

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 21, 2014 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 17, 2013, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5 & 6)**
5. * **1902 TEXOMA PARKWAY**
The request of Jim Roberts (Owner), Napa Auto Parts (Prospective Tenant) and Underwood Drafting and Surveying (Surveyors), concerning the property located at 1902 Texoma Parkway, being 2.204 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;
Planning and Zoning Commission
Amending site plan approval for an addition to the existing building for Napa Auto Parts.
6. * **2900 BLOCK W. WASHINGTON STREET**
The request of R.W. Klas (Owner), Steve Klas (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 2900 Block of W. Washington Street, being 2.36 acres in the William Thompson Survey, Abstract No. 1210, as follows:
Planning and Zoning Commission
Preliminary and Final Plat approval of Washington Bend Addition
7. **ADJOURNMENT**
8. **OVERALL LOCATION MAP**

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

Don Hicks, 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 16, 2014 at 4:00 p.m.. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of January, 2014
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 01/21/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 17, 2013, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

December 17, 2013 Draft Minutes

STATE OF TEXAS

§

December 17, 2013

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 17, 2013.

MEMBERS PRESENT: CHAIRMAN DON HICKS
COMMISSION MEMBERS: BARTON, THORPE, DUTTON,
SCHEIBMEIR AND OLMSTEAD

MEMBERS ABSENT: GILBERT, MORGAN AND KRECK

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 19, 2013 Meeting. Motion by Commission Member Thorpe to approve the Minutes as written. Second by Commission Member Olmstead. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Hicks appointed the members of the Board of Adjustments: HICKS, BARTON, THORPE, AND DUTTON AND OLMSTEAD.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 6, 7 & 9)

Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda. Commission Member Olmstead moved to approve the Consent Agenda, as presented subject to the Staff Review Letters. Second by Commission Member Barton. All present voted AYE.

CONSENT AGENDA

THE COMMISSION FOUND THE REQUESTS CONFORM TO THE INTENT OF THE ORDINANCE.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF T SHERMAN LLC (OWNERS) AND STARBUCKS COFFEE COMPANY (TENANT) CONCERNING THE PROPERTY LOCATED AT 2918 U.S. HIGHWAY 75 NORTH, BEING LOT 4, SHAFER PLAZA, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A DRIVE THRU FOR STARBUCKS COFFEE.

SITE PLAN – DRIVE-
THRU STARBUCK'S
COFFEE
2918 U.S. HWY. 75 N. (T
SHERMAN LLC)

The property is located at 2918 U.S. Highway 75 North, the southwest corner of U.S. Highways 75 and 82; Starbucks Coffee is the tenant. Starbucks Coffee would like to remodel the existing building, move from the north side of the building to the south and construct a drive-thru on the

south side of the building to accommodate their business. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF DARYL ELLISON (OWNER), NATIONAL AUTO REPAIR COLLISION CENTER (PROPOSED TENANT), NBS DRAFTING AND DESIGN (DRAFTSMAN) AND SARTIN AND ASSOCIATES SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY LOCATED AT 300 EAST SYCAMORE STREET, BEING 2.09 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR A SHOP/OFFICE FOR AUTO COLLISION REPAIR/BODY SHOP FOR NATIONAL AUTO REPAIR COLLISION CENTER.

SITE PLAN – AUTO
COLLISION
REPAIR/BODY SHOP
300 E. SYCAMORE
(NATIONAL AUTO
REPAIR COLLISION
REPAIR – DARYL
ELLISON)

The property is located at 300 East Sycamore Street, the southwest corner of Sycamore and North Branch Streets. The property is zoned an M-1 (Light Manufacturing) District. The owner is proposing to build a shop and office for National Auto Collision Repair. The structure will be a 60' x 170' prefabricated metal building. It will contain two paint booths, a paint mixing room, two frame machines and a wash bay with sand pit. He had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF Z&P POCZA PROPERTIES, LTD (OWNERS), TEXAS DEPARTMENT OF CRIMINAL JUSTICE PAROLE OFFICE (PROPOSED TENANT), TERRY SKIPWORTH (REPRESENTATIVE) AND BWG ARCHITECTURE (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 211 WEST LAMAR STREET, BEING PART OF LOT 4, 5, 6 & 7, BLOCK 4, ORIGINAL TOWN PLAT, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN ADDITION TO THE EXISTING BUILDING FOR TEXAS DEPARTMENT OF CRIMINAL JUSTICE PATROL OFFICE.

SITE PLAN – TX DEPT
CRIMINAL JUSTICE
PATROL OFFICE
211 W. LAMAR
(Z&P POCZA
PROPERTIES, LTD)

The property is located at 211 West Lamar Street between Elm and Crockett Streets; formerly Child's Carpet. The property is zoned a C-1 Retail Business District and is located in the Central Business District. The Texas Department of Criminal Justice Patrol Office would like to occupy the building and construct a 20'x28' addition to the existing building; the exterior will be brick veneer. They had seen the Staff Review Letter and would abide by the Recommendations.

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

VARIANCE

THE REQUEST OF DON & CECILIA WYNN (OWNERS) AND BRAD NASS (GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 1809 VERDI LANE, BEING LOT 12, BLOCK A, VISTA NORTE, PHASE I, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 7' SIDE YARD SETBACK FOR AN ATTACHED GARAGE ADDITION IN LIEU OF THE REQUIRED 10' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – SIDE
SETBACK
1809 VERDI LANE
(DON & CECILIA WYNN)

Brad Nass, 1728 Alpine Drive, Sherman, TX

Mr. Nass appeared to represent the request and answer any questions. The property is located at 1809 Verdi Lane in the Vista Norte subdivision off Fallon Drive. The owner would like to construct an attached two-car tandem park garage with game room addition, 7' from the side property line. Mr. Nass explained "they currently sit 10'1" from the side property line to give the door a 1 1/2' return on both sides of the exterior wall. The adjacent lot next door is vacant and owned by Bill Santee." They had seen the Staff Review Letter and would abide by the Recommendations.

(DENIED)

Chairman Hicks asked if there were any other place on the lot to add the garage.

Mr. Nass explained "no; I have drawn the plan four different times around the yard trying to scoot it back in the yard, but they have a swimming pool, so it prohibits getting it over far enough to get enough of a door to get into the garage; I would like to get a nine foot door. I could take it down to 8', if I did a 1 1/2' return on both sides of the door going in, so you can get a door open, that already gives me to 11' with a 2'x4' wall and 5 1/2" of brick."

Chairman Hicks explained so either way it would require a setback variance.

Mr. Nass explained "a game room will be added on top of the garage with a balcony and a patio on the bottom overlooking the pool."

Chairman Hicks asked "how many square foot of living space is it adding and will it be air-conditioned and heated?"

Mr. Nass explained "they want to park one car downstairs and use the back part of it as a shop until their kids start driving so they will park the additional cars in there at some point. The upstairs will be built into the roof of the existing house; I have not completed the drawings without knowing this would be approved, but I'm guessing the

whole structure would be in the range of 1,300-1,500 square feet, with 600-700 square feet air conditioned and heated upstairs.”

Chairman Hicks asked if the new addition would tie in to the existing house.

Mr. Nass explained “it would tie into the roof but you will not be able to walk into the new addition from the inside of the house.”

Commission Member Barton stated “this lot is 100’ wide; is the lot on either side to this lot the same size.”

Mr. Nass explained “the lot west of this lot is; the vacant lot next door is 91’ and goes into a cul-de-sac on the front edge. They were laid out to be 100’ lots.”

Bill Santee, 1802 Turtle Creek Lane, Gunter, TX

Mr. Santee explained he owns the lot next to this lot, “the setbacks are created because there is quite an encroachment; it is sizable, if this was a slight encroachment I probably would have a different attitude, it is sizable, it is over 40’ long, it’s two-story, it would adversely affect the back yard of my lot. It’s basically building an apartment building in the setback. So, I contest it.”

Commission Member Barton asked Mr. Santee if his lot is empty right now.

Mr. Santee explained “it is empty right now, but we do have a pad ready to build; we are in the process of doing the dirt- work to build.”

Chairman Hicks stated “the survey shows a stone wall, I guess the lots are on different elevations, the stone wall is going uphill going west, so this lot is taller than the vacant lot.”

Mr. Santee explained “this lot is taller than his. The stone wall is 2 ½ to 3 feet tall, it varies a little bit, but then it slopes up pretty good on the driveway to the structure, by the time you get to the structure it is over 3’.”

Chairman Hicks explained so you will have 9’ plates.

Mr. Nass explained “the downstairs would be 9’ and the upstairs would be another 4’ with a 12:12 pitch roof; we are looking at 25-30 feet to the peak of the roof on top of the 4’ riser to the house.”

Commission Member Barton asked the current distance between the improvements and the property line.

Mr. Nass explained 20’ 1”.

Commission Member Barton explained so you are looking to making it 13'.

Mr. Nass explained they originally looked at tearing out the east wall of the garage and doubling the width of that and building off of that; "all our power comes up right there at the electrical meter base on the outside, all the electrical panels are on the inside; it would be a major undertaking to get that thing out of there."

Mr. Santee explained "the house was originally built with a three car garage and it looks like the two-car garage has already been built out as living space; my point is that, if we are looking at this as being a need for their family, I think they made that decision a long time ago by building out the two-car spot and I would like them to use that as living space verses having plenty of garage already there."

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

ACTION TAKEN.

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

VOTING AYE: HICKS, BARTON, THORPE, DUTTON AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF MWWF, LLC (OWNERS) AND BARRY FONTAINE (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 815 N. TRAVIS STREET, BEING .17 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE – C-1
TO R-1
815 N. TRAVIS
(MWWF, LLC)

Barry Fontaine, 7171 Dripping Springs Road, Denison, TX

Mr. Fontaine appeared to represent the request and answer any questions. The property is located at 815 N. Travis Street between College and Brockett Streets.

Mr. Fontaine explained he would like to change the zoning to an R-1 (One Family Residential) District to be converted to a single-family residence. The house has three (3) bedrooms and parking is available in the rear of the lot. The home had been used as an office for many years but has been vacant for quite a while.

Commission Member Barton explained three other properties near this lot were approved earlier in the year for a zone change to an R-1 (One Family Residential) District.

Scott Shadden, Director of Developmental Services explained “these lots were zoned a C-1 (Retail Business) District in the ‘70’s to be used as offices.”

Commission Member Barton asked if there were any businesses occupying the building at this time.

Mr. Fontaine explained “no. This property is bordered by a residential property that was rezoned earlier in the year and the other side is a vacant lot.”

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

ACTION TAKEN.

Motion by Commission Member Olmstead to approve the zone change. Second by Commission Member Barton.

VOTING AYE: HICKS, BARTON, THORPE, DUTTON, SCHEIBMEIR AND OLMSTEAD.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:18 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY



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

Agenda Item No. 4.

Meeting Date: 01/21/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 5 & 6)

List of Agenda Items:

5. * 1902 TEXOMA PARKWAY

The request of Jim Roberts (Owner), Napa Auto Parts (Prospective Tenant) and Underwood Drafting and Surveying (Surveyors), concerning the property located at 1902 Texoma Parkway, being 2.204 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Amending site plan approval for an addition to the existing building for Napa Auto Parts.

6. * 2900 BLOCK W. WASHINGTON STREET

The request of R.W. Klas (Owner), Steve Klas (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 2900 Block of W. Washington Street, being 2.36 acres in the William Thompson Survey, Abstract No. 1210, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Washington Bend Addition



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

Agenda Item No. 5.

Meeting Date: 01/21/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Sam Thorpe, Commissioner

Brad Morgan, Commissioner

Ronnie Dutton, Commissioner

Ron Barton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Ryan Michael Kreck, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 1902 TEXOMA PARKWAY**

The request of Jim Roberts (Owner), Napa Auto Parts (Prospective Tenant) and Underwood Drafting and Surveying (Surveyors), concerning the property located at 1902 Texoma Parkway, being 2.204 acres in the J.B. McAnair Survey, Abstract No. 763, as follows;

Planning and Zoning Commission

Amending site plan approval for an addition to the existing building for Napa Auto Parts.

Background:

The property is located at 1902 Texoma Parkway between Taylor and Peyton Streets; Secondhand Sports was the former tenant. Site plan approval for a 20'x70'x19' tall concrete block addition to the existing building to be used as a warehouse for Napa Auto Parts was granted at the July 16, 2013 Planning and Zoning Commission Meeting.

The applicant would like to amend the site plan to construct a 2,049 square foot concrete block addition and change the elevation and the initial footprint of the existing building to be used as a warehouse for Napa Auto Parts, the proposed tenant. Fifteen parking spaces will be provided.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Jim Roberts (Owner)

Napa Auto Parts (Prospective Tenant)

Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

Not required for site plan approval.

Objections Received:

0

Attachments

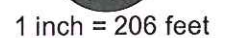
Location Map

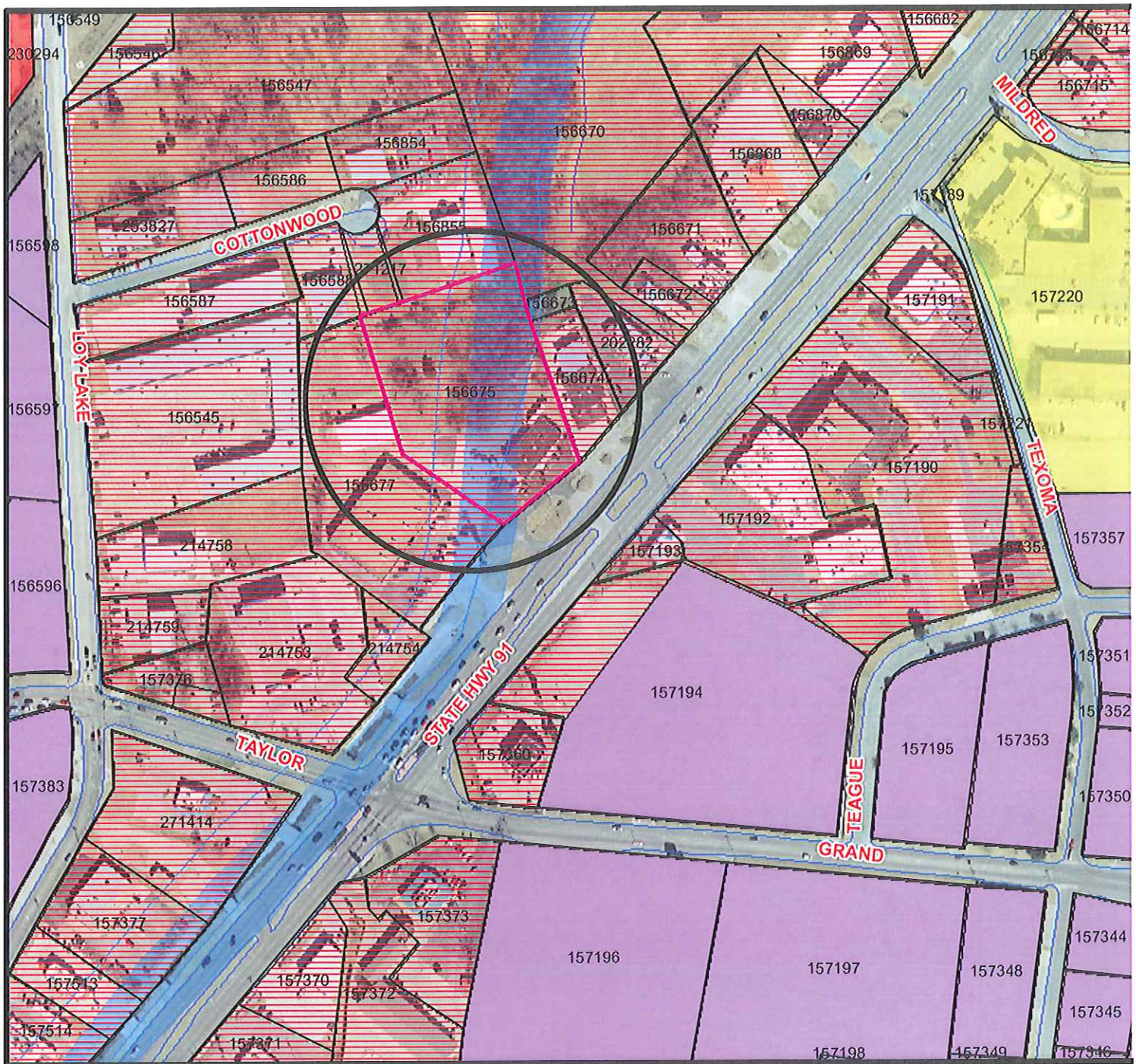
Zoning Map

Amended Site Plan

Elevations

Staff Review Letter





Zoning - 1902 Texoma Parkway

Legend

--- C L SHERMAN CITY LIMITS	C-1 Retail Business District
O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park



SCALE
1" = 40'

PARKING TABLE:

EXISTING BUILDING:

RETAIL: 1500 SF (1/200) = 8
WAREHOUSE 3500 SF (1/1000) = 4

NEW ADDITION:

WAREHOUSE 1400 SF (1/1000) = 2

TOTAL REQUIRED: 14

TOTAL PROVIDED: 15

2.38 AC.
GOODWILL INDUSTRIES OF
NORTHEAST TEXAS, INC.
VOL. 2188, PG. 255
R.P.R.G.C.T.

SOUTH LINE 1.961 AC.
VOL. 1221, PG. 275
D.R.G.C.T.
NORTH LINE 2.50 AC.
VOL. 1008, PG. 499
D.R.G.C.T.

6.876 AC.
JAMES R. MELTON, JR.
VOL. 1809, PG. 398
R.P.R.G.C.T.

ALMASS INVESTMENT GROUP
VOL. 4574, PG. 726
O.P.R.G.C.T.

0.45 AC.
CHARLES & JANET
ALDRIDGE
VOL. 4192, PG. 482
O.P.R.G.C.T.

SITE PLAN

2.204 ACRES
J.B. McANAIR SURVEY A-763

1902 TEXOMA PARKWAY
SHERMAN, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

EXISTING BUILDING

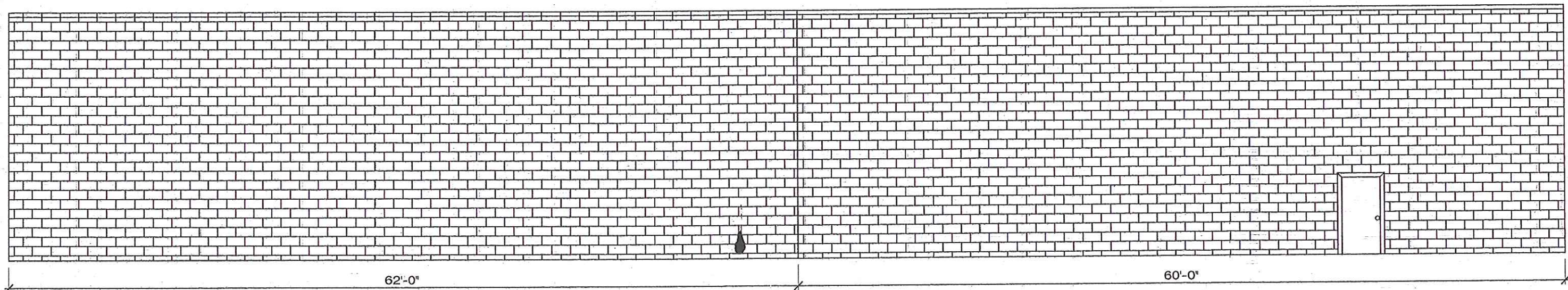
NEW BLOCK ADDITION



FRONT

NEW BLOCK ADDITION

EXISTING BUILDING



REAR



George Kalmon
12-22-13

NAPA AUTO PARTS
1902 TEXOMA PARKWAY
SHERMAN, TEXAS
ELEVATIONS

JOB NO.: 201345
DATE: DEC., 2013
DESIGN: GMK
DRAWN: GMK
SCALE:
1/8" = 1'

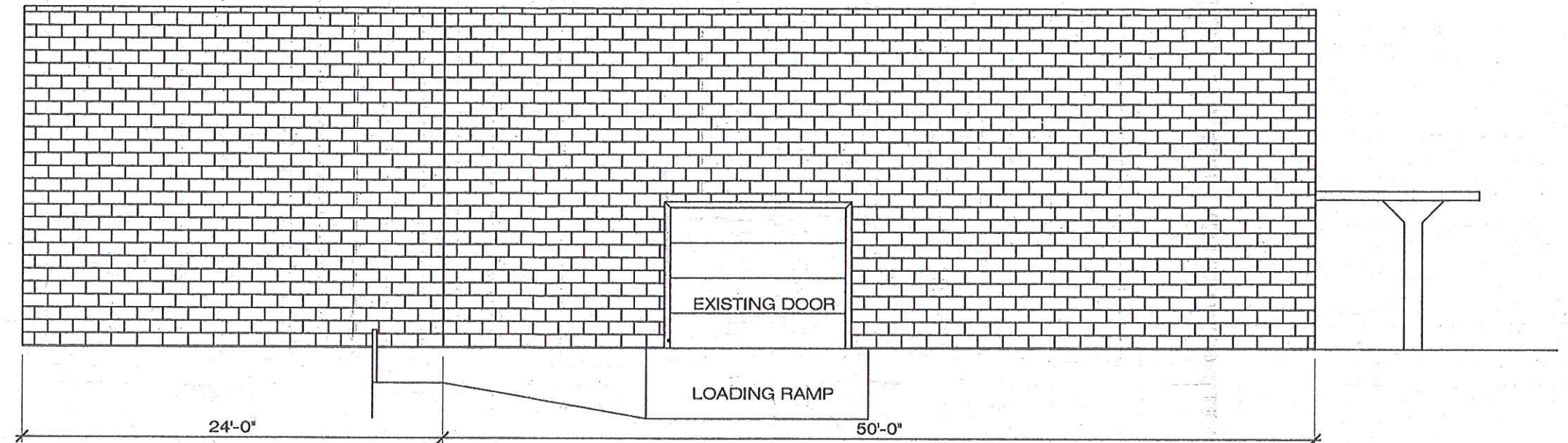
GEORGE KALMON, P.E.
CIVIL & STRUCTURAL ENGINEERING
F-12546
1814 W. MURRAY ST., DENISON, TEXAS 75020
(903)813-6059

THIS DESIGN & DRAWING ARE
APPLICABLE TO THE SPECIFIC
PROJECT AND LOCATION
LISTED ON THIS SHEET. USE
OF THIS DRAWING FOR OTHER
PROJECTS AND/OR LOCATIONS
IS PROHIBITED.

SHEET NUMBER:
A-1

NEW BLOCK ADDITION

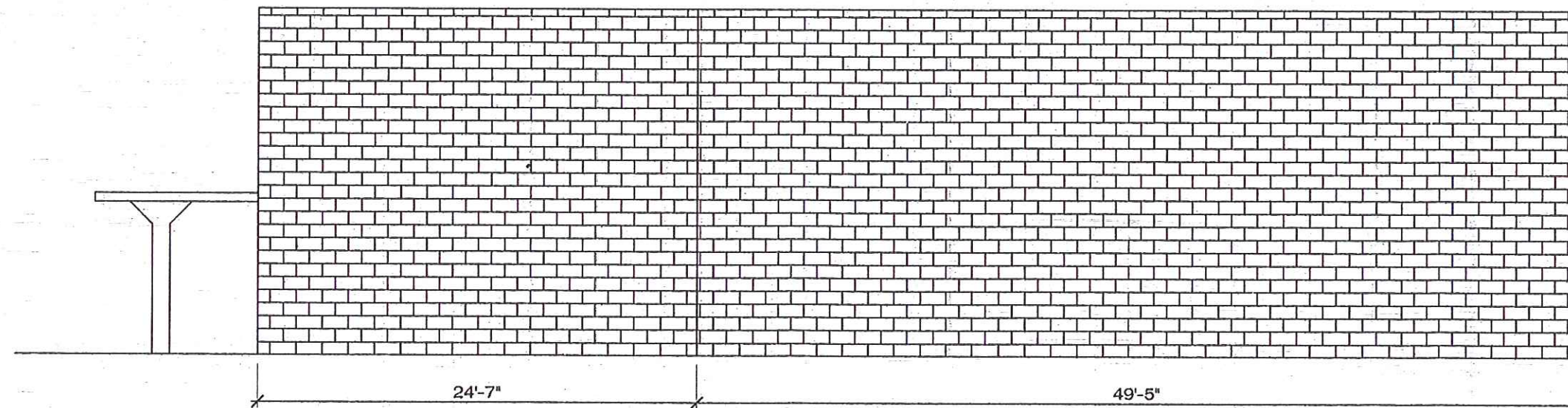
EXISTING BUILDING



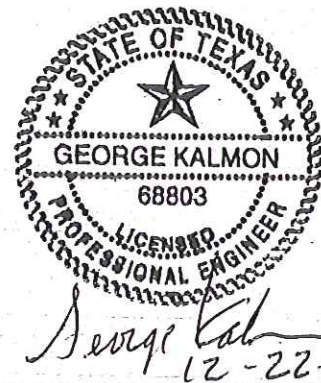
SOUTH ELEVATION

EXISTING BUILDING

NEW BLOCK ADDITION



NORTH ELEVATION



NAPA AUTO PARTS
1902 TEXOMA PARKWAY
SHERMAN, TEXAS
ELEVATIONS

JOB NO.: 201345
DATE: DEC., 2013
DESIGN: GMK
DRAWN: GMK
SCALE:
1/8" = 1'

GEORGE KALMON, P.E.
CIVIL & STRUCTURAL ENGINEERING
F-12546
1814 W. MURRAY ST., DENISON, TEXAS 75020
(903)813-6059

THIS DESIGN & DRAWING ARE
APPLICABLE TO THE SPECIFIC
PROJECT AND LOCATION
LISTED ON THIS SHEET. USE
OF THIS DRAWING FOR OTHER
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IS PROHIBITED

SHEET NUMBER:
A-2

STAFF REVIEW LETTER

January 15, 2014

Jim G. Roberts
3320 Hartlee Field Rd.
Denton, TX 76208

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

Dear Applicants:

The request for amended site plan approval for an addition to the existing building for Napa Auto Parts at 1902 Texoma Parkway is scheduled to be heard by the Planning and Zoning Board on January 21, 2014 in the City Council Chambers, City Hall at 220 West Mulberry. The meeting will begin at 5:00 P.M.

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 sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. One freestanding sign is permitted per development lot.
4. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
5. Parking is permitted on paved surfaces only; a parking space is considered to be 9'x20'.
6. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. All requirements of the floodplain ordinance shall be followed.
9. If the lot is divided in the future, platting of the property will be required.

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

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

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

Respectfully,



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



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

Agenda Item No. 6.

Meeting Date: 01/21/2014

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Don Hicks, Chairman

Joe Gilbert, Vice-Chairman

Brad Morgan, Commissioner

Ron Barton, Commissioner

Ryan Michael Kreck, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Dr. Alan Scheibmeir, Commissioner

Andrew Olmstead, Commissioner

Requested Action/Proposed Use:

*** 2900 BLOCK W. WASHINGTON STREET**

The request of R.W. Klas (Owner), Steve Klas (Representative) and Underwood Drafting and Surveying (Surveyors) concerning the property located in the 2900 Block of W. Washington Street, being 2.36 acres in the William Thompson Survey, Abstract No. 1210, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of Washington Bend Addition

Background:

The property is located in the 2900 Block West Washington Street between Creek Bend Circle and Timber Creek Road off FM 1417 North (Heritage Parkway). The owners would like to plat the property into (4) four lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

R.W. Klas (Owner)

Steve Klas (Representative)

Underwood Drafting and Surveying (Surveyors)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

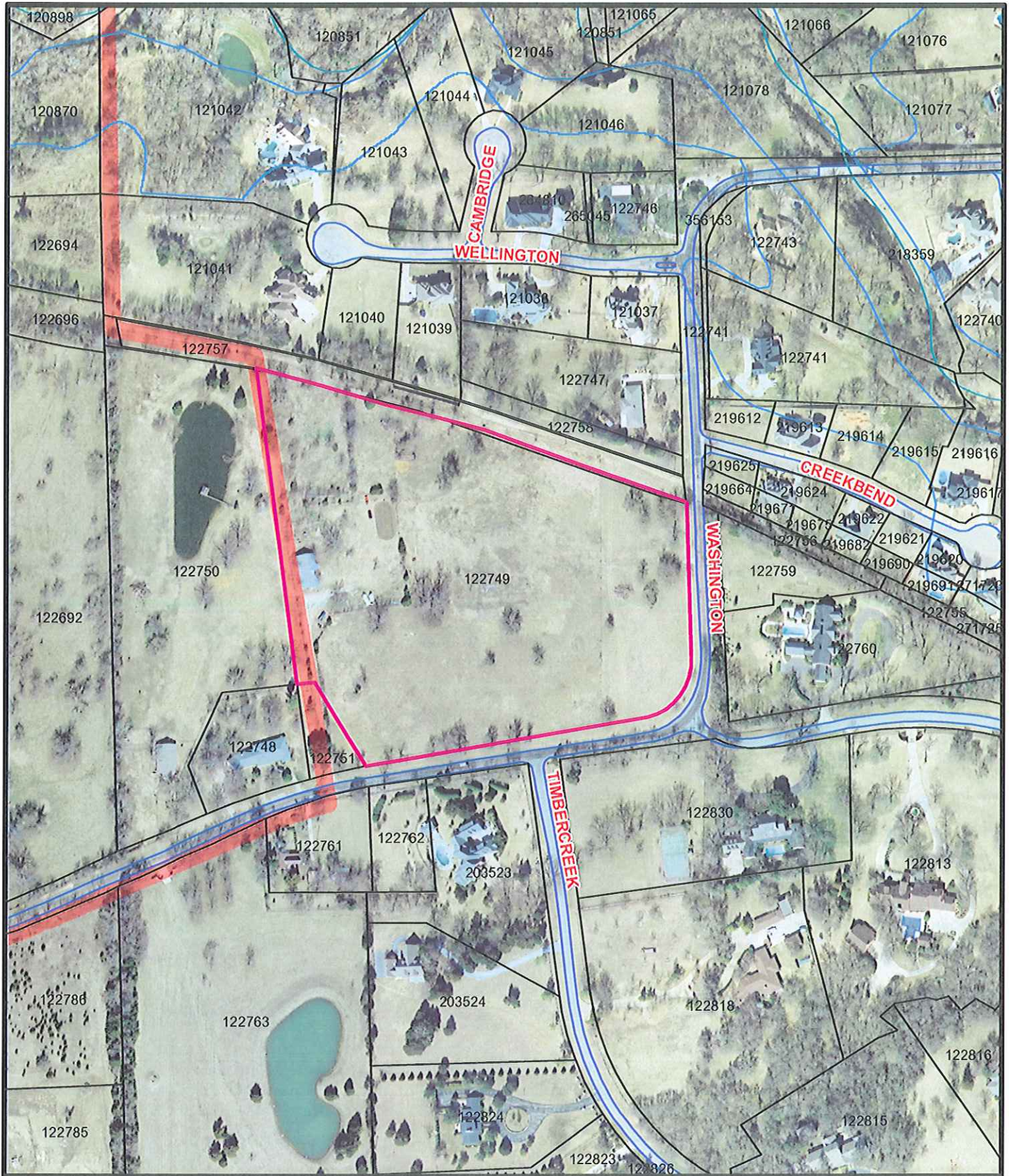
Location Map

Zoning Map

Preliminary Plat

Final Plat

Staff Review Letter



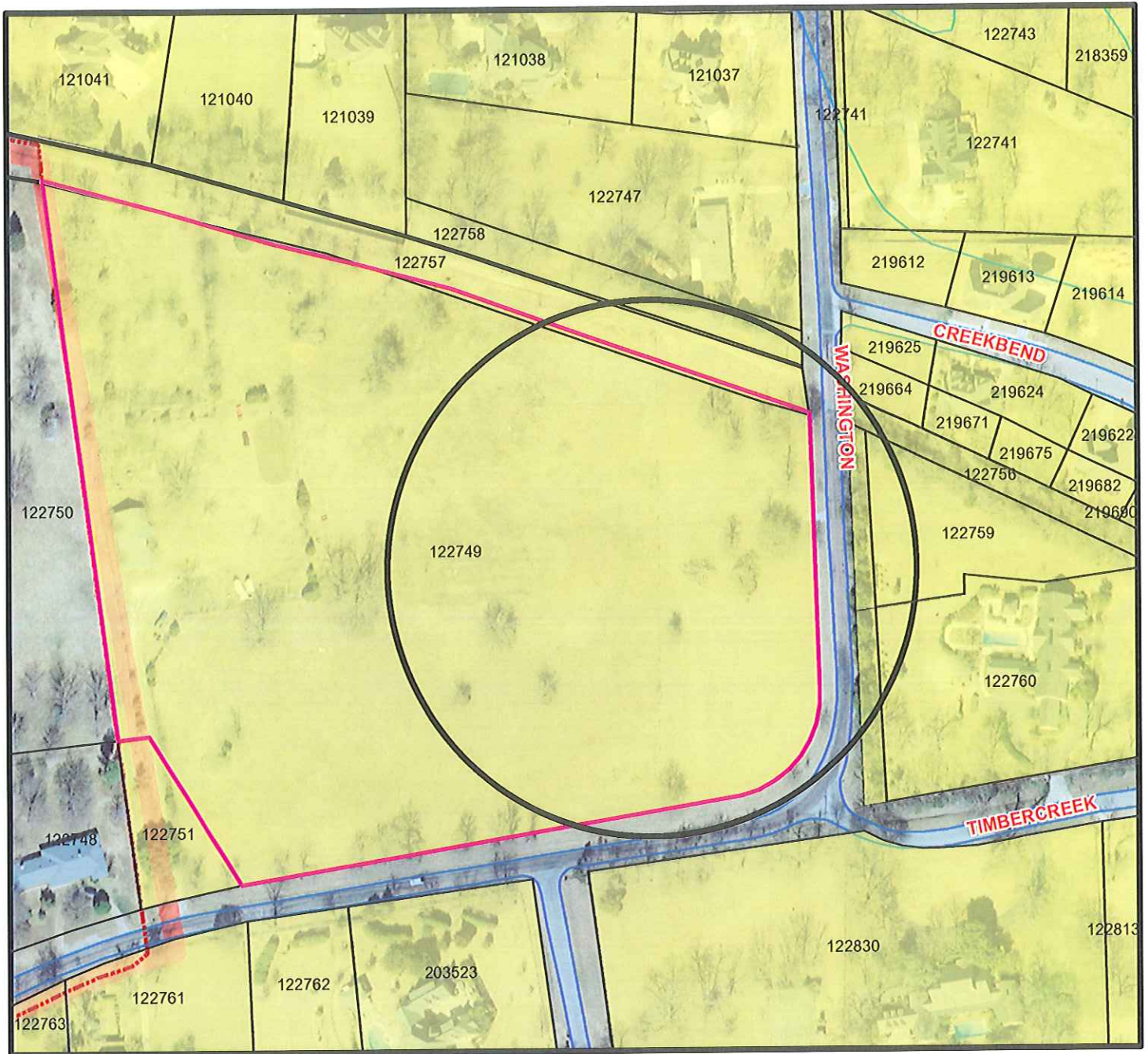
2900 Block W. Washington St.

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



1 inch = 282 feet



Zoning - 2900 Block W. Washington

Legend

O 1 HIGHWAY 75 & 82 OVERLAY DISTRICT	C-2 General Commercial District
O 1.1 FM 1417 OVERLAY DISTRICT	M-1 Light Manufacturing District
O 1.2 SAM RAYBURN FREEWAY OVERLAY DISTRICT	R-A Single Family Agricultural District
C B D DOWNTOWN BUSINESS DISTRICT	SF-1 Single Family Residential District
C P O COLLEGE PARK OVERLAY DISTRICT	M-1.5 Medium Manufacturing District
A & C ARTS & CULTURAL OVERLAY DISTRICT	M-2 Heavy Manufacturing District
CO Office District	MH Manufacturing Housing District
R-1 One Family Residential District	Blalock Commercial District
R-2 Multi-Family Residential District	BIP Blalock Industrial Park
C-1 Retail Business District	

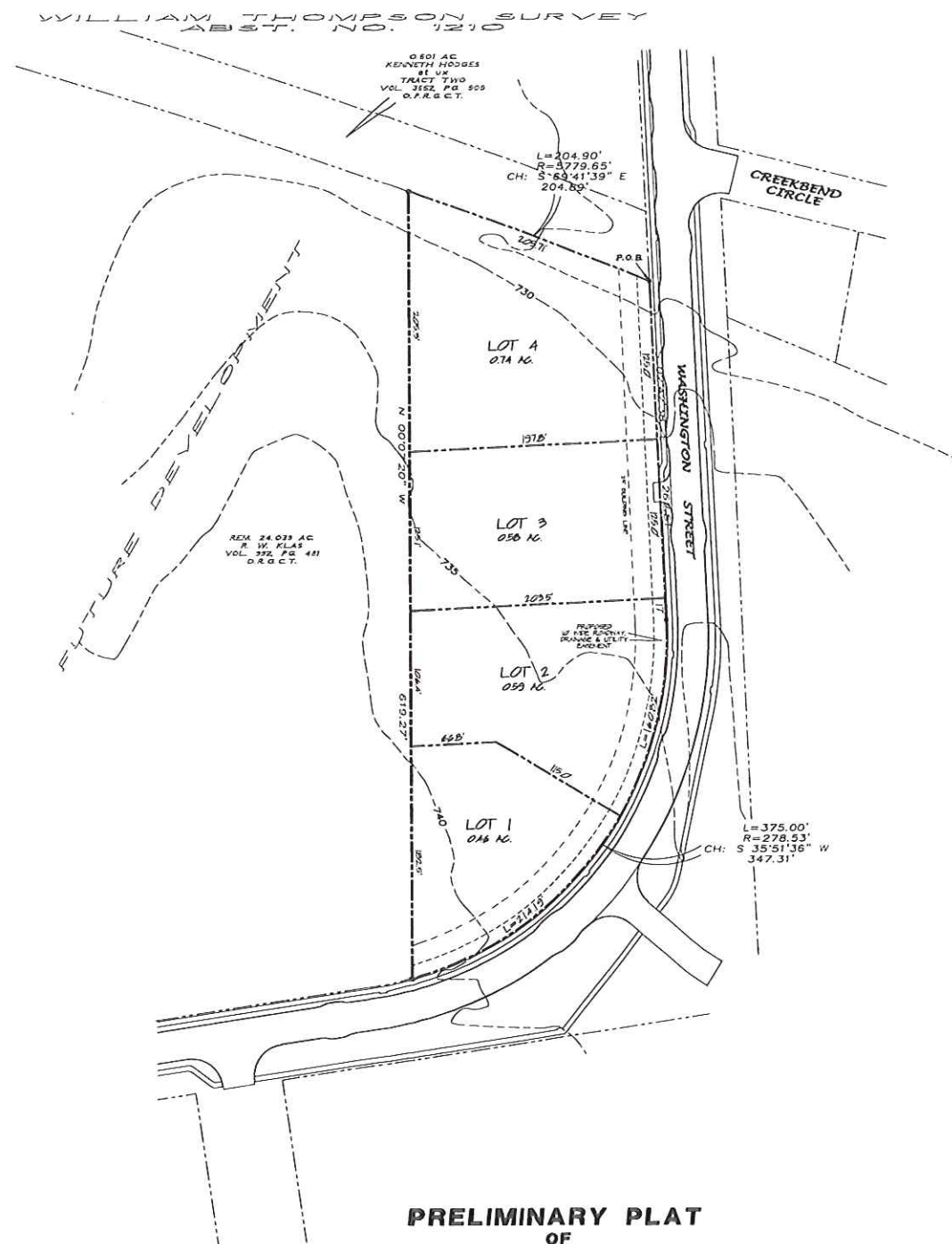


Situated in the City of Sherman, Grayson County, Texas, being a part of the William Thompson Survey, Abstract No. 1210, and being a part of the same tract of land described as 24.039 acres conveyed by Mattie Walsh Flemming to R. W. Klay by deed dated November 4, 1963, recorded in Volume 992, Page 481, Deed Records, Grayson County, Texas, and also being a portion of the South one-half of the former Texas & Pacific Railroad, now abandoned as shown by Disclaimer April 16, 1992, recorded in Volume 2351, Page 443, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Thence South 02°42'38" East with said West right-of-way line of Washington Street a distance of 266.99 feet to a 1/2" steel rod set marking the beginning of a curve to the right having a radius of 278.53 feet;

Thence North 00°07'20" West with the general course of an existing fence a distance of 619.27 feet to a 1/2" steel rod set for the Northwest corner of the herein described tract in the South line of the said Hodges tract;

Thence in an Easterly direction with said South line of the Hodges tract along a curve to the right having a radius of 5729.65 feet, (chord bears South 69°41'39" East, 204.89 feet), an arc distance of 204.90 feet to the Point-of-Beginning and containing 2.36 acres of land.....



12-25-13

UNDERWOOD

DENISON, TEXAS 75021

~ SURVEYOR ~
JAMES R. MARET, R.P.L.S. NO. 5433
UNDERWOOD DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
75021 (903)465-2151

APPROVED FOR PREPARATION OF FINAL PLAT

DATE _____

JOB NO. 13120535

WILLIAM THOMPSON SURVEY
ABST. NO. 1210

0.601 AC
KENNETH HODGES
ET AL
TRACT TWO
VOL. 365, PG. 505
O.R.G.C.T.

L=204.90'
R=5779.65'
CH: S 69°41'39" E
204.89'

CREEKBEND
CIRCLE

LOT 4
0.739 AC.

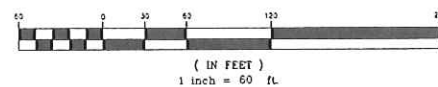
LOT 3
0.576 AC.

LOT 2
0.586 AC.

LOT 1
0.461 AC.

L=375.00'
R=278.53'
CH: S 35°51'36" W
347.31'

GRAPHIC SCALE



**FINAL PLAT
OF
WASHINGTON BEND ADDITION**

**TO THE CITY OF
SHERMAN, TEXAS**

**2.36 ACRES
OUT OF THE
WILLIAM THOMPSON SURVEY
ABST. NO. 1210
GRAYSON COUNTY, TEXAS**

12-25-13

OWNER ~ DEVELOPER
R. W. KLAS
3071 W. WASHINGTON ST.
SHERMAN, TEXAS, 75092

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021

~ SURVEYOR ~
JAMES R. MARET, R.P.L.S. NO. 5433
UNDERWOOD 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 William Thompson Survey, Abstract No. 1210, and being a part of the same tract of land described as 24.039 acres conveyed by Mattie Walsh Flemming to R. W. Klas by deed dated November 4, 1963, recorded in Volume 992, Page 481, Deed Records, Grayson County, Texas, and also being a portion of the South one-half of the former Texas & Pacific Railroad, now abandoned as shown by Disclaimer April 16, 1992, recorded in Volume 2351, Page 443, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the Northeast corner of the herein described tract in the West right-of-way line of Washington Street, also being the West line of the 1.668 acre tract of land acquired by the said City of Sherman for right of way as recorded in Volume 4739, Page 492, Official Public Records, said rod also being the Southeast corner of the same tract of land described as 0.601 acres and referred to as Tract Two as conveyed by Pat C. Clutter, III et ux to Kenneth Hodges et ux by deed dated April 30, 2004, recorded in Volume 3562, Page 505, said Official Public Records;

Thence South 02°42'38" East with said West right-of-way line of Washington Street a distance of 266.99 feet to a 1/2" steel rod set marking the beginning of a curve to the right having a radius of 278.53 feet;

Thence in a Southwesterly direction continuing with said West and Northwesterly right-of-way line of Washington Street along said curve, (chord bears South 35°51'36" West, 347.31 feet), on an arc distance of 375.00 feet to a 1/2" steel rod set for the Southwest corner of the herein described tract;

Thence North 00°07'20" West with the general course of an existing fence a distance of 619.27 feet to a 1/2" steel rod set for the Northwest corner of the herein described tract in the South line of the said Hodges tract;

Thence in an Easterly direction with said South line of the Hodges tract along a curve to the right having a radius of 5729.65 feet, (chord bears South 69°41'39" East, 204.89 feet), on an arc distance of 204.90 feet to the Point-of-Beginning and containing 2.36 acres of land.....

KNOWN ALL MEN BY THESE PRESENTS:

That I, James R. Maret, 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.

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2014.

R. W. Klas

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 R. W. Klas, 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 _____, 2014.

Notary Public in and for
the State of Texas

Commission Expires: _____

Approved this _____ day of _____, 2014, by the City
Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat WASHINGTON BEND ADDITION to the City of Sherman, Texas, was submitted to the City Council on the day of _____, 2014, 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 _____, 2014.

Clerk, City of Sherman, Texas

- ~ GENERAL NOTES ~
1. PROPOSED USE... SINGLE FAMILY RESIDENCE.
 2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0270F, REVISED DATE SEPTEMBER 29, 2010.
 3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF SHERMAN.
 4. WATER TO BE SUPPLIED BY THE CITY OF SHERMAN. LINE TO BE EXTENDED FROM 10" WATERLINE TO THE NORTH BY DEVELOPER.
 5. WASHINGTON STREET IS 60 FOOT WIDE RIGHT-OF-WAY.
 6. 10' R. D. & U. E. ~ 10' ROADWAY, DRAINAGE & UTILITY EASEMENT CONTIGUOUS TO AND PARALLEL WITH OUTSIDE OF RIGHT-OF-WAY AS SHOWN.
 7. BEARINGS ARE BASED ON CITY OF SHERMAN CONTROL MONUMENTS ESTABLISHED BY GPS OBSERVATION, GRID NORTH, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83.

JOB NO. 13120535

**STAFF REVIEW LETTER**

January 14, 2014

R.W. Klas
3071 W. Washington
Sherman, TX 75092

Dear Applicants,

The request for approval of a Preliminary and Final Plat of the Washington Bend Addition, for the property located in the 2900 Block of West Washington Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 21, 2014 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:

PRELIMINARY:

1. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
2. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
3. Water and Sewer plan shall be shown on Preliminary Plat. Developer shall extend water and sewer mains.
4. All storm drain inlets shall be shown on the Preliminary Plat.
5. Utility Easement along Washington Street shall be a minimum of 20'.
6. The Boundary Field Notes shall be reconciled with the Boundary Survey.
7. Any other changes made to the preliminary plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

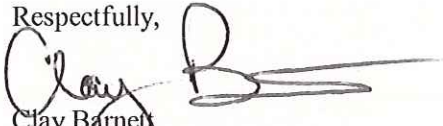
FINAL:

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Utility Easement along Washington Street shall be a minimum of 20'.
5. Developer shall extend water and sewer mains.
6. The Boundary Field Notes shall be reconciled with the Boundary Survey.
7. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
8. Any other changes made to the final plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Lisa Whitfield, Engineering and Development Coordinator at 903-892-7212 prior to the meeting.

Respectfully,



Clay Barnett
Dir. of Public Works and Engineering

CC: George Olson, City Manager
Brandon Shelby, City Attorney
Jamie Baggs, Fire Marshal
Lisa Whitfield, Engineering & Development Coordinator
Underwood Drafting & Surveying, Inc., 3404 Interurban Rd., Denison, TX 7021

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Don Keene, Dir. of Community and Support Services



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

Agenda Item No. 8.

Meeting Date: 01/21/2014

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

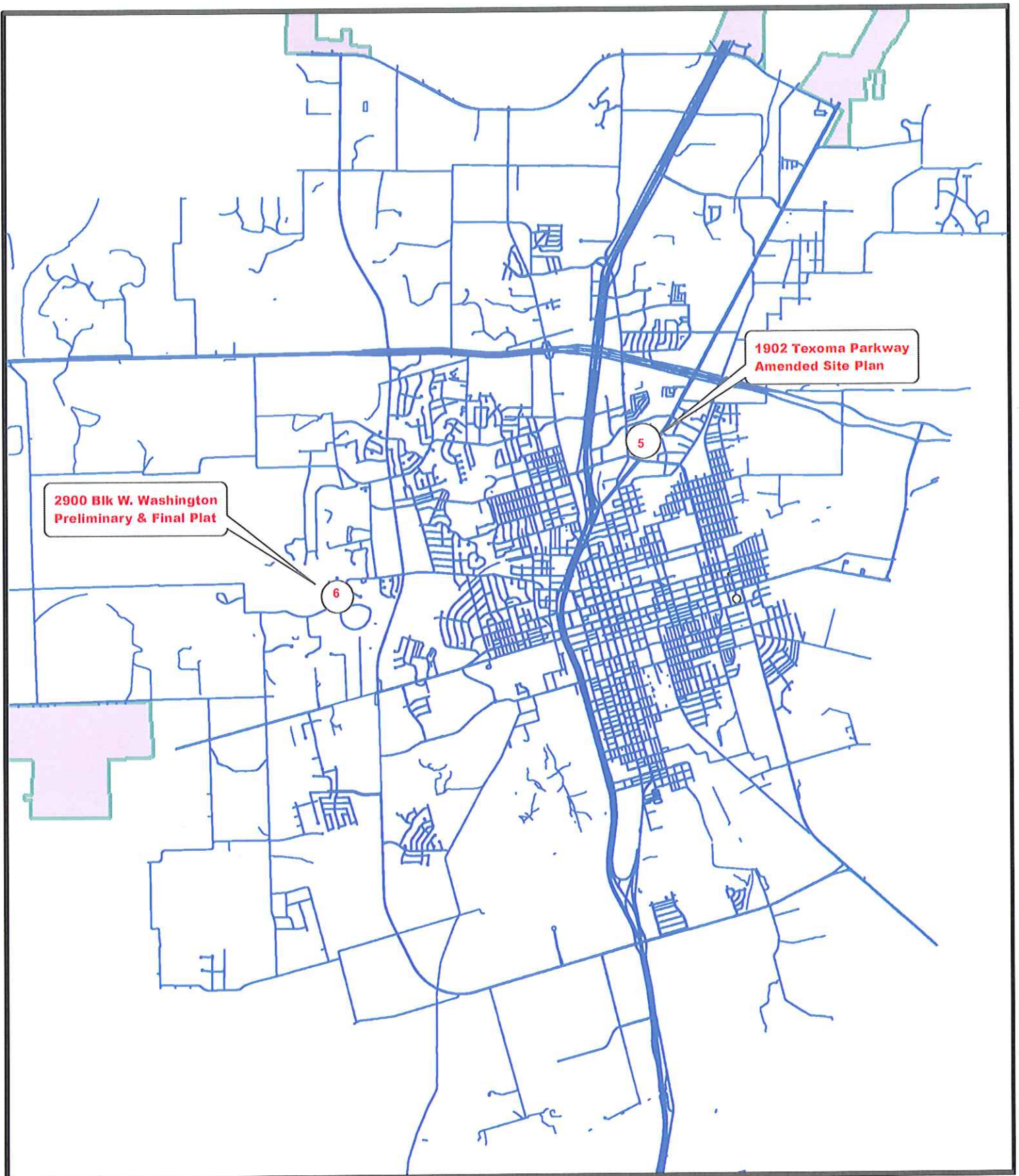
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



**Planning & Zoning Commission and Board of Adjustments Meeting
January 21, 2014**

