SIGN: 4'-0" HAND SYMBOL ILLUM.
QL 2420		QL 2420 FASCIA SIGN: 2'-0" WORDMARK ILLUM.
QL 2420T		QL 2420T FASCIA SIGN: 6" TIRE & AUTO CENTER. NON ILLUM.
QL 2480	13	1'-4"H x 10'-0"W ORANGE SIGN BAND SEGMENT

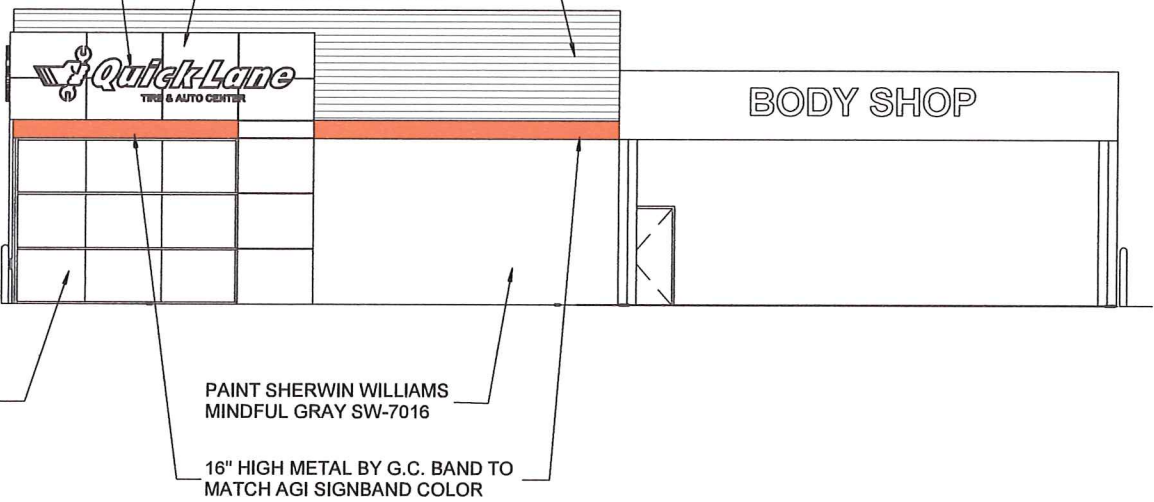
NOTE: ORANGE BANDING NOTED AS
- BY G.C. - CAN EITHER BE LOCALLY
FABRICATED TO MATCH AGI SIGNBAND
OR CAN BE PURCHASED FROM AGI.
DEALER'S CHOICE.

QL 2240 FASCIA SIGN: 4'-0" HAND SYMBOL ILLUM.
QL 2420 FASCIA SIGN: 2'-0" WORDMARK ILLUM.
QL 2420T FASCIA SIGN: 6" TIRE & AUTO CENTER.
NON ILLUM.

- T.O. CORRUGATED PANELS
21' - 4"
- T.O. ACM PANELS
19' - 8"
- T.O. BANDING
13' - 4"
- T.O. STOREFRONT
12' - 0"
- FIN. FLOOR
0' - 0"

CLEAR ANODIZED ALUM
THERMAL GLAZING SYSTEM

ACM PANEL: ALPOLIC 4MM
HLZ HAIRLINE ALUMINUM
METAL PANELS - ALCOA
REYNOLUX 7.2" RIB SIDING
- SLATE GRAY RLSG



2 SIDE ELEVATION
1/16" = 1'-0"

ELEVATION NOTES:

REFER TO SHEET PP_D1 FOR ALL FINISH SCHEDULES

PAINT ALL EXTERIOR DOORS AND FRAMES TO MATCH EXTERIOR FINISH.

EXTERIOR GLAZING SYSTEM TO BE KAWNEER'S ENCORE 4-1/2" SYSTEM W/
175-058 SSG VERT. INT. MULLION
175-155 ; 175-053 HORIZ. INT. MULLION
175-155 ; 175-051 HEAD & JAMB MULLION

THESE DRAWINGS ARE FOR COMMUNICATION OF
DESIGN INTENT ONLY, PROGRESS DRAWINGS AND
SUBJECT TO CHANGE, AND ARE NOT SUITED FOR
CONSTRUCTION OR FABRICATION.

GENERAL NOTES



Dealership Facility Services
Planning, Design, Construction
330 Town Center Drive - 11th Floor
Dearborn, Michigan 48126 USA
www.Fordland.net



COPYRIGHT © 2011, FORD MOTOR COMPANY

ALL CONTENTS ON THIS SHEET ARE CONFIDENTIAL
INFORMATION AND ALL RIGHTS THEREIN ARE AND WILL
REMAIN THE PROPERTY OF FORD MOTOR COMPANY.
NO PART OF THIS SHEET IS TO BE REPRODUCED,
COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
FORD MOTOR COMPANY. ANY UNAUTHORIZED
DISCLOSURE OF SUCH CONTENTS ON THIS SHEET IS NOT
PERMITTED. DISCLOSURE OF ANY INFORMATION
DEPICTED ON THIS SHEET IS BOUND BY THE GLOBAL
TERMS AND CONDITIONS OF FORD MOTOR COMPANY
PURCHASING AGREEMENT.

PROJECT & LOCATION

BOB UTTER FORD LINCOLN

SHERMAN, TX

EXTERIOR ELEVATIONS

SHEET NO.

DCD_A5

STAFF REVIEW LETTER

February 11, 2016

Utter Properties
2525 Texoma Parkway
Sherman, Texas 75090

BWG Architecture
PO Box 893
Tom Bean, TX 75489

Terry Skipworth
2860 Refuge Rd.
Sherman, Texas 75092

Ford Land Dealership Facility Services
330 Town Center Drive – 11th Floor
Dearborn, MI 48126

Dear Applicants,

The request for site plan approval for an addition to the Quick Lane Tire and Auto Center for the property located at 2525 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

6. Verify location of utility mains. No permanent structures shall be placed in an utility easement.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 16.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

213 W. PECAN STREET

The request of HBR3CPA LLC (Owner) and Harold Rogers (Representative) concerning the property located at 213 West Pecan Street, being Lot 3, Block N, Black's Addition, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (1B) to allow a metal carport in lieu of the required masonry in a C-1 (Retail Business) District/Central Business District.

Background:

The property is located at 213 West Pecan Street between Crockett and Elm Streets. The property is zoned a C-1 (Retail Business) District and is located in the Central Business District.

The owner recently purchased the parking lot next door to his business (Harold B Rogers, III CPA PC). He would like to install a metal carport on the back portion of the parking lot; the colors on the carport will match his commercial office building.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

HBR3CPA LLC (Owner)

Harold Rogers (Representative)

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:

8

Objections Received:

Attachments

Location Map

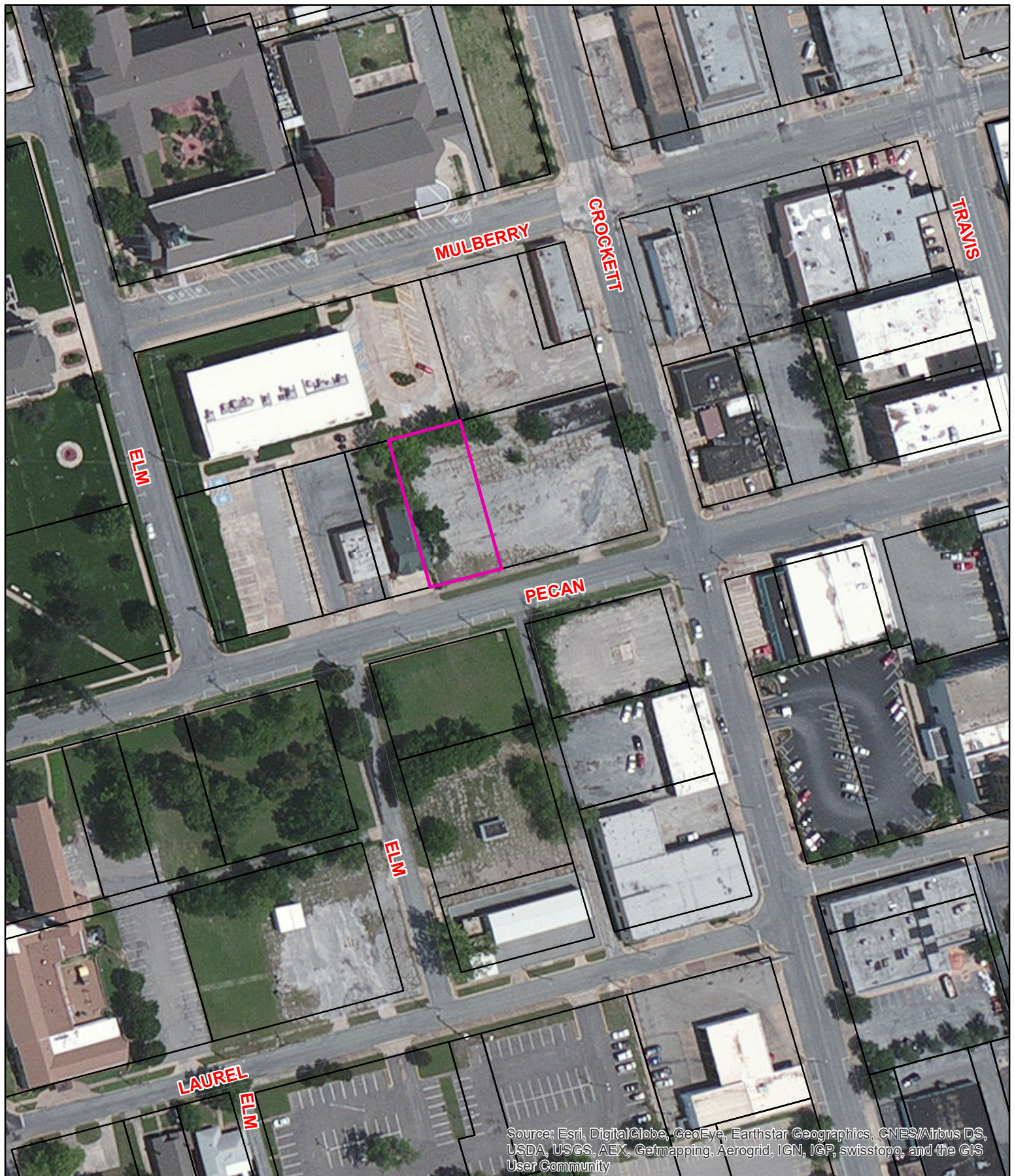
Zoning Map

Zoning Photo

Narrative

Site Plan

Elevations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



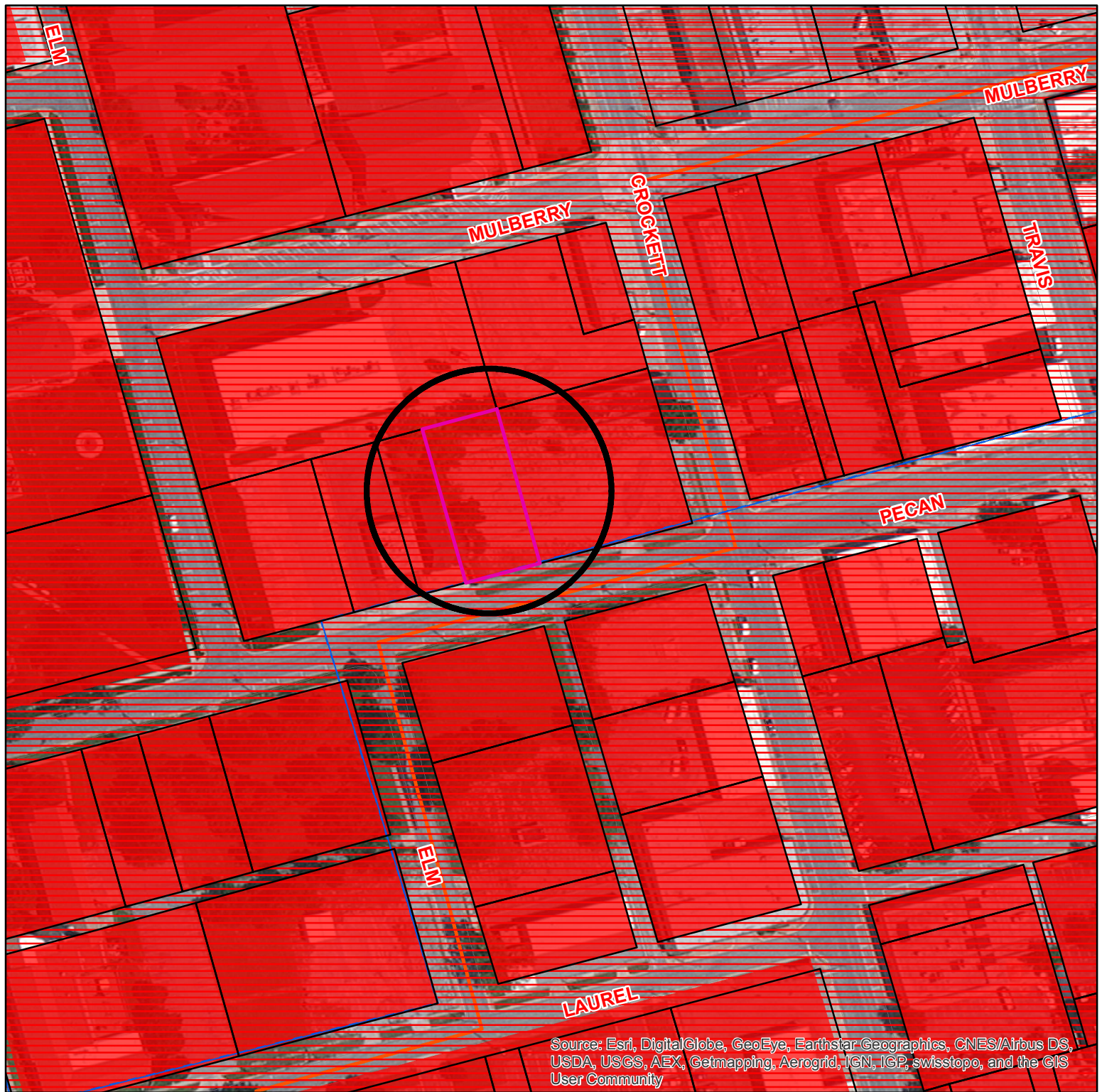
213 W. Pecan



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 125 ft



Zoning - 213 W. Pecan

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Blalock Commercial Overlay District
Sam Rayburn Freeway	Central Business District
US Hwy 82 and 75	College Park District
Special Districts Overlay	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 130 ft

213 W. Pecan St.



HAROLD B ROGERS III CPA PC
CERTIFIED PUBLIC ACCOUNTANT
217 WEST PECAN STREET
SHERMAN, TX 75090-5847

(903) 868-2403
(903) 868-2614 FAX

January 26, 2016

City of Sherman
Developmental Services
220 W Mulberry
Sherman, TX 75090

Hand Delivered

RE: Zoning Application

Dear City of Sherman:

I am respectfully requesting an exception and/or variance of the Exterior Facade requirement of masonry, brick, stone, EFIS or concrete lap siding.

I would like to install a quality carport manufactured by Winslow's Custom Buildings. The carport would be installed on the back portion of a parking lot that I recently purchased and restored to its original asphalt condition. The carport would use 29 gauge sheet metal, with the colors exactly matching my commercial office building.

I am requesting an exception/variance that the carport gables, side panels and legs be allowed to use their original construction material (29 gauge sheet metal whose color exactly matches the building) instead of having to go the expense of covering them with masonry, brick, stone, EFIS or concrete lap siding.

Please see the attached drawing where the carport will be installed. The carport is shown in red. To provide a frame of reference, a drawing (in blue) is attached that shows the location of the carport in relation to various structures, including an unsightly metal storage building that was installed several months ago. Also, two pictures are also included to provide additional visual perspective.

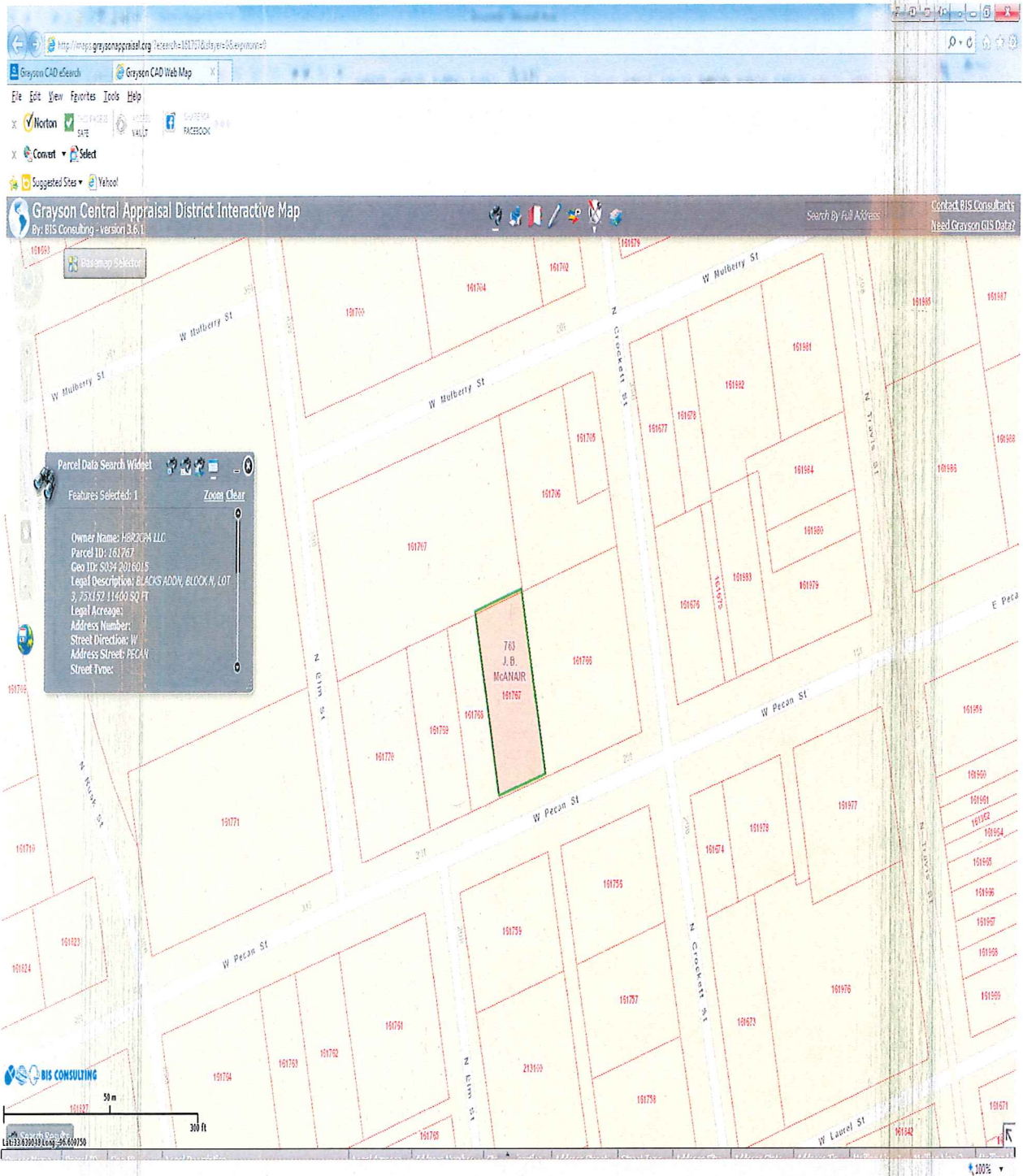
I am very proud of my downtown facility. It is a 1930 Sherman Preservation League designated building. The parking lot I just recently purchased was restored this past summer (summer 2015) from a weed strewn lot to its original asphalt condition. The parking lot upgrade has been a nice addition to the Sherman community's parking needs for such events as Arts Fest and high school football games. Hence, I would only consider installing a first-rate carport that would not compromise the existing integrity of my facility or investment.

I thank you in advance for your diligent consideration of this reasonable request.

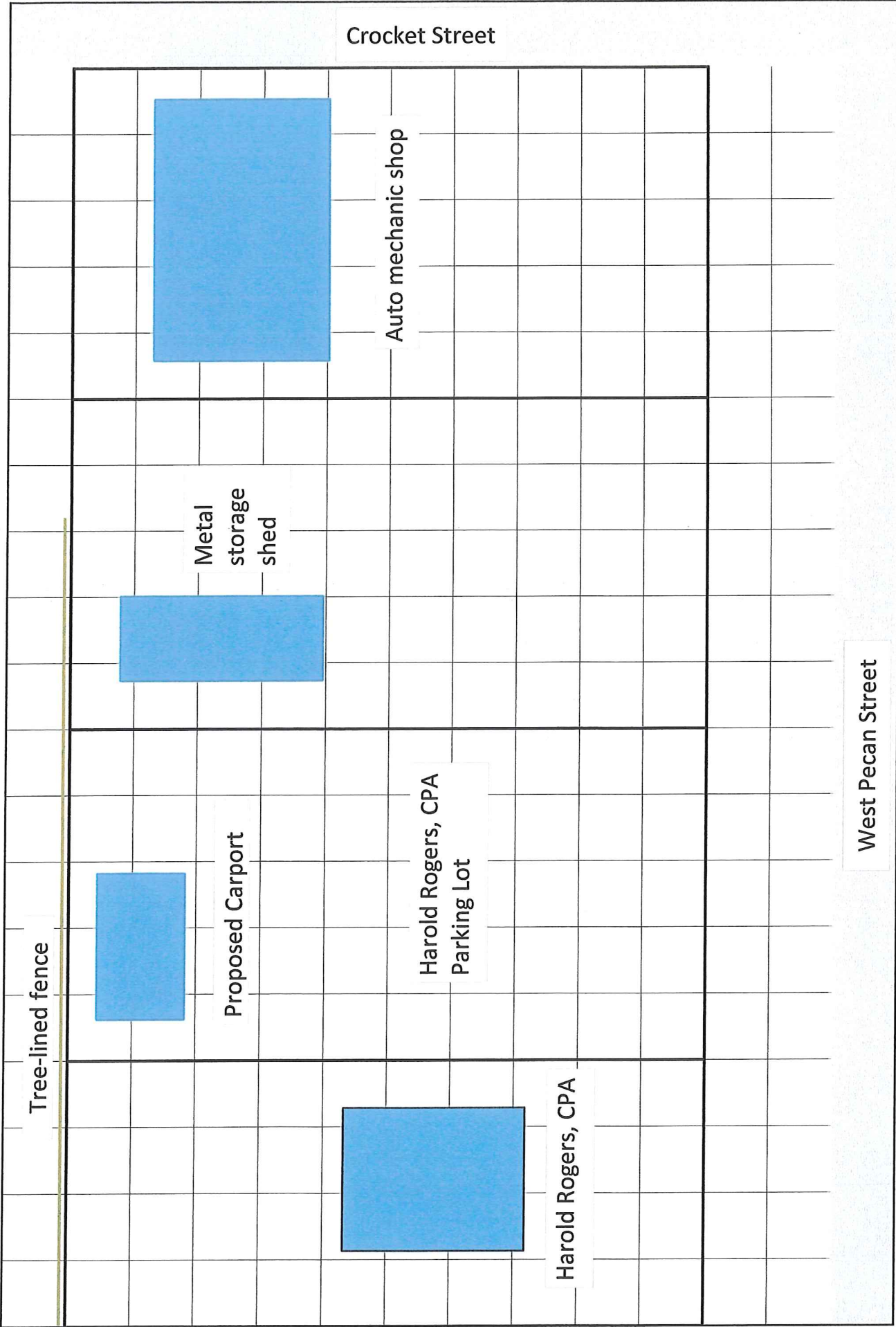
Sincerely,



Harold B Rogers III
Certified Public Accountant



Back of Properties



Front of Properties

1 square = 5 feet
Lot is 75 X 120 feet

Back of Property

75 feet wide

Tree-lined Fence

Ten feet off property
20 feet wide

Ten feet
off the
property
line

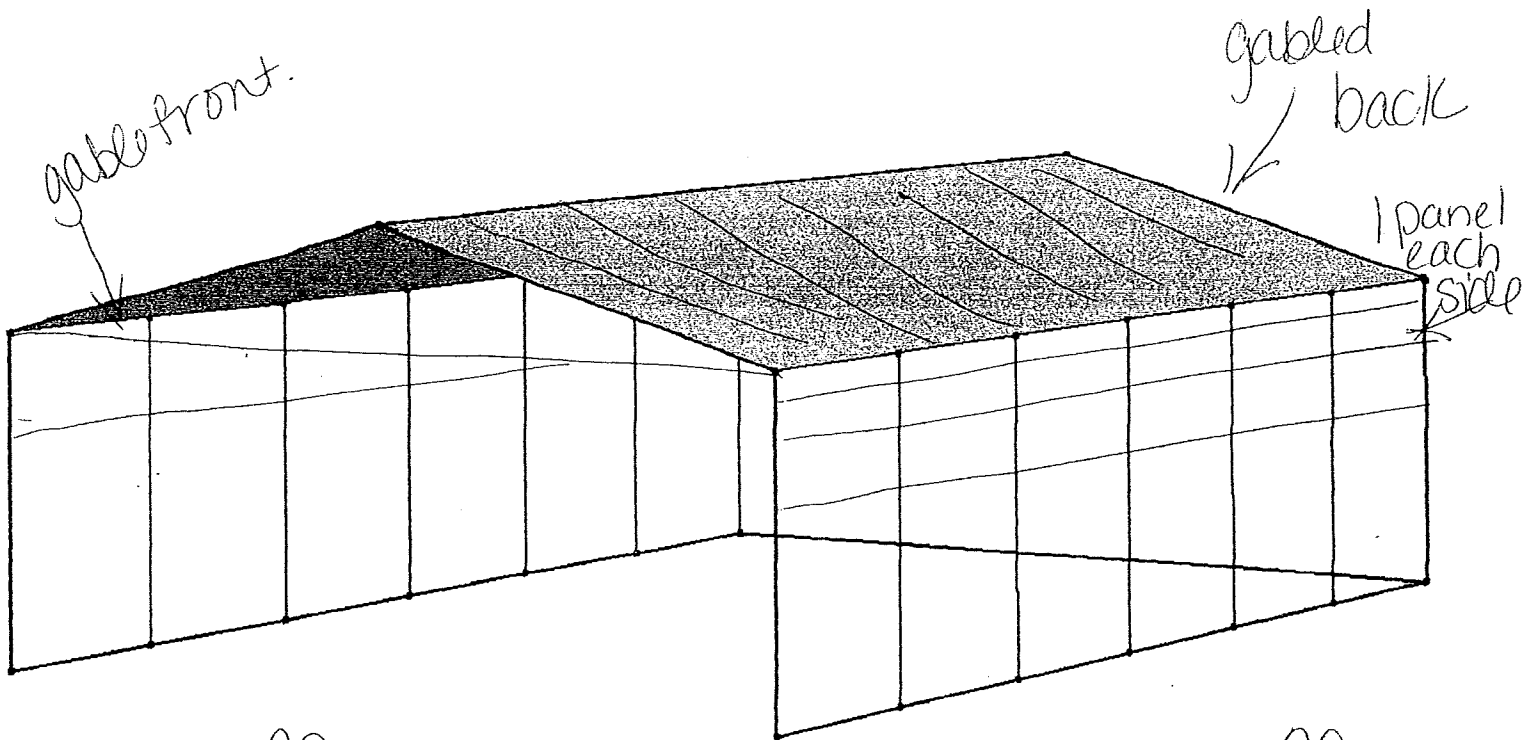
20 feet deep

120 feet deep

Harold Rogers owns
this property

West Pecan Street

Front of Property



Width= 20

Length= 20

Leg Height= 8'

COLORS= _____
 ROOF= _____
 TRIM= _____

Sheet Metal
☒ 29 Gauge (Standard)
☐ 26 Gauge (Optional)

Carport ☒ RV Cover ☐

Customer: Harold Bloger III DATE: 11/24/15



*Carport will be Autumn Red with Ash Grey trim which matches Harold Rogers, CPA building





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

Agenda Item No. 17.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3114 REX CRUSE DRIVE

The request of TCV APTS LLC (Owners), Joe Gilbert (Representative) and NBS Drafting and Design (Draftsman) concerning the property at 3114 Rex Cruse Drive, being Lots 31 & 32, Block B, Turtle Creek North, Section 4, as follows;

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.3, Subsection (7) to allow the existing 6' wood fence between the R-1 (One Family Residential) District and R-2 (Multi-Family Residential) District development in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Site plan approval for three duplexes for Turtle Creek Apartments

Background:

The property is located at 3114 Rex Cruse Drive between Idlewood Drive and Cypress Grove Road; Turtle Creek Apartments is the tenant. The property is zoned an R-2 (Multi-Family Residential) District. One of the apartment buildings was consumed by fire on April 30, 2015 and has been demolished. The owner would like to replace the building with three duplexes.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

TCV APTS LLC (Owners)

Joe Gilbert (Representative)

NBS Drafting and Design (Draftsman)

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:

21

Objections Received:

0

Attachments

Location Map

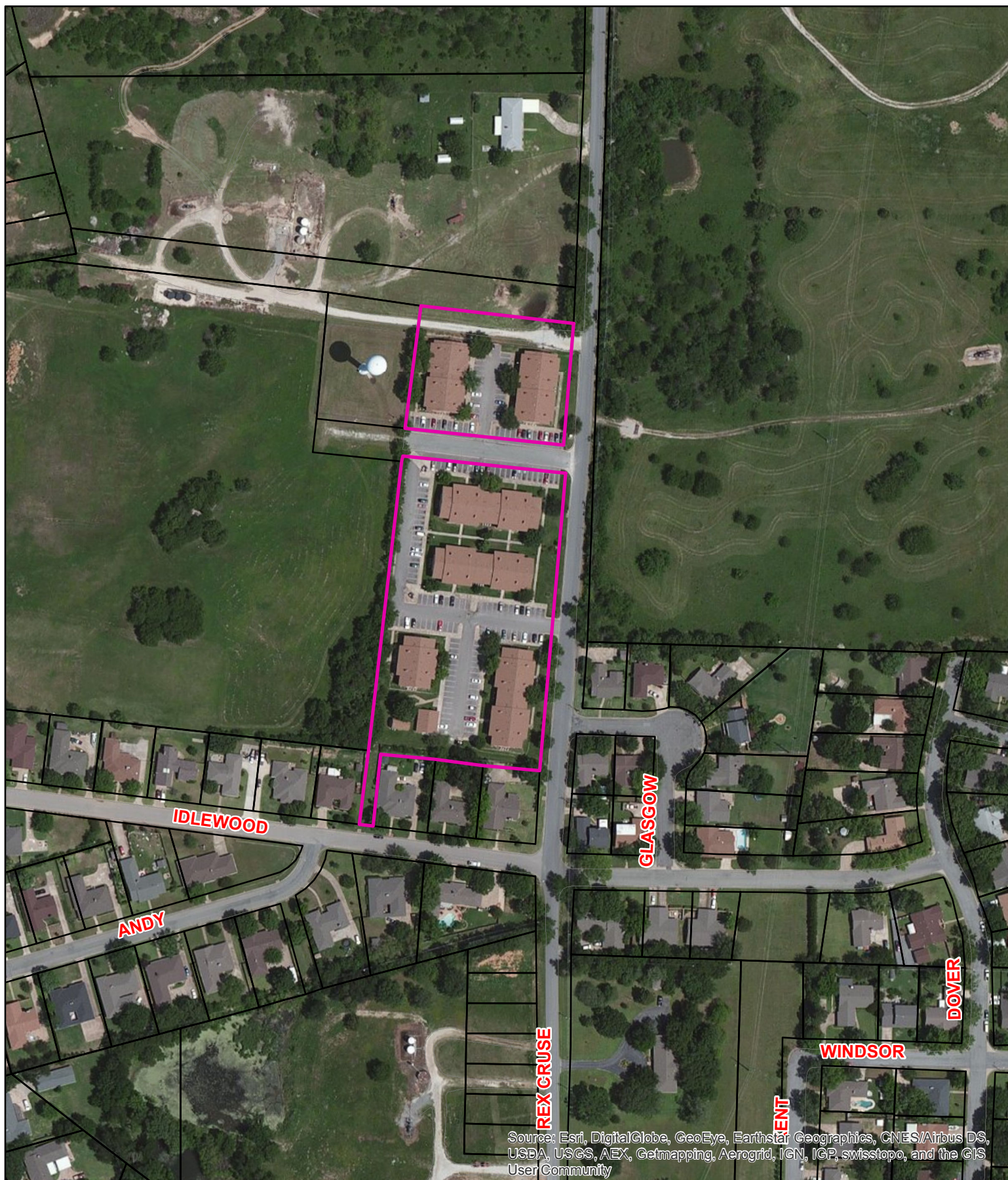
Zoning Map

Zoning Photo

Site Plan

Elevations

Staff Review Letter



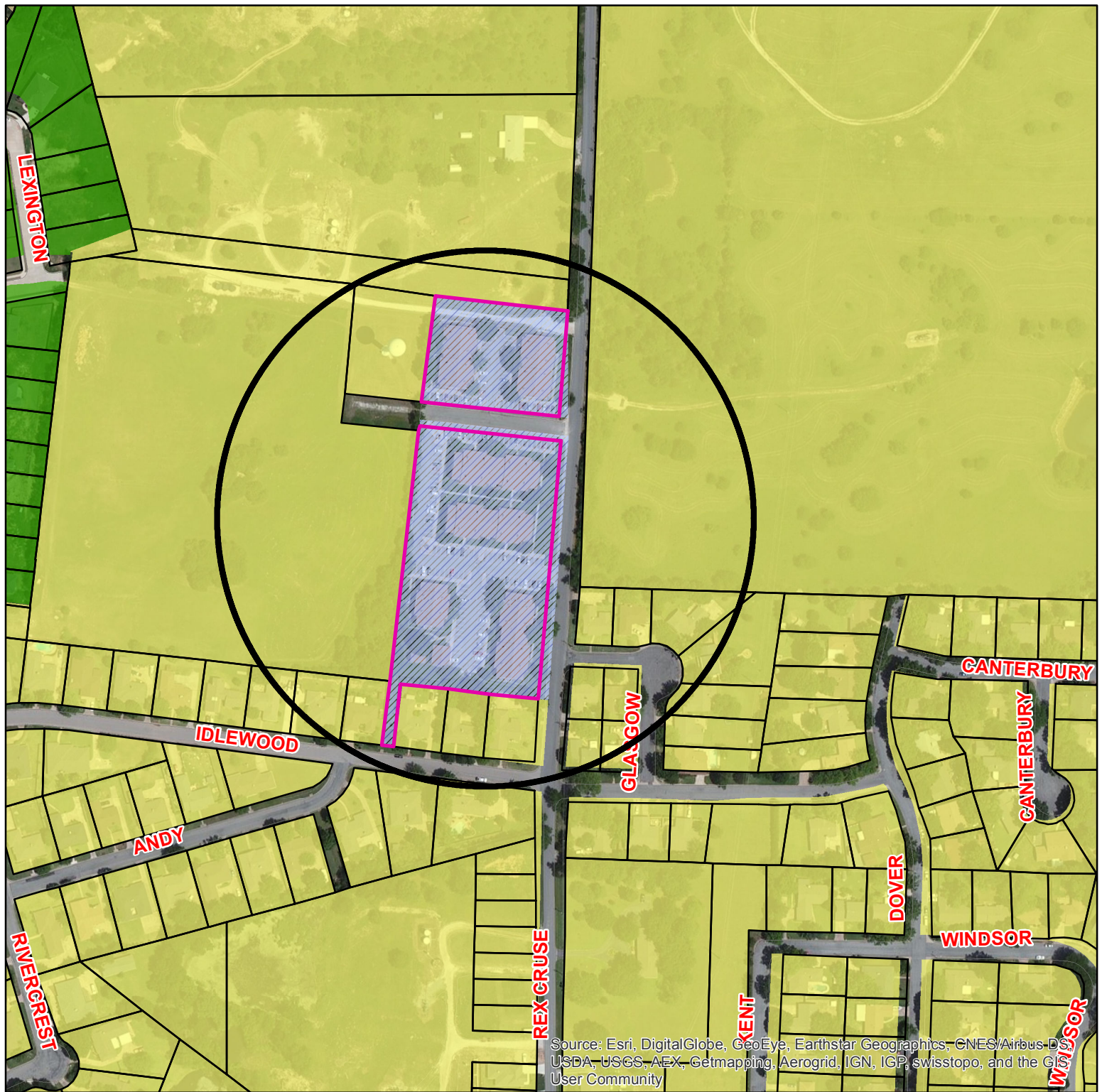
3114 Rex Cruse Dr



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 209 ft



Zoning - 3114 Rex Cruse

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

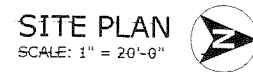
City of Sherman, Texas
Developmental Services Department



1 in = 261 ft

3114 Rex Cruse Dr.

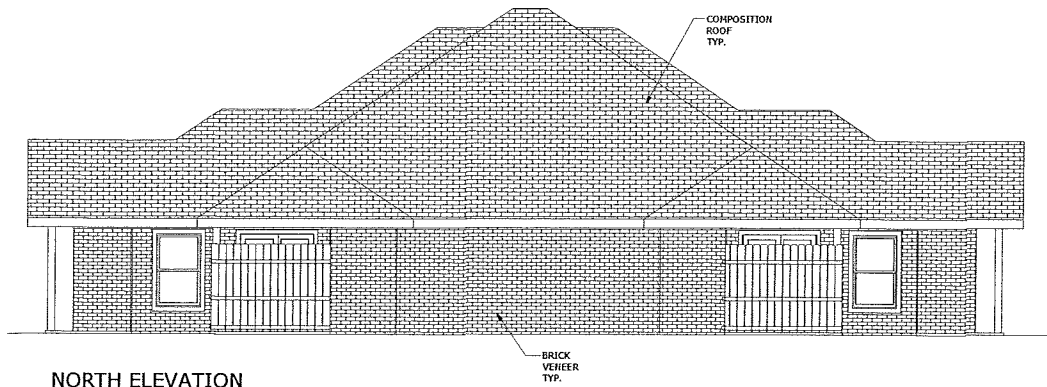




C-1

SHEET TITLE:

[illegible]



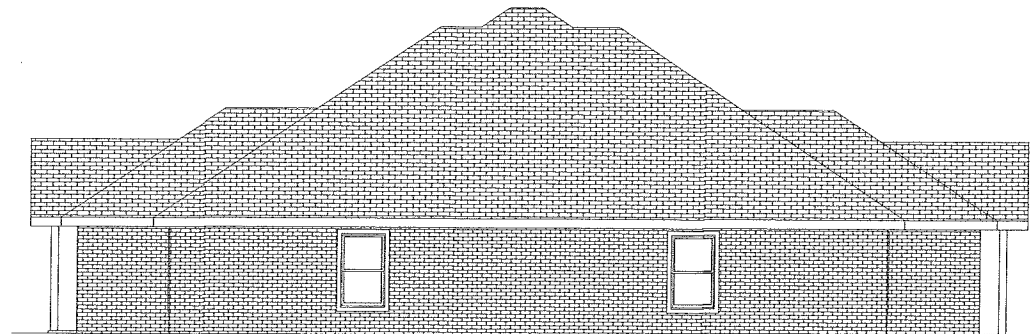
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
New Duplexes for
TURTLE CREEK APARTMENTS
3114 Rex Cruse Drive
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090
903.892.5620

DATE:

2/3/2016

SCALE:

--

SHEET:

A-2

STAFF REVIEW LETTER

February 11, 2016

TCV APTS LLC
1701 F St.
Bakersfield, CA 93301

Joe Gilbert
801 E. Taylor St.
Sherman, Texas 75090

Turtle Creek Apts
3114 Rex Cruse Dr.
Sherman, Texas 75092

NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090

Dear Applicants,

The request for site plan approval for three duplexes for Turtle Creek Apartments for the property located at 3114 Rex Cruse Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering:

9. The drive approaches and sidewalks shall conform to the City of Sherman standards.
10. The location of trash receptors must be approved by the Director of Public Works.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer
Steve Ayers, Dir. Of Community and Support Services

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator
Don Keene, Asst. City Manager



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

Agenda Item No. 18.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3113 N. U.S. HIGHWAY 75, SUITE 300**

The request of Sherman Holdings LP (Owner) and Nathan Gray, NBS Drafting and Design (Draftsman), concerning the property at 3113 North U.S. Highway 75, being Lot 2, Sherman Shopping Center, as follows;

Planning and Zoning Commission

Site plan approval for Stanton Optical

Background:

The property is located at 3113 North U.S. Highway 75, Suite 300; the northeast corner of U.S. Highways 75 & 82, the former tenant was Brident Dental. The property is zoned a C-1 (Retail Business) District and is located in the O-1 (75 & 82 Overlay) District. The owner would like to change the exterior of the building by adding glass, a glass doorway, a new stucco finish and awning on the west side of the building. Stanton Optical plans to occupy the lease space at this location.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Sherman Holdings LP (Owner)
and Nathan Gray, NBS Drafting and Design (Draftsman)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Sherman
CLASSIC TOWN. BROAD HORIZON.

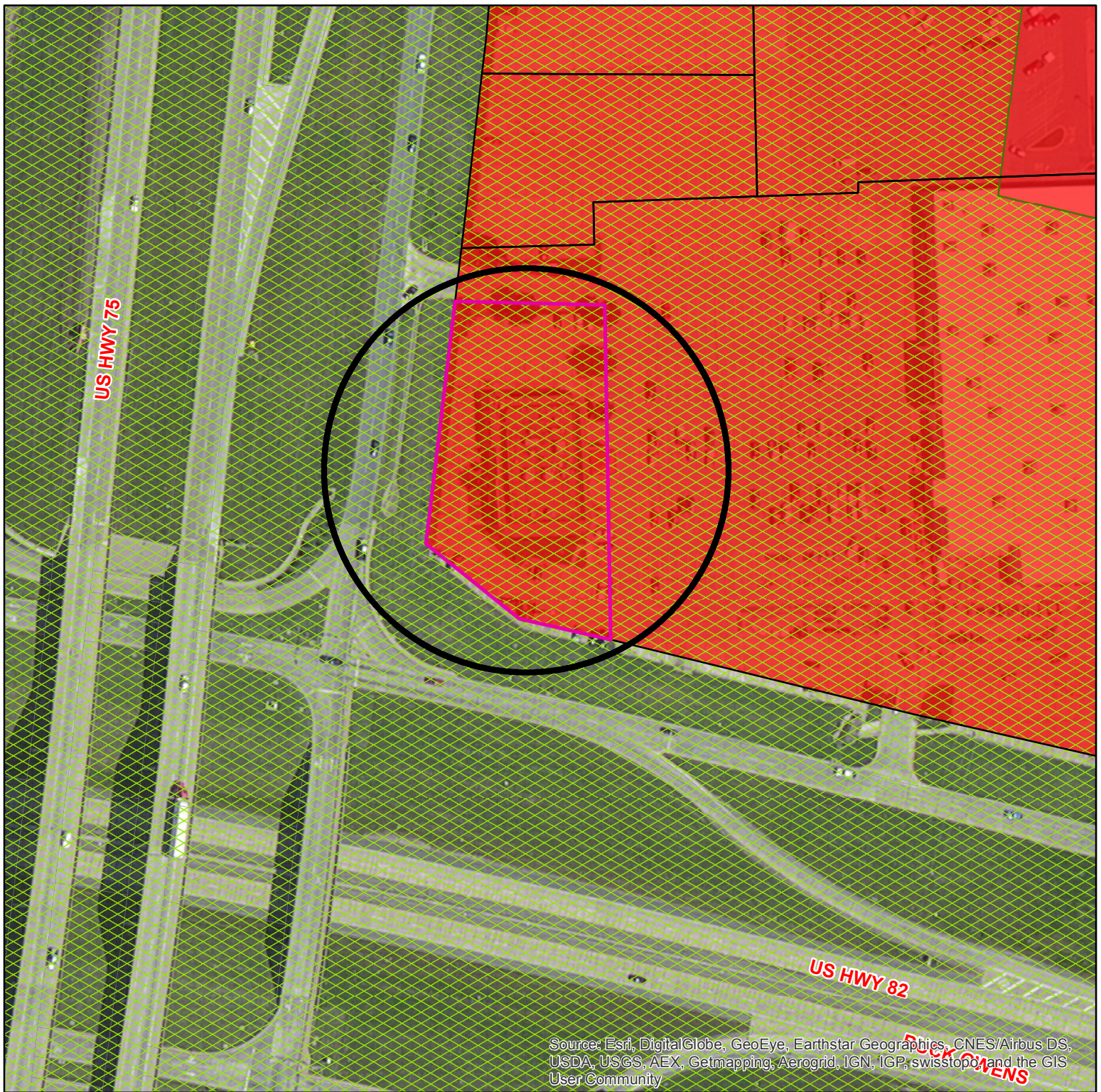
City of Sherman, Texas
Developmental Services Department

3113 N. U.S. Highway 75



NOT TO SCALE

1 in = 261 ft



Zoning - 3113 N. U.S. Highway 75, Ste. 300

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	
FM 1417	Arts and Cultural District
Sam Rayburn Freeway	Blalock Commercial Overlay District
US Hwy 82 and 75	Central Business District
Special Districts Overlay	College Park District
	Downtown Overlay District
	Historic Preservation District
	ZONING PARCELS
	Zoning Classification
	Unknown
	BIP Blalock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District
	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 130 ft

PROJECT ADDRESS
3113 US HWY 75
SHERMAN, TEXAS 75090

PROPOSED OFFICE
FOR
STANTON OPTICAL
4,148 SF

EXISTING DEMISING WALL

ONE STORY BUILDING
11,300 SF

EXISTING PARKING

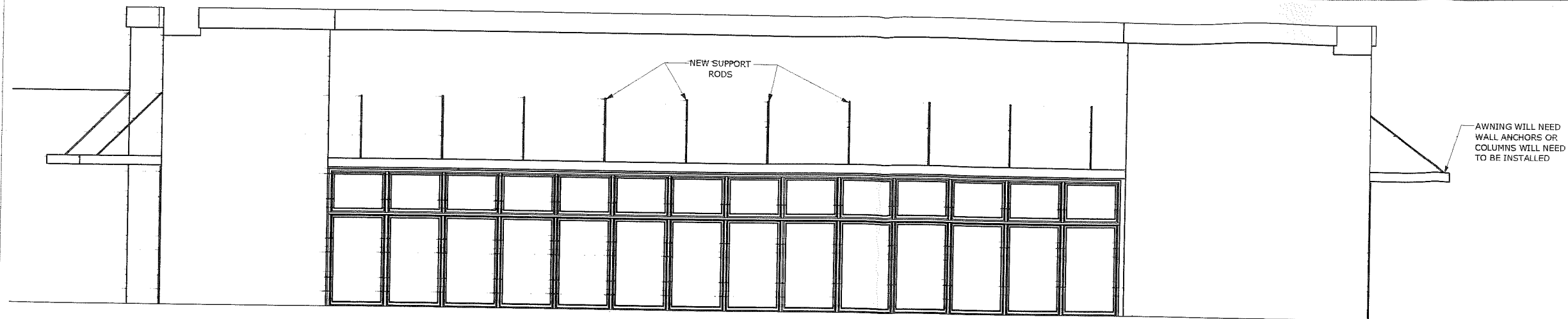
C-1

SHEET TITLE:

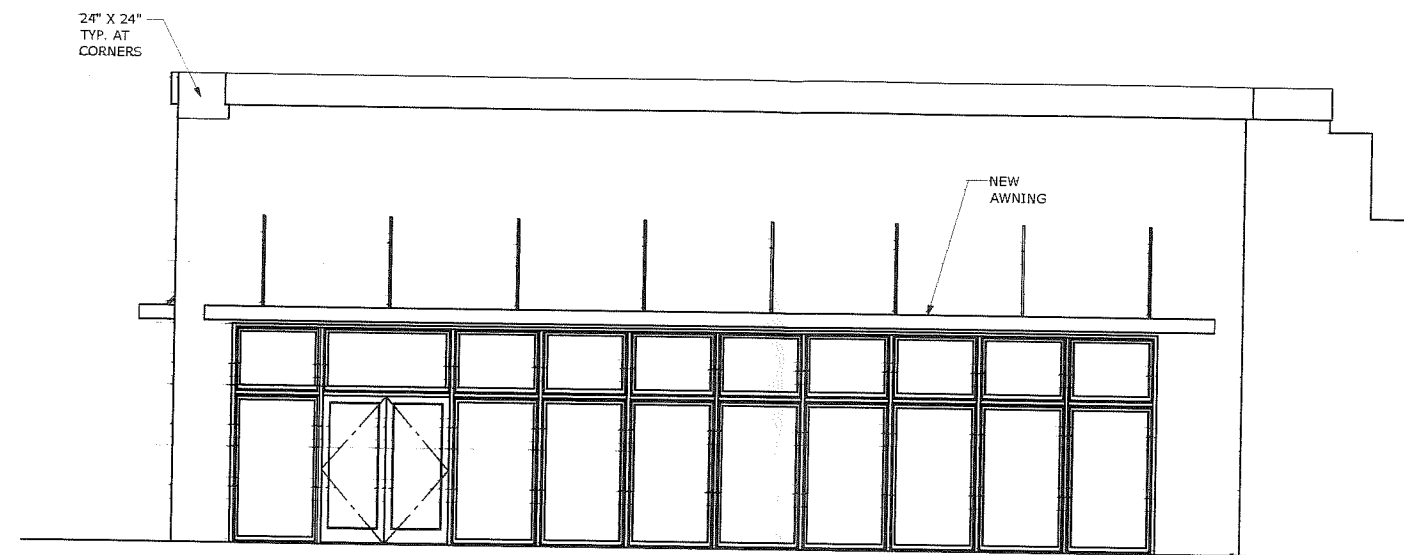
DESCRIPTION:
A New Facility for
STANTON OPTICAL
3113 US Hwy 75
Sherman, Texas 75099

PROJECT DESCRIPTION:

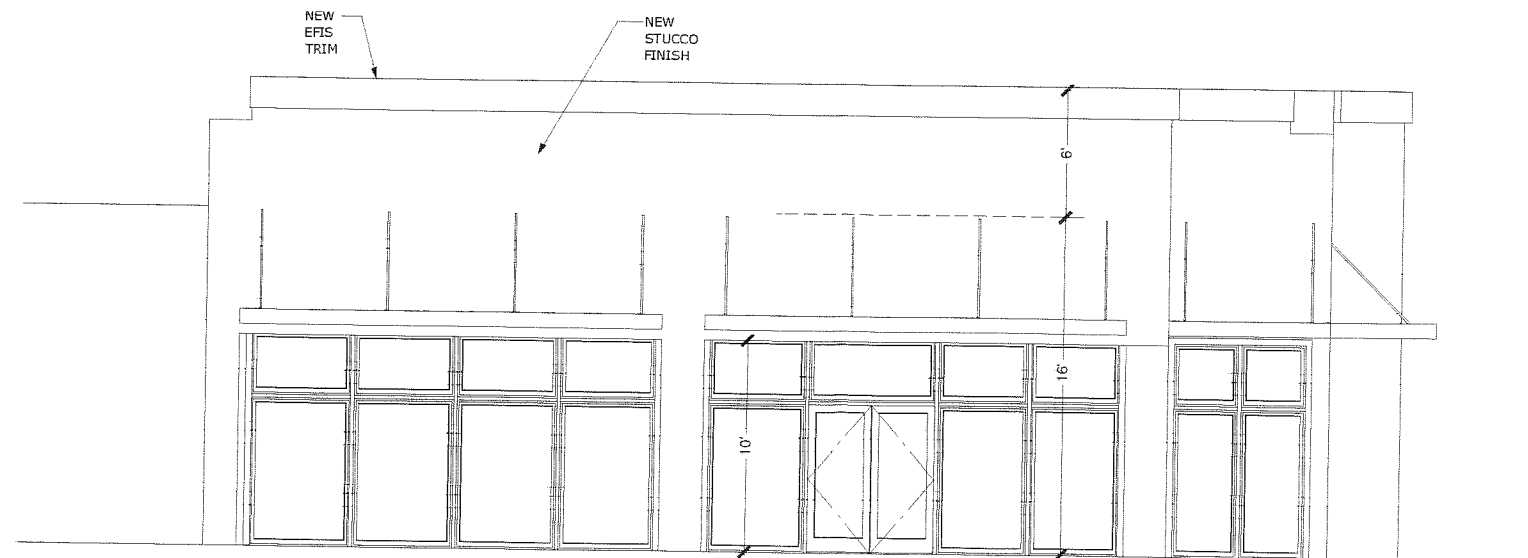
[illegible]



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

- NOTE:
1. EXISTING EXTERIOR WALL IS 16'-0" HIGH.
 2. NEW WALL IS 6'-0" TALL.
 3. EXTERIOR WALLS TO BE PAINTED BM DECORATOR WHITE.
 4. EXTERIOR WALL CORNERS TO BE PAINTED BM ORANGE BURST (VERIFY W/ OWNER)

PROJECT DESCRIPTION:		SHEET TITLE:	
A New Facility for STANTON OPTICAL 3112 US Hwy 75 Sherman, Texas			
DRAWINGS PROVIDED BY:		DATE:	
NBS Drafting & Design 303 W. Houston Sherman, Texas 75090 903.892.5620		1/26/2016	
SCALE:		SHEET:	
		A-2	

STAFF REVIEW LETTER

February 11, 2016

Sherman Holdings LP
603 Harvest Glen
Richardson, TX 75081

NBS Drafting & Design
303 W. Houston
Sherman, Texas 75090

Dear Applicants,

The request for site plan approval for Stanton Optical for the property located at 3113 North U.S. Highway 75, Suite 300 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 16, 2016 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Wall finishes shall be masonry or masonry veneer unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Review the zoning and development ordinance for additional requirements.
5. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC:	Robby Hefton, City Manager	Danny Fuller, Fire Marshal
	Mark Gibson, Director of Utilities	Brandon Shelby, City Attorney
	Clint Philpott, P.E., City Engineer	Lisa Whitfield, Engineering & Development Coordinator
	Steve Ayers, Dir. Of Community and Support Services	Don Keene, Asst. City Manager



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

Agenda Item No. 19.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider Updates to the O-1.1 (F.M. Highway 1417) Overlay District Ordinance for recommendation to the City Council.

Background:

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District and General Zoning Ordinances. The staff asked Kimley-Horn to review the ordinance. Joe Gilbert, Kyle Patterson and Eric Elliott were appointed to a subcommittee at the November 17, 2015 Planning and Zoning Commission Meeting to review the O-1.1 (FM Highway 1417) Overlay District and the General Zoning Ordinance. The subcommittee met January 6th and 12th, 2016 to review the ordinances and suggestions for revisions.

The subcommittee recommendations include:

- Increasing the F.M. 1417 Overlay District from 300 to 500 feet from the F.M. 1417 right-of-way on all properties within the City Limits of Sherman
- More defined building standards, materials, colors, architectural features
- Detention area screening
- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

Adjacent Zoning:

Various

Origination:

City Council

Master Plan Designation:

Various

Number of notices mailed:

663

Objections Received:

0

Attachments

Draft Ordinance

Location Map

Letter from Bill Douglass

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED "GENERAL ZONING ORDINANCE", AT SECTION 6, SUBSECTION 6.8.1, ENTITLED "O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit "A", Section 6.8.1 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Section 6.8.1 O-1.1 (F.M. Highway 1417) Overlay District.

(1) Introduction.

(a) The development of new and existing highways offers significant economic opportunities for the city and its citizens. Local highways provide easy access linkages within the city to nearby communities and to the entire U.S. highway system. The development standards will make the city a more desirable place to live and conduct business.

(b) It is important that the development of our highways be controlled through careful planning and foresight to achieve the greatest positive benefits for the city. The intent of the overlay district development area standards is to ensure that highway development occurs in a manner which promotes safety while presenting an attractive appearance and assures compatible land uses according to consistent design guidelines.

(2) Intent and purpose.

(a) Design elements. Regulation of land use patterns has traditionally been the major tool used to shape the urban environment. The particular use that takes place at a certain location affects the design and specific development of land uses. In many cases, a particular use can be incompatible and offensive to its neighbors and the city as a whole, or, if carefully and properly designed, that same use can be an attractive and welcome activity.

This emphasis on how uses are designed and developed is the focus of the overlay district development standards. The following design elements are addressed by the standards. A statement of intent accompanies each element, the planning and zoning commission may from time to time, when justified by certain circumstances or specific conditions, grant variances to these design elements.

(b) Building design: Nonresidential. Design standards for nonresidential buildings shall ensure that the design, color, materials and basis for proportion of structures within the overlay district development area are harmonious with the intent of the ordinance.

(c) Building placement: Nonresidential. Visual continuity and compatibility shall be achieved through the appropriate placement of buildings and related site features, such as parking and loading areas.

(d) Landscaping. Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses of different character and atmospheric purification.

(e) Screening. Required screening shall accomplish visual screening of the site, noise attenuation, and a barrier to vehicular traffic between nonresidential and residential uses, and serve as a psychological separation between uses which encourages the peace and repose of residents. Toward this goal, landscaping shall be used to break up the view and to aesthetically enhance screening devices.

(f) Glare and illumination. Site lighting is to provide safety and security and enhance the architectural and natural features of this site. Glare and illumination standards shall ensure that the mechanisms providing light do not negatively impact on the appearance of the site and ensure that light is contained to the extent that adjacent [areas] are not detrimentally affected.

(3) Boundary areas.

(a) Area boundaries. Overlay district development areas are those areas *inside the city limits and adjacent to F.M. Highway 1417 and being ~~three hundred (300)~~ five hundred (500) feet on either side of said right-of-way F.M. 1417. The overlay applies to commercial and multi-family developments only.*

(b) Compliance required. All *commercial and multi-family* property within the boundaries of the overlay district development areas shall adhere to the overlay district development standards and shall be subject to site plan approval by the planning and zoning commission.

(c) Action on application. Upon receipt of a request for building permit, zoning change or subdivision plat within the designated overlay district development area, the applicant will receive a copy of the overlay district development standards and counseling as to their applicability and the review process. The planning and zoning commission shall review the plans for compliance with the development standards and make a determination of approval or disapproval as submitted.

(4) Nonresidential building design.

(a) General provisions. All nonresidential buildings shall comply with the zoning ordinance, building code and related construction codes of the city.

(b) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

1) *Exterior walls*

- a) *All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the City Building Regulations Code and Fire Prevention and Protection Code. No blank walls shall face public streets.*
- b) *The following primary material list shall apply:*
 - i) *Masonry consisting of stone, cultured or cast stone*
 - ii) *Brick or brick veneer*
 - iii) *Tile*
 - iv) *Stucco*
 - v) *Architecturally finished block*
 - vi) *Architectural glass (less than 27% reflectance)*
- c) *A maximum of 15% of the façade may include accent materials not listed on the approved primary material list. All requests for alternative exterior building materials shall be noted and described on a Site Plan with elevation drawings to be submitted to the Planning and Zoning Commission for approval.*

2) *Exterior colors – these guideline recommendations are consistent with other example corridors with the intent of creating complementary building design*

- a) *A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earth tone colors.*
- b) *No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.*
- 3) *All non-residential buildings shall be architecturally finished on all sides with the same materials and detailing. The rear facade of a building, which is not visible to a public right-of-way, park or residential district, shall not be required to comply with this requirement.*
- 4) *Additional architectural features (minimum 4 features)*

All buildings shall have at least four architectural features from the following list.

- *Canopies, awnings, or porticos*
- *Recesses/projections*
- *Arcades (recessed porches)*
- *Peaked roof forms*
- *Arches*
- *Outdoor patios*
- *Display windows*
- *Architectural details (such as tile work and moldings) integrated into the building facade*
- *Articulated cornice line*
- *Integrated planters or wing walls that incorporate landscape and sitting areas*
- *Offsets, reveals or projecting rib used to express architectural or structural bays*
- *Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)*

- *Varied roof heights*

5) *Other required or optional features may include:*

a) *Entryway features*

- i) *All ground floor entrances shall be covered or inset and shall not apply to loading areas. Primary building entrances are to be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.*

b) *Building articulation*

- i) *All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.*
- ii) *At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary facade plane of at least 18 inches in depth.*

c) *Roof treatment*

- i) *Long uninterrupted roof lines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.*
- ii) *The following materials are allowed for sloping roofs:*
 - (1) *Asphalt shingles*
 - (2) *Industry approved synthetic shingles*
 - (3) *Standing seam metal*
 - (4) *Tile roofs*
 - (5) *Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet roof*

lines shall feature a well- defined cornice treatment or another similar architectural element to visually cap each building elevation.

iii) The following materials are prohibited as primary cladding or roofing materials: aluminum siding or cladding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate, wood roof shingles, and reflective glass.

~~(c) Windows. Reflective glass with an exterior reflectance percentage in excess of twenty-seven (27) percent, as certified through the manufacturer's specifications, shall not be used as an exterior building material on any building or structure. Windows and window walls shall not be glazed or reglazed with mirrored glass.~~

~~(d) (c) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building.~~

~~(e) (d) Mechanical Equipment. Exposed duct shall not be permitted on any side of the building visible from the highway.~~

~~(f) All buildings shall have at least four architectural features from the following list.~~

- ~~• Canopies, awnings, or porticos~~
- ~~• Recesses/projections~~
- ~~• Arcades (recessed porches)~~
- ~~• Peaked roof forms~~
- ~~• Arches~~
- ~~• Outdoor patios~~
- ~~• Display windows~~
- ~~• Architectural details (such as tile work and moldings) integrated into the building facade~~
- ~~• Articulated cornice line~~
- ~~• Integrated planters or wing walls that incorporate landscape and sitting areas~~
- ~~• Offsets, reveals or projecting rib used to express architectural or structural bays~~

• ~~Accent materials, such as stone, stucco, etc. (minimum 15% of exterior facade)~~

• ~~Varied roof heights~~

~~(g)~~ (e) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(5) Nonresidential building placement.

(a) Setbacks from property lines adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines, except with approval by variance where parcels are of an irregular shape such that development in accordance with these setbacks is not feasible.

(i) Forty (40) feet from the highway right-of-way.

(ii) Fifteen (15) feet from right-of-way of all other streets intersecting with the highway.

(iii) On premise signs that are 12 feet or less in height may have a 25' setback from Highway 1417. (see Subsection 10)

(b) Setbacks from property lines not adjacent to streets. No structure of any kind or any part thereof shall be placed within the following setback lines:

(i) Five (5) feet from rear and side property lines.

(ii) Forty (40) feet from any R (residential) zoned property for single-story buildings not exceeding thirty (30) feet in height;

(iii) All other buildings shall be set back from residential district lines not less than twice the height of the highest point on the building above grade. No setback shall be required in excess of one hundred (100) feet.

(c) Parking areas. Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the zoning board. Cross access driveways are required adjacent to commercial zoned tracts.

(6) Landscaping.

(a) Landscaping definition. Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(b) Site definition. Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(c) Compliance. Landscaping shall conform to the following:

(i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

(ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

(iii) All landscaping shall be installed so as to avoid hazards.

(iv) An effort shall be made to preserve existing trees.

(7) Screening .

Screening of Site Features

1) Detention areas and drainage channels

A visual screen shall separate and screen all stormwater detention or retention facilities from view from any adjacent street and any adjoining or contiguous property, except for penetrations for required access. The visual screen shall comply with the following standards:

a) Minimum required screening

Minimum required screening shall achieve an opaque visual screen to a height of no less than 4 feet nor greater than 6 feet using the materials listed below.

b) Materials

The visual screen may be formed through the retention of existing vegetation, the planting of new vegetation, the creation of a planted hedge, the construction of a fence or wall or earthen berm, or any combination of these approaches.

- i) *Fencing or masonry walls – Fences and masonry walls shall present a finished and decorative appearance. Shrubs, ground covers, or other vegetation shall be provided in front of the fence or wall so as to provide a decorative effect, in accordance with the adopted landscaping standards for spacing, location and design. Wooden and woven-wire fences shall not be used.*
- ii) *Planted materials or natural vegetation – Any combination of existing and newly planted vegetation may be used that can reasonably be expected to create an opaque evergreen visual screen 4 feet high within two growing seasons.*
- iii) *Earthen berms – When using an earthen berm, the maximum side slope shall not exceed 50% (1 foot of vertical rise to 2 feet of horizontal run) with a minimum crown width of two feet. The berm shall be planted with ground cover, shrubs, trees or other landscaping materials to achieve a total screening height of 4 feet.*

(a) Screening of nonresidential uses from residential uses. Side yards, rear yards and service sides of nonresidential uses abutting residential uses shall be screened. Mechanical, utility, and service facilities shall be screened on three sides. Gates are not required.

(b) Screening height. Screening height shall be a minimum of four (4) feet above the grade at the property line of abutting residential uses.

(i) In cases of extreme height differential, the following guidelines apply: Adjust screening height requirements or alter material requirement (e.g., including, but not limited to, the use of canopy forming trees where the nonresidential use is at a much lower grade than the residential use).

(ii) All landscaping shall be installed so as [to] avoid hazards.

(c) Materials and methods. The materials and methods used in screening under this section shall conform to the following:

(i) Masonry walls shall be defined as an exterior wall consisting of brick, stone, rock, marble, or the built-up panels of these materials designed for exterior use.

(ii) Earthen berms shall have a maximum side slope of 3:1 and shall be entirely vegetated with turf or ground cover.

(iii) Evergreen shrubs of sufficient height when used alone, or in conjunction with other material, shall meet the minimum height requirements of this section.

(iv) Privacy fences shall consist of wood or masonry fence material. Line fences used for screening within an O-1 District shall not be less than four (4) feet in height; constructed of wood, stone, brick, concrete block or other suitable material customarily used in residential landscaping; installed in a neat and workmanlike manner; having a completely solid area with no openings; and permanently maintained. The screening device shall not exceed four (4) feet in height within twenty-five (25) feet of a front street right-of-way.

(v) To meet requirements of this section, the developer may use a combination of any two (2) materials allowed in this section to meet minimum height requirements.

(d) Screening of site features. Site features hereinafter shall be screened in accordance with (c) above.

(i) Rear yards and service yards. Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare and screening of the use is not specifically addressed elsewhere in this section, it shall be screened according to (c) above.

(ii) Loading docks. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares.

(iii) Outdoor storage area. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device.

(iv) Refuse areas. All refuse areas shall be screened on three sides. Gates are not required.

(v) Ground-mounted equipment. All ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares and from the view of adjacent properties. Whenever possible, appurtenances for utility services shall be installed at the rear of the structure which they service.

(8) Glare and illumination.

(a) Parking area lighting. Standard, poles and fixtures shall be of a single color, compatible with the architecture of the building. All lighting fixtures shall be restricted to down-lighting or cut-off types.

(b) Walkway lighting. Walkway lighting with standard, pole, bollard and wall-mounted fixtures are allowed.

(c) Accent lighting. Floodlighting and spotlighting of architecture, graphics or natural features shall not create spillage of light onto adjacent properties.

(9) Utilities. No building shall have service wires or cable of any kind attached to the front fifty (50) percent of a building facing the highway and adjacent to the required front yard.

(10) Signs.

a) *The total area of building signage shall not exceed the following:*

For each one linear foot of primary building face (façade facing public street), three (3) square feet of wall sign is allowed up to a maximum. This maximum depends on the building footprint identified in the table below. A minimum of 100 square feet for small freestanding building is allowed. This means that a small building that does not have enough frontage to get to 100 square feet may go to 100 square feet of building signage if desired. These signs can go on any wall but may not exceed the cumulative maximum square footage. If the lot on which the building is located has multiple right-of- way frontage, each street frontage shall be counted for purposes of determining attached sign allowance. The following defines the maximum sign area allowed based on the square footage of the building footprint:

Building Footprint (sq ft)	Maximum Sign Area (sq ft)
Less than 12,000	150
12,000 - 49,999	300
50,000 or more	600

b) *For each one linear foot of lease space façade, two (2) square feet of building sign is allowed with maximum of 200 sq. ft.*

c) *To ensure separation between building signs, wall signage for lease spaces may not exceed 75% of the linear lease space façade width.*

3) Monument/ground signs

a) Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

b) *Monument signs must include a landscaped, stone-base feature. All monument sign bases shall be constructed of the same material as the front building façade on the same site or shall be compatible in design with stone or brick.*

4) *Illuminated/electronic signs*

a) *Signs may be illuminated, but the source of light shall not be visible to traveled ways and the entire image or displayed text shall not be animated, intermittent, or flashing.*

b) *A sign shall display static images for a period of at least eight seconds.*

c) *Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image.*

d) *A maximum of 55% of the overall sign area may be devoted to an electronic message sign.*

e) *Revolving signs shall not be permitted.*

f) *A fuel pricing sign shall only reflect the most current price of fuel available for purchase at that location and must be a ground/monument sign. Only one pricing display is allowed per site.*

(11) *Connectivity*

Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s).

~~(11)~~ (12) *Procedures and notice.*

(a) The planning and zoning commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The planning and zoning commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the

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

(c) If the planning and zoning commission denies any site plan, the same application may not be filed for a period of six (6) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the planning and zoning commission may appeal the commission's action to the city council by filing a request for appeal with the city clerk within ten (10) days of the commission's decision. Such appeal shall be heard at a time convenient to the city council and to its procedures and practices for the scheduling of business before the council.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

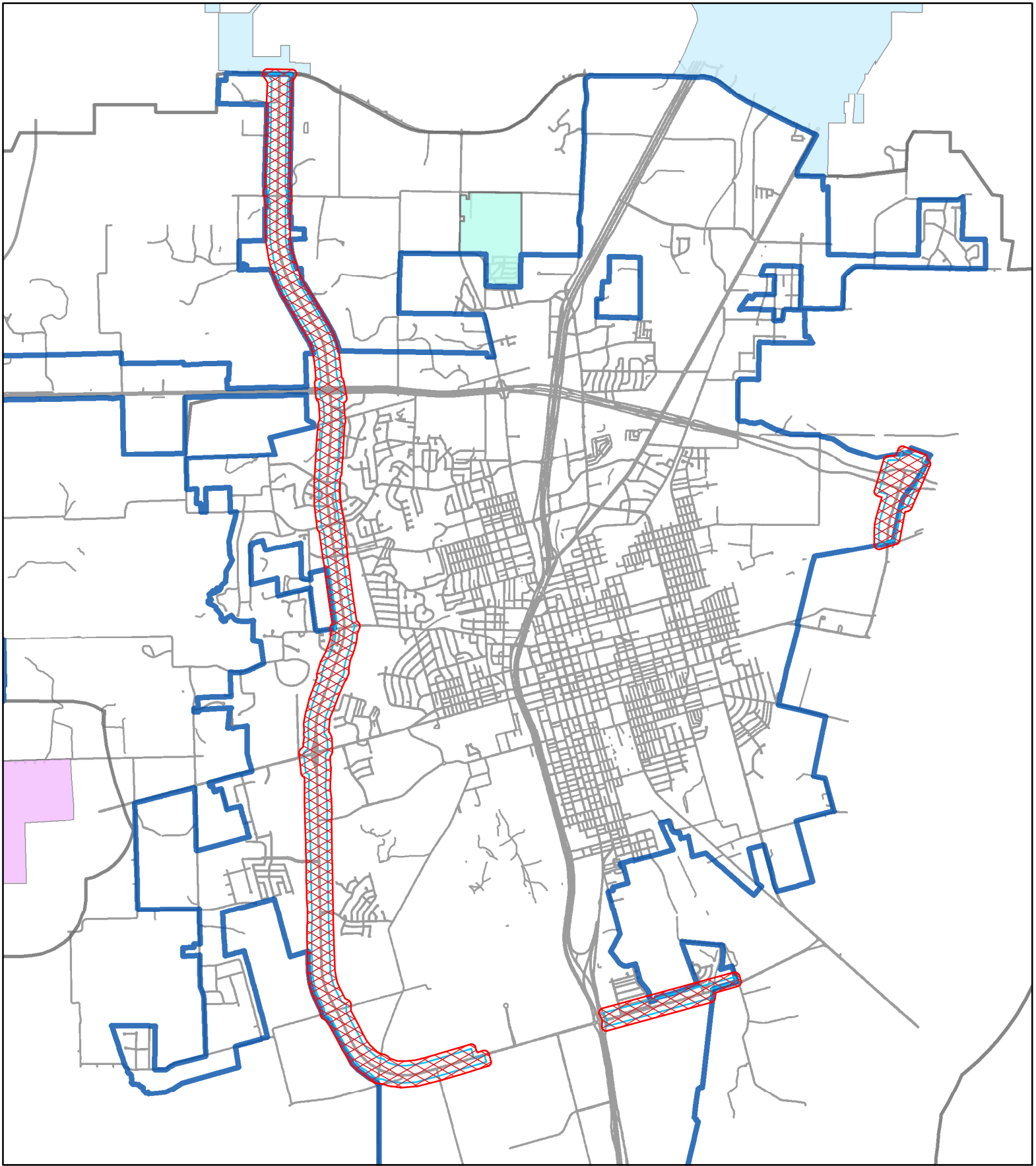
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

DRAFT



O-1.1 (F.M. Highway 1417) Overlay District Proposed Extension

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 5,500 feet

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

FEB 08 2016

January 29, 2016

W DOUGLASS DISTRIBUTING LTD
325 FOREST AVE
SHERMAN, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, February 16, 2016 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request to:

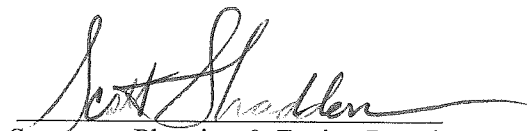
The request is as follows:

Planning and Zoning Commission

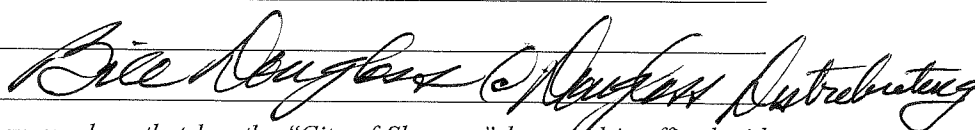
To amend Ordinance No. 5512 (O-1.1 F.M. Highway 1417 Overlay District) providing for additional area within the District and enhancing minimum design criteria.

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

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


Secretary, Planning & Zoning Board

I SUPPORT THE CITY'S EFFORT TO ENHANCE
THE DEVELOPING COMMERCIAL DISTRICT.
WE NEED TO PROVIDE AN ATTRACTIVE
ENVIRONMENT TO EXISTING AND FUTURE
COMMERCIAL DEVELOPMENTS


Bill Douglas
Douglas Distributing

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



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

Agenda Item No. 20.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider Updates to the C-1 (Retail Business) District Ordinance for recommendation to the City Council.

Background:

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District and General Zoning Ordinances. The staff has asked Kimley-Horn to review the ordinance. Joe Gilbert, Kyle Patterson and Eric Elliott were appointed to a subcommittee at the November 17, 2015 Planning and Zoning Commission Meeting to review the O-1.1 (FM Highway 1417) Overlay District and the General Zoning Ordinance. The subcommittee met January 6th and 12th, 2016 to review the ordinances and suggestions for revisions.

The subcommittee recommendations include:

- Increasing the F.M. 1417 Overlay District from 300 to 500 feet from the F.M. 1417 right-of-way on all properties within the City Limits of Sherman
- More defined building standards, materials, colors, architectural features
- Detention area screening
- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

Adjacent Zoning:

Various

Origination:

City Council

Master Plan Designation:

Various

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED “GENERAL ZONING ORDINANCE”, AT SECTION 6, SUBSECTION 6.4, ENTITLED “C-1 (RETAIL BUSINESS) DISTRICT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit “A”, Section 6, Subsection 6.4 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Section. 6.4. C-1 (Retail Business) District.

Purpose. This district consists mainly of land occupied by or suitable for neighborhood shopping facilities for the retailing of “convenience goods” and the furnishing of certain personal services to satisfy most of the daily needs of the adjacent residential neighborhood. The district also provides space and facilities for financial, administrative, government and business services within the downtown Central Business Area.

(1) Minimum requirements for lot area, width and setback:

	Lot Area	Lot Width	Setback		
			Front	Rear	Side
C-1 District	5,000 SF	50'	25'	10'	0'
Exceptions, Central Business Area	2,000 SF	20'	0'	0'	0'

(a) Where the yards of lots in the C-1 District are abutting a residential District, the side yard setback shall not be less than 15 feet. The rear yard setback shall not be less than 15 feet.

(b) Residential development within the C-1 District. The lot area, lot width, density and setback regulations for residential structures within the C-1 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See [section 7](#) for supplementary district regulations, exceptions and parking requirements applying to the C-1 District.

(3) See sections 8.4 and 8.5 [8(4) and 8(5)] for temporary use permits that may be granted by the board of adjustment and specific use permits that may be recommended by the [planning and] zoning board within the C-1 District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio
Ambulance Service	1/1.5 employees
Art, supply store, antiques, gallery or museum	1/200
Automobile accessory and supply store	1/200
Automobile service station	none
Automobile laundry	3/wash lane
Automobile parking lot or parking garage (no repairs)	none
Automobile rental or taxi storage and repair	None
Bakery retail	1/200
Bank, loan Company and Credit Unions	1/200
Barbershop or beauty parlor	1/200
Blueprinting and similar reproduction processes	1/200
Bookstore or lending library, commercial	1/200
Business machines, sales/service	1/400
Bus station	None
Camera or photographic supplies store	1/200
Candy, nut, confectionery store	1/200

Caterer	1/200
Christmas trees and wreaths	none
Clinic or office, medical	1/200
Clothing including formal wear and costumes	1/200
Department store	1/200
Drugstores	1/200
Dry cleaning plant, package plant, or pickup station	1/200
Eating place (inside service only)	1/4 seats in main dining rooms (includes counter stools; does not include banquet rooms)
Eating place (inside and outside service)	2/4 seats in main dining rooms (includes counter stools; does not include banquet rooms)
Eating place (outside service only)	1/100 (minimum 8 spaces)
Floor covering sales retail	1/400
Florist shop, greenhouse (parking requirement does not include greenhouse or open stock)	1/200
Food or grocery store, retail	1/200
Funeral home or mortuary	1/3 seats
Furniture, appliances and custom upholstery	1/400
Fur shop or hat shop	1/200
Gift, novelty shop	1/200
Glass and cutting shop	1/400
Commercially operated golf driving ranges	1/2000 sq. ft. of space utilized of total operation
Hardware store and small tool rental, but not including sales of lumber or industrial	1/200

hardware	
Hobby shop or supply store	1/200
Ice vending establishment	none
Institution, nonresidential	1/400
Jewelry store	1/200
Laboratory, medical or dental	1/400
Laundry, package plant, pickup station or self-service	1/200
Loan office or pawnshop	1/200
Locksmith or key shop	1/200
Manufacturing of baked goods, candy, delicatessen foods and ice cream	1/400
Music store, phonograph records, retail sales	1/400
Newspaper distribution station	none
Office, any type	1/400
Optical goods, optician, optometrist	1/200
Orthopedic or medical shoe or appliance store and repair	1/400
Paint and wallpaper store or decorators shop	1/200
Pet shop	1/200
Photographic, studio or store and photo processing	1/200
Physical culture and Health Studios	1/200
Plumbing fixture sales, retail	1/400
Post office	1/200
Radio, television or recording studio	1/200

Rehabilitation center for handicapped persons	1/1.5 emp.
Rental, repair, or servicing of articles whose sale is permitted in the same district, unless more specifically listed elsewhere	1/200
School, commercial or trade, when not involving any danger of fire or explosion, of offensive noise, vibration, dust, odor, glare, heat or other objectionable influences	1/400
Secondhand store or rummage shop	1/200
Sewing machine sales, retail	1/200
Shoe repair shop or store	1/200
Sign: *	none
Sporting goods store	1/200
Stationery store	1/200
Storage of goods or merchandise, used in, produced by or normally carried in stock in conjunction with permitted uses in the applicable district regulations	1/1000
Studio for professional work or for teaching any form of fine arts, photography, music, drama, etc.	1/400
Swimming pool, commercial	1/200
Tailor shop seamstress, altering and repairing of wearing apparel	1/400
Taxidermist	1/400
Telephone answering service	1/200

Telephone exchange, garage, shop or service	1/400
Toy stores	1/200
Veterinarian, indoor soundproof kennels only	1/400
Watch repair	1/200
Wholesale office with storage limited to samples	1/400

(5) Other required conditions:

- (a) A site plan shall be submitted to and approved by the building official prior to the issuance of a zoning permit for new construction or additions to an existing building or structure for multiple-family or commercial uses within the C-1 District.
- (b) The total floor area of any building or buildings on a lot in the C-1 District shall not exceed one-half of the total number of square feet in the lot. The total floor area of any building or buildings on a lot in the C-1 District within the Central Business Area shall not exceed two and one-half times the number of square feet in the lot.
- (c) Height regulations. No building shall exceed 45 feet or 3 stories in height[.]
- (d) Height regulation exception. Structures, buildings and signs within the Central Business Area, delimited on the official zoning map, may exceed 50 feet or 3 stories but shall not exceed a maximum of 80 feet or 6 stories.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____

**BRANDON S. SHELBY,
CITY ATTORNEY**



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

Agenda Item No. 21.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider Updates to the C-2 (General Commercial) District Ordinance for recommendation to the City Council.

Background:

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District and General Zoning Ordinances. The staff has asked Kimley-Horn to review the ordinance. Joe Gilbert, Kyle Patterson and Eric Elliott were appointed to a subcommittee at the November 17, 2015 Planning and Zoning Commission Meeting to review the O-1.1 (FM Highway 1417) Overlay District and the General Zoning Ordinance. The subcommittee met January 6th and 12th, 2016 to review the ordinances and suggestions for revisions.

The subcommittee recommendations include:

- Increasing the F.M. 1417 Overlay District from 300 to 500 feet from the F.M. 1417 right-of-way on all properties within the City Limits of Sherman
- More defined building standards, materials, colors, architectural features
- Detention area screening
- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

Adjacent Zoning:

Various

Origination:

City Council

Master Plan Designation:

Various

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED "GENERAL ZONING ORDINANCE", AT SECTION 6, SUBSECTION 6.5, ENTITLED "C-2 (GENERAL COMMERCIAL) DISTRICT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit "A", Section 6, Subsection 6.5 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 6.5. C-2 (General Commercial) District

Purpose. This district consists mainly of land occupied by or suitable for a wide range of retail and wholesale activities. Land in this district is located mainly along major highways and in the vicinity of industrial areas. The C-2 District regulations are designed to permit development of the enumerated functions and to provide space for commercial uses which are generally not appropriate for retail business districts.

(1) Minimum requirements for lot area, width and setback:

Lot Area	Lot Width	Setback		
		Front	Rear	Side
5,000 SF	50'	15'	10'	0'

- (a) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.
- (b) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.
- (c) Residential development within the C-2 District. The lot area, lot width, density and setback regulations for residential structures within the C-2 District shall be the same as those in the R-2 District, when authorized by a specific use permit.

(2) See [section 7](#) for supplementary district regulations, exceptions and parking requirements applying to the C-2 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the board of adjustment and specific use permits that may be recommended by the [planning and] zoning board within the C-2 District under certain circumstances and conditions.

(4) Permitted Uses and Parking Requirements:

Permitted Uses	Parking Ratio
Any use permitted in the C-1 District.	
Animal hospital, pound or shelter (parking requirement does not include outdoor kennels)	1/200
Bait store	1/200
Bakery, wholesale	1/1000
Barber and beauty shop equipment and specialties; sales	1/400
Baseball park, commercial	1/3 seats
Boat rental, storage and repair	1/400
Bookbinding	1/1000
Bowling alley	5/alley
Cabinet or carpentry shop	1/400
Carpet cleaning, enclosed nonflammable solvents	1/400
Cold storage plant	1/1000
Dance hall, commercial	1/100
Exterminator	1/400
Food locker plant for consumer use	1/200
Garment manufacturing	1/1.5 emp.
Hardware industrial sales	1/400
Laboratory, research or testing	1/400

Linen or uniform supply, or diaper service	1/400
Machine tools, sales, service, rental and repair	1/400
Mirror silvering	1/1000
Monument sales and incidental processing	1/1000
Motorcycle sales, repair, storage, and service	1/400
Oil well supplies and machinery sales	1/1.5 emp.
Outdoor commercial amusements, i.e., miniature golf, etc.	1/2,000 sq. ft. of space utilized for total operation
Printing or publishing, including engraving or photo-engraving	1/400
Sign:	none
Sign shop	1/400
Skating rink, commercial	1/400
Theater, drive-in	None
Trailer sales, other than mobile home/manufactured housing and rentals	None
Water distillation	1/1.5 emp.
Wholesale establishment including storage	1/400

(5) Other Required Conditions:

- (a) Site plan. A site plan shall be submitted to and approved by the building official for any commercial or multiple-family use of structure within the C-2 District prior to the issuance of a zoning permit.
- (b) Floor area. The total floor area of any building or buildings on a lot in the C-2 District shall not exceed the number of square feet in the lot.
- (c) Height regulations. No building shall exceed 35 feet or 2 stories in height.
- (d) Exterior Facade. Masonry or equivalent shall be required on the sides of all buildings visible from front street right-of-way.
- (e) Freight containers shall not be located so as to be visible from front street right-of-way.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

DRAFT



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

Agenda Item No. 22.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider Updates to the M-1 (Light Manufacturing) District Ordinance for recommendation to the City Council.

Background:

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District and General Zoning Ordinances. The staff has asked Kimley-Horn to review the ordinance. Joe Gilbert, Kyle Patterson and Eric Elliott were appointed to a subcommittee at the November 17, 2015 Planning and Zoning Commission Meeting to review the O-1.1 (FM Highway 1417) Overlay District and the General Zoning Ordinance. The subcommittee met January 6th and 12th, 2016 to review the ordinances and suggestions for revisions.

The subcommittee recommendations include:

- Increasing the F.M. 1417 Overlay District from 300 to 500 feet from the F.M. 1417 right-of-way on all properties within the City Limits of Sherman
- More defined building standards, materials, colors, architectural features
- Detention area screening
- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

Adjacent Zoning:

Various

Origination:

City Council

Master Plan Designation:

Various

Number of notices mailed:

663

Objections Received:

0

Attachments

Draft Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 14, EXHIBIT A OF THE CODE OF ORDINANCES; ENTITLED “GENERAL ZONING ORDINANCE”, AT SECTION 6, SUBSECTION 6.6, ENTITLED “M-1 (LIGHT MANUFACTURING) DISTRICT”; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR A SEVERABILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit “A”, Section 6, Subsection 6.6 of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

Sec. 6.6. M-1 (Light Manufacturing) District.

Purpose. The manufacturing use districts are designed to provide land for a wide range of commercial and industrial activities subject to limitations intended to protect nearby residential and commercial districts and to protect the permitted uses from one another.

Manufacturing District M-1 consist[s] mainly of areas occupied by or suitable for manufacturing, wholesale and other industrial activities, all of a nonnuisance type.

- (1) Minimum requirements for lot area, width and setback:

Setback		
Front	Rear	Side
15'	10'	10'

- (a) When abutting a residential district, the side yard shall be 15 feet.
- (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than 10 feet.
- (2) See [section 7](#) for supplementary district regulations and exceptions and parking requirements applying to the M-1 District.

(3) See sections 8.4 and 8.5 for temporary use permits that may be granted by the board of adjustment, and specific use permits that may be recommended by the [planning and] zoning board within the M-1 District under certain circumstances and conditions.

(4) Parking regulations and permitted uses:

(a) If a use that is permitted in the Residential, C-1, C-2 Districts is established in the M-1 District, the parking requirements for that use shall be the same as required for that particular use in the district in which the use is specifically permitted.

(b) In the M-1 District, manufacturing, industrial, and processing establishments, repair shops, warehouses, and storage buildings, in addition to providing off-street facilities for the loading and unloading of merchandise and goods, shall provide one off-street parking space for each 1,000 square feet of general floor space, and one off-street parking space for each 400 square feet of office floor space.

(c) In the M-1 District, no land shall be used and no building shall be erected for or converted to any use other than:

Permitted Uses: Any use permitted in the R-A, R-1, R-2, C-1 and C-2 Districts except that no building shall be erected or converted for dwelling purposes; provided, however, that dwelling quarters may be established in connection with any industrial plant for watchmen and caretakers employed on the premises and provided further that any existing dwelling within the M-1 District may be repaired or altered.

Advertising displays manufactured.

Automobiles, motorcycles, trucks or trailers, including parts, or rebuilding of engines.

Baseball park, commercial.

Battery manufacturing.

Boats, building or repair.

Books, binding, other than hand binding.

Bottling works, for all beverages—not including alcoholic.

Brooms or brushes.

Cameras or other photographic equipment and film.

Carpets, manufacture and cleaning.

Ceramics, stone, glass, marble, and porcelain products.

Electrical appliances, equipment assembly, supplies, or similar products, including electrical machinery.

Electrical power-generating station.

Food products.

Heavy equipment, storage, repair and sales, earth moving.

Ice, dry or natural.

Laundry plant (steam).

Machines, business, including typewriters, accounting machines, calculators, card-counting equipment, or similar products.

Machinery, miscellaneous, including repairs.

Machine tools, including metal lathes, metal presses, metal stamping machines, woodworking machines, or similar products.

Mattresses, including rebuilding or renovating.

Musical instruments, including pianos or organs.

Orthopedic or medical appliances, including artificial limbs, braces, supports, stretchers or similar products.

Paper products, including envelopes, stationery, bags, boxes, shipping containers, bulk goods, tubes, wallpaper printing, or similar products.

Pharmaceutical products.

School, commercial or trade.

Sporting or athletic equipment.

Steel products, miscellaneous fabrication or assembly.

Textiles, spinning, weaving, manufacturing, dyeing, bleaching, printing, knit goods, yard thread or cordage.

Tires, recapping or vulcanizing shop.

Tools or hardware, including bolts, nuts, screws, doorknobs, drills, hand tools or cutlery, hinges, house hardware, locks nonferrous metal castings, plumbing appliances, or similar products.

Toys and novelty products.

Vehicles, children's, including bicycles, scooters, wagons, baby carriages or similar vehicles.

Venetian blinds, window shades, or awnings.

(5) Other required conditions:

(a) Site plan. A site plan shall be submitted to and approved by the building official prior to the issuance of a zoning permit.

(b) Floor area. The floor area of any building or buildings on a lot in an M-1 District shall not exceed one and one-half times the number of square feet in the lot.

(c) Building area. The maximum allowable building area in the M-1 District shall not exceed 75 percent of the gross area of the lot or tract of land.

(d) Height regulation. No building or structure shall exceed 100 feet in height unless set back from the required yard lines an additional foot for each 4 feet in height above 100 feet.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____

**BRANDON S. SHELBY,
CITY ATTORNEY**



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

Agenda Item No. 23.

Meeting Date: 02/16/2016

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

OTHER BUSINESS

Consider Updates Requiring a Specific Use Permit for recommendation to the City Council.

Background:

At the June 25, 2015 Budget Work Session Meeting, the City Council directed staff to review the O-1.1 (F.M. Highway 1417) Overlay District and General Zoning Ordinances. The staff has asked Kimley-Horn to review the ordinance. Joe Gilbert, Kyle Patterson and Eric Elliott were appointed to a subcommittee at the November 17, 2015 Planning and Zoning Commission Meeting to review the O-1.1 (FM Highway 1417) Overlay District and the General Zoning Ordinance. The subcommittee met January 6th and 12th, 2016 to review the ordinances and suggestions for revisions.

The subcommittee recommendations include:

- Increasing the F.M. 1417 Overlay District from 300 to 500 feet from the F.M. 1417 right-of-way on all properties within the City Limits of Sherman
- More defined building standards, materials, colors, architectural features
- Detention area screening
- Improved sign regulations
- Moving incompatible uses throughout the City to the Specific Use Permit process.

Adjacent Zoning:

Various

Origination:

City Council

Master Plan Designation:

Various

Number of notices mailed:

663

Objections Received:

0

Attachments

Draft Ordinance

ORDINANCE NO.

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That Chapter 14, Exhibit "A", Section 8 (5)(A) of the General Zoning Ordinance No. 2280 of the City of Sherman, Texas, be and is hereby amended so that such section shall read as follows:

(5) Specific Use Permits:

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

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

Parking Requirement	Specific Use	District
1/1.5 employees	Ambulance Service	C-1, C-2
1/3 seats	Auditorium, arena, coliseum, theater or amphitheater	C-1
None	Automobile/boat sales, new or used	C
1/400	Automobile, glass, muffler, seat cover, tire and upholstery service, sales, installation and repair, but not including tire recapping	C
3/wash lane	Automobile laundry, Car Wash	C
None	Automobile parking lot	R

None	Automobile repair, body, work, painting. Automobile, wrecks, for sale, damaged condition may be offered for sale; provided the automobiles are stored within a completely enclosed building. The salvage or dismantling of parts or wrecked automobiles for sale or the salvage of undamaged portions of automobiles for assembly to undamaged portions of other automobiles is hereby prohibited within the C-2 (General Commercial) District. The storage of wrecked or damaged automobiles for any purpose other than those specified herein is prohibited	C-2
1/1,000 sq. ft. of general floor space and 1/400 sq. ft. of office floor space	Automobile wrecking, salvaging, and storage	M
1/200	Beauty parlor, single operator homeowner	R
1 /guest room 1 /innkeeper	Bed and Breakfast establishments	R
None	Cemetery or mausoleum	R
1/7	Church or other place of worship including parish houses and Sunday Schools, but excluding rescue missions or temporary revivals	R
1/200	City, county, state and federal govt. garage, maintenance yard, or similar govt. establishment	R
1/400	Club or lodge	C
1/200	Commercial amusement centers	C
None	Concession stand within a park, playground or playfield	R

1/400	Contractors or construction offices,	C-2
None	Construction, equipment sales, service, rental and repair shops and yards	C-2
1/3 beds	Convalescent home	In any District
1/200	Doctor or dentist One doctor or dentist with staff No retail sales	R
1/200	<i>Dry cleaning plant, Package plant</i>	C
None	Earth moving and excavations, depositing of construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground	In any District
1/400	Electrical substation	R
1/400	Farm equipment sales, service, repairs, feed store	C-2
None	<i>Food Truck Lot</i>	C-M
1/400	Freight depot or terminal, railroad and/or truck	C-2
1/400	Gas compressor or regulator station	R
8/green	Golf course	R
1/200	Halfway house; mental, alcoholic, etc.	R, C
1/200	<i>Hookah Bar, Smoking Lounge, Smoke Shop, Vape Shop</i>	C,M
1/3 beds	Hospitals, general, not including animal	In any District
1 unit	Hotel	C-1
2/1 unit	Industrialized Housing	SF1 &R
1/3 beds	Institution, correctional, detention penal or for use of insane, feeble minded, alcoholic or narcotic patients on a minimum site of 15 acres	R

1/3 beds	Institution for children and aged; nonprofit	R
1/200	Loan office	C
1/400	Lumberyard (parking does not include lumber sheds)	C-2
1/200	Medical or dental clinic No retail sales	R
1/400	Meeting halls	C
None	Mining, including extraction of clay, gravel, sand; quarrying of rocks or stone	In any District
1/1000	Mini-warehouse	C
1/unit	Mobile home park	C-2
1/400	Mobile home/manufactured home sales with distribution	C-2 & M
1/200 office	Model home display/sales without distribution	C & M
1/unit	Motel	C-1
1/2,000 sq. ft. of space utilized for operation	Motorized outdoor amusements (i.e. total go-carts, motorcycles)	In any District
2/1	Multi-family dwellings	C
1/400	Novelty Products, Manufacture or Sales	M-1
1/3 beds	Nursing home	In any District
1/200	Office—services only, no sales of goods, wares or merchandise or storing stocks	R
1/bedroom (min. 2/unit)	One and Two-family dwellings	C
1/bedroom (min. 2/unit)	Patio homes	In any District
1/200	Pawn Shops	C
1/200	Photographer's studio; sales limited	R

	to photos and film	
1/1,000	Pipe storage enclosed	C-2
1/400	Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission Note: The parking requirement of 1/400 applies to the bar and/or dance floor portion of the club only.*	C & M
1/400	Public library or museum	R
None	Radio or television broadcasting transmitter or tower, microwave relay tower	In any District
1/1,000 sq. ft. of space utilized for total operation	Recycling center	C
1/3 beds	Sanatorium on a site of 10 acres or more	R
1/1.5 emp.	Schools, elementary, high, college and universities, public, private or denominational	In any District
1/1.5 emp.	School, nursery, kindergarten or daycare for children	R
1/200	<i>Secondhand Store, Rummage Shop</i>	<i>C, M</i>
	Sexually oriented businesses†	
1/200	Shopping center on a site of 5 acres or more	R
None	Sign: Advertised or billboard (Which directs attention to a business commodity, service, or entertainment conducted, sold or offered elsewhere than upon the same lot)	C-2 & M
	<i>Storage and Shipping Containers</i>	<i>C-1, C-2, M-1</i>
1/200	<i>Tattoo Studio</i>	<i>C, M</i>
1/400	<i>Taxidermist</i>	<i>C</i>

1/100	Teaching or tutoring more than 4 students at any one time	R
1/400	Telephone exchange, but not including garage, shop or service	R
1/400	<i>Telephone exchange, garage, shop or service</i>	C
1/400	Trucking, carting, crating, express handling and storage	C-2
1/1,000	Transit vehicle, bus and truck storage, servicing[,] repairs and sales	C-2
1/bedroom (min. 2/unit)	Two-family dwelling (duplex)	SF-1, R-1
1/1,000	Warehousing establishment other than accessory to permitted retain use	C-2

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

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

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

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

Applicants for a specific use permit to drill an oil and/or gas well shall comply with all of the requirements of Chapter 20 (now [article 4.10](#)) of the Code of Ordinances.

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

(g) The zoning board shall consider:

1. The neighborhood, building and use characteristics as they relate to or are compatible with the existing and adjacent conditions and uses.
2. The separate and distinct problems that may be caused by a particular use, including but not limited to traffic, peace and order, safety, parking, health, morals and temperance.
3. Previous use permits for location.
4. The minutes of hearings for zone change approval for the location.

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

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

1. The proposed structure or use conforms to the requirements and intent of this ordinance and the comprehensive plan of the city;
2. That all applicable conditions and factors herein set out have been considered;
3. That the imposition of conditions provided in section 6(5)(g) have been met; and the use does not constitute a nuisance or detriment to the public.

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

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

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

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

INTRODUCED on this the _____ day of _____, 2016.

ADOPTED on this the _____ day of _____, 2016.

EFFECTIVE DATE on this the _____ day of _____, 2016.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____

**BRANDON S. SHELBY,
CITY ATTORNEY**



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

Agenda Item No. 25.

Meeting Date: 02/16/2016

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

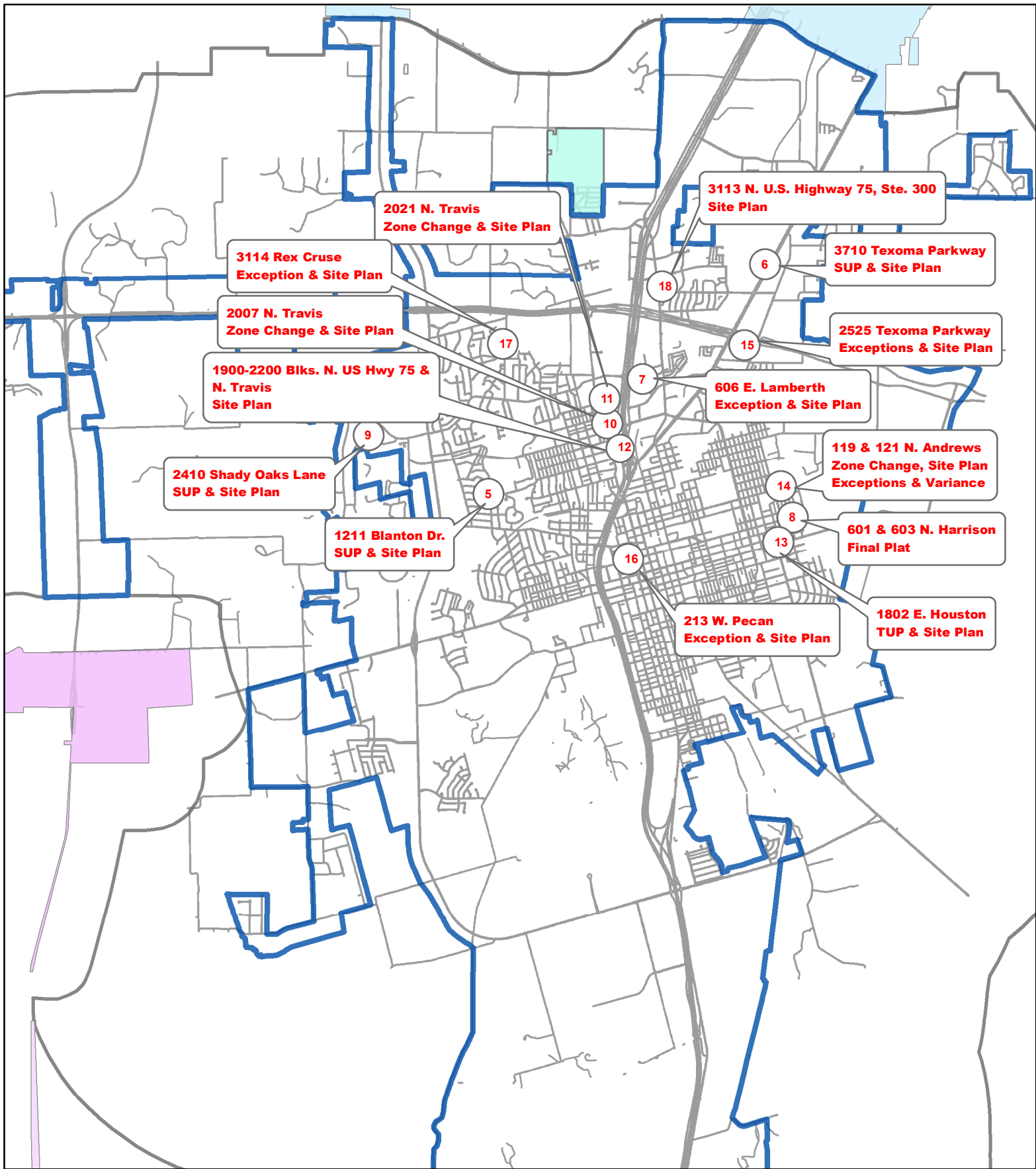
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting February 16, 2016



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet