

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 22, 2019 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR DECEMBER 18, 2018, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 7, 9, 10, 14 & 15)**
5. **2211 EAST ALMA AVENUE**
The request of Bridgestone Construction, LLC (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2211 East Alma Avenue, being 0.380 acres in the G.W. McGlothin Survey, Abstract No. 827, also being part of Lots 3 and 4, Block 3, Hill Smith Estates, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a lot width of 59.89 feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District on Lot 3R, Block 3 of the proposed Hill Smith Estates Replat.
Planning and Zoning Commission
Replat approval of Hill Smith Estates, Block 3, Lot 3R, a Replat of part of Lots 3 & 4, Block 3, Hill Smith Estates.
6. **600 EAST LAMBERTH ROAD**
The request of Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being Lots 4-7 and part of 8, Block 4, Dr. JH Carraway's Subdivision, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a two-sided digital billboard in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
Board of Adjustments
 - Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection

(14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 foot radial separation in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

7. * **5011 NORTH U.S. HIGHWAY 75**

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

8. **1724 WEST U.S. HIGHWAY 82, SUITE 200**

The request of Carrus Health Holdings, LLC (Owners), Anbarasu Nachimuthu (Contractor) and McCalla Design Group (Architect) concerning the property at 1724 West U.S. Highway 82, Suite 200, being Lot 1, Carrus Medical Plaza, Replat Lot 5, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Carrus Behavioral Hospital for inpatient/outpatient care in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

9. * **1600-1800 BLOCKS NORWOOD STREET & 2700-3000 BLOCKS WEST MCGEE STREET**

The request of Sapphire Group, LLC (Owners), Bluestone Partners, LLC (Developers) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 31.333 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:

Planning and Zoning Commission

Final Plat approval of Heritage Crossing, Phase 1

10. * **6120 NORTH U.S. HIGHWAY 75**

The request of QuikTrip Corporation (Owner), John Pimentel (Representative) and JM Civil Engineering Solutions Group (Civil Engineer) concerning the property located at 6120 North U.S. Highway 75, being Lot 1, Block 1, Sherman Landing, Phase 1, as follows:

Planning and Zoning Commission

Site plan approval for a storage room addition to QuikTrip

11. **917-919 NORTH BRENTS AVENUE**

The request of Knightbridge Property Group, LLC (Owners) and Lisa Biddle (Representative) concerning the property at 917-919 North Brents Avenue, being Lot 7, Block 2, Colling Addition, Section 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an existing duplex in an R-1 (One Family Residential) District.

12. **521 EAST BROCKETT STREET & 520 EAST CARTER STREET**
The request of Hambrick Triple H Investment Group, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 521 East Brockett Street and 520 East Carter Street, being part of Lots 1, 4 & 5, Block 1, G.W. Bond's 2nd Addition, containing 0.259 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lot 1-R of the proposed Replat of a part of Lots 1, 4 & 5, Block 1, G.W. Bond's Second Addition to be 37.5' wide with 2,963 square foot lot area in lieu of the required sixty (60) feet and 6,000 square foot in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Replat approval of a part of Lots 1, 4 & 5, Block 1, G.W. Bond's Second Addition.
13. **1100-1300 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of Wyldewood Homes, LLC (Owners), Vilbig & Associates (Civil Engineers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway), being Lot 2, Block A, Country Ridge Estates No. 10, containing 26.106 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots of the proposed Heritage Farms Estates Addition:
Lot 20, Block 3 – 59.64' lot width
Lot 2, Block 4 – 58.62' lot width
Lot 13, Block 5 – 48.53' lot width, 5,760 square foot lot area
Lot 14, Block 5 – 28.25' lot width
Lot 15, Block 5 – 59.45' lot width, 5,966 square foot lot area
Lot 23, Block 5 – 44.05' lot width
Lot 24, Block 5 – 41.10' lot width
in lieu of the required sixty (60) foot lot width and 6,000 square foot lot area in an R-1 (One Family Residential) District.
Planning and Zoning Commission
Replat approval of Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No 10.
14. * **1304 WEST LAMAR STREET**
The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 5.478 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of West Hill Cemetery Addition, Annex D, Sections 1-5.
15. * **1304 WEST LAMAR STREET**
The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 8,000 square feet in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Old Cemetery Added Lots and Memorial Park.
16. **ADJOURNMENT**

17. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on January 17, 2019 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of January, 2019
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 01/22/2019

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

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 18, 2018, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

December 18, 2018 Draft Minutes

STATE OF TEXAS §

December 18, 2018

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on December 18, 2018.

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

MEMBERS ABSENT: NONE

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:02 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 20, 2018 regular meeting. Motion by Commission Member Wood to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 11, 12 & 13)

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

CONSENT AGENDA

A member of the audience, Florencia Valdez, 920 N. Harrison requested Item #12 "Replat approval of The Presco Addition, Being a Replat of parts of The College Park First Addition, Chaffin's Addition, Texas and Pacific Railway Company's Addition and Chaffin's First Addition" located at 1201 East Pecan Street be removed from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 11 and 13 subject to the Staff Review Letters. Second by Commission Member DOWNTAIN. All present voted AYE. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF NICOLAS & CYNTHIA DIAZ (OWNERS) AND VILBIG & ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2700-2800 BLOCKS OF SOUTH FRIENDSHIP ROAD, BEING 20.102 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, ALSO BEING LOT 1, RMT ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 1, RMT VISIONS ADDITION.

**REPLAT- LOT 1,
RMT VISIONS
ADDITION
2700-2800 BLOCKS
SOUTH FRIENDSHIP
ROAD
(NICOLAS &
CYNTHIA DIAZ)**

The property is located in the 2700-2800 Blocks of South Friendship Road between Meadowridge Road and West O.B. Groner Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat the property into eight (8) 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 FIRST UNITED BANK AND TRUST COMPANY (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 401 EAST TAYLOR STREET, BEING 5.348 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND PART OF BLOCK 1, INDEPENDENCE SQUARE SECTION 1, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF FIRST UNITED BANK – SHERMAN, BEING A REPLAT OF PART OF BLOCK 1, INDEPENDENCE SQUARE, SECTION 1.

**REPLAT – FIRST
UNITED BANK –
SHERMAN, A
REPLAT OF PART OF
BLOCK 1,
INDEPENDENCE
SQUARE, SECTION 1
401 EAST TAYLOR
ST.
(FIRST UNITED
BANK AND TRUST
COMPANY)**

The property is located at 401 East Taylor Street; the northeast corner of Taylor Street and U.S. Highway 75. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75&82) Overlay District. The owners would like to replat the property into one lot 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.

EXCEPTIONS & SITE PLAN

THE REQUEST OF EAST SHERMAN BAPTIST CHURCH (OWNERS), BLUESTONE PARTNERS (REPRESENTATIVE) AND PREMIER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2122 SOUTH FM 1417 (HERITAGE PARKWAY), BEING LOT 1, HALIBURTON ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8.1 SUBSECTION

**EXCEPTION –
LANDSCAPE
BUFFER**

**EXCEPTION –
SCREENING**

**SITE PLAN –
CHURCH**

(6) TO NOT REQUIRE A LANDSCAPE BUFFER ALONG FM 1417 (HERITAGE PARKWAY) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (7) AND SECTION 7, SUBSECTION (13)(A) TO NOT REQUIRE THE DEVELOPER TO PROVIDE SCREENING BETWEEN A CHURCH AND RESIDENTIALLY ZONED PROPERTY IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

2122 SOUTH FM 1417
(HERITAGE
PARKWAY)
(EAST SHERMAN
BAPTIST CHURCH)

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR EAST SHERMAN BAPTIST CHURCH.

Kyle Boothe, Bluestone Partners, 2414 Westhaven Ct., Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 2122 South FM 1417 (Heritage Parkway); the property in front of the Water Tower across from the Pebblebrook Subdivision. The property is zoned a C-1 (Retail Business) District and also located in the O-1.1 (FM 1417) Overlay District.

Mr. Boothe explained “East Sherman Baptist Church has been in Sherman for a long time and they would like to relocate to a new campus off of FM 1417 (Heritage Parkway). They would like to construct an approximately 6,000 square foot church with a covered drive at this location. The exterior will be stucco with stone trim. Thirty-seven (37) parking spaces will be provided. We are working with some of the other neighbors in that area to try to bring back a uniquely subdivided tract that had been subdivided many years ago and is very narrow to subdivide to masterplan the tract; there are multiple vacant tracts.”

“We are requesting exceptions to not require the ten foot buffer strip along FM 1417 and screening between the church and residentially zoned properties. The building will be setback approximately 600 feet from FM 1417 (Heritage Parkway), currently there is an existing City of Sherman access drive that goes up to the water tower, it is more of a small gravel drive. We will be setback considerably on this nine acre tract; the future idea is to possibly replat the front two acres for commercial development. We are setback so far that some of the landscape requirements along the highway would be more difficult to meet, but they would definitely be in place as we develop the two acre tract. It will definitely be maintained better than it is now as we build on the property; it will be mowed and maintained, we will provide landscaping around the building.”

“As far as the screening, there are a lot of vacant tracts on both sides of this tract, we feel like the requirements were set up for a smaller site for the overlay district. The church

will be set back so far that and this is such a large tract that screening around the tract would be cost prohibitive.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

Commission Member Davis was concerned when development occurred along FM 1417 (Heritage Parkway), will they fall under the rule of landscaping.

Scott Shadden, Director of Developmental Services explained “there could be a condition that the landscaping not be required until the front three hundred feet are developed or you could leave it wide open that they not have to do it at all.”

Mr. Boothe explained “we would be open to that, if the church did that or if the future owner/developer if the property was split off; we would definitely follow the guidelines.”

“We are working with the neighbors for a private drive that would align with Park Avenue. We feel like that is going to be a key masterplan element that will help all the other tracts in the area; so if that happens it will be more of a City street.”

Board of Adjustments
ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to not require a landscape buffer along FM 1417 (Heritage Parkway) and to not require screening between a church and residentially zoned property at 2122 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter and limiting it to the church or if the property is developed along FM 1417 (Heritage Parkway). Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for East Sherman Baptist Church subject to the Staff Review Letter for the property at 2122 South FM 1417 (Heritage Parkway). Second by Commission Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF ABERFELDY PROPERTIES, INC. (OWNERS) AND XIAOXIANG LIU (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 2001 LOY LAKE ROAD, SUITE P, BEING 2.977 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CHILDREN'S COMMERCIAL AMUSEMENT CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – CHILDREN'S
COMMERCIAL
AMUSEMENT
CENTER
2001 LOY LAKE RD.,
STE. P
(ABERFELDY
PROPERTIES, INC.)

Xiaoxiang Liu, 400 East Northcreek Drive, Sherman, TX

Mr. Liu appeared to represent the request and answer any questions. The property is located at 2001 Loy Lake Road, Suite P between Taylor Street and Peyton Street in the Loy Lake Plaza Shopping Center. The property is zoned a C-2 (General Commercial) District.

Mr. Liu explained he would like to open "Suite P Indoor Playground" (commercial amusement center) to provide indoor entertainment for pre-kindergarten children; ages 2-6. "We will have climbing structures, slides, trampolines and riding toys. We will be open Monday through Friday for open play. When parents come in they will sign a waiver and will be responsible for watching their kids. We will also provide space for parties on weekends." They had seen the Staff Review Letter and would abide by the Recommendations.

Stacy Coulter, 14643 Dallas Parkway #950, Dallas, TX

Ms. Coulter explained she is Senior Property Manager with Younger Partners, we represent the owner, Aberfeldy Properties. "Mr. Liu has a lease in place pending approval of this concept. He presents well and seems to have thought out his plan. The owners are very excited about the things going on recently and are here to help him comply with whatever he needs."

Chairman Mahone asked if there were any State Agencies that regulate this type of use.

Mr. Liu responded "I don't think so."

Commission Member Sims asked how they would be staffed.

Mr. Liu explained they would have two employees, "each person will work for five days, on weekends and Friday there will be two people, Monday through Thursday there will only be one. If that is not enough, I will hire more people."

Commission Member Wood asked about the trampolines.

Mr. Liu explained “it will be a small area; one or two children will be able to jump on the trampoline at the same time. We will also have climbing structures, slides and play structures.”

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

A letter was received from:

Hokmeanheng Inc., 213 Fairway Dr., Gatesville, TX

They wrote: “I would like to have views presented by the board.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a children’s commercial amusement center in a C-2 (General Commercial) District subject to the Staff Review Letter for the property at 2001 Loy Lake Road, Suite P. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF WORMINGTON ESTATES LLC (OWNER), JEREMY FRIESEN (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 402 SOUTH CROCKETT STREET, BEING PART OF LOT 1, BLOCK 1, DICKERMAN’S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) AND (5) AND SECTION 6.2, SUBSECTION (4) TO ALLOW OFF PREMISE PARKING IN LIEU OF THE REQUIRED 1 SPACE PER 200 SQUARE FOOT FOR AN EVENT CENTER IN A C-O (OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A WEDDING AND PARTY EVENT VENUE WITH LIVING QUARTERS IN A C-O (OFFICE) DISTRICT/HERITAGE ROW HISTORICAL DISTRICT.

**EXCEPTION –
PARKING**

**SUP – WEDDING &
PARTY EVENT VENUE
WITH LIVING
QUARTERS
402 SOUTH
CROCKETT ST.
(WORMINGTON
ESTATES, LLC)**

Larry Wormington, 212 E. Virginia St., McKinney, TX

Mr. Wormington appeared to represent the request and answer any questions. The property is located at 402 South Crockett Street; the southwest corner of Cherry and

Crockett Streets. The property is zoned a C-O (Office) District and also located in the Heritage Row Historical District. The property was rezoned to a C-O (Office) District, July 8, 2002 and was used as a law office for the past several years. They are requesting a Specific Use Permit to allow an event center for weddings and parties; the second floor will be used for weekend overnight rental, typically for the bride/groom's family.

Mr. Wormington explained he is the owner of Wormington Estates in McKinney and Lazy L RV Park in Sherman. "We are a small company that has renovated spaces in McKinney on the square and also an event venue space in Anna "River Ranch Chateau". We feel we have a unique experience for marrying those two things with a historical location, coupling that with an event center venue just off the square in Sherman. Our events mostly happen Friday through Sunday, we are mirroring the River Ranch Chateau where we have large weddings there, but this will be a much smaller event space; twenty-five to fifty person weddings. We will have an area for receptions after onsite services, then the wedding party stays in the house after the events end. On that property there is a plantation style house or manor, we get contacted very often to rent the house out for small weddings; that is the reason we started searching for a property for small weddings. For us, this historic property which was built in 1905 has the components for the exterior view that will attract young couples and other events to come to Sherman to have their event. So we feel it is advantageous for us to maintain the historic roots of this property and develop it as such, so that we can both benefit, adding a high quality jewel off the square for an event space. It would bring 150-200 people to downtown Sherman that will spend money on accommodations and restaurants."

They are also requesting an exception to allow off premise parking; First Baptist Church of Sherman is allowing use of its parking lot across the street at 425 South Crockett Street. Mr. Wormington explained "this is their back parking lot, so it really doesn't get a lot of traffic even on weekends, plus most of our ceremonies are in the afternoon, three o'clock or later. Based on my conversation with them, they do not feel there will be a conflict with timing; most of guests will be coming in later in the afternoon or later. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated "my only concern would be if you lost that lease for some reason; then where would you be for parking."

Mr. Wormington explained "in conjunction with that, we are working with the Episcopal Church, which has a parking lot right across the street on Cherry Street; they are willing to give us a parking agreement as well. The property next

door is vacant and we have a plan to purchase that to develop a walk in garden, gazebo and possibly add parking.”

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

Chairman Mahone asked Brandon Shelby, City Attorney if the Specific Use Permit could be contingent on the Board of Adjustments and could that be contingent on the continuation of a lease agreement.

Mr. Shadden explained “it could be contingent on the required parking be provided period. It will be up to them to provide that, whether it be through one of these avenues or something else. They will also have to go before the Historical Board to obtain a Certificate of Appropriateness.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow off premise parking in lieu of the required 1 space per 200 square foot for an event center in a C-O (Office) District/Heritage ROW Historical District located at 402 South Crockett Street subject to the Staff Review Letter and having an off-street parking lease agreement in place.

Second by Commission Member Wood.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a wedding and party event venue with living quarters in a C-O (Office) District/Heritage ROW Historical District located at 402 South Crockett Street subject to the Staff Review Letter and providing off-street parking.

Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF JUSTBLW3 LLC AND JUST CLOUDS, LLC (OWNERS), SHU YANG (APPLICANT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 NORTH

SUP – AUTOMOBILE
REPAIR
1305 NORTH SAM
RAYBURN FREEWAY
(JUSTBLW3, LLC &

SAM RAYBURN FREEWAY, BEING 0.40 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

JUST CLOUDS, LLC)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE REPAIR INCLUDING MECHANICAL REPAIRS, ENGINE REPAIR, BRAKES, STEERING/SUSPENSION, ALIGNMENTS, TRANSMISSIONS, ETC. IN A C-2 (GENERAL COMMERCIAL) DISTRICT/ O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Elias Yao , 1004 Park Meadow Lane, McKinney, TX

Mr. Yao appeared to represent the request and answer any questions. The property is located at 1305 North Sam Rayburn Freeway between Evergreen and Sycamore Streets. The property is zoned a C-2 (General Commercial) District

Mr. Yao explained “I am purchasing this property and site and looking to do auto repair at this location. I will have someone else manage the business. The Specific Use Permit is to allow automotive repair and maintenance services such as engine repair, A/C repair, brakes, steering/suspension, alignments, transmissions, etc. We do not sell tires or perform body work. The last business at this location was “Just Brakes”; it has always been an automotive repair business, but it has been vacant for several years.” They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Yao asked about the permit required from the Engineering Department.

Clint Philpott, Director of Engineering explained “if you are putting in a new driveway, then you will need to get a permit, but if you are using the existing driveway, then you will not need a permit.”

Mr. Shadden explained “on the Staff Review Letter it states no outside storage, dismantled vehicles or parts are allowed; that shall be strictly adhered to.”

Mr. Yao responded “yes, any vehicles overnight will stay inside.”

Mr. Shadden explained “no fenders, tires or transmissions.”

Mr. Yao explained “we do not do tires, everything will be stored inside.”

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow automobile repair including mechanical repairs, engine repair, brakes, steering/suspension, alignments, transmissions, etc. in a C-2 (General Commercial) District/ O-1.2 (Sam Rayburn Overlay) District subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE & CONCEPTUAL SITE PLAN

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND DAVID BACA STUDIO (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 5005 NORTH TRAVIS STREET, BEING 3.804 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL FOR YE URBAN LOFTS UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT 5005 NORTH TRAVIS ST. (YOUNG ENTERPRISES)

David Baca, 100 North Travis, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 5005 North Travis Street between Northcreek Drive and Liberty Hill Trail. The property is zoned an SF-1 (Single Family Residential) District.

Mr. Baca explained “the owners are requesting a zone change to an R-2 (Multi-Family Residential) District to construct a three story, sixty-three plus unit, apartment building on the lot. They are pursuing a boutique apartment complex; it has a smaller number of units so that the complex itself has a very personal feel. The target market of this complex is for young professionals; primarily one bedroom units, sprinkled in with a few two bedroom units. The interior is going to have a very modern feel as far as finish out; they are looking at putting in a resort style pool with other amenities, such as a walking trail and a dog park. One of the things as you look at the site plan is, we haven’t taken up every square inch with parking and building, so there is green space especially towards the front of Travis Street, even the fire lane upon approval from Engineering and the Fire Department, we are looking at using grasscrete so that it maintains the green appearance up front. The property is sandwiched between two streets and is very close to Sherman Town Center,

across the street is single family housing, one lot north is an existing apartment complex. They had seen the Staff Review Letter and would abide by the Recommendations.

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

Chairman Mahone asked about grasscrete; “what exactly is grasscrete?”

Mr. Baca explained “it is concrete squares that are hollow in the center, you put down a gravel bed; you put the concrete squares down, fill it with dirt and plant grass.”

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the zone change from an SF-1 (Single Family Residential) District to an R-2 (Multi-family Residential) District at 5005 North Travis Street subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & REPLAT

THE REQUEST OF CUPID PROPERTIES, LLC (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1203 SOUTH FIRST STREET, BEING LOTS 1 & 2, BLOCK 4, W.D. FITCH ADDITION, CONTAINING 0.482 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THREE LOTS WITH WIDTHS OF FIFTY (50) FEET IN LIEU OF THE REQUIRED SIXTY (60) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1 AND 2, BLOCK 4, W.D. FITCH ADDITION.

VARIANCE – LOT
WIDTH
REPLAT – LOTS 1 &
2, BLOCK 4, W.D.
FITCH ADDN.
1203 SOUTH FIRST
ST.
(CUPID
PROPERTIES, LLC)

Ron Barton, Cupid Properties, 715 South Sam Rayburn Freeway, Sherman, TX

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1203 South First Street; the southeast corner of Kentucky and First Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Barton explained “there is an old house on the property now and it needs to be demolished. We are

requesting to replat the property into three, 50 foot lots for residential construction; the homes will be the standard Cupid Cottage with regular setbacks.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked if these lots would be consistent with other lots in the neighborhood.

Mr. Barton responded “yes.”

Mr. Shadden explained “there are several lots in the neighborhood this size.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the variance to allow three lots with widths of fifty (50) feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District located at 1203 South First Street. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition at 1203 South First Street subject to the Staff Review Letter. Second by Vice- Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF PRESCO, INC. (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1201 EAST PECAN STREET, BEING 24.447 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, G.B. PILANT SURVEY, ABSTRACT NO. 963, AND THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND A PART OF THE COLLEGE PARK FIRST ADDITION, CHAFFIN’S ADDITION, PACIFIC RAILWAY COMPANY’S ADDITION AND

REPLAT – THE PRESCO ADDITION, A REPLAT OF PARTS OF THE COLLEGE PARK FIRST ADDITION, CHAFFIN’S ADDITION, TEXAS AND PACIFIC RAILWAY

CHAFFIN'S FIRST ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF THE PRESCO ADDITION, BEING A REPLAT OF PARTS OF THE COLLEGE PARK FIRST ADDITION, CHAFFIN'S ADDITION, TEXAS AND PACIFIC RAILWAY COMPANY'S ADDITION AND CHAFFIN'S FIRST ADDITION.

**COMPANY'S
ADDITION &
CHAFFIN'S FIRST
ADDITION
1201 EAST PECAN
ST.
(PRESCO, INC.)**

Paul Manley, 1201 East Pecan Street, Sherman, TX

Mr. Manley appeared to represent the request and answer any questions. The property is located at 1201 East Pecan Street bounded by Willow Street, Pecan Street, Lee Avenue and the Texas and Pacific Railroad. The property is zoned a C-2 (General Commercial) District, M-2 (Heavy Manufacturing) District and R-1 (One Family Residential) District.

Mr. Manley explained they would like to replat the properties into two (2) lots; "the south lot is where the manufacturing plant is located and the north end is formerly the Anderson Clayton support buildings which have been demolished; it's vacant land now and gives us flexibility for future use of the property." He had seen the Staff Review Letter and would abide by the Recommendations.

Florencia Valdez, 920 North Harrison, Sherman, TX

Mrs. Valdez wanted to know how it affects her property.

Chairman Mahone explained "they already have a piece of property and they are breaking it up into two lots; it will not affect your property."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Replat of the Presco Addition located at 1201 East Pecan Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF LYNN AND LYNNETTE FLOWERS (OWNERS) AND NBS DRAFTING & DESIGN (DRAFTSMAN) CONCERNING THE PROPERTY AT 1302 EAST LAMAR STREET, BEING LOT 1, BLOCK 1, EAST SIDE ADDITION, AS FOLLOWS;

**VARIANCE – SIDE
STREET SETBACK
1302 EAST LAMAR
ST.
(LYNN & LYNNETTE
FLOWERS)**

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(3) TO ALLOW A 20' SIDE STREET SETBACK FOR A DETACHED GARAGE IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Lynnette Flowers, 1302 East Lamar, Sherman, TX

Mrs. Flowers appeared to represent the request and answer any questions. The property is located at 1302 East Lamar Street; the southeast corner of Lamar and Gribble Streets. The property is zoned an R-1 (One Family Residential) District.

Mrs. Flowers explained “we purchased a house that was built in 1986 and we are requesting a variance to construct a 957 square foot detached garage, 20' from the Gribble Street property line. The exterior of the garage will be siding to match the existing house. There is an existing flower bed and building the garage twenty-five feet from the property line would be on top of the flower bed. We have a driveway that will be in front of the one-car garage and the patio and we will provide off-street parking.” They had seen the Staff Review Letter and would abide by the Recommendations.

Sarah Meyers, 1310 East Lamar, Sherman, TX

Ms. Meyers explained she lives next door and “Lynnette is very meticulous and everything she has planned is perfect; she has already thought everything out and everything is fine as far as having to stare at it from our house.”

Peter Tracy, 705 Valentine, Sherman, TX

Mr. Tracy asked about the length of the driveway and what type of garage door is going to be on it. “If you are building it architecturally to the existing house, late 1800's to early 1900's; are they going to be swing doors or a raised door, because there may not be enough room if it has swing doors.”

Mrs. Flowers explained “it would be a raised garage door.”

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

A letter was received from:

R.C. & Ida Hudgins, 1210 E. Lamar, Sherman, TX

They wrote: “Good neighbors. We have no objections to the setback.”

ACTION TAKEN.

Motion by Commission Member Downtain to approve the variance to allow a 20' side street setback for a detached garage in lieu of the required 25' in an R-1 (One Family Residential) District located at 1302 East Lamar Street subject to the

Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & EXCEPTION

THE REQUEST OF VIJAY ASSOCIATES, LTD (OWNERS), BOBBY WARREN, DOUGLASS DISTRIBUTING (REPRESENTATIVE) BRISTER DESIGN GROUP (ARCHITECT) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 525 SOUTH WALNUT STREET, BEING 0.325 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS;

BOARD OF ADJUSTMENTS

- VARIANCE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 10' FRONT SETBACK FOR A FUELING CANOPY IN LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT.
- EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1B) TO ALLOW METAL POLES ON A FUELING CANOPY IN LIEU OF THE REQUIRED MASONRY IN A C-1 (RETAIL BUSINESS) DISTRICT.

VARIANCE – FRONT SETBACK

**EXCEPTION – METAL FAÇADE
525 SOUTH WALNUT ST.
(VIJAY ASSOCIATES, LTD)**

Bobby Warren, Douglass Distributing, 325 E. Forest Avenue, Sherman, TX

Mr. Warren appeared to represent the request and answer any questions. The property is located at 525 South Walnut Street; the northeast corner of Walnut and King Streets. The property is zoned a C-1 (Retail Business) District.

Mr. Warren explained the convenience store at this location was destroyed by fire in 2018 and is currently under construction, the fueling station remains. "The owners would like to repair and renovate the existing canopy to improve the structure and properly cover the existing pumps, reuse existing posts, maintain existing width and repair top frame of canopy, extending the canopy to the north and south for two pumps; the canopy will be 21' x 37'. The fueling station has been there a very long time, located ten foot from the Walnut Street property line. They plan to use Valero shrouds on the fueling canopy poles in lieu of the masonry." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Wood to approve the variance to allow a 10' front setback for a fueling canopy in lieu of the required 25' and the exception to allow metal poles on a fueling canopy in lieu of the required masonry in a C-1 (Retail Business) District located at 525 South Walnut Street. Second by Vice-Chairman Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ROBERTO MERAZ (OWNER), JESSICA PANIAGUA (REPRESENTATIVE) AND FINCHER LAND SURVEYING, PLLC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 800 BLOCK OF SOUTH MONTGOMERY STREET, BEING LOTS 1 & 2, BLOCK 1, YOUNG'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE –
M-1 (LIGHT
MANUFACTURING)
DISTRICT TO
R-1 (ONE FAMILY
RESIDENTIAL)
DISTRICT
800 BLOCK SOUTH
MONTGOMERY
STREET
(ROBERTO MERAZ)

Jessica Paniagua, 3264 Dripping Springs Road, Sherman, TX

Mrs. Paniagua appeared to represent the request and answer any questions. The property is located at 801 and 805 South Montgomery Street; the southeast corner of East Odneal Street and South Montgomery Street. Mrs. Paniagua explained the property is zoned an M-1 (Light Manufacturing) District and the owner would like to change the zoning on the property to an R-1 (One Family Residential) District for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an M-1 (Light Manufacturing) District to an R-1 (One Family Residential) District in the 800 Block of South Montgomery Street subject to the Staff Review Letter. Second by Commission Member Downtain.

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

VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF HENRY BLUME LOE, JR. (OWNER),
KENT HUGHLETT, ARCHITECT PLLC
(ARCHITECT/REPRESENTATIVE), SARTIN & ASSOCIATES,
INC. (SURVEYOR) HELVEY-WAGNER SURVEYING, INC.
(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT
817 NORTH SAM RAYBURN FREEWAY, BEING 0.45
ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO.
763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO
ALLOW A 25' SETBACK FROM THE SAM RAYBURN
FREEWAY PROPERTY LINE (FRONT SETBACK) IN LIEU
OF THE REQUIRED 45' AND A 20' SETBACK FROM THE
ELM STREET PROPERTY LINE (SIDE SETBACK) IN LIEU
OF THE REQUIRED 35' FOR A DIGITAL BILLBOARD IN A
C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN
OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION
(5)(A) TO ALLOW A DIGITAL BILLBOARD IN A C-1 (RETAIL
BUSINESS) DISTRICT/ O-1.2 (SAM RAYBURN OVERLAY)
DISTRICT.

Kent Hughlett, 529 S. Crockett Street, Sherman, TX

Mr. Hughlett appeared to represent the request and answer
any questions. The property is located at 817 North Sam
Rayburn Freeway; the southeast corner of Elm Street and
North Sam Rayburn Freeway. The property is zoned a C-1
(Retail Business) District and also located in the O-1.2
(Sam Rayburn Overlay) District.

Mr. Hughlett explained "the owner is requesting a Specific
Use Permit to allow a digital billboard, he has been
thinking about this for a while and would like to push the
billboard as far to the north of the property as possible so
that he could put another building on the property. If we
followed the billboard setback requirements, it would put
the billboard in the center of the property and it would not
be usable for another purpose. He is in the process of
looking at a regular billboard or a digital billboard, he really
hasn't made up his mind; we are asking for the most
extreme condition, if it is cost feasible he would go ahead
and put that in. The nearest billboard is 2,083.56 feet
located at the southeast corner of East Sycamore Street
and North Highway 75; a surveyor did go out to verify the
distance." They had seen the Staff Review Letter and
would abide by the Recommendations.

VARIANCE -
SETBACKS

SUP & SITE PLAN -
BILLBOARD

817 NORTH SAM
RAYBURN FREEWAY
(HENRY BLUME LOE,
JR.)

(DENIED)

Chairman Mahone asked if any of the other billboards in the area are digital.

Mr. Shadden did not think they were digital. "There is one on Highway 82 and two on Highway 75 north."

Commission Member Davis explained he had heard there would not be any more billboards within the City Limits of Sherman.

Mr. Shadden explained "it is very restrictive of where you put them. I am not aware of any variances for the setbacks that have been granted by the board. The billboards that are there now were conforming to the ordinance. The ordinance has changed since some of the billboards were put in."

Peter Tracy, 705 Valentine, Sherman, TX

"When we are talking about billboards in today's world, my concern is the distance from the street, are we talking about a pedestal billboard or a ground level billboard. I have encountered a number of billboards that are on the ground that are digital like this and when you are coming out to the street, it literally blocks your view at this distance, that is going to be obstructing traffic view. If it is on a pedestal that means you are going to have a mast and at 25' there is going to be a lot more visibility."

Chairman Mahone explained "it is on a pedestal; it looks like it is roughly 30' above grade, the top of the billboard is 40'."

Joey Fritts, 108 N. Travis, Sherman, TX

Mr. Fritts provided pictures and a petition with fifteen names against the billboard. "As you can see from the pictures that I provided you, the billboard that is being discussed tonight sits on a small nodular of land, comes out from Elm and the service road of Highway 75. If you look at the picture of the where the billboard is imposed of about where it would be located, you might be able to see Mrs. Corley's car that is parked right up the hill, her home sits right behind there, she has lived there for fourteen years. If that billboard is put in there so that it lit, I think most of you have seen the billboards that are out on the Highways 82 and 75 are quite bright even though your limit is less than one foot-candle at two hundred feet. Even at that limit, as bright as they are, this billboard is going to be extremely bright for Mrs. Corley living directly behind the billboard."

"It turned out that there were quite a few people in the area that were concerned about the same things I am going to comment on today. We understand Mr. Loe's interest, he wants to utilize his property, but to do it with a billboard in this particular area, affects a lot of people in a negative way to make that one particular property more valuable."

The lights from the billboard are going to be quite bright both night and day. A lighted billboard is going to shine into Mrs. Corley's home in almost every window she has, constantly, 365 days a year. We would ask that you deny this request. We feel the small increase on this particular property will drop the value of properties in the area, this is an older area with older homes that have been taken well care of, there are people that have just moved in there, so we have people that have just taken over those homes in the last month and people that have lived there for many years; it is a varied neighborhood. We are concerned about the fact that when those places were bought, the setbacks that are in place were relied on and there is a good reason for that. The reliance on those ordinances and investments in their properties after years of being there, if this variance for a billboard is granted, puts that in jeopardy."

"Mr. Loe wants to better his property and make a profit, but he has a duty to at least research that property prior to buying it to be sure there wasn't something keeping them from using it from whatever he chooses to use it for and since those people that were living there had the same duty they would ask you to continue the same requirements; in fact they would ask you not to grant a permit for the billboard there at all. I heard the representative say they wanted to place the billboard there along with another business, I don't know what else he has in mind, but I don't think he would be faced with quite as much opposition if there were a one-story building there or some other kind of use for the property, simply because it would not cause the same hardships on the rest of the neighborhood. A one-story building with offices or whatever are not going to cause the same problems because of the elevations of the properties. In this case, Mrs. Corley's property and the rest of the properties behind it are elevated up from where this billboard would actually be placed. To give these variances would put the sign even lower, dropping the lit portion of the laser lights farther down making it even more insistent into these neighborhoods."

"There has been some crashes at that area recently and that billboard is designed to catch your attention, which distracts the people driving down the road. If the Commission approves this variance it is highly likely other people will want the same variances and we will wind up with more requests for billboards, which could become eyesores for people that want to come to the area. We hope that you do not grant this request for the billboard."

Hillary Lindsey, 222 W. Brockett, Sherman, TX

Ms. Lindsey explained she owns a birth center that was started years ago and "when I am looking down my street that board is going to be flashing right into our birth rooms. I bought the place because it is an old home even though it is considered a commercial building, in my birth

center we try to create a nice homey atmosphere for our mothers to give birth and I think it would be horrible distraction. I also spoke to Mac Broiles this morning who owns a lot of the commercial buildings in that area and he told me to speak for him that he does not want it there either.”

Rhonda Corley, 810 N. Elm, Sherman, TX

Mrs. Corley explained “from the north side of my house, I have five French windows that have no covering on them and we have been able to enjoy an unobstructed view out of those windows, so the snapshot that you have is actually looking out of my living room. Right across the street, if you could stand on the lot and walk straight across the highway going west, there is that on-ramp going onto the highway and I’m sure it would be for me to come up with how many accidents that have happened there in the past year, but I have witnessed about ten, in the past week, I have witnessed two, one this morning; I have actually witnessed two in the same night. The fact that there would be another distraction there is disturbing to me. We are on a hill and some of these people that are here, their elevation is actually ten or fifteen feet higher than mine on the other side of Elm Street and they would actually be facing the billboard head on out of their windows.”

Ruth Williamson, 227 S. Travis, Sherman, TX

Mrs. Williamson explained she owns a business at 227 South Travis Street in downtown Sherman. “My concern is a lot of people have addressed the brightness of the digital billboard which is a concern, but the other thing I wanted to mention is what I call the gateway effect to the downtown. I’m on a southern entrance gateway and this is on a northern entrance gateway and what I would like to see downtown is those places that we come in over time that we continually work to improve that view as we enter downtown, whether it is Houston or Lamar, north or south Travis off the highway. I am not asking for anyone to change the way they are using their property but as property uses come up that we think about what does our town look like as we come into it and that is my concern about putting any billboard at all, because they could choose not to build a building or putting a billboard right in the middle of a lot and not have to ask for anything; is that correct. So they could put a billboard there and not have to ask anyone and be able to impact this neighborhood. It is really beyond the homeowners, it is all of us and the impression our town makes and particularly as we develop downtown as a destination for people, what is it that they are going to see as they come in.”

Mr. Shadden explained “they would have to ask for a Specific Use Permit for the billboard.”

Karrie J. Lynn, 811 N. Elm, Sherman, TX

Ms. Lynn explained she is a very new resident to Sherman, “I purchased my house in September and it is directly across the street from this billboard. The reason I purchased the home is because it is in a beautiful neighborhood, it is up on the hill, and I have a picture that was taken from my porch that points right down. I have seven or eight windows that look onto Elm Street and it would directly impact twenty-four hours a day my view. I don’t know that had a large billboard been there that I would have bought this house.”

Mr. Hughlett explained “I don’t think that Mr. Loe wants to be a bad neighbor, I don’t think that is what his intention was, but the development all along the commercial emphasis have this type of advertisement, these type of facilities; it would still be fitting of what is going on, even though there is some adjacency to the residential. With the issues that have been brought up, we are not looking to make any enemies. I don’t know if it is the brightness of the light or the billboard would be the issue; Mr. Loe might look at not doing a lit billboard.”

Dr. Thomas W. Nuckols, 2341 Canyon Creek, Sherman, TX

Dr. Nichols explained “I am the Professor Emeritus of Ethics at Austin College and I’m Social Ethicist and ethics has to do value of dimension of decision making and the social ethicist has to do with value dimension in decision making in decisions that we make socially not as individually and this is an example of a social ethics decision, that I’m raising explicitly following up the comments of so many made that have to do with value dimension. For example, we talk about Classic Town, Broad Horizon, both of those have to do with esthetics, they have to do with appearance, they have to do with beauty and if you walk outside and you walk around what you would see pictures of; you see pictures of our City and some of those pictures are not very aesthetically pleasing. For example, in downtown, you have electric lines, you have telephone poles and so on, a terrible clutter and what’s happened to that, we don’t allow that anymore, you have to have underground utilities, it is more expensive to put them underground, it’s much more difficult to repair them, but we are willing to pay those cost for esthetic reasons that is for something that is pleasing, that is something that is beautiful, that is something that makes you a classic town and broad horizon means being able to see far.”

“I live on Canyon Creek Drive, one of the most desirable, one of the most expensive streets in Sherman, why is it desirable, why is it expensive, our back yards are on the creek, it’s beautiful, it’s trees and we have big lots, all of those are for aesthetic social purposes, many other people have spoken to this about the alliance and I’m empathizing and adding even when there isn’t the problem of light, even

when there isn't the problem of blocking your vision, it's clutter and I frankly would like to support those who say we don't want large signage in downtown and especially where you can see from the distance."

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

A letter was received from:

Rhonda Corley, 800 N. Elm, Sherman, TX

Mrs. Corley was concerned with it not being compatible with the current neighborhood, lighting, safety and being an eyesore.

Petitions were received with 37 signatures.

Commission Member Wood felt safety was a huge issue, "the speed limit through there, there are wrecks, not fender benders, fatality accidents, lots of them; I think it would be irresponsible to put a billboard there."

Commission Member Sims agreed.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to deny the request for variance for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District located at 817 North Sam Rayburn Freeway based on what was heard and what was presented tonight. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to deny the request for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District located at 817 North Sam Rayburn Freeway based on what was heard and what was presented tonight. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned

ADJOURNMENT

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

at 6:42 p.m.

CHAIRMAN



SECRETARY

DRAFT



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

4.

Meeting Date: 01/22/2019

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

Issue:

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

List of Agenda Items:

7. * 5011 NORTH U.S. HIGHWAY 75

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

**9. * 1600-1800 BLOCKS NORWOOD STREET & THE 2700-3000 BLOCKS OF WEST
MCGEE STREET**

The request of Sapphire Group, LLC (Owners), Bluestone Partners, LLC (Developers) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 31.333 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:

Planning and Zoning Commission

Final Plat approval of Heritage Crossing, Phase 1

10. * 6120 NORTH U.S. HIGHWAY 75

The request of QuikTrip Corporation (Owner), John Pimentel (Representative) and JM Civil Engineering Solutions Group (Civil Engineer) concerning the property located at 6120 North U.S. Highway 75, being Lot 1, Block 1, Sherman Landing, Phase 1, as follows:

Planning and Zoning Commission

Site plan approval for a storage room addition to QuikTrip

14. * 1304 WEST LAMAR STREET

The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 5.478 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of West Hill Cemetery Addition, Annex D, Sections 1-5.

15. * 1304 WEST LAMAR STREET

The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 8,000 square feet in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Old Cemetery Added Lots and Memorial Park.



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2211 EAST ALMA AVENUE

The request of Bridgestone Construction, LLC (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2211 East Alma Avenue, being 0.380 acres in the G.W. McGlothlin Survey, Abstract No. 827, also being part of Lots 3 and 4, Block 3, Hill Smith Estates, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a lot width of 59.89 feet in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District on Lot 3R, Block 3 of the proposed Hill Smith Estates Replat.

Planning and Zoning Commission

Replat approval of Hill Smith Estates, Block 3, Lot 3R, a Replat of part of Lots 3 & 4, Block 3, Hill Smith Estates.

Background:

The property is located at 2211 East Alma Avenue; east of Duke Drive. The property is zoned an R-1 (One Family Residential) District. The owners are requesting to replat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Bridgestone Construction, LLC (Owners)
Preston Trail Land 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:

42

Objections Received:

0

Attachments

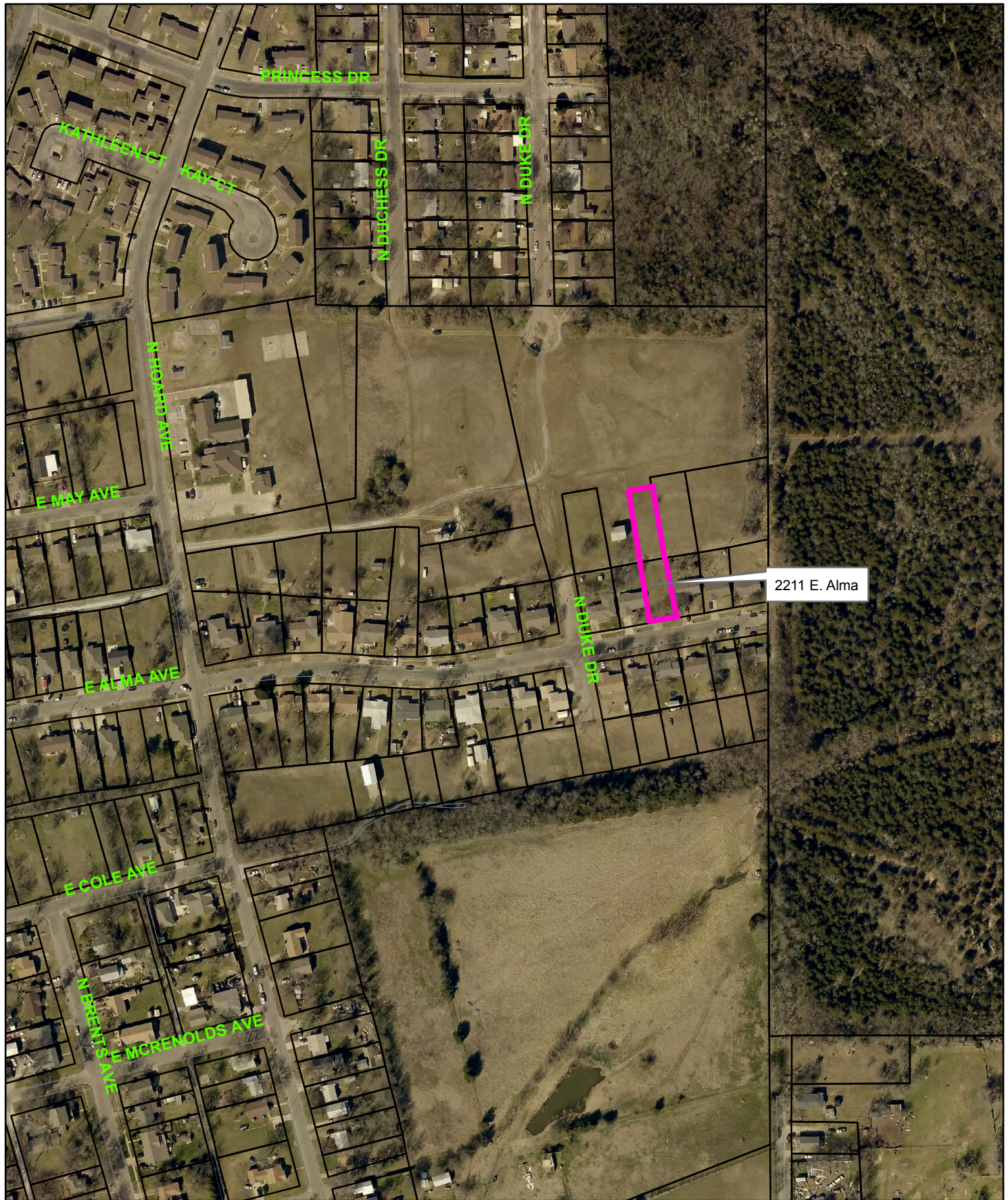
Location Map

Zoning Map

Zoning Sign Photo

Replat - Hill Smith Estates

Staff Review Letter



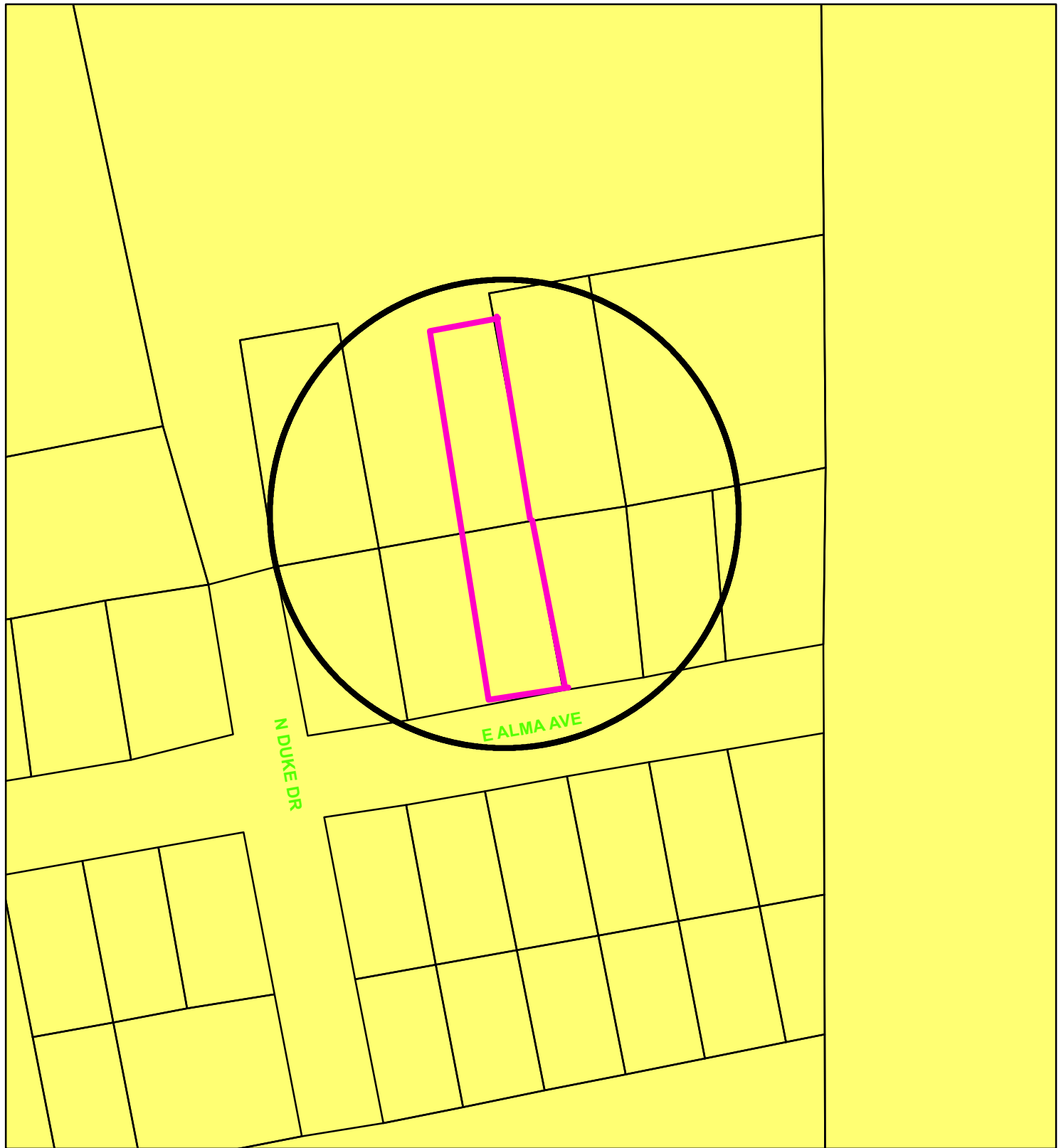
2211 E. Alma



NOT TO SCALE

1 in = 269 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2211 E. Alma

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

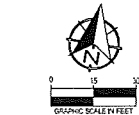


NOT TO SCALE

1 in = 100 ft

2211 East Alma





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

G.W. MCGLOTHLIN SURVEY
ABSTRACT NO. 827

REMAINDER OF A
CALLED 8.934 ACRES
BRIDGESTONE
CONSTRUCTION, LLC
INST. NO. 2018-1927
O.R.G.C.T.

FLOOD STATEMENT:

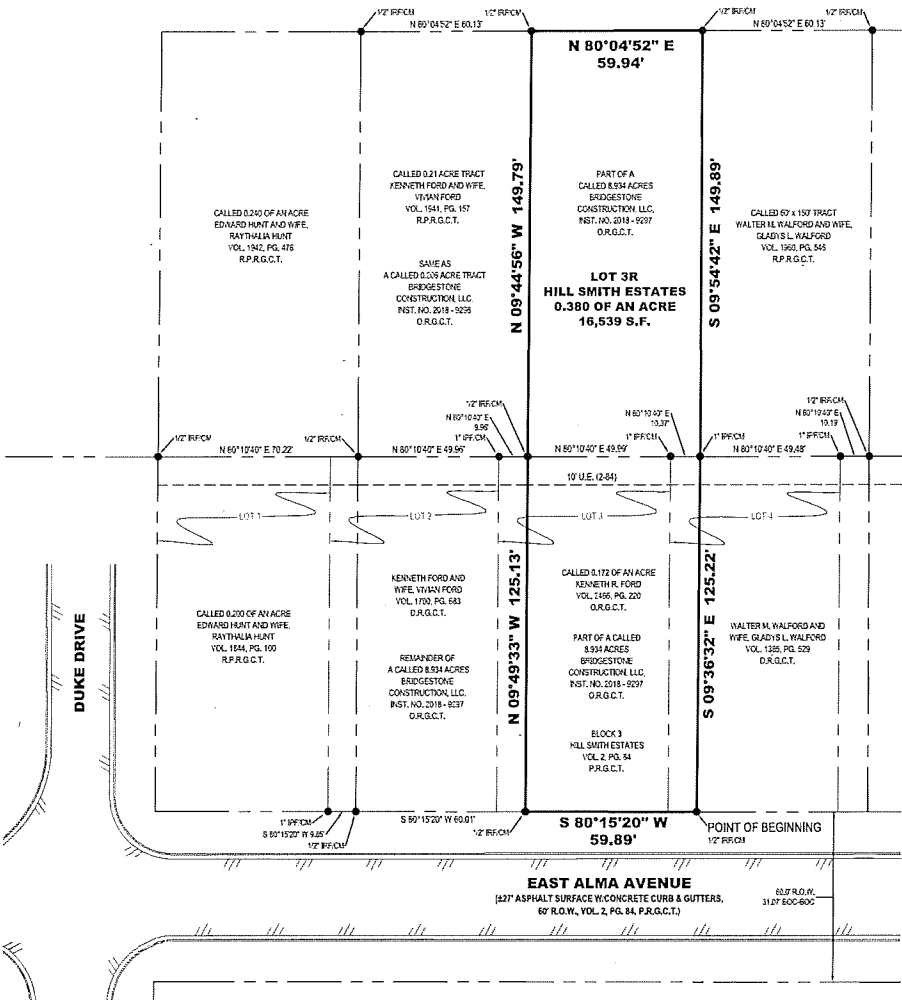
I have examined the FEMA Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485599, effective date 09/29/2019 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

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

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
RSCL	1/2" IRON ROD WITH PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
CM	CONCRETE MONUMENT
1	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
BOC	BACK OF CURB
---	BOUNDARY LINE
---	ADJACENT LINE
---	EASEMENT
---	ASPHALT



VICINITY MAP
(NOT TO SCALE)



PRELIMINARY

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

RE-PLAT OF HILL SMITH ESTATES
BLOCK 3, LOT 3R
0.380 OF AN ACRE
G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827
HILL SMITH ESTATES
BEING PART OF LOTS 3 & 4 IN BLOCK 3
OF HILL SMITH ESTATES
East Alma Avenue, Sherman
Grayson County, Texas

OWNER:
Bridgestone Construction LLC
1361 Winn Road
Coltsville, TX 76233
Ph: 903-815-0712
Contact: Melissa Hidalgo

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



TPSLS Firm No. 10194105
Drawn by: BRH
Checked by: CRN
Scale: 1"=30'
Date: 10/31/2018
Project No. 18-0440.1
Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS BRIDGESTONE CONSTRUCTION is the owner of all of that certain tract or parcel of land situated in the G.W. McGlothlin Survey, Abstract No. 827, City of Sherman, Grayson County, Texas, and being all of a called 0.172 of an acre tract of land described in the deed to Kenneth R. Ford, recorded in Volume 2466, Page 220, Official Records of Grayson County, Texas, the same being part of Lot 3 and 4 in Block 3 of Hill Smith Estates, according to the plat thereof recorded in Volume 2, Page 84, Plat Records of Grayson County, Texas, and being part of a called 8.934 acre tract of land described in the deed to Bridgestone Construction, LLC, recorded in Instrument No. 2018-9297, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Ford Tract, (2466-220), common to the southern-most southeast corner of said 8.934 acre tract, and common to the southwest corner of a tract of land described in the deed to Walter M. Walford and wife, Gladys L. Walford, recorded in Volume 1385, Page 629, Deed Records of Grayson County, Texas, and on the southerly line of said Lot 4, and on the northerly right-of-way line of East Alma Avenue;

THENCE South 89°15'20" West, with the southerly line of said Ford Tract, (2466-220), and with the southerly line of said Lot 4, and with the southerly line of aforesaid Lot 3, and with a southerly line of said 8.934 acre tract, and with the northerly right-of-way line of said East Alma Avenue, a distance of 59.89 feet to a 1/2-inch iron rod found for the southwest corner of said Ford Tract, (2466-220), common to the southeast corner of a tract of land described in the deed to Kenneth Ford and wife, Virlian Ford, recorded in Volume 1700, Page 683, said Deed Records;

THENCE North 09°49'33" West, with the westerly line of said Ford Tract, (2466-220), and with the easterly line of said Ford Tract, (1700-683), and crossing said Lot 3, and crossing said 8.934 acre tract, a distance of 125.13 feet to a 1/2-inch iron rod found for the northwest corner of said Ford Tract, (2466-220), common to the northeast corner of said Ford Tract, (1700-683), and common to the southeast corner of a called 0.21 of an acre tract of land described in the deed to Kenneth Ford and wife, Virlian Ford, recorded in Volume 1941, Page 157, Real Property Records of Grayson County, Texas, and common to a salient corner of said 8.934 acre tract, and on the northerly line of said Lot 3;

THENCE North 09°44'56" West, with a westerly line of said 8.934 acre tract, and with the easterly line of said Ford Tract, (1941-157), a distance of 149.78 feet to a 1/2-inch iron rod found for a salient corner of said 8.934 acre tract, common to the northeast corner of said Ford Tract, (1941-157);

THENCE North 80°04'52" East, crossing said 8.934 acre tract, a distance of 59.94 feet to a 1/2-inch iron rod found for a salient corner of said 8.934 acre tract, common to the northwest corner of a called 60-foot by 150-foot tract of land described in the deed to Walter M. Walford and wife, Gladys L. Walford, recorded in Volume 1960, Page 546, said Real Property Records;

THENCE South 09°54'42" East, with an easterly line of said 8.934 acre tract, and with the westerly line of said Walford Tract, (1960-546), a distance of 149.89 feet to a 1/2-inch iron pipe found for the northeast corner of aforesaid Ford Tract, (2466-220), common to the southwest corner of said Walford Tract, (1960-546), and common to the northwest corner of aforesaid Walford Tract, (1385-546), and on the northerly line of aforesaid Lot 4;

THENCE South 09°30'32" East, with the easterly line of said Ford Tract, (2466-220), and with the easterly line of said 8.934 acre tract, and with the westerly line of said Walford Tract, (1385-546), and crossing said Lot 4, a distance of 125.22 feet to the POINT OF BEGINNING and enclosing 0.380 of an acre (16,538 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That BRIDGESTONE CONSTRUCTION, does hereby adopt this plat designating the hereinbefore described property as REPLAT OF HILL SMITH ESTATES, BLOCK 3, LOT 3R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: BRIDGESTONE CONSTRUCTION

By: _____
XXX

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

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

Chris R. Noah
Registered Professional Land Surveyor No. 6585

Date _____

PRELIMINARY

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

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT OF HILL SMITH ESTATES, BLOCK 3, LOT 3R to the City of Sherman was submitted to the City Council on the ____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Clerk, City of Sherman, Texas _____

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

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

Chairman _____ Secretary _____

RE-PLAT OF HILL SMITH ESTATES
BLOCK 3, LOT 3R
0.380 OF AN ACRE
G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827
HILL SMITH ESTATES
BEING PART OF LOTS 3 & 4 IN BLOCK 3
OF HILL SMITH ESTATES
East Alma Avenue, Sherman
Grayson County, Texas

OWNER:
Bridgestone Construction LLC
1361 Winn Road
Coltsville, TX 76233
Ph: 903-815-0712
Contact: Melissa Hidalgo

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



TPSLS Firm No. 10194105
Drawn by: BRH
Checked by: CRN
Scale: 1"=30'
Date: 10/31/2018
Project No. 18-0440.1
Sheet No. 2 of 2



STAFF REVIEW LETTER

January 11, 2019

Bridgestone Construction, LLC
1361 Winn Road
Collinsville, TX 76233

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

Dear Applicants,

The request for approval of the Replat of Hill Smith Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. No structures will be permitted within any existing easements.
6. Indicate signor's name and title for Bridgestone Construction on signature page.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

600 EAST LAMBERTH ROAD

The request of Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being Lots 4-7 and part of 8, Block 4, Dr. JH Carraway's Subdivision, as follows;

Planning and Zoning Commission

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

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 foot radial separation in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Background:

This item was tabled at the August 21, 2018, Planning and Zoning Commission Meeting. The property is located at 600 East Lamberth Road, the southeast corner of Lamberth Road and U.S. Highway 75; Sherman Chevrolet is the tenant. The following items have been approved for the property:

- Exception to allow more than one sign per development lot - May 9, 1989.
- Variance to allow shade structures with a 6.3 foot setback along North Highway 75, a 1.8 foot front yard setback along Lamberth Road and a 3.3 foot side yard setback in lieu of the 5 foot required - March 8, 2005
- Exception to allow an Aluminum Composite Material (ACM) exterior facade in lieu of the required masonry for an entry element addition and fascia remodel to Ramey Chevrolet in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District - December 18, 2012.
- Site plan approval for Sherman Chevrolet Showroom and Service Building Remodel - May 22, 2018.

The owners would like to erect a new electronic billboard at this location. The existing billboard is owned by a separate outdoor advertising agency, which will be removed if the new billboard is approved. They are also requesting variances to allow the billboard to be 672 square foot and the radial separation to be 1,667 feet between the two billboards (the nearest billboard is located at Peyton Street and Loy Lake Road).

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Remington Sherman Automotive LLC (Owners)

Brett Edmonson, The Ratliff Group, LLC (Representative)

NCA Partners (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:

5

Objections Received:

2

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

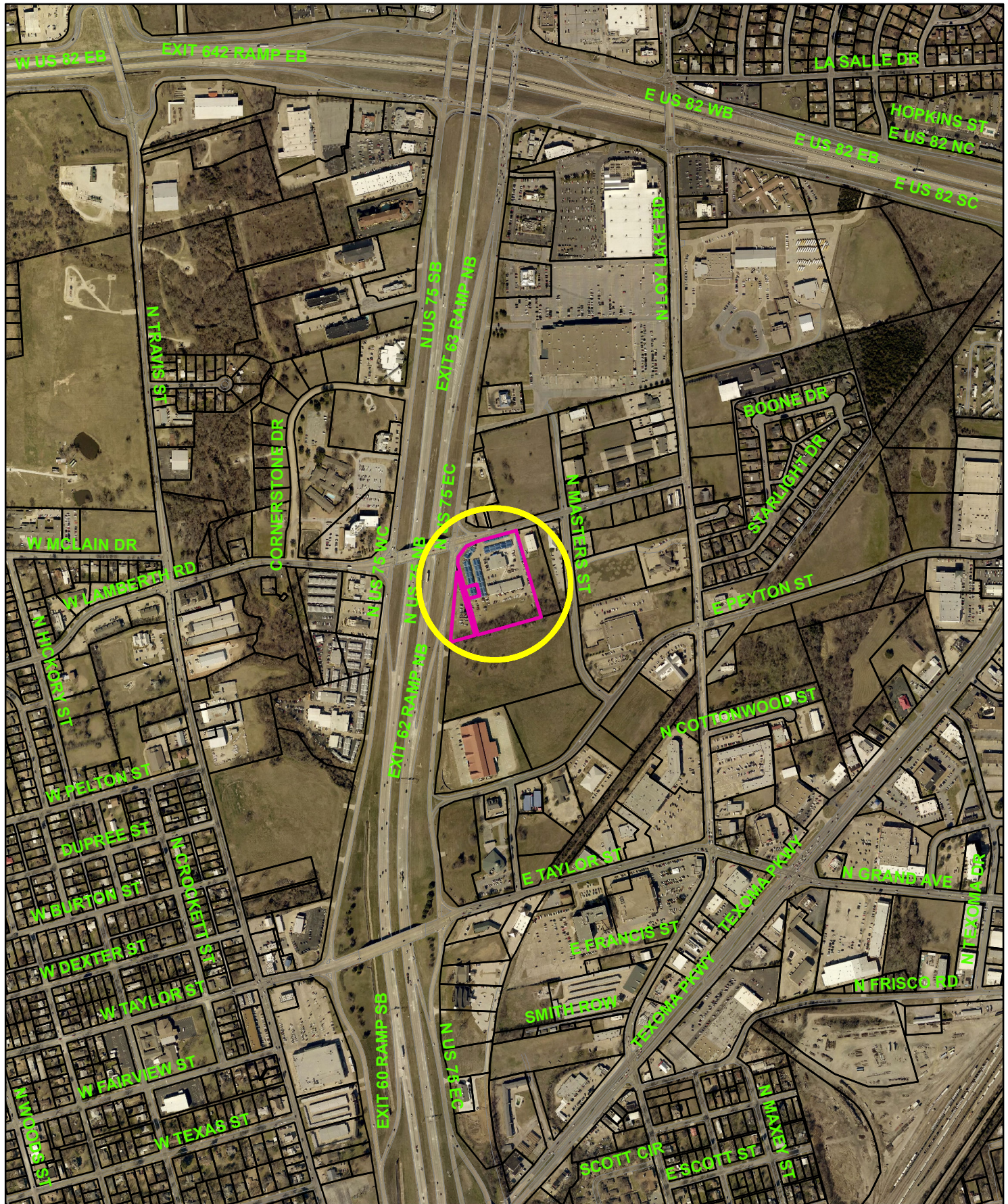
Site Plan/Elevations

Billboard Separation Map

Letter from William & Maindy Brandt Trust

Letter from Sherman Dev LTD PTN No 3

Staff Review Letter

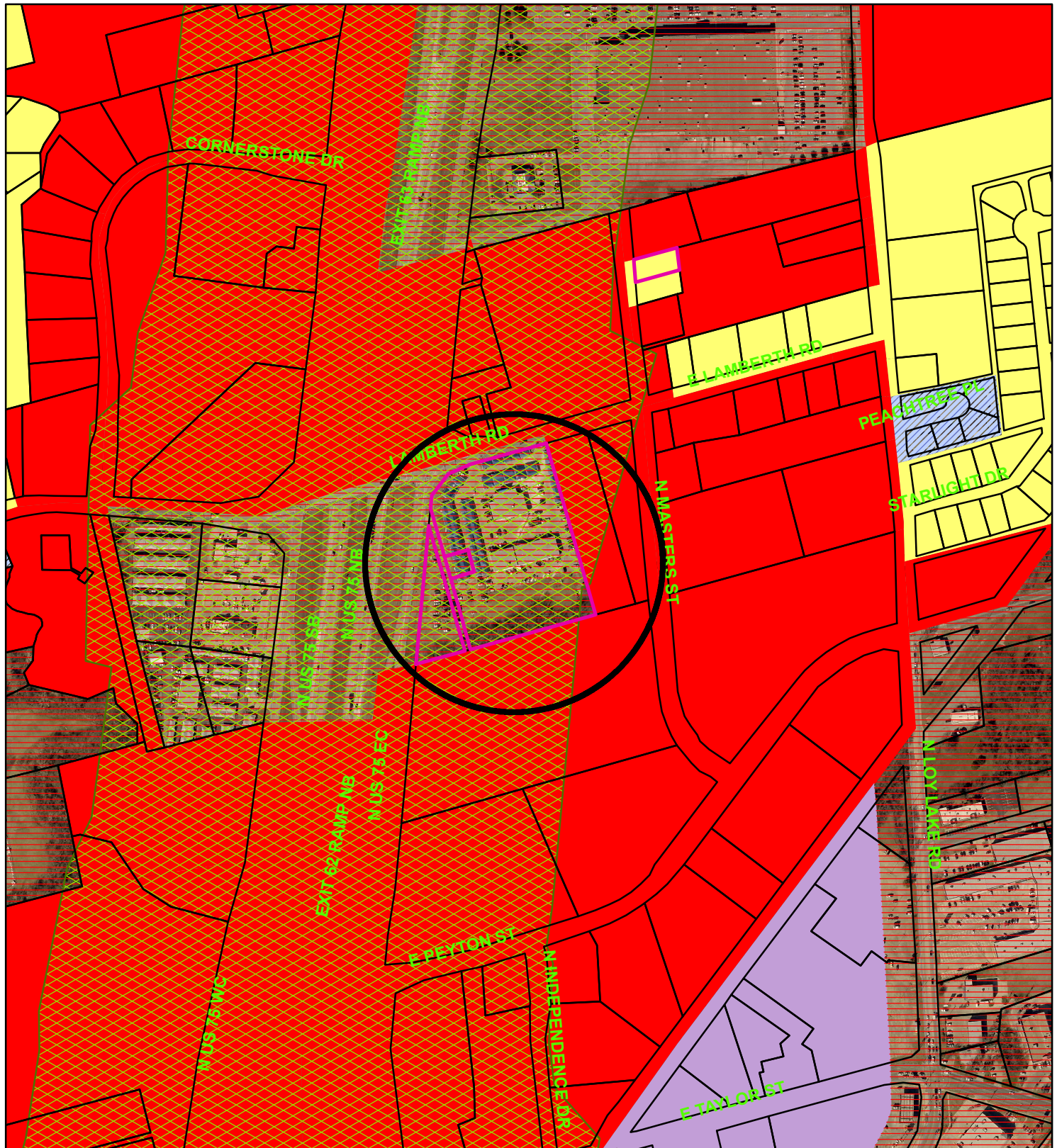


600 E. Lamberth Road



1 in = 814 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 600 E. Lamberth

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



600 East Lamberth



City of Sherman
220 W. Mulberry St.
Sherman, TX 75091

RE: Sherman Chevrolet Electronic Billboard, 600 E. Lamberth Rd.

The proposed billboard summary:

1. Remington Sherman Automotive LLC is requesting a Special Use Permit to erect a new electronic billboard on their property located at 600 E. Lamberth Rd. The property has an existing billboard, owned by a separate outdoor advertising agency; this billboard will be removed and only the new electronic billboard is being proposed.
2. Remington Sherman Automotive LLC is also requesting two variances related to the new electronic billboard: size and spacing:
 - a. Size: The face of the current billboard on the property is 14'H x 48'L. We request that a variance be allowed for the new electronic billboard to maintain this same size due to the sign being located along the Highway 75 corridor. The current TxDOT code for a commercial sign face along a highway corridor allows for each face to be up to 672 sq. ft. The overall height of the billboard will comply with current city ordinances.
 - b. Spacing: Within the 2,000 ft. radial measurement from the existing billboard, there are two other billboards located on the SW corner of E. Payton St. and N. Loy Lake Rd. These are just inside of 1,700 ft. from the billboard located at 600 E. Lamberth Rd. We request a variance be allowed on the spacing requirement due to the billboard being located along the Highway 75 corridor. The spacing of the existing billboard when measured linearly along Highway 75 is in compliance with the current TxDOT code of 1,500 ft.

In short, we request that the new electronic billboard be allowed to conform to the current TxDOT codes for face sizing and spacing due to the billboard being along the Highway 75 corridor.



Google Earth

feet 2000
meters 600



**PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT**

Telephone: (903) 892-7229

FAX: (903) 892-7274

August 3, 2018

William & Mindy Brandt Trust
2408 E. Solano Dr.
Phoenix, AZ 85016

AUG 13 2018

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 21, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being part of Lots 6-8 and all of Lots 4 and 5, Block 4, Dr. J.H. Carraway's Subdivision and a .75 acre tract in the J. B. McAnair Survey, Abstract No. 763, containing 5.855 acres

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 two-sided digital billboard in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Board of Adjustments

- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(3) to allow a 672 square foot billboard in lieu of the permitted 300 square foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.
- Exception and site plan approval under Ordinance No. 2280, Section 7, Subsection (14)(m)(5) to allow a 1,667 radial separation between billboards in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

2.24

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 VOTE!

The proposed exception is MORE THAN 2 TIMES
THE APPROVED SIZE.

WE ARE NOT IN FAVOR OF APPROVING THE
REQUEST BY REMINGTON SHERMAN AUTOMOTIVE LLC

* THE OVERLAY DISTRICT IS THERE FOR A REASON.

* PLEASE DENY THE REQUEST AND MAINTAIN THE
EXISTING 300 FOOT BILLBOARD ORDINANCE.

Respectfully BILL & MUDY BRANDT
602-290-4458

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

AUG 4 0 2018

August 3, 2018

Sherman Dev LTD PTN No 3
Ben Fortson
306 W. 7th St. Ste. 901
Ft. Worth, TX 76102

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, August 21, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Remington Sherman Automotive LLC (Owners), Brett Edmonson, The Ratliff Group, LLC (Representative) and NCA Partners (Architect) concerning the property at 600 East Lamberth Road, being part of Lots 6-8 and all of Lots 4 and 5, Block 4, Dr. J.H. Carraway's Subdivision and a .75 acre tract in the J. B. McAnair Survey, Abstract No. 763, containing 5.855 acres

The request is as follows:

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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

We oppose the changes to the current ordinance requested in the special use permit. We feel there is no need to change the restrictions in the current ordinance.

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

STAFF REVIEW LETTER

January 11, 2019

Remington Sherman Automotive, LLC
8901 Governors Row
Dallas, TX 75247

NCA Partners Architecture
5646 Milton St.
Suite 610
Dallas, TX 75206

Brett Edmonson
531 W. Bethel Rd.
Coppell, TX 75019

Dear Applicants,

The request for a Specific Use Permit and site plan approval for a two-sided digital billboard in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 600 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Digital billboards shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
4. All lighting of the billboard shall be shielded as not to produce intensive or excessive light or glare on adjacent property or traffic.
5. Parking of vehicles or signage is not allowed in the right-of-way.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violations of the conditions of the SUP will terminate the Specific Use Permit.
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. Platting of the property is required.
11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required. Engineering plans shall be provided to the City of Sherman Engineering Department.
12. Parking will be permitted on private property only.
13. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
14. Verify location of sanitary sewer lines.

15. No grading allowed within TxDOT right-of-way.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5011 NORTH U.S. HIGHWAY 75**

The request of Go Properties 7 LLC (Owners), Paramount Healthcare (Developer) Keen Surveying, LLC (Surveyor) and JM Civil Engineering (Civil Engineer) concerning the property located at 5011 North U.S. Highway 75, being 5.161 acres in the Brown and Ricketts Survey, Abstract No. 1553, as follows:

Planning and Zoning Commission

Final Plat approval of Lot 1, Block A, Golden Owens Addition.

Background:

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

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

Origination:

Go Properties 7 LLC (Owners)

Paramount Healthcare (Developer)

Keen Surveying, LLC (Surveyor)

JM Civil Engineering (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

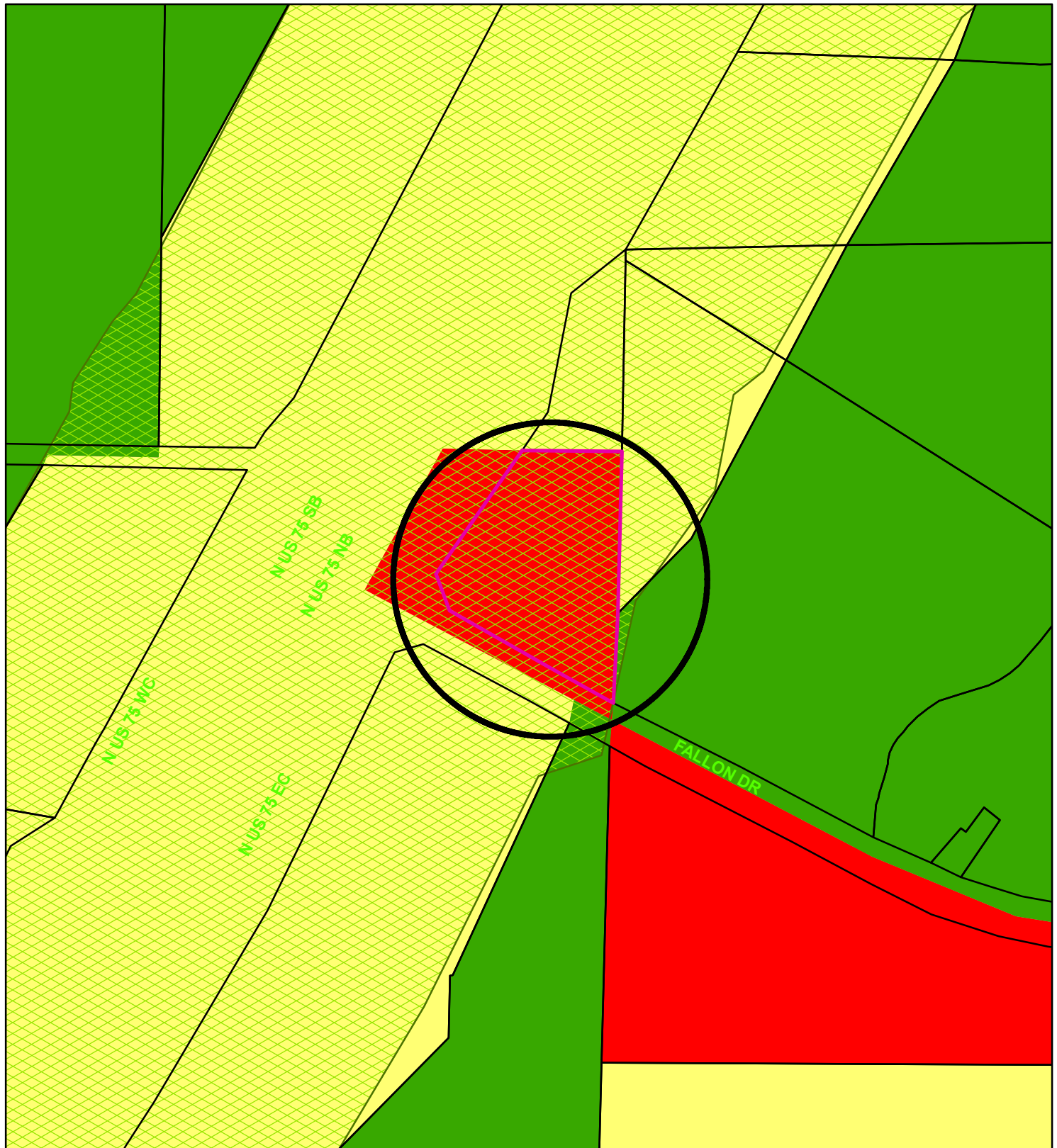
Location Map

Zoning Map

Final Plat - Golden Owens Addition

Staff Review Letter





5011 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 370 ft



STAFF REVIEW LETTER

January 11, 2019

Go Properties 7, LLC
6601 Blanco Rd., Suite 150
San Antonio, TX 78216

Keen Surveying, LLC
203 S. Main Street
P.O. Box 234
Salem, AR 72576

Dear Applicants,

The request for approval of the Final Plat of Golden Owens Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Fallon Road must be changed to be Fallon Drive.
6. Correct existing ROW names – Fallon Drive is not on both rights-of-way.
7. Show sizes of easements on plat.
8. Remove Schedule B Exceptions List from plat.
9. Remove utility line locations from plat.
10. Dedicate a 10' Utility Easement along Fallon Drive.
11. Update dates to reflect current year on approval and signature blurbs.
12. Show Volume and Page of Private Sewer Easement on Northeast corner of site.
13. Drainage Agreement required. Coordinate with Engineering Department.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

8.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1724 WEST U.S. HIGHWAY 82, SUITE 200

The request of Carrus Health Holdings, LLC (Owners), Anbarasu Nachimuthu (Contractor) and McCalla Design Group (Architect) concerning the property at 1724 West U.S. Highway 82, Suite 200, being Lot 1, Carrus Medical Plaza, Replat Lot 5, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Carrus Behavioral Hospital for inpatient/outpatient care in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District.

Background:

The property is located at 1724 West U.S. Highway 82 between Post Oak Crossing and Rex Cruse Drive; Carrus Medical Office is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Carrus Health Holdings, LLC would like to finish out the second floor of the medical office building for Carrus Behavioral Hospital for inpatient/outpatient care; the hospital will have 28 patient rooms.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Carrus Health Holdings, LLC (Owners)

Anbarasu Nachimuthu (Contractor)

McCalla Design Group (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:

5

Objections Received:

0

Attachments

Location Map

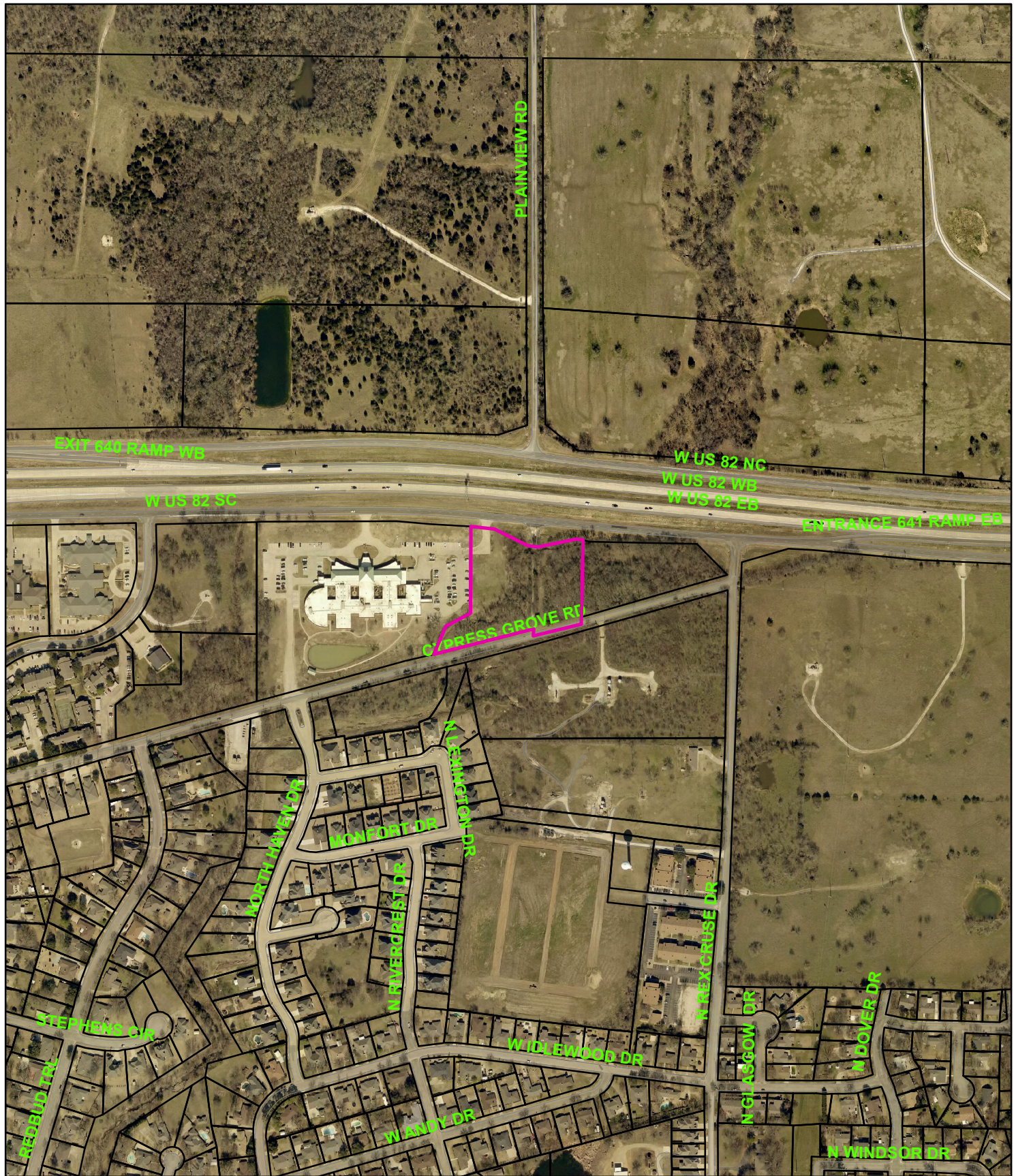
Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter

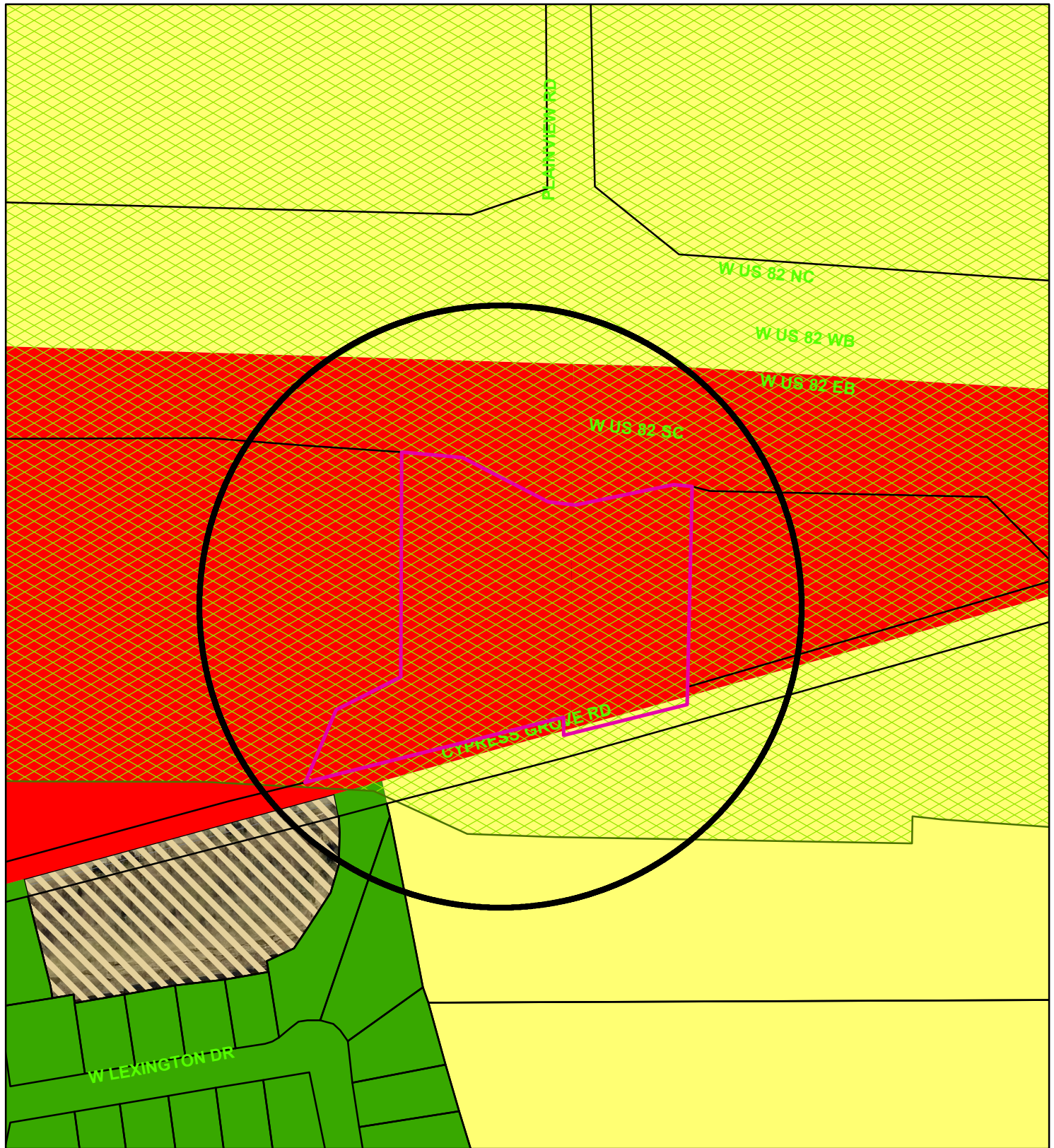


1724 West U.S. Highway 82, Suite 200



1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1724 West U.S. Highway 82, Suite 200

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

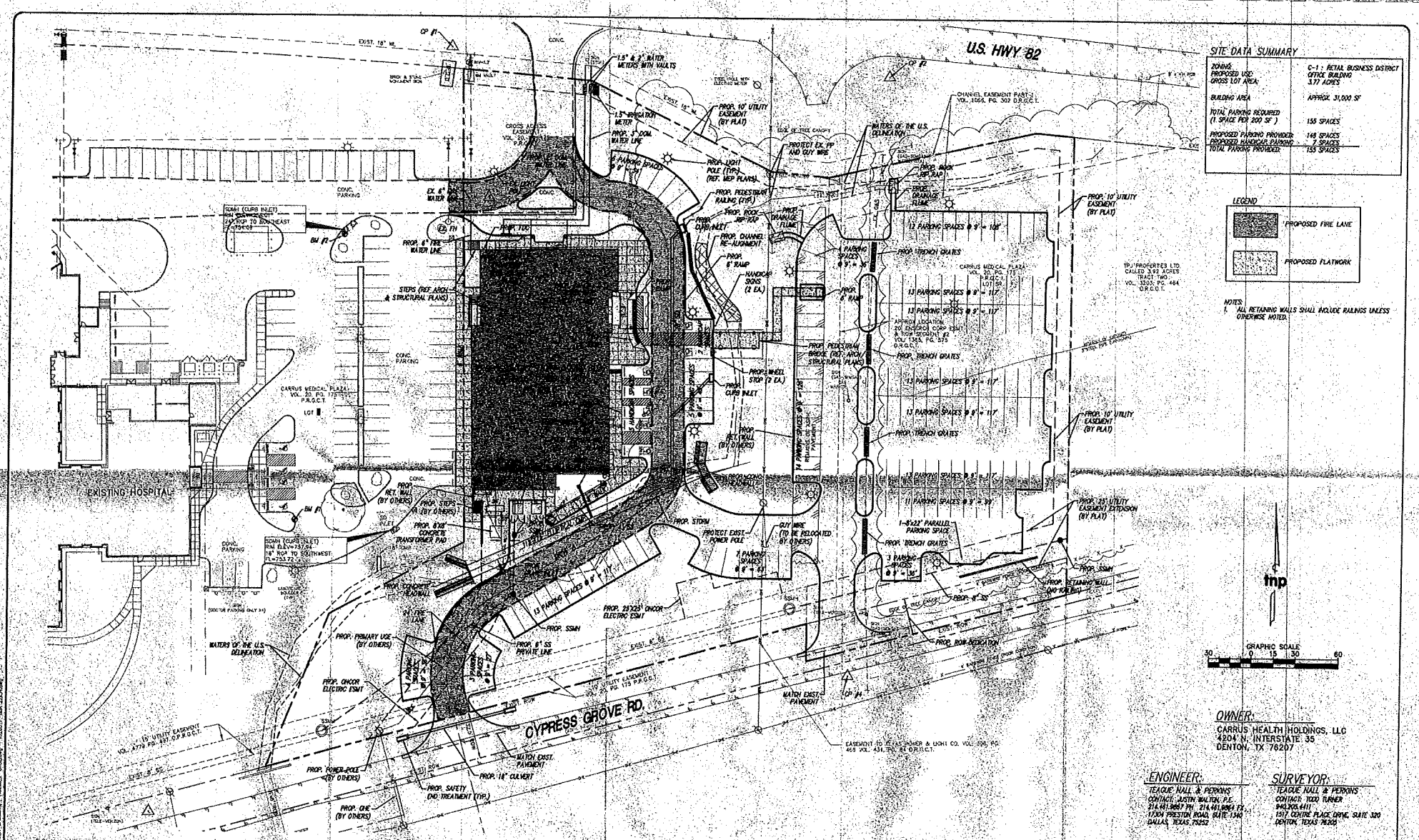


NOT TO SCALE

1 in = 200 ft

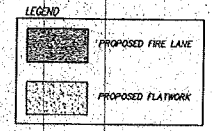
1724 West Highway 82



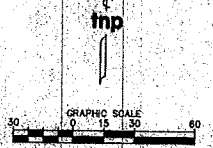


SITE DATA SUMMARY

ROADS	C-1 - RETAIL BUSINESS DISTRICT
PROPOSED USE	OFFICE BUILDING
GROSS LOT AREA	3.77 ACRES
BUILDING AREA	APPROX. 31,000 SF
TOTAL PARKING REQUIRED (1 SPACE PER 200 SF)	155 SPACES
PROPOSED PARKING PROVIDED	148 SPACES
PROPOSED HANDICAP PARKING	7 SPACES
TOTAL PARKING PROVIDED	155 SPACES



NOTES
1. ALL RETAINING WALLS SHALL INCLUDE RAININGS UNLESS OTHERWISE NOTED.



OWNER:
CARRUS HEALTH HOLDINGS, LLC
4204 N. INTERSTATE 35
DENTON, TX 76207

ENGINEER:
TEAGUE NAIL & PERKINS
CONTR. ARCH. W/ENR. P.E.
214.461.9867 PH. 214.461.9864 FX.
17304 PRESTON ROAD, SUITE 1340
DALLAS, TEXAS 75252

SURVEYOR:
TEAGUE NAIL & PERKINS
CONTR. SURV. W/ENR. P.E.
214.461.9867 PH. 214.461.9864 FX.
17304 PRESTON ROAD, SUITE 1340
DENTON, TEXAS 76207

no.	description	by	date
1	ADDENDUM 1	JHW	4/11/2017
2	ADDENDUM 2	JHW	3/28/2017
3	ADDENDUM 3 - TRANSFORMER & ESMT. RELOCATION	JHW	2/23/2017
4	revision		

scale
vertical bar is
1 inch long
1"=30'
N/A
SEPT 2017



teague nail & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph. 214.461.9864 fx.
TXBPE Registration No. F-230
www.tnplinc.com

This document is for interim review and is not
intended for construction, bidding or permit
purposes.
JULIAN N. WELTON, P.E. - DATE: SEPT. 2017
TX Reg. # 97267

City of Sherman, Texas
Public Works & Utility Improvement for
CARRUS MOB
SITE PLAN

Project #
CSH14303
sheet
C1.03

CARRUS OFFICE PARK
 1724 W. HIGHWAY 82
 SHERMAN, TEXAS 75092

CLIENT
 CARRUS HEALTH HOLDINGS LLC
 4504 HILLY
 DALLAS, TEXAS 75207
 214.441.2000

ARCHITECT
 MCM
 17304 Preston Road, Suite 1140
 Dallas, TX 75244
 214.441.8507
 214.441.9944 (fax)

STRUCTURAL ENGINEER
 URSAM STRUCTURE, LLC
 1701 N. MIDLAND STREET, SUITE 111, 1811
 DALLAS, TEXAS 75202
 214.453.8640

MEDICAL ENGINEER
 R/C ENGINEERING
 4133 N. CENTRAL EXPRESSWAY, SUITE 200
 DALLAS, TEXAS 75244
 214.540.9100
 214.540.9140 (fax)

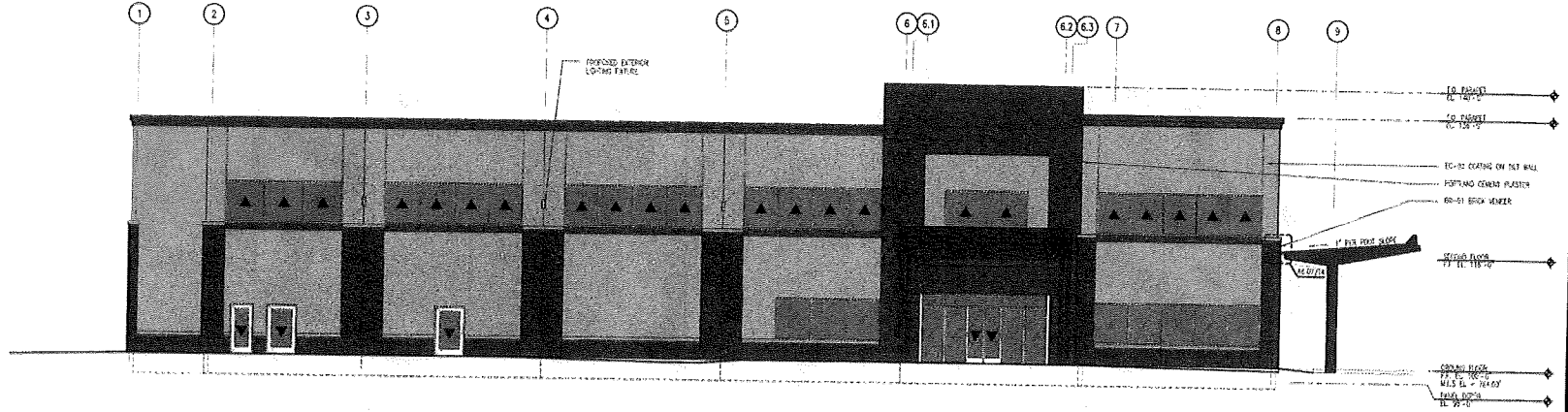
REVISIONS

INTERIM REVIEW DOCUMENTS
 ALL DOCUMENTS ARE THE PROPERTY OF MCM
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MCM

Revisions:

Issue Date:
 17 DECEMBER 2018
 Project No:
 16111A
 Sheet Title:
 EXTERIOR ELEVATIONS

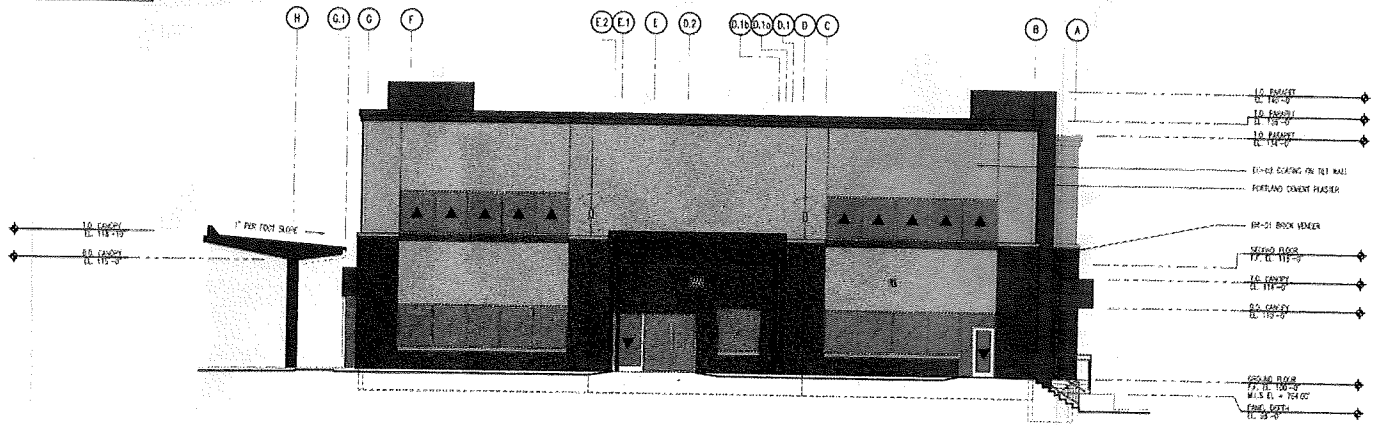
Sheet No:
A4.01



02 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

ELEVATION KEY

BR-21	BR-21	BR-21	BR-21
BR-21	BR-21	BR-21	BR-21
BR-21	BR-21	BR-21	BR-21
BR-21	BR-21	BR-21	BR-21



01 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



Architectural section drawing of a building facade, showing structural details and material specifications. The drawing includes a cross-section of a two-story building with a flat roof and a gabled roof section on the right. Key features include a central window opening, a chimney on the left, and a gabled roof structure on the right. The drawing is annotated with various material and construction details, such as '10. CASSETTE', '11. INSULATION', '12. BRICK VENEER', and '13. PORTLAND CEMENT PLASTER'. A scale bar at the bottom indicates a length of 100 feet.

01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Sheet No:
A4.02

STAFF REVIEW LETTER

January 11, 2019

Carrus Health Holdings, LLC
1810 West U.S. Highway 82
Sherman, TX 75092

McCalla Design Group, PLLC
780 N. Watters Rd., Suite 100
Allen, TX 75013

Anbarasu Nachimuthu
1810 West U.S. Highway 82
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Carrus Behavioral Hospital for inpatient/outpatient care in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 1724 West U.S. Highway 82, Suite 200 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 82 access road or Cypress Grove Road right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9' x 20'.
6. The parking ratio for a medical office: 1/200 square foot; hospital: 1/3 beds, an exception will need to be granted if the parking ratio cannot be met for the proposed use on the lot before a Certificate of Occupancy Permit will be issued.
7. The required parking shall be provided on the same lot as the business is located.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violations 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. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
13. The location of the trash receptors must be approved by the Public Works Department.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for approval.

15. Verify fire lane requirements with Fire Marshall.
16. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
17. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.

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

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

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

Respectfully,



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

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

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



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

9.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

* **1600-1800 BLOCKS NORWOOD STREET & 2700-3000 BLOCKS WEST MCGEE STREET**

The request of Sapphire Group, LLC (Owners), Bluestone Partners, LLC (Developers) and Winkelmann & Associates, Inc. (Civil Engineer/Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks of West McGee Street, being 31.333 acres in the Bacon Fielding Survey, Abstract No. 120, as follows:

Planning and Zoning Commission

Final Plat approval of Heritage Crossing, Phase 1

Background:

The property is located in the 1600-1800 blocks of Norwood Street and the 2700-3000 blocks of West McGee Street in northwest Sherman. The owners would like to plat the property into forty-four (44) lots for residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

Origination:

Sapphire Group, LLC (Owners)

Bluestone Partners, LLC (Developers)

Winkelmann & Associates, Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

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:

Not required.

Objections Received:

0

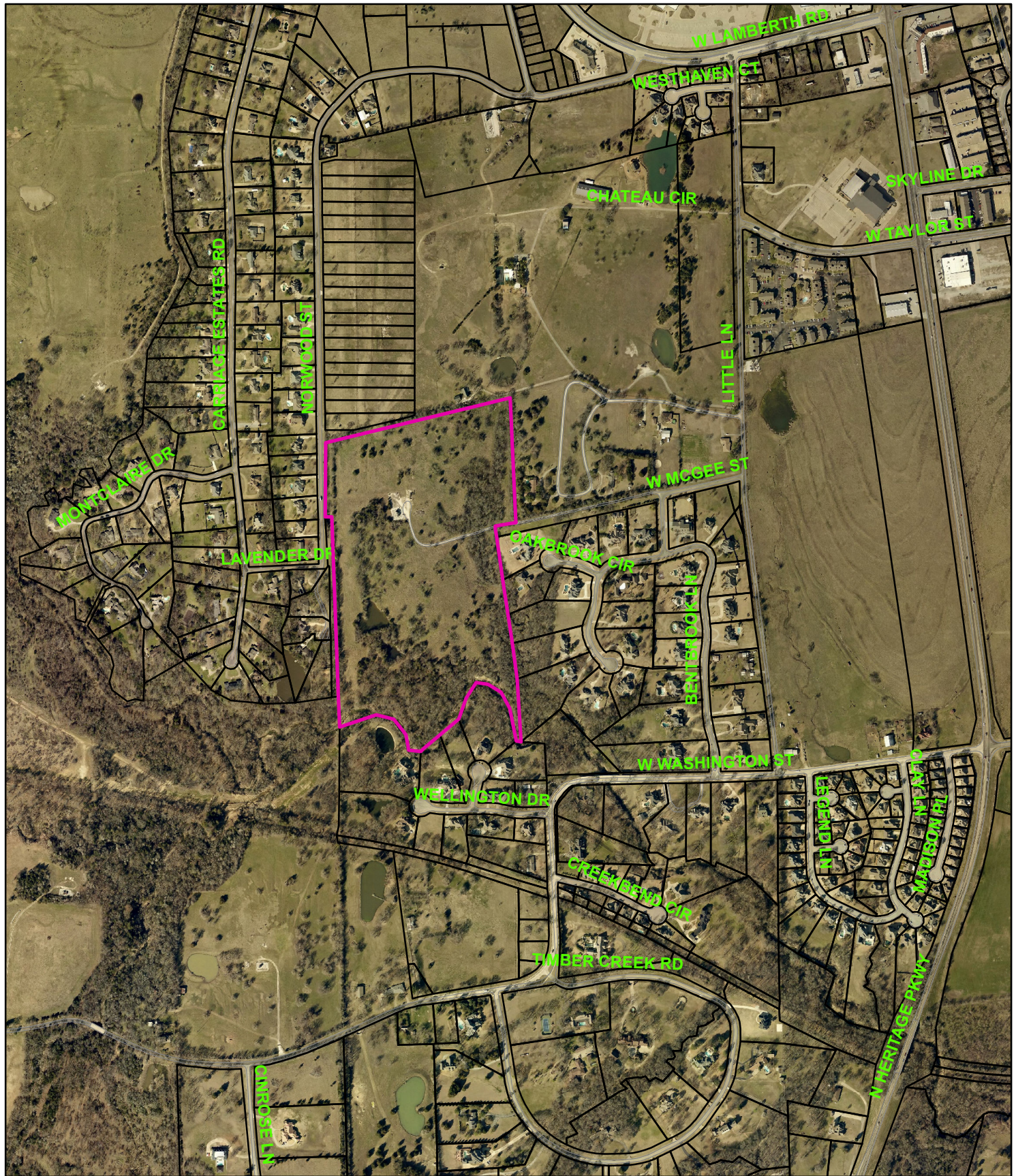
Attachments

Location Map

Zoning Map

Final Plat - Heritage Crossing, Phase 1

Staff Review Letter

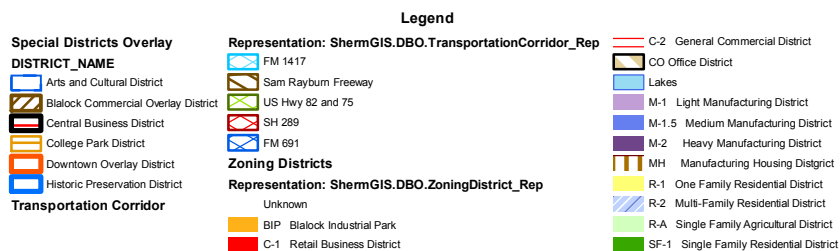


**1600-1800 Blocks Norwood Street &
2700-3000 Blocks West McGee Street**

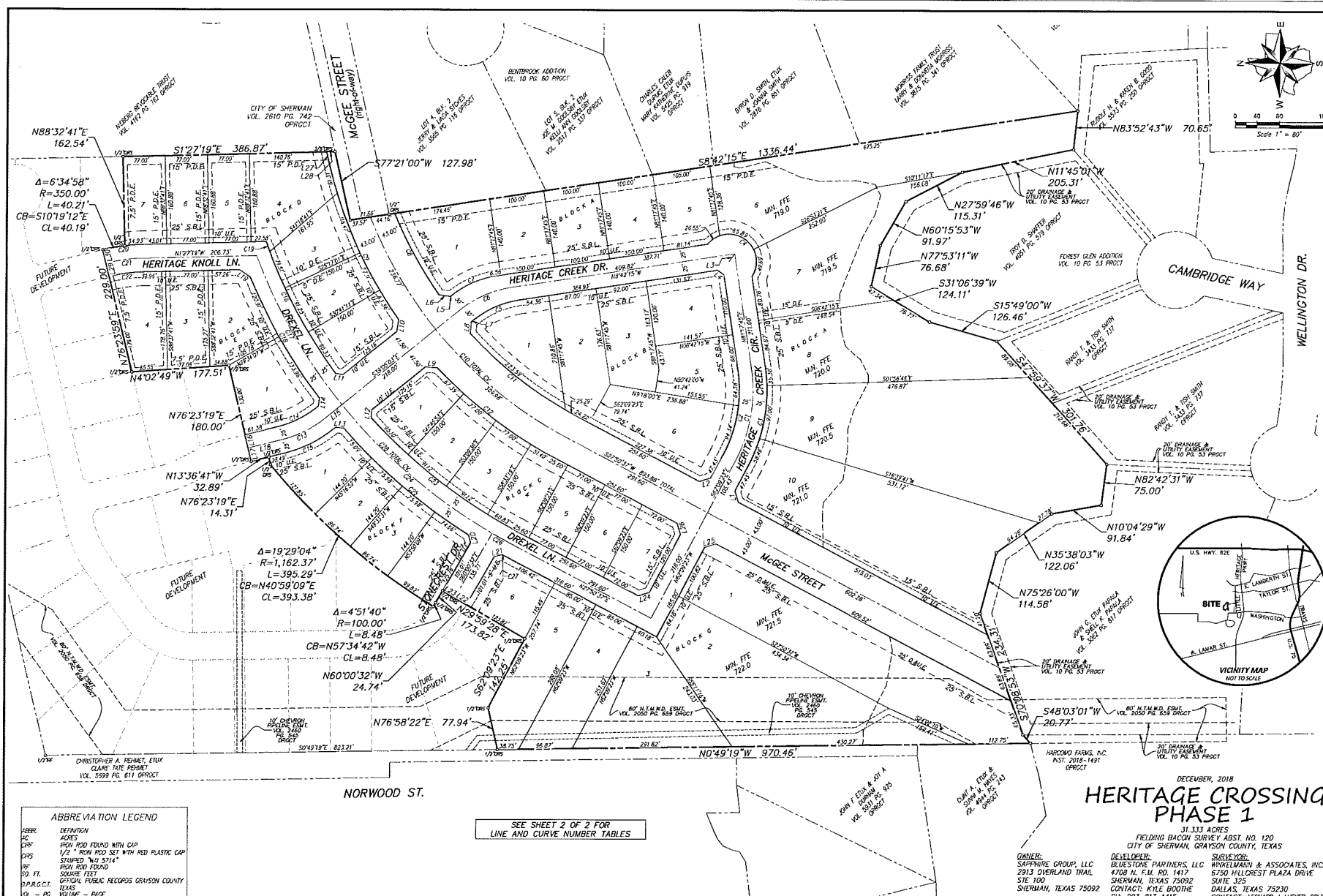


1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



1 in = 500 ft



1 of 2	PRE-FINAL PLAT	HERITAGE CROSSING ~ PHASE 1 BLUESTONE PARTNERS, LLC SHERMAN, TEXAS	 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 10000 W. PARKWAY, SUITE 100 FORT WORTH, TEXAS 76133 (817) 440-7888 WWW.WINKELMANN-AND-ASSOCIATES.COM	No. _____ DATE _____ REGION _____ APPROVED _____ (Date: _____)
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Sapphire Group, LLC is the owner of a tract of land situated in the Fielding Bacon Survey, Abstract No. 783, City of Sherman, Grayson County, Texas, and being a portion of a tract described in deed to Sapphire Group, LLC, per deed recorded in Inst. 2018-6952 Official Public Records of Grayson County, Texas (OPRGCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner on the west line of said Sapphire tract, said point also being on the east line of a called 20.00 acre tract described in deed to Christopher B. Rehmet and Claire Tote Rehmet as recorded in Volume 5699 Page 612 OPRGCT, said point being South 00 deg 49 min 19 sec East, a distance of 823.21 feet from a 1/2 inch iron rod found for the northwest corner of said Sapphire tract, said northwest corner also being an inferior $e\ell$ corner of said Rehmet tract;

THENCE departing said Sapphire west line and said Rehmet east line, over across said Sapphire tract the following courses and distances:

North 76 deg 58 min 22 sec East, for a distance of 77.94 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 62 deg 09 min 23 sec East, for a distance of 142.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 29 deg 59 min 28 sec East, for a distance of 173.82 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 60 deg 00 min 32 sec West, for a distance of 24.74 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and for the beginning of a circular curve to the right having a central angle of 04 deg 51 min 40 sec, a radius of 100.00 feet, and chord which bears North 57 deg 34 min 42 Sec West for a distance of 8.48 feet;

And along said circular curve to the right for an arc distance of 8.48 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and for the beginning of a circular curve to the right having a central angle of 19 deg 29 min 40 sec, a radius of 1,162.37 feet, and chord which bears North 40 deg 59 min 09 Sec East for a distance of 393.38 feet;

And along said circular curve to the right for an arc distance of 395.29 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 23 min 19 sec East, for a distance of 14.31 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 13 deg 36 min 41 sec West, for a distance of 32.89 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 23 min 19 sec East, for a distance of 180.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 04 deg 02 min 49 sec West, for a distance of 177.51 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 23 min 59 sec East, for a distance of 229.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and for the beginning of a circular curve to the right having a central angle of 06 deg 34 min 58 sec, a radius of 350.00 feet, and chord which bears South 10 deg 19 min 12 Sec East for a distance of 40.19 feet;

And along said circular curve to the right for an arc distance of 40.21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

North 88 deg 32 min 41 sec East, for a distance of 162.54 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner on the east line of said Sapphire tract and on the west line of a 2.601 acre tract described in deed to the Kieberg Revocable Trust as recorded in Volume 4162 Page 762 OPRGCT;

THENCE South 01 deg 27 min 19 sec East, along the west line of said Kieberg tract, for a distance of 779.70 feet to a 3/8 inch iron rod found at the southwest corner of said Kieberg tract, said point being in the north right-of-way line of McGee Street as described in deed to the City of Sherman as recorded in Volume 2610 Page 742 OPRGCT;

THENCE South 77 deg 21 min 00 sec West, along the north right-of-way line of said McGee Street, for a distance of 127.98 feet to a point for corner at the northwest corner of said City of Sherman tract;

THENCE South 08 deg 42 min 15 sec East, along the west line of said City of Sherman tract, passing at 71.86 feet a 1/2 inch iron rod found at the northwest corner of Lot 4 Block 2 of the Bentbrook Addition, an addition to the City of Sherman per plat recorded in Volume 10, Page 60 Plat Records Grayson County, Texas (PRGCT), and continuing along the west line of said Bentbrook Addition, for a total distance of 1,336.44 feet to a point for corner on the north line of Forest Glen Addition, an addition to the City of Sherman per plat recorded in Volume 10 Page 53 PRGCT;

THENCE continuing westerly along the northerly lines of said Forest Glen Addition as follows:

North 83 deg 52 min 43 sec West, for a distance of 70.65 feet to a point for corner;

North 11 deg 45 min 01 sec West, for a distance of 205.31 feet to a point for corner;

North 27 deg 59 min 45 sec West, for a distance of 115.31 feet to a point for corner;

North 60 deg 15 min 53 sec West, for a distance of 91.97 feet to a point for corner;

North 77 deg 53 min 11 sec West, for a distance of 76.68 feet to a point for corner;

South 31 deg 06 min 39 sec West, for a distance of 124.11 feet to a point for corner;

South 15 deg 49 min 00 sec West, for a distance of 128.45 feet to a point for corner;

South 47 deg 59 min 37 sec West, for a distance of 301.76 feet to a point for corner;

North 82 deg 42 min 31 sec West, for a distance of 75.00 feet to a point for corner;

North 10 deg 04 min 29 sec West, for a distance of 91.84 feet to a point for corner;

North 35 deg 38 min 03 sec West, for a distance of 122.06 feet to a point for corner;

North 75 deg 26 min 00 sec West, for a distance of 114.58 feet to a point for corner;

South 70 deg 08 min 53 sec West, for a distance of 234.31 feet to a point for corner, said point being the northwest corner of said Forest Glen Addition and the northeast corner of a 5 acre Fourth tract of land conveyed to Harcoma Farms, Inc. by deed recorded in Instrument No. 2018-1491 OPRGCT;

THENCE South 48 deg 03 min 01 sec West, along the north line of said 5 acre tract, for a distance of 20.77 feet to a point for corner at the southeast corner of a 6.8 acre tract of land conveyed to Clint A. Hayes, etur and Sunni M. Hayes by deed recorded in Volume 4944 Page 243 OPRGCT;

THENCE North 00 deg 49 min 19 sec West along the east line of said Hayes tract, passing the northeast corner of said Hayes tract, and the southeast corner of said Rehmet 20.0 acre tract, and continuing along the east line of said Rehmet 20.0 acre tract, for a distance of 970.46 feet to the POINT OF BEGINNING and containing 31.333 acres or 1,364,857 s.f. of land.

OWNER'S DEDICATION

THAT SAPPHIRE GROUP, LLC acting herein by and thru their duly authorized officers, do hereby certify and adopt this plat designating the herein above property as HERITAGE CROSSING PHASE 1, an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown hereon. The above owner's do hereby certify to the following:

- The streets and alleys are dedicated for street and alley purposes as noted.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever and for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements damaged in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using some unless the easement limits the use to particular utilities. Said use by public utilities being subordinate to the Public's and the City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems within the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time or procuring permission from anyone.
- All modifications to this documents shall be by means of plat and must be approved by the City of Sherman.

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF SHERMAN, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 201__.

SAPPHIRE GROUP, LLC

BY: _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY

APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 201__.

NOTARY PUBLIC, STATE OF TEXAS
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

THAT I, Leonard J. Lucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

_____, date: _____

Leonard J. Lucker, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Leonard J. Lucker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2016.

Notary public, State of Texas

Certificate of approval by the City Planning and Zoning Commission:

Approved this ____ day of _____, 201__.

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

Chairman Secretary

Certificate of Acceptance by the City Council:

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of HERITAGE CROSSING PHASE 1, an addition to the City of Sherman was submitted to the City Council on the ____ day of _____, 201__, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to note the acceptance thereof by signing his name as hereinabove

Subscribed

Witness my hand this ____ day of _____, A.D. 201__.

City Clerk, City of Sherman, Texas

Notice: selling a portion of this Addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permit.

CURVE TABLE					
No.	Delta	Radius	Length	Ch. B	Ch. L
C1	36°32'32"	275.00'	175.42'	58°25'49"E	172.46'
C2	36°32'32"	250.00'	159.47'	58°25'49"E	156.78'
C3	36°32'32"	300.00'	191.36'	58°25'49"E	188.14'
C4	172°49'09"	50.00'	150.81'	N35°17'43"E	99.80'
C5	30°22'48"	175.00'	92.79'	S23°53'39"E	91.71'
C6	30°22'48"	200.00'	106.05'	N23°53'39"E	104.81'
C7	30°22'48"	175.00'	92.79'	N23°53'39"E	91.71'
C8	1°17'03"	732.00'	169.71'	N81°04'51"E	169.35'
C9	2°17'03"	818.00'	318.16'	N66°01'02"E	316.16'
C10	4°38'45"	775.00'	543.79'	S48°09'59"W	538.33'
C11	1°15'28"	732.00'	249.76'	N37°37'06"E	248.55'
C12	1°10'49"	818.00'	272.88'	N37°24'01"E	271.62'
C13	2°28'22"	200.00'	68.99'	N26°20'52"W	68.16'
C14	2°28'22"	175.00'	77.85'	N26°20'52"W	77.16'
C15	2°28'22"	225.00'	100.63'	S26°20'52"E	99.21'
C16	1°09'40"	968.00'	273.04'	S62°02'44"E	272.13'
C17	1°10'01"	931.00'	314.65'	S59°59'59"W	313.53'
C18	14°21'15"	1018.00'	255.04'	S62°03'47"E	254.37'
C19	1°10'33"	968.00'	19.87'	N69°32'17"E	19.87'
C20	17°02'22"	350.00'	74.26'	N73°32'00"W	74.12'
C21	17°02'22"	325.00'	68.95'	N73°32'00"W	68.82'
C22	17°02'22"	300.00'	63.65'	N73°32'00"W	63.53'
C23	20°01'24"	968.00'	338.29'	S37°51'19"W	336.57'
C24	20°35'30"	933.00'	362.65'	N42°27'13"E	360.64'
C25	1°59'10"	1018.00'	301.78'	S42°27'13"W	300.67'
C26	2°08'51"	933.00'	37.22'	S38°55'02"W	37.22'
C27	0°10'39"	1018.00'	1.15'	S27°55'56"W	1.15'
C28	41°14'21"	933.00'	714.72'	H45°27'47"E	699.39'

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N72°30'37"E	21.21'	L16	S76°23'19"W	25.00'
L2	N17°09'23"W	21.21'	L17	S76°23'19"W	25.00'
L3	N33°42'15"W	17.68'	L18	N13°36'41"W	61.38'
L4	N36°17'43"E	14.14'	L19	N33°06'13"E	24.71'
L5	S39°05'03"E	1.19'	L20	S75°00'07"W	14.35'
L6	N72°30'37"E	20.66'	L21	S15°51'12"E	14.35'
L7	N39°05'03"W	4.67'	L22	S29°59'28"W	25.00'
L8	N39°33'00"W	20.66'	L23	S29°59'28"W	25.00'
L9	N41°15'17"E	21.84'	L24	N17°09'23"W	21.21'
L10	S82°22'03"E	21.84'	L25	S17°09'23"E	21.21'
L11	N71°17'33"E	13.80'	L26	S72°50'37"W	21.21'
L12	S85°27'38"E	13.80'	L27	N77°10'37"E	18.84'
L13	S59°18'W	14.35'	L28	N12°27'19"W	15.11'
L14	N83°14'23"W	14.35'	L29	S76°23'19"W	25.00'
L15	S39°05'03"E	40.55'	L30	S76°23'19"W	25.00'

DECEMBER, 2018

HERITAGE CROSSING
PHASE 131.333 ACRES
FIELDING BACON SURVEY ABST. NO. 120
CITY OF SHERMAN, GRAYSON COUNTY, TEXASOWNER:
SAPPHIRE GROUP, LLC
2913 OVERLAND TRAIL
STE 100
SHERMAN, TEXAS 75092DEVELOPER:
BLUESTONE PARTNERS, LLC
4708 N. F.M. RD. 1417
SHERMAN, TEXAS 75099
CONTACT: KYLE BOOTHE
PH: 903-813-1415SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 325
DALLAS, TEXAS 75230
CONTACT: LEONARD J. LUCKER, R.P.L.S.
PH: 972-490-7090 EXT. 211PRE-FINAL PLAT
HERITAGE CROSSING ~ PHASE 1
BLUESTONE PARTNERS, LLC
SHERMAN, TEXAS

2 of 2

LUP 2018 01 01 BY: LUP 2018 01 01

DATE

No.

REVISION

APPROV

DATE

No.

REVISION

APPROV



STAFF REVIEW LETTER

January 11, 2019

Sapphire Group, LLC
2913 Overland Trail, Ste. 100
Sherman, TX 75092

Winkelmann & Associates, Inc.
Attn: Leonard Leuker
6750 Hillcrest Plaza Dr., Ste. 325
Dallas, TX 75230

Bluestone Partners, LLC
4708 N. F.M. Rd. 1417
Sherman, TX 75092

Dear Applicants,

The request for approval of the Final Plat of Heritage Crossing, Phase 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Drive approaches will not be permitted off of McGee Street.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Remove building lines from plat.
7. Minimum lot size is 60' street frontage at the property line and 60,000 square feet area.
8. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Engineering Department for review and approval.
9. All requirements of the Floodplain Ordinance should be followed.
10. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
11. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
12. All abbreviations should be noted in the Abbreviation Legend.
13. All Private Drainage Easements must be changed to Drainage Easements.
14. Utility Easement off of Stonecrest Drive must be properly indicated as a 10' Utility Easement on drawing.
15. Rename one of Heritage Creek Drives. A street name cannot intersect the same street more than once.
16. Ensure layout of McGee Street meets future city plans for Washington/Taylor Street Extension.
17. Development Agreement required for Public Infrastructures.

18. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
19. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

10.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 6120 NORTH U.S. HIGHWAY 75**

The request of QuikTrip Corporation (Owner), John Pimentel (Representative) and JM Civil Engineering Solutions Group (Civil Engineer) concerning the property located at 6120 North U.S. Highway 75, being Lot 1, Block 1, Sherman Landing, Phase 1, as follows:

Planning and Zoning Commission

Site plan approval for a storage room addition to QuikTrip

Background:

The property is located at 6120 North U.S. Highway 75, the southwest corner of FM 691 and U.S. Highway 75; QuikTrip is the tenant. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. QuikTrip would like to construct an 820 square foot storage room addition to the existing convenience store. The exterior finishes will be the same as the existing building.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

QuikTrip Corporation (Owner)

John Pimentel (Representative)

JM Civil Engineering Solutions Group (Civil Engineer)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

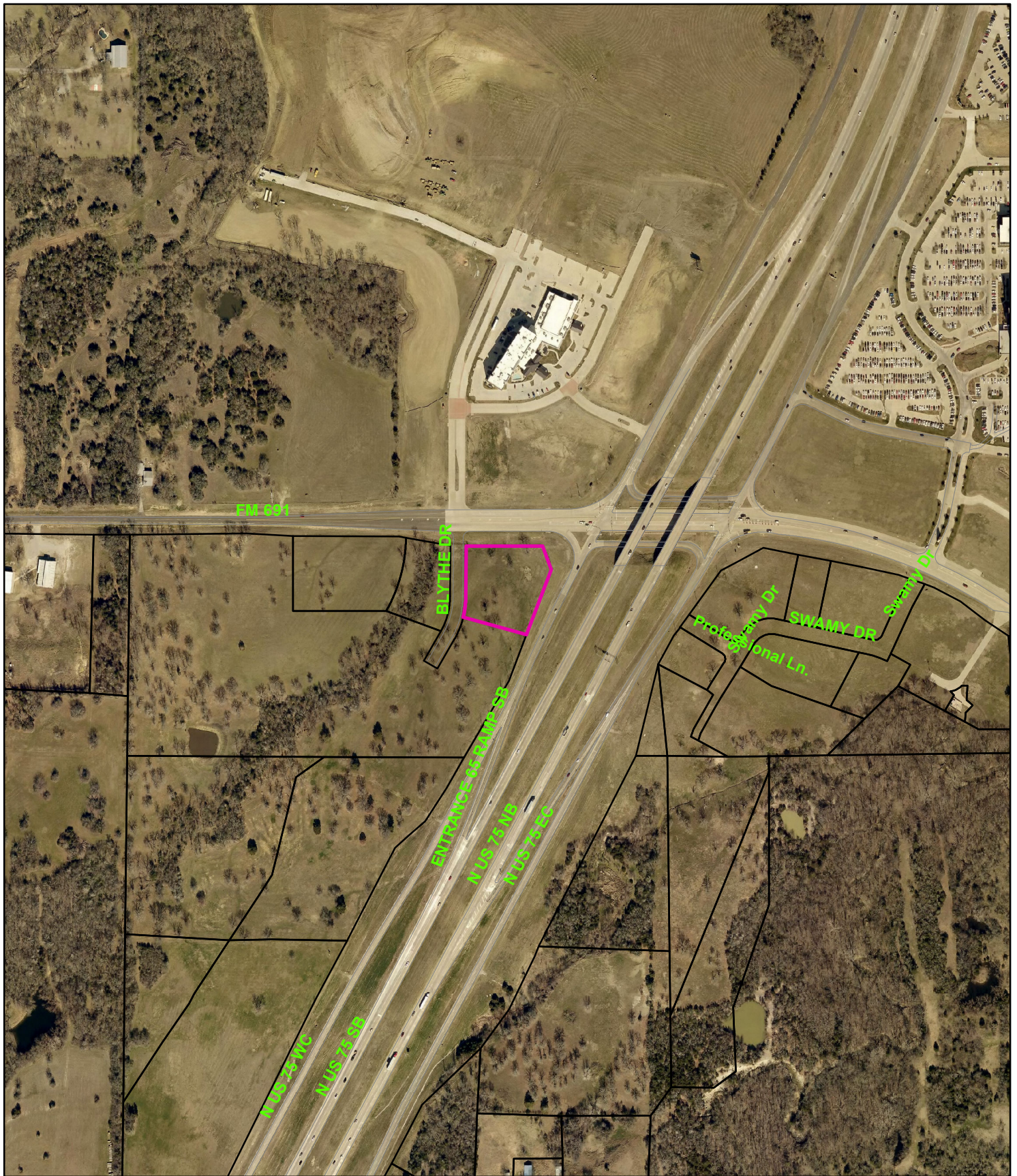
Location Map

Zoning Map

Site Plan

Building Elevations

Staff Review Letter



6120 North U.S. Highway 75

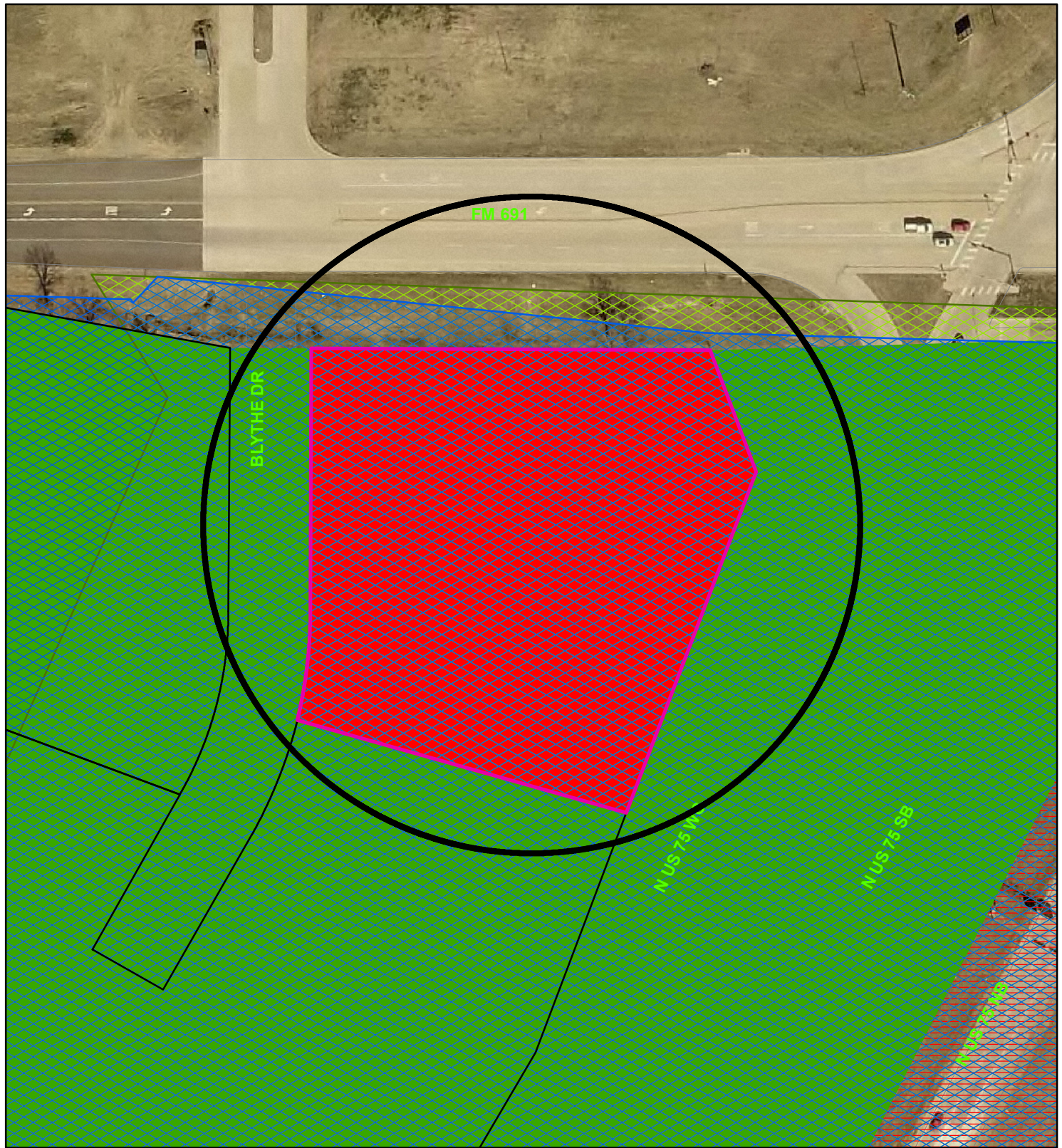


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft



Zoning - 6120 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

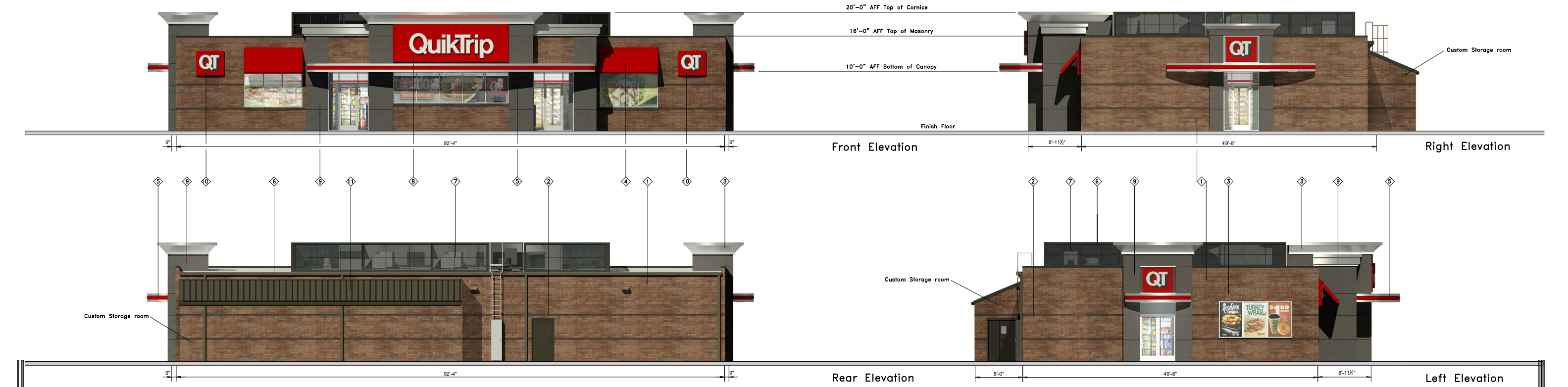


NOT TO SCALE

1 in = 100 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department





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

Store # 1918		G3S Custom Building Elevations		Address: 6120 Hwy 75 North		City, State: Sherman, TX	
Serial # 08-1918-G3S	Scale: 1/16"=1'-0"	Issue Date: 12.26.18	Drawn By: BP	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
11	QT BROWN	SHERWIN-WILLIAMS	STANDING SEAM AWNING

STAFF REVIEW LETTER

January 11, 2019

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

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

Dear Applicants,

The request for site plan approval for a storage room addition to QuikTrip for the property located at 6120 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, O-1.3 (FM Highway 691) Overlay District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or FM 691 right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9' x 20'.
6. The exterior façade is required to be masonry or equivalent unless an exception is approved.
7. The trash dumpster will need to be located inside the main building area.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
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.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

917-919 NORTH BRENTS AVENUE

The request of Knightbridge Property Group, LLC (Owners) and Lisa Biddle (Representative) concerning the property at 917-919 North Brents Avenue, being Lot 7, Block 2, Colling Addition, Section 2, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an existing duplex in an R-1 (One Family Residential) District.

Background:

The property is located at 917 and 919 North Brents Avenue between East College and East Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Timeline:

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

June 14, 2007 - Building permit approved and issued.

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

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

The owners are wanting to sell the property at 917-919 North Brents and to get in compliance with current zoning regulations, they are requesting a Specific Use Permit to allow a duplex in an R-1 (One Family Residential) District.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Knightbridge Property Group, LLC (Owners)
Lisa Biddle (Representative)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

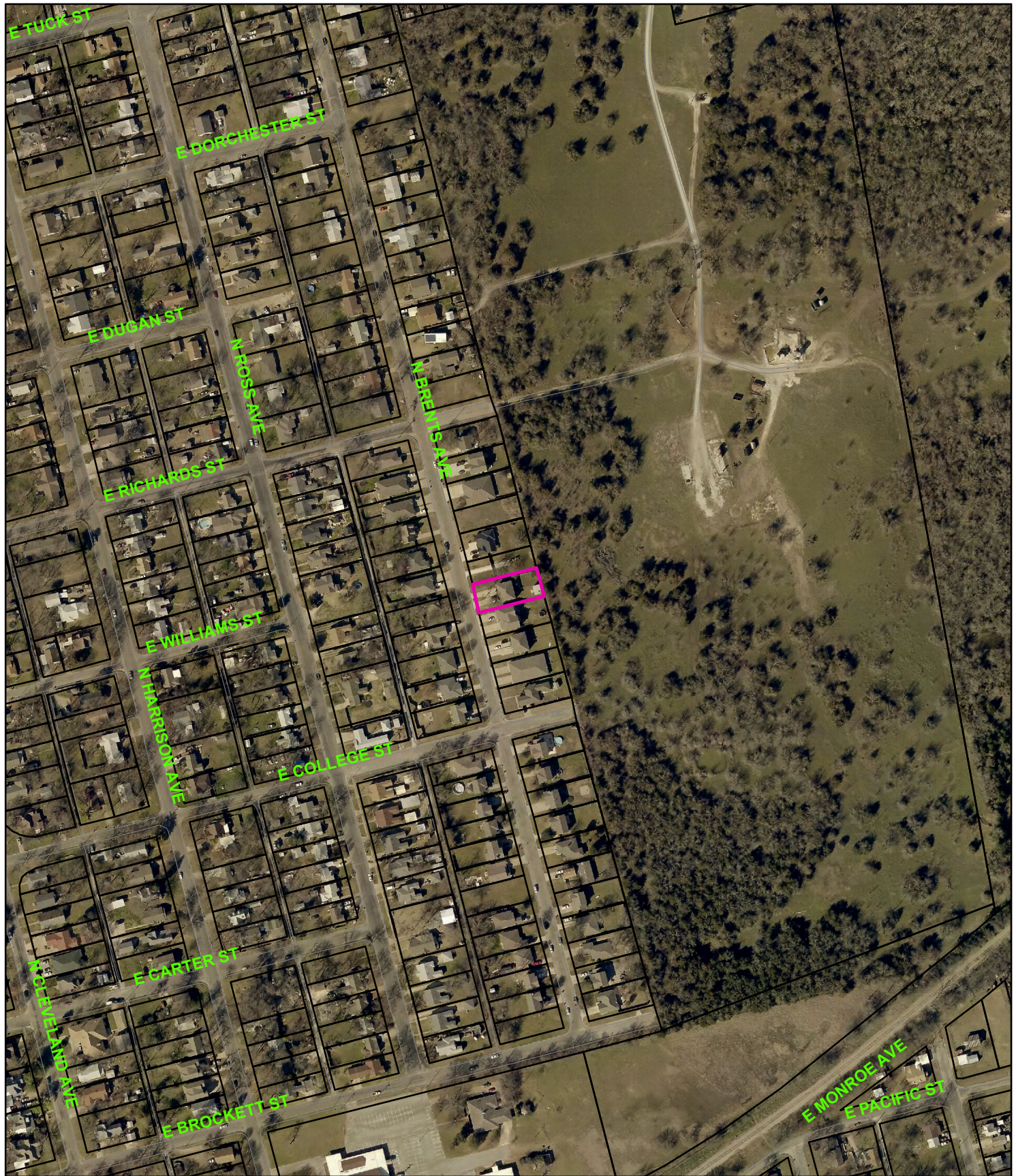
Building Elevations

Permit Application

Certificate of Occupancy Permit

Ordinance 5501

Staff Review Letter



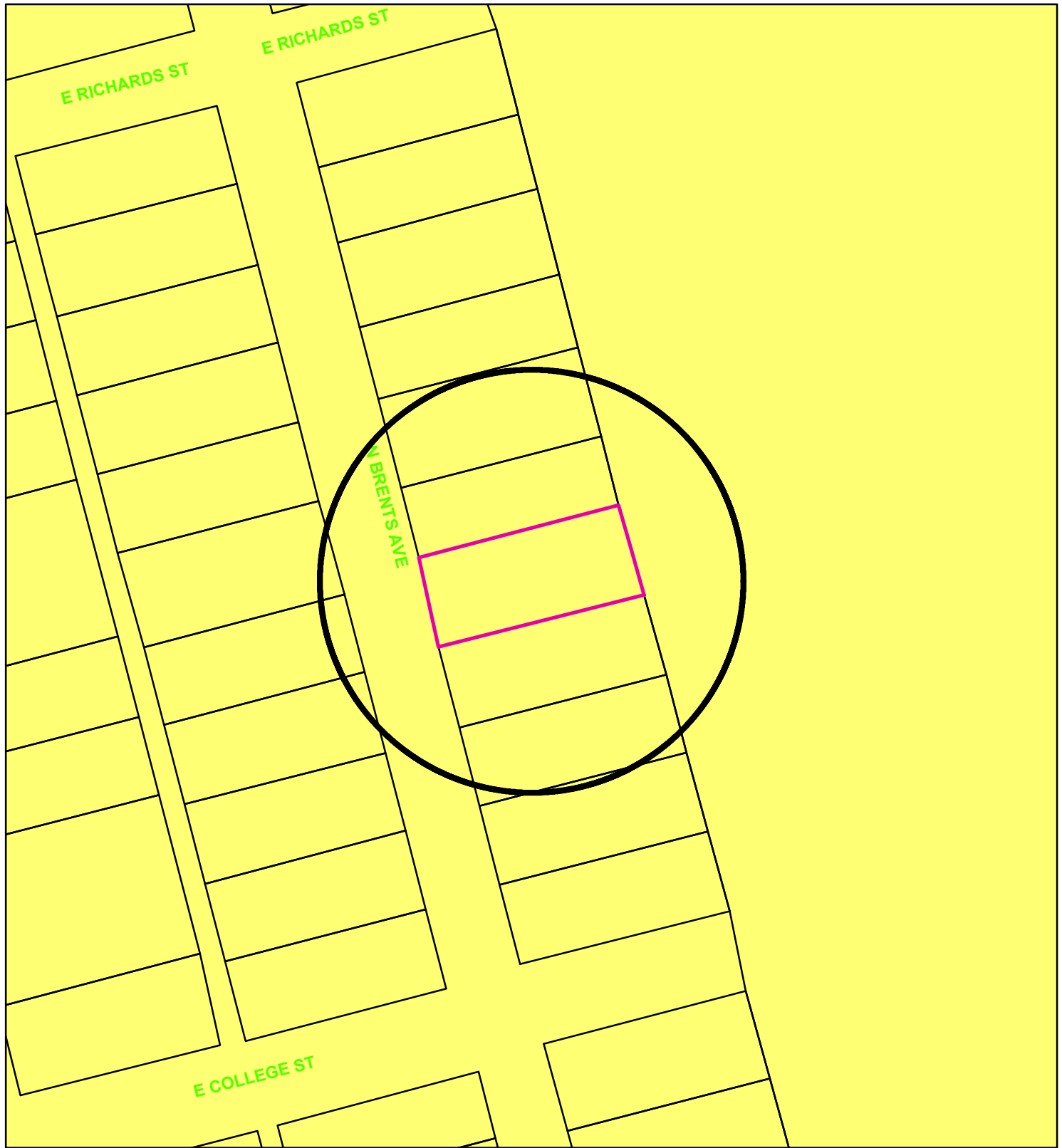
917-919 North Brents Avenue



City of Sherman, Texas
Developmental Services Department



1 in = 300 ft



Zoning - 917-919 North Brents Avenue



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 62 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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



NOT TO SCALE

1 in = 100 ft

917-919 North Brents



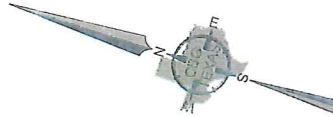


917 & 919 N. Brents Avenue

Being Lot Seven (7), in Block Two (2), of the Colling Addition, Section 2, to the City of Sherman, Grayson County, Texas, as shown by Plat Record in Volume 3, Page 10, of the Plat Records of Grayson County, Texas.

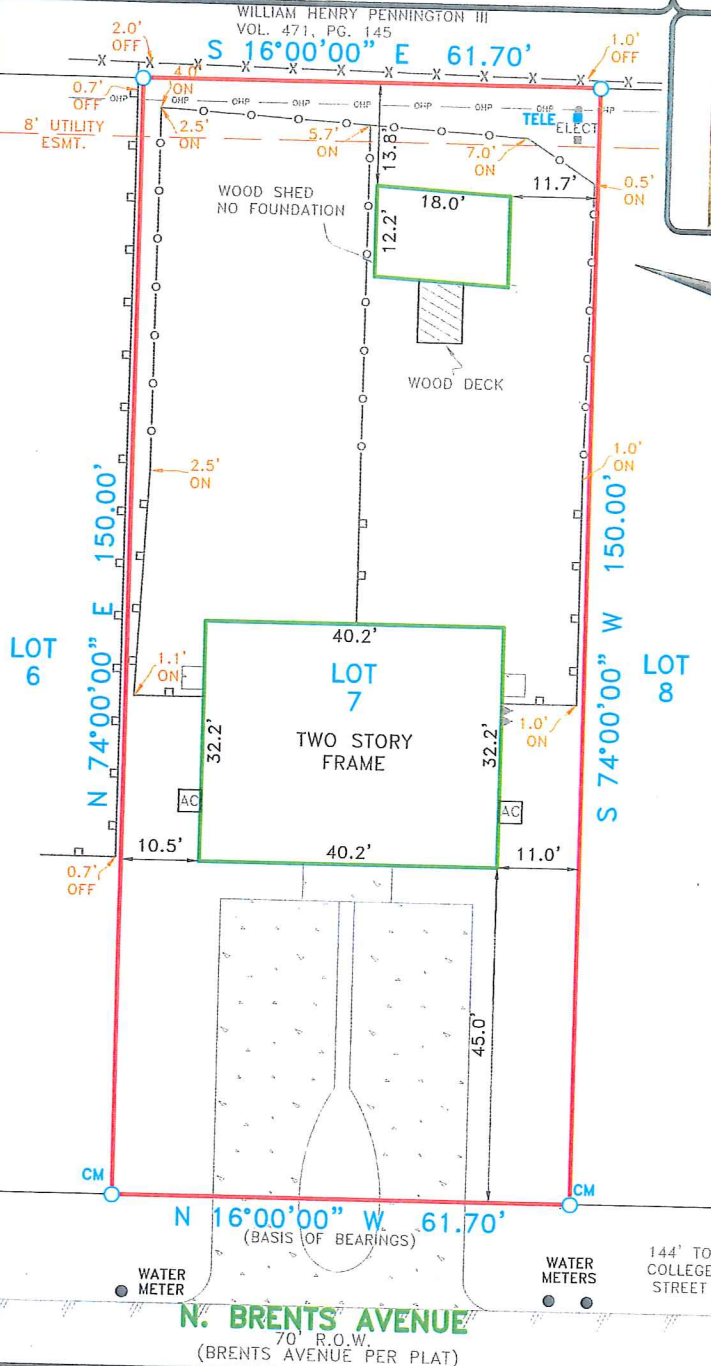


CHICAGO TITLE



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- ▲ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IJ— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



RECEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1013, PG. 823; VOL. 1015, PG. 456; VOL. 3, PG. 10; VOL. 2559, PG. 754

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 772, PG. 37

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No.48181C0290F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Chicago Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: AC

Scale: 1" = 20'

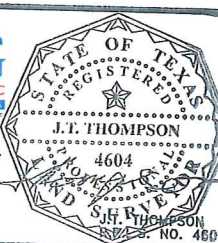
Date: 12/04/18

GF No.: CTDAL67
-8058671800507

Job No. 1825190



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214-349-9485
F 214-349-2216
Firm No. 10168800
www.cbginetx.com



Accepted by:

Purchaser

Purchaser

e:

917 & 919 N Brents Ave, Sherman, TX 75090

Colling Addn Sec 2, Lot 7, Block 2



Front



Back



Side of home



Other side of home



Another shot of back of home

SHERMAN



P.O. BOX 1106, SHERMAN, TEXAS 75091-1106

BUILDING PERMIT APPLICATION

PERMIT NUMBER

OCCUPANCY NUMBER

294

PLEASE NOTE - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING	STREET NUMBER AND NAME <u>917/919 N. Brents</u>		SUBDIVISION OR SURVEY <u>Colling</u>		LOT <u>7</u>	BLOCK <u>2</u>	CENSUS TRACT
	FLOOD ZONE _____		E. ZONING _____		TIME TO COMPLETE <u>180</u> DAYS		
	BASE FLOOD ELE. _____		FIRE ZONE _____				
	1ST FLOOR ELE. _____		PLANS _____				
II TYPE AND COST OF BUILDING	A. TYPE OF IMPROVEMENT		DESCRIPTION OF REPAIRS:				
	1 ☒ NEW BUILDING		<u>Construct Duplex</u> <u>Elec - Romero</u> <u>Plumb - K&B</u> <u>HVAC - Sanning</u>				
	2 ☐ ALTERATION						
	3 ☐ REPAIR, Replacement						
	4 ☐ MOVING (relocation)						
	5 ☐ FOUNDATION ONLY						
B. OWNERSHIP							
1 ☒ PRIVATE (Individual, corporation, non profit institution, etc.)							
2 ☐ PUBLIC (Federal, state, or local government)							
C. COST \$ <u>100,000</u>							
D. FEE <u>460.20</u>							
Sq. Ft. { Main Bldg. <u>2560</u>		#25 Stormwater					
Accs. Bldg. _____							
III BUILDING SPECS. New Bldg. and Additions - Fill Out Parts F. - M. Wrecking - Fill Out Part K Only All Others Skip to IV	F. PRINCIPAL TYPE OF FRAME		H. TYPE OF SEWAGE DISPOSAL		K. DIMENSIONS		
	☐ MASONRY (wall bearing)		☒ PUBLIC OR PRIVATE CO.		Number of Stories <u>2</u>		
	☒ WOOD FRAME		☐ INDIVIDUAL (Septic tank, etc.)		TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS BASED ON EXTERIOR DIMENSIONS _____		
	☐ STRUCTURAL STEEL				TOTAL LAND AREA SQ. FT. _____		
	☐ REINFORCED CONCRETE		I. TYPE OF WATER SUPPLY		L. No. OFF-STREET PARKING SPACES		
	☐ OTHER - SPECIFY _____		☒ PUBLIC OR PRIVATE CO.		ENCLOSED _____		
			☐ INDIVIDUAL (well, cistern)		OUTDOORS <u>3</u>		
	G. Principal Type of Heating Fuel		J. ADDITIONAL INFO		M. RESIDENTIAL BLDG. ONLY		
	☐ GAS ☐ OIL		RESIDENTIAL TAX ABATEMENT ☐ YES ☒ NO		No. of Bedrooms <u>3</u> Full <u>3</u>		
	☒ ELECTRICITY ☐ COAL		WILL THERE BE AN ELEVATOR? ☐ YES ☒ NO		No. of Bathrooms _____ Partial _____		
☐ OTHER _____							
IV IDENTI- FICATION	1. OWNER	NAME <u>Golden Eagle Development</u>		MAILING ADDRESS <u>3203 St. Pierre</u> <u>McKinney TX 75070</u>		PHONE <u>972 880 0149</u>	
	2. CONT.						
	3. Architect						
The Owner Of This Building And the Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman X <u>[Signature]</u> _____ ADDRESS _____ DATE <u>5/15/07</u>							

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

APPROVED

6-14 20 07

DENIED

20

[Signature]
 BUILDING OFFICIAL SIGNATURE



APPLICATION OF CERTIFICATE OF OCCUPANCY AND COMPLIANCE
CITY OF SHERMAN, TEXAS

TO DEPARTMENT OF BUILDING INSPECTION

SHERMAN, TEXAS

5/15 20 07

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR A CERTIFICATE OF OCCUPANCY AND COMPLIANCE FOR THE
OCCUPANCY OR USE OF THE BUILDING, STRUCTURE, OR PREMISES AS IDENTIFIED AND DESCRIBED HEREIN:

LOCATION 917/919 N. Brents APPLICATION NO. 185
REQUESTED OCCUPANCY USE Duplex BUILDING PERMIT NO. _____
EXISTING OR FORMER OCCUPANCY USE none FIRE LIMIT 1st ☐ 2nd ☐
FIRM OR BUSINESS NAME _____ ZONING DISTRICT _____
OWNER Golden Eagle Development LOT _____ BLOCK _____
LESSEE _____ SUBDIVISION _____
FLOOD ZONE _____

I, WE, UNDERSTAND THAT SHOULD THE SAID STRUCTURE OR PREMISES AS IDENTIFIED AND DESCRIBED HEREIN BE
USED OR OCCUPIED IN VIOLATION OF THIS AGREEMENT OR IN VIOLATION OF ANY OF THE DIVISIONS OF ANY BUILDING, FIRE,
HEALTH, OR ZONING LAWS OR ORDINANCES OF THE CITY OF SHERMAN, THAT WE SHALL BE SUBJECT TO A FINE OF NOT
MORE THAN \$100.00 PER DAY SO LONG AS SUCH VIOLATION EXISTS OR IS PERMITTED TO EXIST.

[Signature]
OWNER

LESSEE

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

DATE 1-4 20 08 MO. _____
APPLICATION FOR THE (CONFORMING) OCCUPANCY USE REQUESTED ABOVE IS (APPROVED) 1-4 2008
(NON-CONFORMING) (DENIED)
APPLICATION DENIED BECAUSE _____

APPEALED TO THE BOARD OF ADJUSTMENTS & APPEALS _____ 20 _____

DATE OF HEARING _____ 20 _____

ACTION OF BOARD OF ADJUSTMENTS & APPEALS

DECISION SUSTAINED ☐

DECISION OVER-RULED ☐

ELECTRICAL INSPECTOR

PLUMBING INSPECTOR

LEAD FREE

FIRE MARSHALL

BUILDING INSPECTOR

1-4-08
1-4-08
1-4-08
1-4-08

[Signature]
BUILDING OFFICIAL/DIRECTOR OF URBAN AFFAIRS

ORDINANCE NO. 5501

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 6.2 TO AMEND THE REQUIREMENTS FOR ONE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That Section 6.2 of the Code of Ordinances of the City of Sherman, Texas, is hereby amended so that such section shall read as follows:

Sec. 6.2. R-1 (~~One and two~~-family residential) district.

(1) Minimum requirements for lot area, width, and setback:

Lot area: 6,000 SF

Lot width: 60'

Front: 25'

Rear: 25'

Side yards: There shall be a side yard on each side of the main building not less than ten (10) percent of the mean horizontal distance between the side lines of the lot; except that such side yard shall be not less than six (6) feet; and need not be more than fifteen (15) feet. A building on a corner lot shall have a side yard adjacent to its side street of not less than ten (10) feet.

(2) See section 7 for supplementary district regulations, exceptions and parking regulations applying to the R-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 R-1 District under certain circumstances and conditions.

(4) Permitted uses and parking requirements:

Permitted Uses	Parking Ratio
One and two -family dwellings.	1/ bedroom (min. 2/unit)
Accessory building; garage or carport, domestic storage.	none
Bedrooms—two bedrooms may be rented to not more than four people.	1/unit
Field crops, horticulture, nursery, truck gardening, but not including retail sales on the premises.	none
Public park, playground or playfield.	none
Sign: Bulletin erected by a church, community center, school, public agency, or institution on its own premises for announcement purposes, and which does not exceed 20 square feet in area and 6 feet in height. See section 7(14)(g). *none	
Sign: Identification not exceeding 1-1/2 square feet in area. Name and address only. See <u>section 7(14)(g).</u> *	none
Sign: Real estate for sale, rent, or lease. Unlighted, 16 sq. ft. max. *	none
Swimming pool, private.	none
Railroad rights-of-way but not including shops and yards.	none
Portable offices and construction buildings which shall be removed upon completion or abandonment of construction work.	none
Home occupations: Any occupation that is customarily carried on at home that does not involve a structural change in the dwelling unit, that does not require the employment of help other than members of the immediate family, provided, however that the following uses shall not be	

permitted as customary home occupations: Any office in which services are rendered, or in which chattels or goods, wares or merchandise are commercially created, exchanged or sold; barber or beauty shops, beauty culture schools; commercial stables or kennels; doctor's office for the treatment of patients; and/or the display of goods.	
---	--

(5) Height regulations: No building shall exceed 35 feet or 2 stories in height.

(6) Front facing fences: Fences are not permitted in the front yard of any single family dwelling or duplex of any subdivision of four (4) lots or more, outside of the residential tax abatement zone and platted after this amendment to the ordinance, except an approved decorative fence.

(a) Decorative fences with openings not less than fifty (50) percent of the fence area and not exceeding three (3) feet in height are permitted in the front yard.

(b) Chain link, woven wire mesh or similar materials are not considered decorative fencing and are prohibited.

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

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

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

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

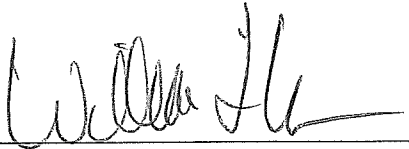
INTRODUCED on this the 3rd day of December, 2007.

ADOPTED on this the 3rd day of December, 2007.

EFFECTIVE DATE on this the 3rd day of December, 2007.

CITY OF SHERMAN, TEXAS

BY:


BILL MAGERS, MAYOR

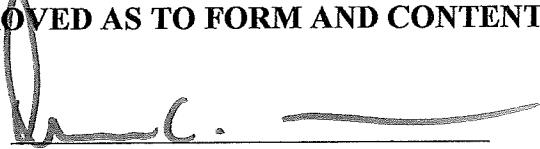
ATTEST:

BY:


LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY:


DOREEN E. MCGOOKEY,
CITY ATTORNEY

STAFF REVIEW LETTER

January 11, 2019

Knightbridge Property Group, LLC
Natalie Mallinckrodt
PO Box 11565
Oakland, CA 94611

Lisa Biddle
312 N. Powell Pkwy.
Anna, TX 75409

Dear Applicants,

The request for a Specific Use Permit to allow an existing duplex in an R-1 (One Family Residential) District for the property located at 917 and 919 North Brents Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. Review the zoning and development ordinance for additional requirements.
6. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

521 EAST BROCKETT STREET & 520 EAST CARTER STREET

The request of Hambrick Triple H Investment Group, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 521 East Brockett Street and 520 East Carter Street, being part of Lots 1, 4 & 5, Block 1, G.W. Bond's 2nd Addition, containing 0.259 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow Lot 1-R of the proposed Replat of a part of Lots 1, 4 & 5, Block 1, G.W. Bond's Second Addition to be 37.5' wide with 2,963 square foot lot area in lieu of the required sixty (60) feet and 6,000 square foot in an R-1 (One Family Residential) District.

Planning and Zoning Commission

Replat approval of a part of Lots 1, 4 & 5, Block 1, G.W. Bond's Second Addition.

Background:

The property is located at 521 East Brockett Street and 520 East Carter Street between East Street and Broughton Street. The property is zoned an R-1 (One Family Residential) District and also located in the College Park Overlay District. The owners are requesting to replat the property into two lots to sell one of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Hambrick Triple H Investment Group, LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

68

Objections Received:

0

Attachments

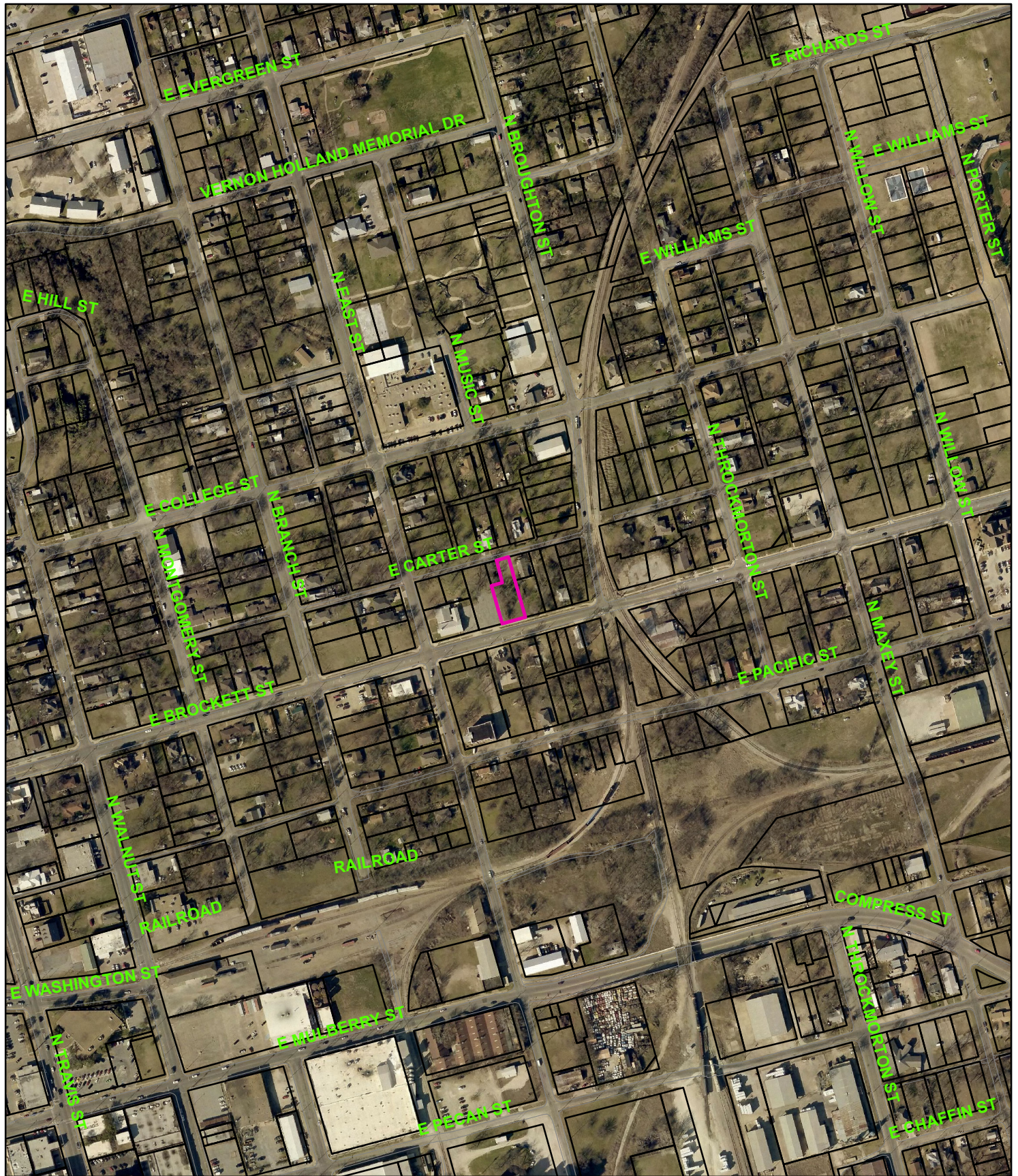
Location Map

Zoning Map

Zoning Sign Photo

Replat GW Bonds Second Addition

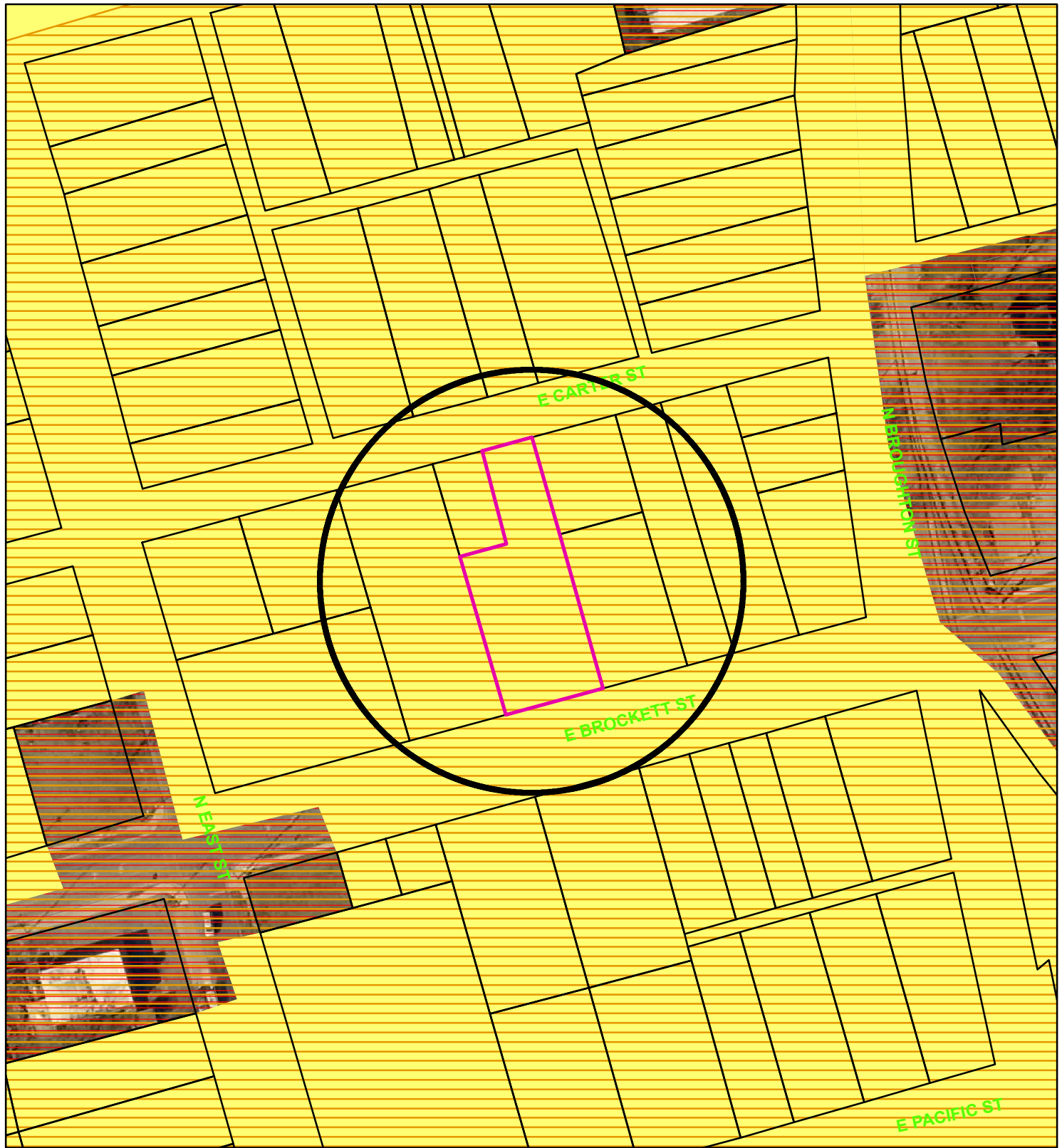
Staff Review Letter



521 East Brockett Street & 520 East Carter Street



1 in = 400 ft



Zoning - 521 East Brockett Street & 520 East Carter Street



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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



NOT TO SCALE

1 in = 100 ft

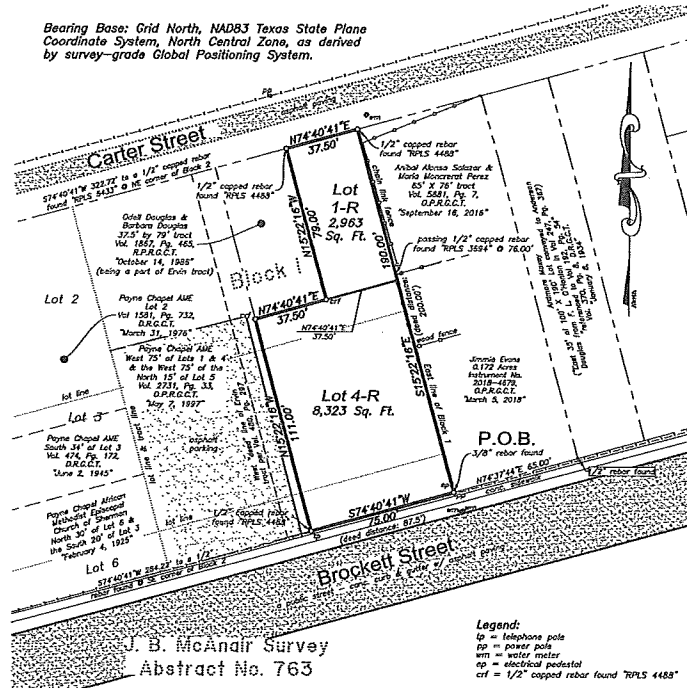
521 East Brockett



520 East Carter



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



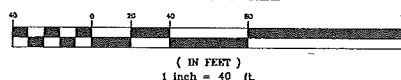
Replat of a Part of Lots 1, 4, & 5, Block 1, G. W. Bond's Second Addition to the City of Sherman, Texas 0.259 Acres

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

Owner
Hambrock Triple H Investment Group, LLC
1920 Timberline Lane
Sherman, Texas

Job No. CGS541218

GRAPHIC SCALE

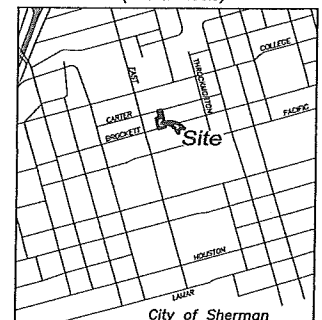


General Notes:

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

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 463-6191 Fax: (803) 463-4088
Email: helveysurveying@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Vicinity Map (not to scale)





STAFF REVIEW LETTER

January 11, 2019

Hambrick Triple H Investment Group, LLC
1920 Timberline Lane
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of a Part of Lots 1, 4, & 5, Block 1, G.W. Bond's Second Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Private Sanitary Sewer Easement must be filed in the Official Public Records of Grayson County, Texas as a separate instrument to provide sewer service to Lot 4-R.
6. Private utility easement must be filed in the Official Public Records of Grayson County, Texas as a separate instrument to provide water to Lot 1-R.
7. Show Addition name and ownership block on both pages of plat.
8. Items 6 & 8 in General Notes should say City of Sherman rather than Grayson County.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



Planning & Zoning Commission and Board of Adjustments

13.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1100-1300 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Wyldewood Homes, LLC (Owners), Vilbig & Associates (Civil Engineers) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway), being Lot 2, Block A, Country Ridge Estates No. 10, containing 26.106 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lots of the proposed Heritage Farms Estates Addition:

Lot 20, Block 3 – 59.64' lot width

Lot 2, Block 4 – 58.62' lot width

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

Lot 14, Block 5 – 28.25' lot width

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

Lot 23, Block 5 – 44.05' lot width

Lot 24, Block 5 – 41.10' lot width

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

Planning and Zoning Commission

Replat approval of Heritage Farms Estates, a Replat of Lot 2, Block A, Country Ridge Estates No 10.

Background:

The property is located in the 1100-1300 Blocks of South FM 1417 (Heritage Parkway); the southwest corner of Quail Run Road and FM 1417 (Heritage Parkway). The property is zoned an R-1 (One Family Residential) District. The owners are requesting to replat the property into ninety-three (93) residential lots and six (6) commercial lots.

The are also requesting variances on seven of the lots for lot width and area:

Lot 20, Block 3 – 59.64' lot width

Lot 2, Block 4 – 58.62' lot width

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

Lot 14, Block 5 – 28.25’ lot width
Lot 15, Block 5 – 59.45’ lot width, 5,966 square foot lot area
Lot 23, Block 5 – 44.05’ lot width
Lot 24, Block 5 – 41.10’ lot width

Adjacent Zoning:

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

Origination:

Wyldeewood Homes, LLC (Owners)
Vilbig & Associates (Civil Engineers)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

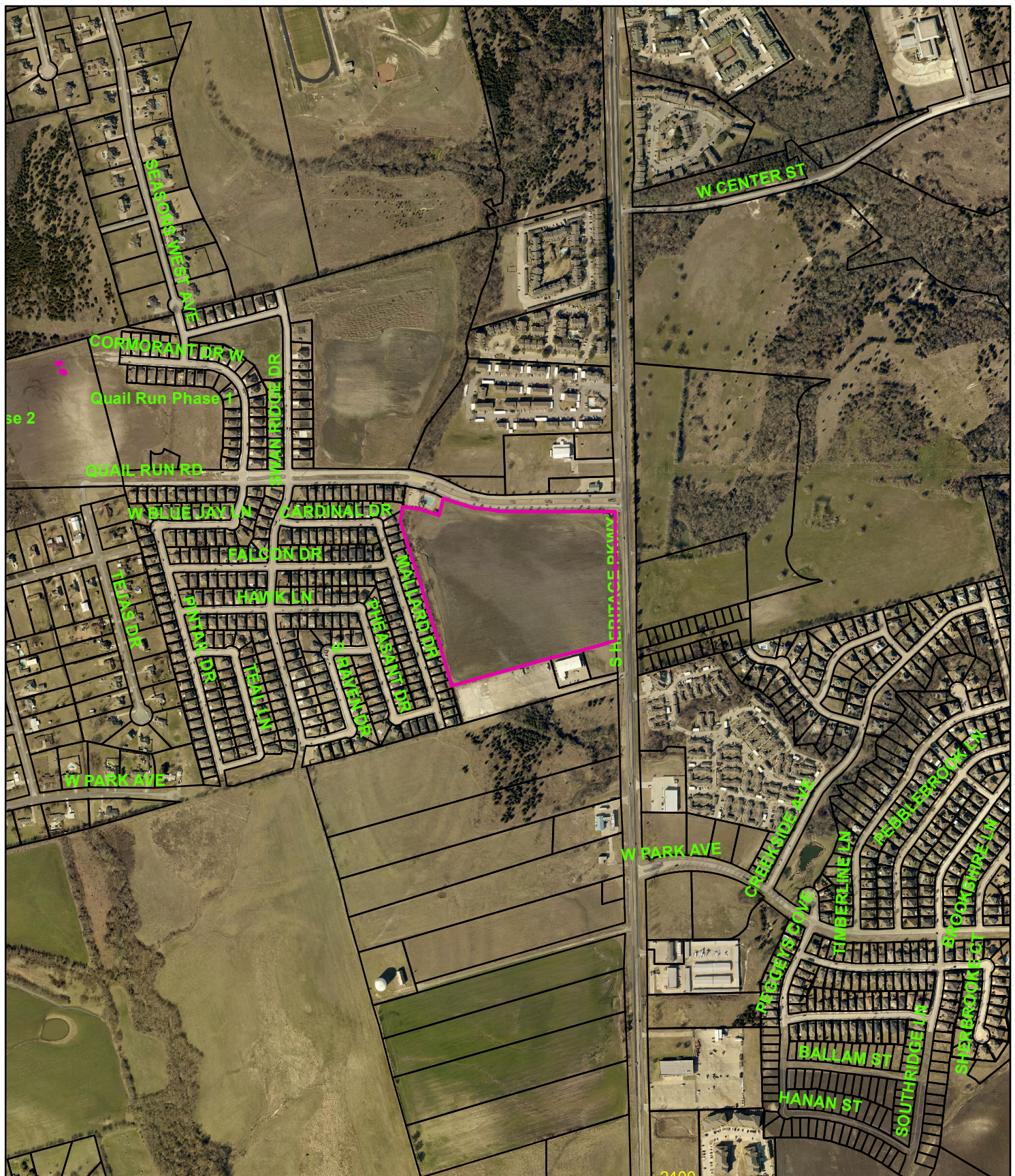
61

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat - Heritage Farms Estates
Site Plan for Variances
Staff Review Letter

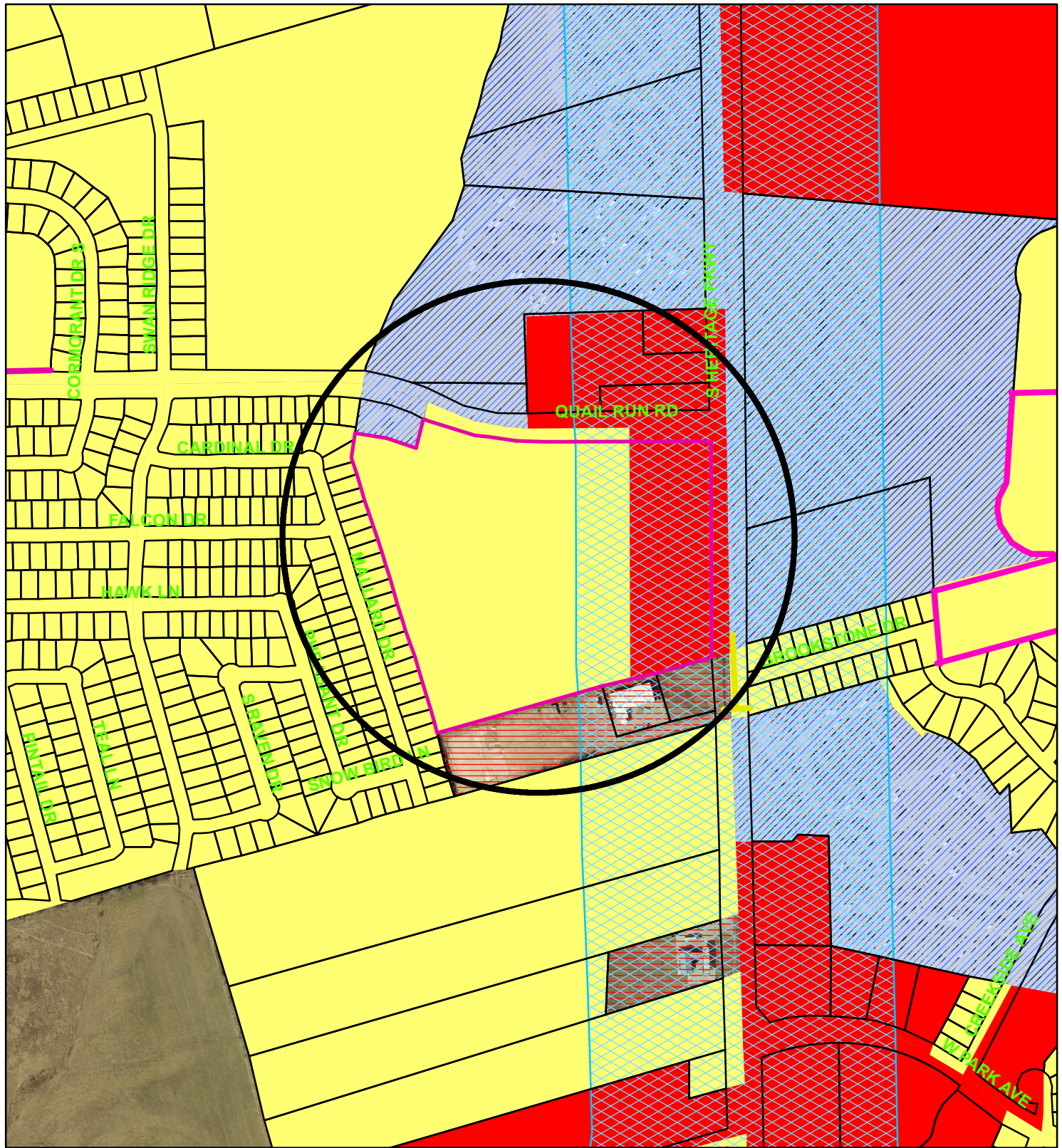


1100-1300 Blocks South FM 1417 (Heritage Parkway)



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1100-1300 Blocks South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

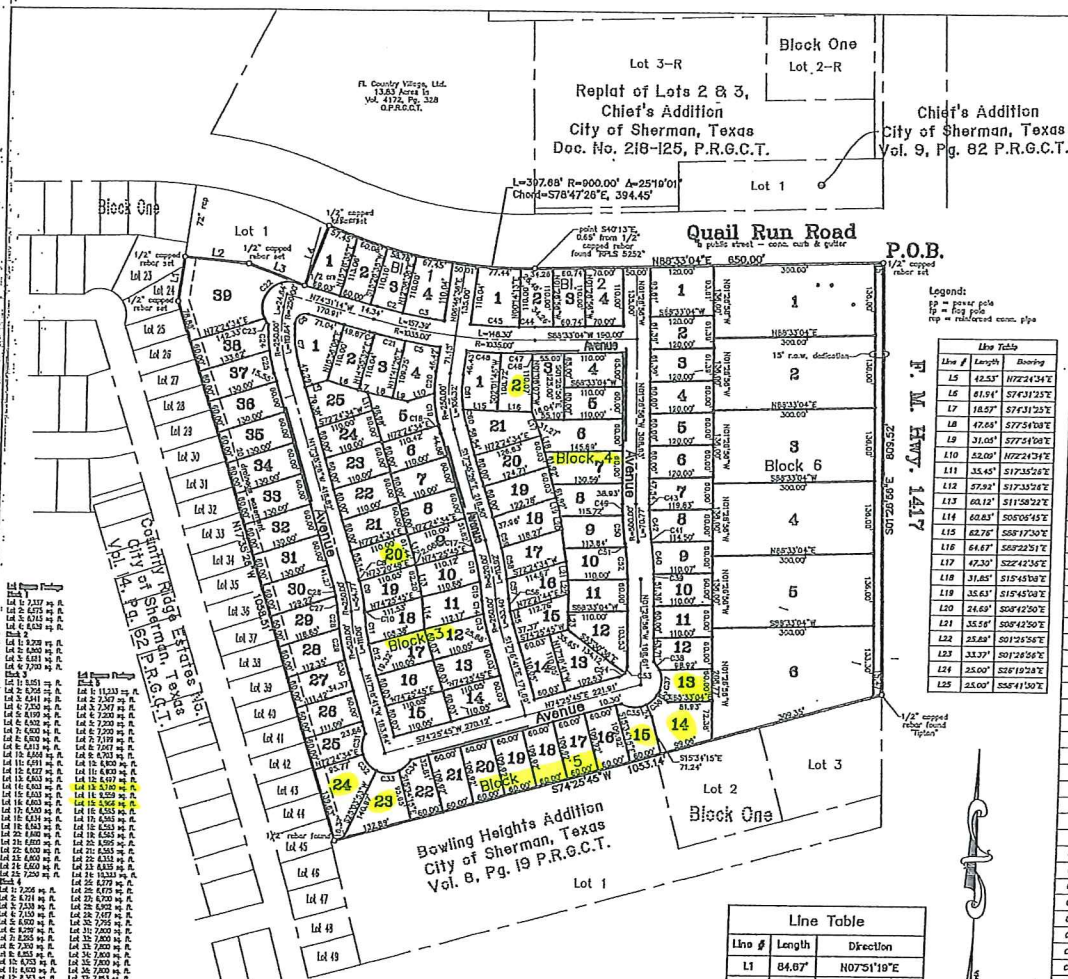


NOT TO SCALE

1 in = 500 ft

1100-1300 Blocks South FM 1417 (Heritage Parkway)





Area #	Length	Radius	Area	Area
C2	43.63'	1018.00'	244'46"	573'50'28"
C3	78.71'	1018.00'	427'54"	579'35'20"
C4	10.15'	1018.00'	53'32"	574'48'22"
C5	66.04'	1018.00'	334'10"	580'06'10"
C6	33.64'	1018.00'	162'13"	584'00'11"
C7	68.65'	1018.00'	352'10"	587'23'22"
C8	4.50'	1018.00'	23'14"	587'23'22"
C9	4.50'	1018.00'	23'14"	587'23'22"
C10	4.50'	1018.00'	23'14"	587'23'22"
C11	4.50'	1018.00'	23'14"	587'23'22"
C12	4.50'	1018.00'	23'14"	587'23'22"
C13	4.50'	1018.00'	23'14"	587'23'22"
C14	4.50'	1018.00'	23'14"	587'23'22"
C15	4.50'	1018.00'	23'14"	587'23'22"
C16	4.50'	1018.00'	23'14"	587'23'22"
C17	4.50'	1018.00'	23'14"	587'23'22"
C18	4.50'	1018.00'	23'14"	587'23'22"
C19	4.50'	1018.00'	23'14"	587'23'22"
C20	4.50'	1018.00'	23'14"	587'23'22"
C21	4.50'	1018.00'	23'14"	587'23'22"
C22	4.50'	1018.00'	23'14"	587'23'22"
C23	4.50'	1018.00'	23'14"	587'23'22"
C24	4.50'	1018.00'	23'14"	587'23'22"
C25	4.50'	1018.00'	23'14"	587'23'22"
C26	4.50'	1018.00'	23'14"	587'23'22"
C27	4.50'	1018.00'	23'14"	587'23'22"
C28	4.50'	1018.00'	23'14"	587'23'22"
C29	4.50'	1018.00'	23'14"	587'23'22"
C30	4.50'	1018.00'	23'14"	587'23'22"
C31	4.50'	1018.00'	23'14"	587'23'22"
C32	4.50'	1018.00'	23'14"	587'23'22"
C33	4.50'	1018.00'	23'14"	587'23'22"
C34	4.50'	1018.00'	23'14"	587'23'22"
C35	4.50'	1018.00'	23'14"	587'23'22"
C36	4.50'	1018.00'	23'14"	587'23'22"
C37	4.50'	1018.00'	23'14"	587'23'22"
C38	4.50'	1018.00'	23'14"	587'23'22"
C39	4.50'	1018.00'	23'14"	587'23'22"
C40	4.50'	1018.00'	23'14"	587'23'22"
C41	4.50'	1018.00'	23'14"	587'23'22"
C42	4.50'	1018.00'	23'14"	587'23'22"
C43	4.50'	1018.00'	23'14"	587'23'22"
C44	4.50'	1018.00'	23'14"	587'23'22"
C45	4.50'	1018.00'	23'14"	587'23'22"
C46	4.50'	1018.00'	23'14"	587'23'22"
C47	4.50'	1018.00'	23'14"	587'23'22"
C48	4.50'	1018.00'	23'14"	587'23'22"
C49	4.50'	1018.00'	23'14"	587'23'22"
C50	4.50'	1018.00'	23'14"	587'23'22"
C51	4.50'	1018.00'	23'14"	587'23'22"
C52	4.50'	1018.00'	23'14"	587'23'22"
C53	4.50'	1018.00'	23'14"	587'23'22"
C54	4.50'	1018.00'	23'14"	587'23'22"
C55	4.50'	1018.00'	23'14"	587'23'22"
C56	4.50'	1018.00'	23'14"	587'23'22"
C57	4.50'	1018.00'	23'14"	587'23'22"
C58	4.50'	1018.00'	23'14"	587'23'22"
C59	4.50'	1018.00'	23'14"	587'23'22"
C60	4.50'	1018.00'	23'14"	587'23'22"
C61	4.50'	1018.00'	23'14"	587'23'22"

Heritage Farms Estates (being a Replat of Lot 2, Block A, Country Ridge Estates No. 10) to the City of Sherman, Texas 26.106 Acres

in the
Elizabeth Jones Survey
Abstract No. 625

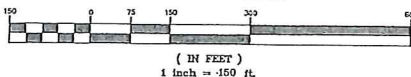
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Onco Electrical Delivery Company.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plot hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4-1000 map no., Revised Date September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (803) 462-6151 Fax: (803) 463-4088
Email: helveysurveying@comcast.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Owner:
Wyldehood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

Job No. CGS561218
GRAPHIC SCALE



Site Location (not to scale)





STAFF REVIEW LETTER

January 11, 2019

Wyldeewood Homes, LLC
P.O. Box 911688
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat of Heritage Farms Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. Shared use driveway on FM 1417 is required. Limited driveways on FM 1417 will be approved.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Street names must be approved by Building & Zoning Department prior to filing of plat.
7. Dedicate a 10' Utility Easement along all street frontage.
8. Median cut and left turn into development on Quail Run Road is required. Coordinate with Engineering Department.
9. Privately owned and maintained detention in accordance to City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
10. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
11. Verify location of existing sewer line.
12. No structures will be permitted within any easements.
13. Items 6&8 in General Notes should say City of Sherman rather than Grayson County.
14. Item 7 in General Notes must state Flood Map No.
15. Show Addition and Ownership blocks on both pages of plat.
16. Remove contours and utility line locations from Final Plat.
17. Development Agreement required for Public Infrastructures.
18. Final site plans, utility, drainage, and grading plan shall be provided and approved by the City Engineering Department.
19. Entrances/Exits off of F.M. 1417 will be Right-in, Right-out only.

20. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
21. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

14.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1304 WEST LAMAR STREET**

The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 5.478 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of West Hill Cemetery Addition, Annex D, Sections 1-5.

Background:

The property is located at 1304 West Lamar Street, the southwest corner of Lamar and Woods Streets; West Hill Cemetery. The owners would like to plat the property into 3,146 cemetery lots.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

City of Sherman (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Final Plat - West Hill Cemetery Addn Annex D Sections 1-5

Staff Review Letter

West Hill Cemetery Addition, Annex D, Sections 1-5


$$1 \text{ in} = 800 \text{ ft}$$





STAFF REVIEW LETTER

January 11, 2019

City of Sherman
Attn: Engineering Dept.
P.O. Box 1106
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of West Hill Cemetery Addition, Annex D, Sections 1-5 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
3. Remove inner border line on drawing.
4. Metes and bounds description must match drawing.
5. City Clerk signature block should be moved to below Mayor's signature block.
6. Signature block with City Council Approval blurb should show signor as City Clerk, not Robby Hefton, City Manager.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

15.

Meeting Date: 01/22/2019

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1304 WEST LAMAR STREET**

The request of The City of Sherman (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1304 West Lamar Street, being 8,000 square feet in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Old Cemetery Added Lots and Memorial Park.

Background:

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

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

GCity of Sherman (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

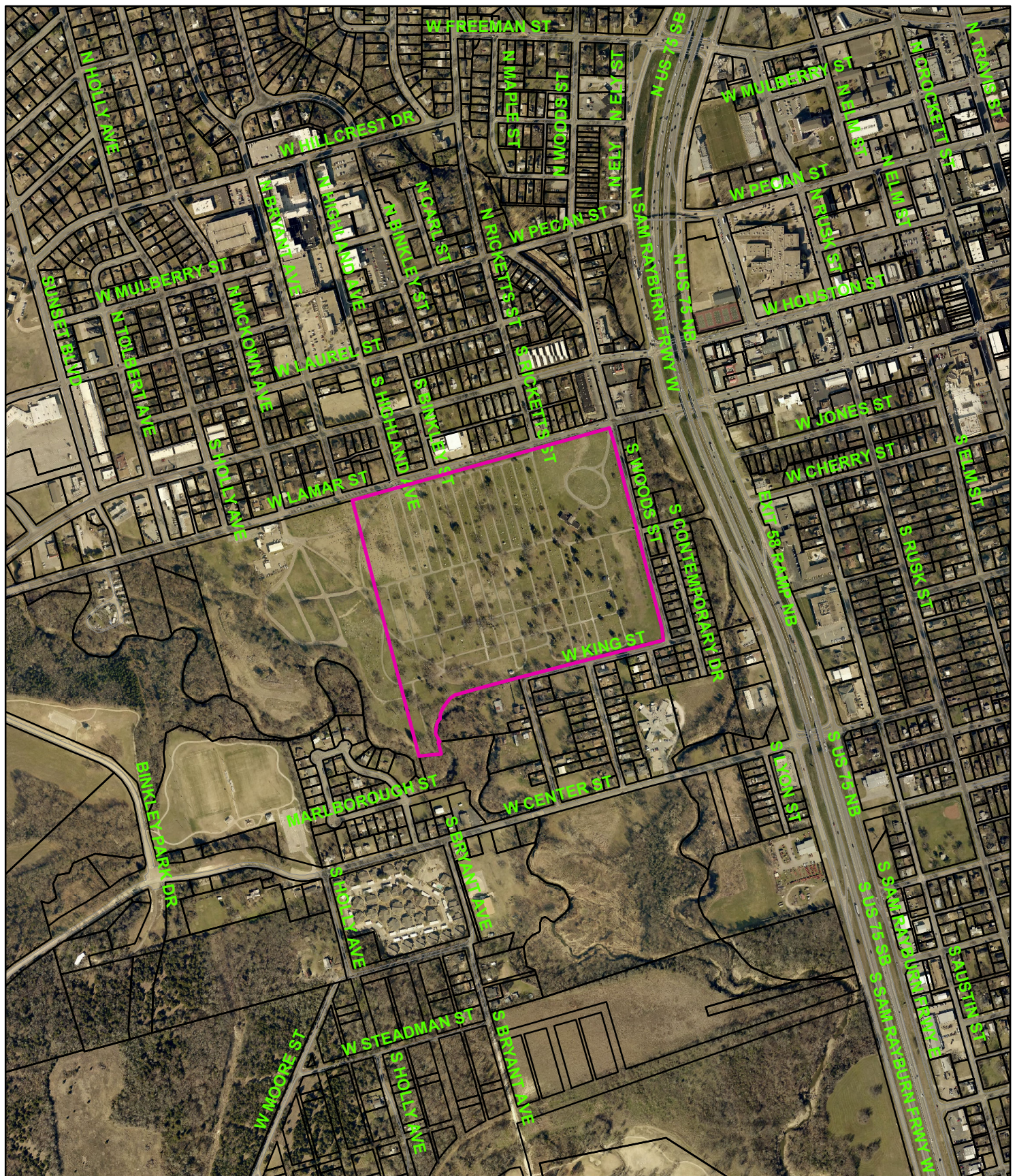
Attachments

Location Map

Zoning Map

Final Plat - Old Cemetery Added Lots and Memorial Park

Staff Review Letter

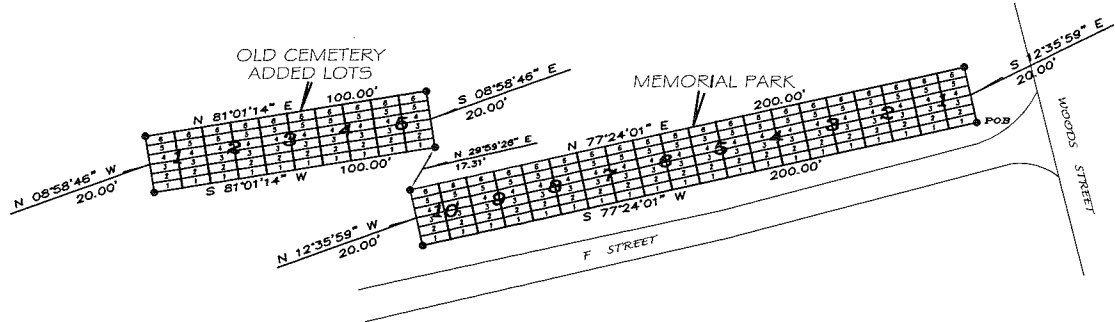


Old Cemetery Added Lots and Memorial Park

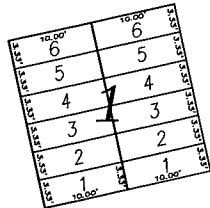


1 in = 800 ft

WEST HILL CEMETERY



TYPICAL LOT LAYOUT



DETAIL SCALE 1" = 10'

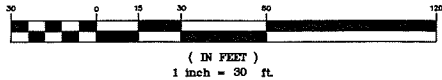


FINAL PLAT OF
OLD CEMETERY
ADDED LOTS
AND MEMORIAL PARK
BEING 8,000 SQUARE FEET IN THE
ELISABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

12-14-18

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

GRAPHIC SCALE



OWNERS/DEVELOPER
CITY OF SHERMAN
P.O. BOX 1106
SHERMAN, TEXAS 75091

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



DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Elisabeth Jones Survey, Abstract No. 625, and being an Easterly portion of the West Hill Cemetery land, and being more particularly described by metes and bounds as follows:

MEMORIAL PARK

BLOCKS 1-10

Beginning at a 1/2" steel rod set for the Southeast corner of MEMORIAL PARK Block 1 at the intersection of the West line of Woods Street with the North line of a cemetery access roadway known as "F" Street;

Thence South 77°24'01" West with said North line of "F" Street a distance of 200.00 feet to a 1/2" steel rod set for the Southwest corner of MEMORIAL PARK Block 10;

Thence North 12°35'59" West a distance of 20.00 feet to a 1/2" steel rod set for the Northwest corner of said MEMORIAL PARK Block 10;

Thence North 77°24'01" West a distance of 200.00 feet to a 1/2" steel rod set for the Northeast corner of said MEMORIAL PARK Block 1 in the said West line of Woods Street;

Thence South 12°35'59" East a distance of 20.00 feet to the Point-of-Beginning and containing 4,000 square feet of land.

OLD CEMETERY

ADDED LOTS

BLOCKS 1-5

COMMENCING at a 1/2" steel rod set marking the Northwest corner of the above mentioned Block 10;

Thence North 29°59'26" East a distance of 17.31 feet to a 1/2" steel rod set for the Southeast corner of ADDED LOTS Block 5, being the TRUE POINT-OF-BEGINNING of the herein described tract;

Thence South 81°01'14" West a distance of 100.00 feet to a 1/2" steel rod set for the Southwest corner of ADDED LOTS Block 1;

Thence North 08°58'46" West a distance of 20.00 feet to a 1/2" steel rod set for the Northwest corner of said ADDED LOTS Block 1;

Thence North 81°01'14" East a distance of 100.00 feet to a 1/2" steel rod set for the Northeast corner of said ADDED LOTS Block 5;

Thence South 08°58'46" East a distance of 20.00 feet to the Point-of-Beginning and containing 2,000 square feet of land.

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing OLD CEMETERY ADDED LOTS AND MEMORIAL PARK, on addition to the City of Sherman, Texas, was submitted to the City Council on the day of 2018, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this day of 2018.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this day of 2018.

City of Sherman

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

Notary Public in and for
the State of Texas
Commission Expires:

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

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

FINAL PLAT OF
OLD CEMETERY
ADDED LOTS
AND MEMORIAL PARK
BEING 8,000 SQUARE FEET IN THE
ELISABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

12-14-18

OWNERS/DEVELOPER
CITY OF SHERMAN
P.O. BOX 1106
SHERMAN, TEXAS 75091

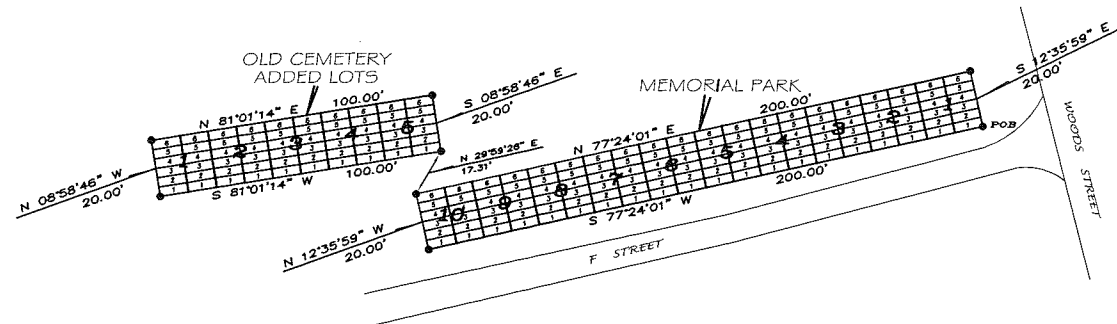
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS



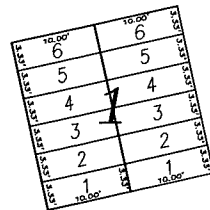
DRAFTING & SURVEYING

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

WEST HILL CEMETERY



TYPICAL LOT LAYOUT



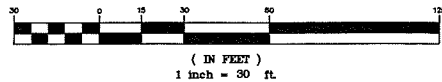
DETAIL SCALE 1" = 10'



FINAL PLAT OF
OLD CEMETERY
ADDED LOTS
AND MEMORIAL PARK
BEING 8,000 SQUARE FEET IN THE
ELISABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

12-14-18

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
CITY OF SHERMAN
P.O. BOX 1106
SHERMAN, TEXAS 75091

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



DRAFTING & SURVEYING

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SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Elisabeth Jones Survey, Abstract No. 625, and being an Easterly portion of the West Hill Cemetery land, and being more particularly described by metes and bounds as follows:

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OLD CEMETERY

ADDED LOTS

BLOCKS 1-5

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Thence South 08°58'46" East a distance of 20.00 feet to the Point-of-Beginning and containing 2,000 square feet of land.

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing OLD CEMETERY ADDED LOTS AND MEMORIAL PARK, on addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2018, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2018.

Clerk, City of Sherman, Texas

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2018.

City of Sherman

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

Notary Public in and for
the State of Texas
Commission Expires: _____

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

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

FINAL PLAT OF
OLD CEMETERY
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12-14-18

OWNERS/DEVELOPER
CITY OF SHERMAN
P.O. BOX 1106
SHERMAN, TEXAS 75091

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



DRAFTING & SURVEYING

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

SHEET 2 OF 2



STAFF REVIEW LETTER

January 11, 2019

City of Sherman
Attn: Engineering Dept.
P.O. Box 1106
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Old Cemetery Added Lots and Memorial Park has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 22, 2019 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Original tax certificates with \$0.00 balance shall be furnished for recording the plat.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
3. Metes and bounds description must match drawing.
4. City Clerk signature block should be moved to below Mayor's signature block.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

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



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

17.

Meeting Date: 01/22/2019

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

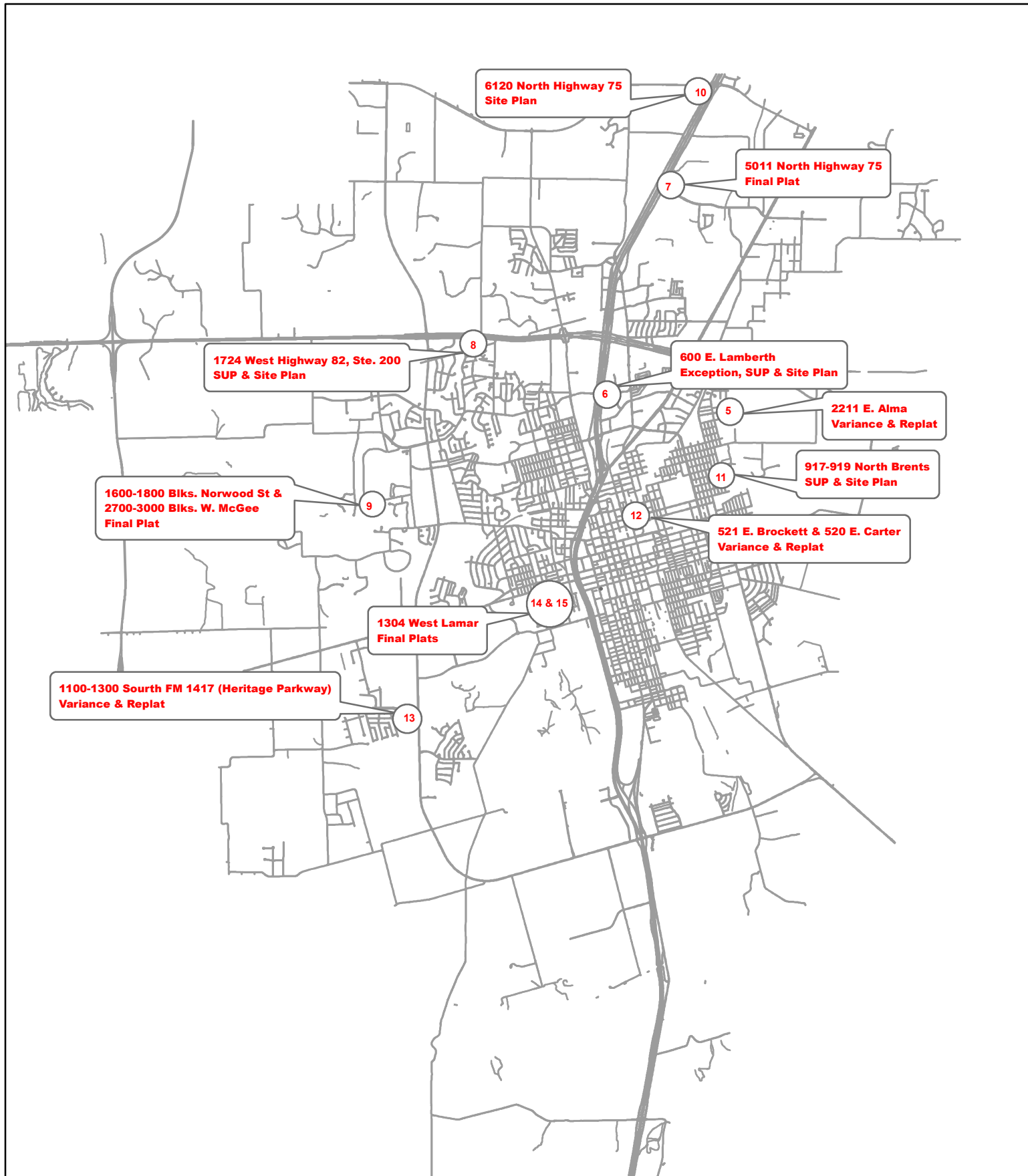
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting January 22, 2019



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet