

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 17, 2017 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 20, 2016, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 5, 7, 9, 10, 12 & 17)**

5. *** 3000-3100 BLOCKS W. LAMBERTH ROAD & 2200 BLOCK NORWOOD STREET**

The request of Norberto and Lisa Galarza, Jeff Hill and Lester W. Vance, LLC (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3000-3100 Blocks West Lamberth Road and the 2200 Block Norwood Street, being 17.500 acres in the Fielding Bacon Survey, Abstract No. 120, the William Thompson Survey, Abstract No. 1209 and the Elijah Hartzog Survey, Abstract No. 540, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of the Oaks of Norwood.

6. **900-2000 BLOCKS W. MOORE STREET**

The request of SSCGC LLC (Owners), Shane Shields (Representative) and Cypress Creek Renewables (Solar Company) concerning the property located in the 900-2000 Blocks West Moore Street, being 112.6372 acres in the Elizabeth Jones Survey, Abstract No. 625, 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 Solar Energy Facility in an R-1 (One Family Residential) District.

7. * **1518 S. AUSTIN STREET**
The request of Landmark Bank (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1518 South Austin Street, being 0.41 acres in the Samuel Blagg Survey, Abstract No. 56 and being a part of Lots 20 and 21 in Mayhew's Second Supplement, as follows:
Planning and Zoning Commission
Replat approval of part of Lots 20 and 21, Mayhew's Second Supplement.
8. **724 E. HIGHWAY 82**
The request of Douglass Distributing (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 724 East Highway 82, being Lot 2, Block 1, 82-75 Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-1 (Retail Business) District, C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District.
9. * **2000-2200 BLOCKS N. TRAVIS STREET AND N. U.S. HIGHWAY 75**
The request of Post Oak Liquidating Trust (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2000-2200 Blocks North Travis Street and North U.S. Highway 75, being 1.624 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1, Block 2, Independence Square Addition, Section Three, containing 14.472 acres, as follows:
Planning and Zoning Commission
Replat approval of Lot 1, Block 2, Independence Square Addition, Section Three.
10. * **2021 N. TRAVIS STREET**
The request of Post Oak Liquidating Trust (Owners) and Bret Flory, Cross Architects (Architects) concerning the property located at 2021 North Travis Street, being the proposed Lot 2, Block 2 of the Replat of Lot 1, Block 2, Independence Square Addition, Section Three, also being 2.283 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Site plan approval for Sherman ER
11. **316 W. LAMAR STREET**
The request of Los Hermanos Partnership, LLC (Owners), Doug Smith and Teresa Jacoby (Applicants), North Texas Auction Company (Tenant) concerning the property at 316 West Lamar Street, being Lot 11 and the west 35 feet of Lot 9, Block 1, A.R. Loving's Addition, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow the existing exterior metal façade in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District.
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auction house in a C-2 (General Commercial) District/Central Business District.

12. * **3000-3100 BLOCKS N. HICKORY**

The request of Joe Gilbert Construction, LLC (Owner), Cross Engineering Consultants (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 3000-3100 Blocks North Hickory Street, being Lots 1-6, Hickory Estates, containing 1.306 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Hickory Estates.

13. **3103, 3107, 3111 & 3115 N. HICKORY STREET**

The request of Joe Gilbert Construction, LLC (Owner), Cross Engineering Consultants (Civil Engineer) and Preston Trail Land Surveying (Surveyor), as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow:

- 3103 North Hickory Street, being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 6R of the Replat of Hickory Estates, a 20' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3107 North Hickory being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 7R of the Replat of Hickory Estates, a 15' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3111 North Hickory; being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 8R of the Replat of Hickory Estates, a 10' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3115 North Hickory Street, being 0.186 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 9R of the Replat of Hickory Estates, a 10' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.

14. **1922 N. GRAND AVENUE**

The request of Interproperty Holdings, Inc. (Owners), Tom Joseph, Grand Kera, Inc. (Applicant/Tenant) concerning the property located at 1922 North Grand Avenue, being 5.73 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 liquor store in an M-1 (Light Manufacturing) District.

15. **215 W. PARK AVENUE**

The request of Whitmire Container Corporation (Owners), Justin Anderson, Selective Site Consultants, Inc. (Representative) and T-Mobile (Carrier) concerning the property at 215 West Park Avenue, being a part of Block 15 of the Replat of Blocks 4-6, 15-7, 29-31 and 40 and 41 of the Southside Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (15) (1) (c) to allow a 50' setback from the property line in lieu of the required 100' for a Wireless Telecommunications Tower in an M-2 (Heavy Manufacturing) District.

16. **4613 N. FM 1417 (HERITAGE PARKWAY)**

The request of Sapphire Group LLC (Owners), Kyle Boothe (Representative) and Bluestone Drafting & Design (Designer) concerning the property located at 4613 N. FM 1417 (Heritage Parkway), being 17.60 in the Alfred Humes Survey, Abstract No. 522, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4)(b) to allow the existing metal buildings in lieu of the required masonry in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow truck repair, storage, rental and office for Ryder Trucks and a General Contractor's Office and storage Facility in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

17. *** 4615 N. TRAVIS STREET**

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property located at 4615 North Travis Street, being Lot 1R, of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows:

Planning and Zoning Commission

Site plan approval for Ace Storage, Phase 1

18. **ADJOURNMENT**

19. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on January 12, 2017, at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of January, 2017

City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 01/17/2017

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

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 20, 2016, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes December 20, 2016

STATE OF TEXAS §

December 20, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on December 20, 2016.

MEMBERS PRESENT: CHAIRMAN GILBERT AND VICE-CHAIRMAN PATTERSON,
COMMISSION MEMBERS: DAVIS, MAHONE,
VANDERVEER, AND ELLIOTT.

MEMBERS ABSENT: **COMMISSION MEMBERS: THORPE, ADAMS AND VELLOTTI**

CALL TO ORDER

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

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 22, 2016 regular meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Elliott. All present voted AYE.
MOTION CARRIED.

APPOINT BOARD OF ADJUSTMENTS

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

CONSENT AGENDA (ITEMS 5 & 14)

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

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

A member of the audience "Sylvia Hema" requested that Item #14 "2700 - 2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks Canyon Creek Drive - Amending Final Plat approval of West Canyon Creek Estates, Section 3" be removed from the consent agenda.

Chairman Gilbert removed item #14 from the consent agenda.

The Commission reviewed the Consent Agenda. Commission Member Elliott moved to approve the Consent Agenda for Item #5 subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE.

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

PRELIMINARY & FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF IBRAHIM ABU SARRIS FAMILY, LP (OWNERS), AARON COLE (DEVELOPER), HOMEYER ENGINEERING, INC. (CIVIL ENGINEER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3600 BLOCK LOY LAKE ROAD AND THE 900 BLOCK E. PECAN GROVE ROAD, BEING 3.127 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY AND FINAL PLAT APPROVAL SHERMAN CARWASH ADDITION.

PRELIMINARY
& FINAL PLAT –
SHERMAN
CARWASH
ADDITION
3600 BLK. LOY
LAKE RD. & 900
BLK. E. PECAN
GROVE RD.
(IBRAHIM ABU
SARRIS
FAMILY, LP)

The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive. The owner would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF IBRAHIM ABU SARRIS FAMILY, LP (OWNERS), AARON COLE (PROSPECTIVE BUYER), HOMEYER ENGINEERING, INC. (CIVIL ENGINEER), BATES MARTIN ARCHITECTS (ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3603 LOY LAKE ROAD, BEING 1.569 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, 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 CROSS ROADS EXPRESS CAR WASH IN A C-1 (RETAIL BUSINESS) DISTRICT.

SUP & SITE
PLAN – CROSS
ROADS
EXPRESS CAR
WASH
3603 LOY LAKE
ROAD
(IBRAHIM ABU
SARRIS
FAMILY, LP)

Brad Mann, 1135 South Loop 288, Denton, TX

Mr. Mann appeared to represent the request and answer any questions. The property is located in the 3600 block Loy Lake Road and the 900 block E. Pecan Grove Road between Pecan Grove Road and Sara Swamy Drive.

Mr. Mann explained he owns the Wash Factory in Denton, Texas; “this will be my fifth location. We have them in Denton, McKinney, Crossroads and now Sherman. I have been in the carwash business since 2010 and I look at towns where there is a tremendous need and Sherman, Texas has been on my list for four or five years. This site lays out a carwash exactly the way I want a carwash to be built. I like to have car washes on an acre and a half or more, where it can handle high traffic. A lot of the car washes wash between three to five hundred cars per day. What I have found with car washes, if there is empty land around us; it gets developed quickly due to the amount of the large circle of people the car wash will draw.”

The car wash will have ride-thru tunnels providing stacking for 40

cars and twenty-one vacuum spaces. The exterior finish will be concrete tilt wall panels with a stucco finish and stone veneer. The lot will be landscaped with trees (Live Oak, Chinese Pistachio), shrubs and Bermuda grass. They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if he was the same company that was here previously about the car wash.

Mr. Mann explained he was a consultant on that project, “so I was very aware of Andrus Family coming up; I was the one that put the whole thing together. My concern back then was the road wasn’t ready and the distance from Denton, but yes, I was very aware of what they submitted.”

Commission Member Vanderveer asked if this was similar.

Mr. Mann explained it is similar; “the entrance is one lane in off of Loy Lake Road, two lanes opening up to three, three automated pay stations, enter to the car wash and exit to Pecan Grove Road.”

Vice-Chairman Patterson asked if there would be a traffic light at Pecan Grove Road and Loy Lake Road.

Clint Philpott, City Engineer explained “Loy Lake Road widening is under construction now and a traffic light will be added before it is finished.”

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

ACTION TAKEN.

Motion by Commission Member Elliott to approve the Specific Use Permit and site plan to allow a Cross Roads Express Car Wash located at 3603 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Mahone.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 500 BLOCK EAST NORTHCREEK DRIVE, BEING 1.029 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS)

ZONE CHANGE

**– C-1 TO R-1
500 BLK. E.
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)**

DISTRICT TO AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Daniel Worrell, 2509 Remuda Drive, Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located in the 500 block of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to rezone the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for residential development of single family homes in the proposed Magnolia Village Subdivision. 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 Elliott to approve the zone change from a C-1 (Retail Business) District to an R-1 (One Family Residential) District for the property located in the 500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 300-500 BLOCKS EAST NORTHCREEK DRIVE, BEING 12.00 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, ALSO BEING THE PROPOSED LOT 4, BLOCK A, LOTS 9, 10, 11, & 18, BLOCK B, AND LOTS 14, 15, 16 & 17, BLOCK C, MAGNOLIA VILLAGE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOT WIDTHS: LOT 4, BLOCK A, – 51.73', LOT 9, BLOCK B, – 42.80', LOT 10, BLOCK B, – 42.79', LOT 11, BLOCK B, – 41.95', LOT 18, BLOCK B, – 56.84', LOT 14, BLOCK C, – 43.22', LOT 15, BLOCK C, – 41.67', LOT 16, BLOCK C, – 31.84', LOT 17, BLOCK C, – 56.72' IN THE MAGNOLIA VILLAGE ADDITION IN LIEU OF THE REQUIRED SIXTY (60) FEET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE –
LOT WIDTHS
300-500 BLKS.
E.
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)

Daniel Worrell, 2509 Remuda Drive, Sherman, TX

Mr. Worrell appeared to represent the request and answer any questions. The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners are requesting a variance for the lot widths on nine of the lots in the proposed Magnolia Village Subdivision for residential development.

Lot 4, Block A, – 51.73'
Lot 9, Block B, – 42.80'
Lot 10, Block B, – 42.79'
Lot 11, Block B, – 41.95'
Lot 18, Block B, – 56.84'
Lot 14, Block C, – 43.22'
Lot 15, Block C, – 41.67'
Lot 16, Block C, – 31.84'
Lot 17, Block C, – 56.72'

Mr. Worrell explained “we feel this is the best way to lay out the neighborhood and those lots are some of the bigger lots in the development; that is why we are requesting the variance.”

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

Chairman Gilbert asked Scott Shadden, Director of Developmental Services “with regard to the lot sizes being less than 60’ in width; is that not pretty typical, do we see that more often where we have cul-de-sac lots that more shaped like pie or triangle where they have smaller frontage and are angled out towards the back.”

Mr. Shadden explained “we have these around town and these lots have a larger building area than the 60’ x 100’ lots.”

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

A letter was received from Earl McKinney, 4803 Hilre Dr., Sherman, TX

Mr. McKinney wrote “This street is already overcrowded at times, 60’ is plenty wide for any lot.”

ACTION TAKEN.

Motion by Commission Member Patterson to approve the variance to allow the following lot widths; Lot 4, Block A, – 51.73’, Lot 9, Block B, – 42.80’, Lot 10, Block B, – 42.79’, Lot 11, Block B, – 41.95’, Lot 18, Block B, – 56.84’, Lot 14, Block C, – 43.22’, Lot 15, Block C, – 41.67’, Lot 16, Block C, – 31.84’, Lot 17, Block C, – 56.72’ in the Magnolia Village Addition in lieu of the required sixty (60) feet in an R-1 (One Family Residential) District for the property located in the 300-500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

FINAL PLAT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), DANIEL WORRELL (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE

FINAL PLAT –
MAGNOLIA
VILLAGE
300-500 BLKS.

300-500 BLOCKS EAST NORTHCREEK DRIVE, BEING 12.00 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275 AND THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MAGNOLIA VILLAGE**

**E.
NORTHCREEK
DR.
(YOUNG
ENTERPRISES,
LP)**

Kevin Ware, 2104 Twin Creeks Circle, Pilot Point, TX

Mr. Ware appeared to represent the request and answer any questions. The property is located in the 300-500 blocks of East Northcreek Drive between Travis Street and Sherman Town Center. The owners would like to plat the property into 44 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Ware explained "one of the biggest issues has been with floodplain, so we have been working with Mr. Philpott and the City to determine a pathway for this. We have completed a hydraulic analysis of everything on the Northcreek side and moving up past Hilre Drive. As part of that, we have designed a series of detention ponds that will include Wer Control Structures which will now decrease the size of the floodplain. Our initial estimate is around 850 cubic feet per second of water that is coming into the system and based on these detentions and the model that we have completed thus far we have it down to 775 cubic feet coming out on the back end of this from the detention pond itself. We are trying to slow down the water, decrease the size of the water shed in the floodplain to allow this and another development around the area. There will be a series of detention ponds starting at Hilre Drive crossing Northcreek Drive going south."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat for the property located in the 300-500 block of East Northcreek Drive subject to the Staff Review Letter. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF DAVID HENRY (OWNER), ANDRE LAUB (APPLICANT/TENANT) AND LAURA DANIEL, DREAM TO LIFE DESIGNS (DESIGNER) CONCERNING THE PROPERTY LOCATED AT 3412 WEST HOUSTON, BEING 1.47 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN ASPHALT MILLING

**VARIANCE –
PARKING LOT**

**SUP & SITE
PLAN –
AUTOMOBILE
SALES
3412 W.
HOUSTON**

SURFACE IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A DURABLE AND DUSTLESS SURFACE IN A C-1 (RETAIL BUSINESS) DISTRICT.

(DAVID HENRY)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

Andre Laub, 313 Vessels Dr., Howe, TX

Mr. Laub appeared to represent the request and answer any questions. The property is located at 3412 West Houston Street between FM 1417 and Swan Ridge Drive and is zoned a C-1 (Retail Business) District.

Mr. Laub explained he would like to open an automobile sales business "North Texas Car Corral" at this location. "I do not plan to have a big inventory of cars, only five to ten cars. The office building will be updated to hardy board siding on the front and sides; replace the doors and paint. I am requesting a variance to allow the surface of the parking area to be asphalt milling, which is ground up asphalt instead of the gravel that is there now. The milled asphalt will be solid after it is has been rolled. It is not going to be a huge parking area because it is not going to be very big. I don't own the property so I don't want to spend a lot of money on something I don't own." He had seen the Staff Review Letter and would abide by the Recommendations.

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

Chairman Gilbert felt it would be an improvement to the property, getting some of these buildings cleaned up, but he felt they needed to condition the proposed use to make sure there is not any outside storage of tires or any mechanical work or anything like that done on the property; strictly cleaned up and used as a car lot.

Mr. Laub explained he only wants to have five or ten cars parked there and use the building for an office; "I'm not looking to work on cars. I'm planning on purchasing the property if this works out as I think it will; then I will be willing to invest in the property."

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (10)(H) TO ALLOW AN ASPHALT MILLING SURFACE IN LIEU OF THE REQUIRED CONCRETE OR ASPHALT TO PROVIDE A DURABLE AND DUSTLESS SURFACE IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the variance to allow an asphalt milling surface to be maintained and in good repair in lieu of the required concrete or asphalt for a period of three years for the property located at 3412 West

Houston Street subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AUTOMOBILE SALES IN A C-1 (RETAIL BUSINESS) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District for the property located at 3412 West Houston Street subject to the Staff Review Letter and no outside storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF RANDY DERZAPF (OWNER), CELLARMAN'S AMERICAN PUB, INC. (TENANT) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY AT 2130 TEXOMA PARKWAY, BEING ALL OF LOT 1 AND PART OF LOT 2, BLOCK 5, SHERMAN BUSINESS CENTER REPLAT, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (7) TO ALLOW A 1' SIDE STREET SETBACK ON A CORNER LOT FOR AN ADDITION TO CELLARMAN'S AMERICAN PUB IN LIEU OF THE REQUIRED 10' IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RETAIL BREW PUB IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- SITE PLAN APPROVAL FOR A GRAIN SILO AND BUILDING ADDITION TO CELLARMAN'S AMERICAN PUB

VARIANCE –
SIDE STREET
SETBACK

SUP– RETAIL
BREW PUB

SITE PLAN –
GRAIN SILO &
BUILDING
ADDITION
2130 TEXOMA
PARKWAY
(RANDY
DERZAPF)

Randy Derzapf, 4720 U.S. Highway 82, Bells, TX

Mr. Derzapf appeared to represent the request and answer any questions. The property is located at 2130 Texoma Parkway, the southwest corner of Peyton Street and Texoma Parkway, Cellarman's American Pub is the tenant. The property is zoned a C-2 (General Commercial) District.

Mr. Derzapf explained he would like to construct a brewery

addition to the existing restaurant building and add a galvanized grain silo on the lot along Peyton Street. The exterior of the addition will be a hardy board white stucco finish with dark cedar trim to match the existing restaurant. "The brewery will allow us to produce craft beer and sodas for our customer's onsite; it will have a clear view of our brew equipment to get the whole experience of our brew process. The variance request is for the grain silo which will be next to the patio area of the restaurant and an addition to the back of the restaurant." He had seen the Staff Review Letter and would abide by the Recommendations.

Vice Chairman Patterson asked if the grain silo was decorative or some other use.

Mr. Derzapf explained "the working galvanized grain silo will contain grain for the brewing process. A truck will come into our loading zone behind our building and pipe it in from there. We will probably do it early in the morning and it probably will only be filled once every four months."

Vice-Chairman Patterson was concerned about the noise from the grain silo when it is in use.

Mr. Derzapf explained "the silo will be pretty quiet, it will only run about thirty minutes, one or two times a week."

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

A letter was received from:

James Melton, Jr., 6805 Timothy Dr., Plano, TX

He wrote "Very much opposed to a 1' setback on Peyton. May be his side, but it is my front street. Grain silo also vote no."

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (7) TO ALLOW A 1' SIDE STREET SETBACK ON A CORNER LOT FOR AN ADDITION TO CELLARMAN'S AMERICAN PUB IN LIEU OF THE REQUIRED 10' IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Patterson to approve the variance to allow a 1' side street setback on a corner lot for additions to Cellarman's American Pub as per the site plan presented in lieu of the required 10' in a C-2 (General Commercial) District for the property located at 2130 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Vanderveer.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

- SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A RETAIL BREW PUB IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
- SITE PLAN APPROVAL FOR A GRAIN SILO AND BUILDING ADDITION TO CELLARMAN'S AMERICAN PUB

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan for a retail brew pub in a C-2 (General Commercial) District and site plan approval for a grain silo and building addition to Cellarman's American Pub per the site plan presented at tonight's meeting for the property located at 2130 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF MLJ REAL ESTATE, LP (OWNERS), HONDA-POLARIS DEALERSHIP (TENANT), EDEN CONSULTING, CHUCK COOLEY (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 325 WEST U.S. HIGHWAY 82, BEING 3.85 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 SALES, PARTS AND SERVICE FOR MOTORSPORTS VEHICLES FOR A HONDA-POLARIS DEALERSHIP IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

SUP & SITE
PLAN – SALES,
PARTS &
SERVICE FOR
MOTORSPORT
VEHICLES
325 W. U.S.
HIGHWAY 82
(MLJ REAL
ESTATE, LP)

Chuck Cooley, 5854 Buchanan St., Ft. Worth, TX

Mr. Cooley appeared to represent the request and answer any questions. The property is located at 325 West U.S. Highway 82 between Travis Street and Plainview Road. The property is zoned a C-2 (General Commercial) District and also located in the O-1 (75 & 82) Overlay District.

Mr. Cooley explained "the owner purchased the Honda-Polaris dealership that is currently in Sherman on Texoma Parkway. He would like to move the business to this proposed location. The proposed site will accommodate a new Honda-Polaris motorsports dealership, offering sales, parts and service for motor-sports vehicles. The larger of the two existing metal buildings will be demolished and replaced with a new 76' x 195' metal building for their showroom and service department. The remaining existing metal building will be expanded for storage and make ready for the motor-sports vehicles. Both buildings will

be clad in stacked stone veneer with cement siding. A large covered porch with cedar posts and standing seam metal roof will wrap three sides of the building. New concrete driveways, curbs and parking will be installed. The existing oil well in the southeast corner will remain. There will be a dirt test track to try out the bikes before you buy them. The owner loves to have new ways to bring people into the dealership. The dealerships in Whitesboro valet dealerships to the metroplex; he has turned the dealership model on its head and he wants to do that with his motorcycles." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the test track; "we are not going to start having races."

Mr. Cooley explained "the track is not big enough for that; you can just putt around. He wants this to be a weekend destination kind of like Harley does."

Joan Swalwell, 4200 Beverly, Dallas, TX

Ms. Swalwell explained she owns the property with the house next door to this location. She wanted more information on the project and if anything would be happening to Hickory Street located between the properties.

Mr. Cooley showed Ms. Swalwell a copy of the site plan and explained the project.

Commission Member Vanderveer asked Mr. Cooley about the overflow parking area on the site plan; "it says it is crushed stone."

Mr. Shadden explained "it would need to be improved to concrete or asphalt."

Mr. Cooley agreed; "if we need that we will improve it, we were just showing what it is now."

Emerson Swalwell, 3673 Asbury, Dallas, TX

Mr. Swalwell was concerned about the noise level from the bikes on the dirt track.

Mr. Shadden explained "if the noise is out of hand, you may call the Police Department to get it quieted down."

Mr. Cooley explained "there will only be one or two bikes on the track at a time. You come in and want to buy a bike, you take a lap or two on the track before you buy it. It's not a race track; it's a way to draw people in on the weekends."

Mr. Shadden asked if he would be fine with the condition that there are no scheduled events on the track.

Mr. Cooley responded "absolutely."

Mr. Cooley had a question about an encroachment easement with

the pipelines that run through the property.

Mr. Shadden explained “he would need to get an encroachment from whomever the easement belongs to; the utility company, the City or whomever; that would be separate from this.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the Specific Use Permit and site plan to allow a sales, parts and service for motorsports vehicles for a Honda-Polaris Dealership in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District for the property located at 325 West U.S. Highway 82 subject to the Staff Review Letter and the bike track to be used for test purposes only; no scheduled events or races, overflow parking must be concrete or asphalt and the noise level must follow City Ordinance. Second by Commission Member Patterson.

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

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE & SITE PLAN

THE REQUEST OF JOHN MABARY (OWNER), PRESTON TRAIL LAND SURVEYING (SURVEYOR) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 701 EAST LAMBERTH ROAD, BEING 0.242 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING PART OF LOT 1, BLOCK 2, DR. J.H. CARRAWAY'S SUBDIVISION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C) TO ALLOW A COVERED PARKING STRUCTURE ON THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 5' AND TO ALLOW A 4' SETBACK FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR EDWARD JONES – MABARY OFFICE.

VARIANCE –
REAR
SETBACK &
FROM MAIN
STRUCTURE

SITE PLAN –
EDWARD
JONES –
MABARY
OFFICE
701 E.
LAMBERTH
(JOHN
MABARY)

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

Mr. Baca appeared to represent the request and answer any questions. The property is located at 701 East Lamberth Road, the northeast corner of Lamberth Road and Masters Street. The property was recently rezoned to a C-1 (Retail Business) District and partially located in the O-1 (75 & 82) Overlay District.

Mr. Baca explained “the owners would like to construct a 2,072 square foot one-story office for an Edward Jones Financial Office for John Mabary. The exterior finish on the building will be brick

veneer and stone. Parking will be provided for nine cars. They also would like to construct a covered parking structure for four cars on the rear property line and four foot from the main office building. The parking structure will be metal with brick columns. The drive in the rear of the property is a private drive and private access easement will be needed from the owners of the property to the north.” 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 site plan.

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C) TO ALLOW A COVERED PARKING STRUCTURE ON THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 5’ AND TO ALLOW A 4’ SETBACK FROM THE MAIN STRUCTURE IN LIEU OF THE REQUIRED 6’ IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve a variance to allow a covered parking structure on the rear property line in lieu of the required 5’ and to allow a 4’ setback from the main structure in lieu of the required 6’ in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 701 East Lamberth Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR EDWARD JONES – MABARY OFFICE.

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the site plan for an Edward Jones – Mabary Office at 701 East Lamberth Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

AMENDING FINAL PLAT

THE REQUEST OF WEST CANYON CREEK PROPERTIES, LTD (OWNERS), CITY OF SHERMAN (DEVELOPER) AND BROCKETTE/DAVIS/DRAKE, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2700- 2800 BLOCKS OF SHADY OAKS LANE AND THE 3300-3600 BLOCKS CANYON CREEK DRIVE, BEING 105.102 ACRES IN THE JAMES H. VADEN

AMENDING
FINAL PLAT-
WEST CANYON
CREEK
ESTATES,
SECTION 3
2700-2800

**SURVEY, ABSTRACT NO. 1288, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDING FINAL PLAT APPROVAL OF WEST CANYON CREEK
ESTATES, SECTION 3**

**BLKS. SHADY
OAKS LANE &
3300-3600
BLKS. CANYON
CREEK DR.
(WEST
CANYON
CREEK
PROPERTIES,
LTD)**

**Jim Riley, 4144, 4144 North Central Expressway, Ste. 1100
Dallas, TX**

Mr. Riley appeared to represent the request and answer any questions. The property is located in the 2700-2800 Blocks of Shady Oaks Lane and the 3300-3600 Blocks of Canyon Creek Drive in West Sherman; the property was formerly the County Farm, which was annexed into the City in 2003. The purpose of this amended plat is to correct errors in the dimension of Tract 1 and Tract 5 of West Canyon Creek Estates, Section 3, according to the Plat Records of Grayson County, Texas recorded in Volume 23, Page 172, on August 31, 2016. They had seen the Staff Review Letter and would abide by the Recommendations.

Sylvia Hema, 2709 Shady Oaks Lane, Sherman, TX

Ms. Hema explained "Shady Oaks Lane is a pretty narrow street; I have street concerns there and I am trying to understand why the park and the housing developments are together. Most of us all live on at least an acre lots in that area. We are real concerned about the density that could keep coming in and if we approve the smaller lots then the whole area, all of Carriage Estates is acre lots as well.

Mr. Philpott explained "we will expand Canyon Creek Drive all the way to Lamberth Road. We have a part of Shady Oaks Lane that we are expanding and repaving for the increased traffic to the proposed park. Right now, on the plat there are only a few areas that are existing lots, the rest of it is large tracts to be subdivided at a later date. The lots that were platted before still exist for residential development. The City's intent is to build a park on some of the larger lots."

Chairman Gilbert explained "the City ordinance requires a lot to be 6,000 square feet and those lots meet or exceed those requirements."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the amended plat subject to the Staff Review Letter. Second by Commission Member Elliott.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:15 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY

DRAFT



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

Agenda Item No. 4.

Meeting Date: 01/17/2017

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

Issue:

CONSENT AGENDA (ITEMS 5, 7, 9, 10, 12 & 17)

List of Agenda Items:

5. * 3000-3100 BLOCKS W. LAMBERTH ROAD & 2200 BLOCK NORWOOD STREET

The request of Norberto and Lisa Galarza, Jeff Hill and Lester W. Vance, LLC (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3000-3100 Blocks West Lamberth Road and the 2200 Block Norwood Street, being 17.500 acres in the Fielding Bacon Survey, Abstract No. 120, the William Thompson Survey, Abstract No. 1209 and the Elijah Hartzog Survey, Abstract No. 540, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of the Oaks of Norwood.

7. * 1518 S. AUSTIN STREET

The request of Landmark Bank (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1518 South Austin Street, being 0.41 acres in the Samuel Blagg Survey, Abstract No. 56 and being a part of Lots 20 and 21 in Mayhew's Second Supplement, as follows:

Planning and Zoning Commission

Replat approval of part of Lots 20 and 21, Mayhew's Second Supplement.

9. * 2000-2200 BLOCKS N. TRAVIS STREET AND N. U.S. HIGHWAY 75

The request of Post Oak Liquidating Trust (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2000-2200 Blocks North Travis Street and North U.S. Highway 75, being 1.624 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1, Block 2, Independence Square Addition, Section Three, containing 14.472 acres, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Block 2, Independence Square Addition, Section Three.

10. * 2021 N. TRAVIS STREET

The request of Post Oak Liquidating Trust (Owners) and Bret Flory, Cross Architects (Architects) concerning the property located at 2021 North Travis Street, being the proposed Lot 2, Block 2 of the Replat of Lot 1, Block 2, Independence Square Addition, Section Three, also being 2.283 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for Sherman ER

12. * 3000-3100 BLOCKS N. HICKORY

The request of Joe Gilbert Construction, LLC (Owner), Cross Engineering Consultants (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 3000-3100 Blocks North Hickory Street, being Lots 1-6, Hickory Estates, containing 1.306 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Hickory Estates.

17. * 4615 N. TRAVIS STREET

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property located at 4615 North Travis Street, being Lot 1R, of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows:

Planning and Zoning Commission

Site plan approval for Ace Storage, Phase 1



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

Agenda Item No. 5.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3000-3100 BLOCKS W. LAMBERTH ROAD & 2200 BLOCK NORWOOD STREET**

The request of Norberto and Lisa Galarza, Jeff Hill and Lester W. Vance, LLC (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3000-3100 Blocks West Lamberth Road and the 2200 Block Norwood Street, being 17.500 acres in the Fielding Bacon Survey, Abstract No. 120, the William Thompson Survey, Abstract No. 1209 and the Elijah Hartzog Survey, Abstract No. 540, as follows:

Planning and Zoning Commission

Preliminary and Final Plat approval of the Oaks of Norwood.

Background:

The property is located in the 3000-3100 Blocks West Lamberth Road and the 2200 Block Norwood Street just west of Shady Oaks Lane. The owner would like to plat the property into nine lots for residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

Norberto and Lisa Galarza, Jeff Hill and Lester W. Vance, LLC (Owners)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

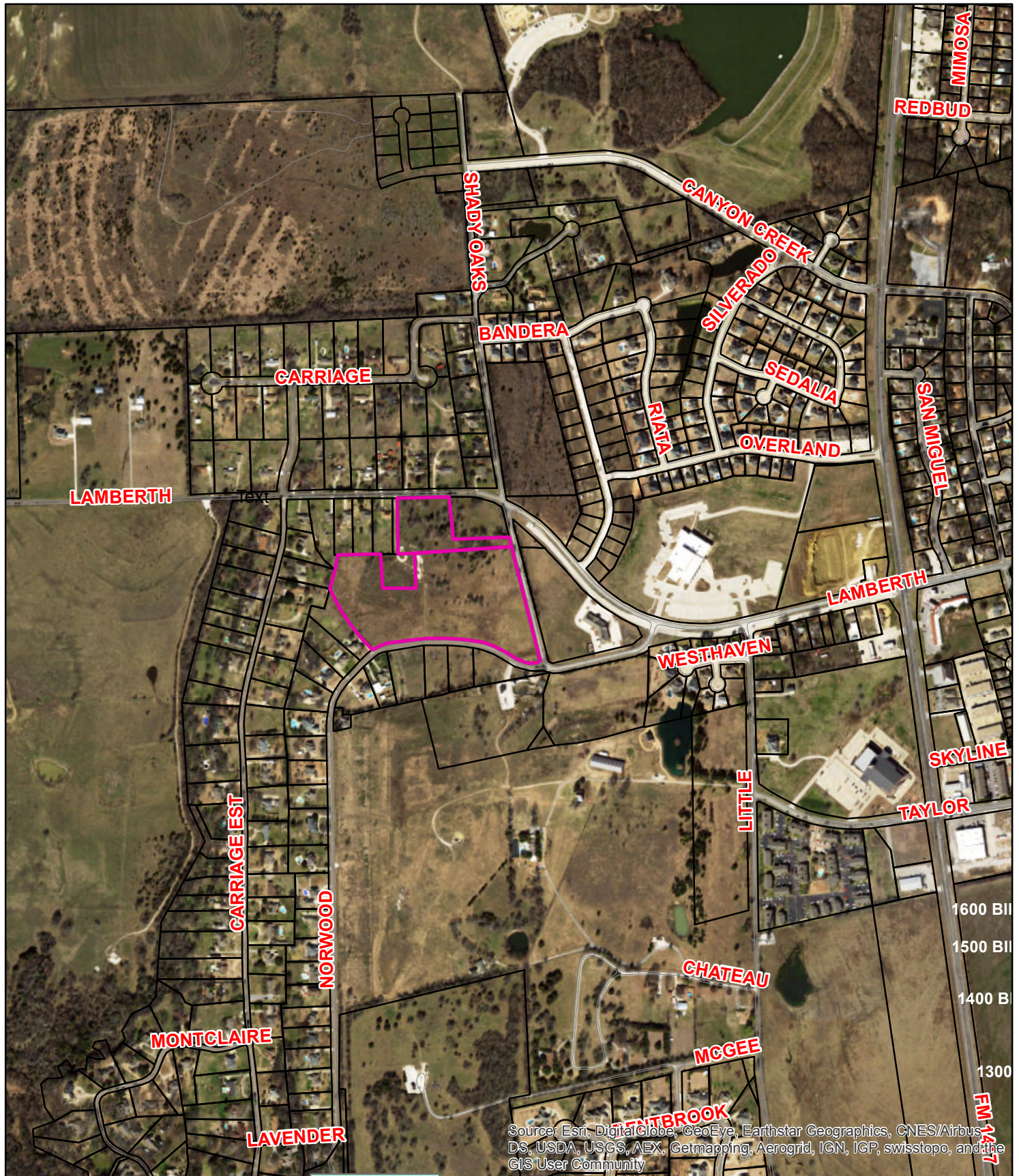
Location Map

Zoning Map

Preliminary Plat

Final Plat

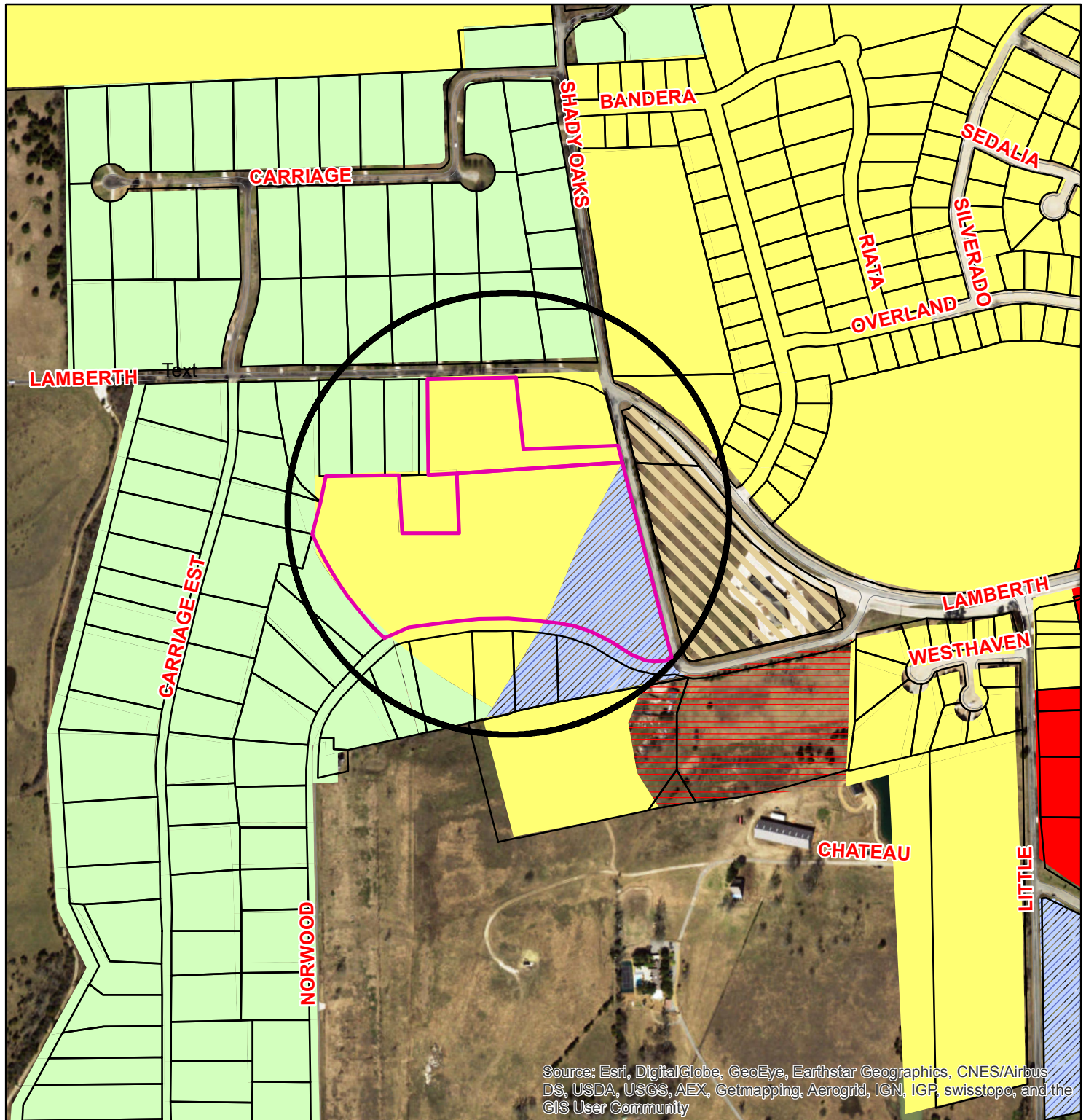
Staff Review Letter



**3000-3100 Blks. W. Lamberth & 2200 Blk. Norwood St.
Oaks of Norwood**



1 in = 800 ft



Zoning - 3000-3100 Blks. W. Lamberth & 2200 Blk. Norwood Oaks of Norwood



City of Sherman, Texas
Developmental Services Department

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

C-2 General Commercial District

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



NOT TO SCALE

1 in = 500 ft

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Thompson Survey, Abstract No. 1209; Elijah Hartzog Survey, Abstract No. 540 and Fielding Bacon Survey, Abstract No. 120 and being the same 17,507 acre tract of land conveyed to Lester W. Vance by deed of record in Volume 4480, Page 438, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found in the center of Lamberth Road maintaining the northeast corner of said 17,507 acre tract, said spike also being the northwest corner of a parcel of land previously conveyed to the City of Sherman for Lamberth Road right-of-way;

Thence South 00°45'23" East, the west line of said Parcel passing a 1/2" steel rod at a distance of 46.25 feet and continuing along the west line of a 2,000 acre tract of land conveyed to Frank Patrick et ux by deed of record in Volume 2310, Page 912, Real Property Records, Grayson County, Texas for a total distance of 280.08 feet to a 1/2" steel rod found maintaining the southwest corner of said 2,000 acre tract;

Thence North 89°05'07" East, along the south line of said 2,000 acre tract, a distance of 343.47 feet to a railroad spike found in the center of Shady Oaks Lane;

Thence South 13°51'26" East, along the center of said Shady Oaks Lane, a distance of 807.37 feet to a P/K nail set at the intersection of the center of Shady Oaks Lane and the center of Norwood Street also being the southeast corner of said 17,507 acre tract and being the northeast corner of Norwood Addition an addition to the City of Sherman as shown by plat of record in Volume 22, Page 184, Plat Records, Grayson County, Texas;

Thence along the center of said Norwood Street and north line of said Norwood Addition the following calls and distances:
With a non-tangent curve to the right having a radius of 236.71 feet, (chord bears North 80°23'13" West, a distance of 179.20 feet) an arc length of 183.78 feet to a P/K nail set;

North 58°08'43" West a distance of 157.55 feet to a P/K nail set;
With a tangent curve to the left having a radius of 361.69 feet, (chord bears North 76°46'45" West, a distance of 231.13 feet) an arc length of 235.26 feet to a P/K nail set;

South 84°35'16" West, a distance of 442.05 feet to a P/K nail set;
With a tangent curve to the left having a radius of 100.97 feet, (chord bears South 64°00'21" West, a distance of 70.98 feet) an arc length of 72.53 feet to a P/K nail set for the southwest corner of said 17,507 acre tract and the southeast corner of a 1,557 acre tract of land conveyed to Timothy A. Roth et ux by deed of record in Volume 2393, Page 231, Real Property Records, Grayson County, Texas;

Thence along the east line of said 1,557 acre tract with a non-tangent curve to the right having a radius of 1174.90 feet, (chord bears North 35°06'06" West, a distance of 469.47 feet) an arc length of 472.65 feet to a 1/2" steel rod set in the east line of a 1,000 acre tract of land conveyed to Don R. Manuel et ux by deed of record in Volume 1487, Page 794, of said Deed Records said rod also being the northeast corner of said 1,557 acre tract;

Thence North 14°28'31" East, along the east line of said Manuel Tract, a distance of 118.69 feet to a wood fence corner post maintaining the southeast corner of a 1,000 acre tract of land conveyed to John Pugh et ux by deed of record in Volume 4684, Page 911 of said Official Public Records;

Thence North 10°58'18" East, along the east line of said Pugh Tract, a distance of 93.54 feet to a 1/2" steel rod found in the south line of a 0.956 ac tract of land conveyed to David H. Green et ux by deed of record in Volume 2541, Page 417, of said Official Public Records;

Thence North 89°11'28" East, along the south line of said 0.956 acre tract, a distance of 96.79 feet to a 1/2" steel rod found maintaining the southwest corner of a 1,000 acre tract of land conveyed to Sanja A. Borah by deed of record in Volume 2566, Page 417 of said Official Public Records;

Thence North 89°05'59" East, along the south line of said Borah Tract, a distance of 141.63 feet to a 1/2" steel rod set for the northwest corner of a 0.250 acre tract of land conveyed to Gulf Oil Corporation by deed of record in Volume 1586, Page 636, Deed Records, Grayson County, Texas;

Thence South 00°54'29" East, along the west line of said 0.250 acre tract, a distance of 208.72 feet to a 1/2" steel rod set for the southwest corner of said 0.250 acre tract;

Thence North 89°05'32" East, along the south line of said 0.250 acre tract passing the southwest corner of a 1.25 acre tract of land conveyed to Gulf Oil Corporation by deed of record in Volume 1577, page 765, of said Deed Records, a distance of 260.89 feet to a 1/2" steel rod found maintaining the southeast corner of said 1.25 acre tract;

Thence North 00°54'29" West, along the east line of said 1.25 acre tract, a distance of 208.71 feet to a 1/2" steel rod found maintaining the easterly most northeast corner of said 1.25 acre tract;

Thence South 89°05'29" West, along a north line of said 1.25 acre tract, for a total distance of 132.71 feet to a 1/2" steel rod set for an angle point in the east line of said 1.25 acre tract;

Thence North 00°44'53" West, along the east line of said 1.25 acre tract passing a 1/2" steel rod set at a distance of 322.82 feet and continuing for a total distance of 363.14 feet to a P/K nail found maintaining the northeast corner of said 1.25 acre tract;

Thence North 89°05'02" East, along the center of said Lambert Road, a distance of 359.62 feet to the Point of Beginning and containing 17,500 acres (762,296 square feet) of land.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

OWNERS/DEVELOPER
NORBERTO & LISA CALARZA
JEFF HILL
LESTER W. VANCE, LLC
1301 N. SAM RAYBURN FRWY
SHERMAN, TEXAS 75090

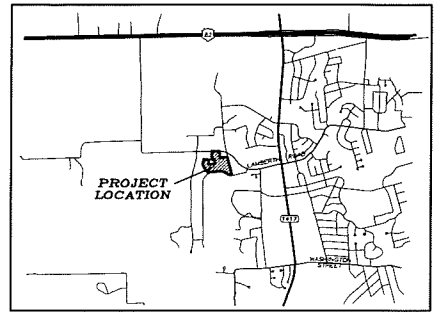
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

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

UNDERWOOD
DRAFTING & SURVEYING

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

LOCATION MAP



(NOT TO SCALE)



Approved this _____ day of _____, 2016, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

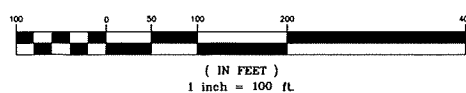
Secretary

PRELIMINARY PLAT OAKS OF NORWOOD

BEING 17,500 ACRES IN THE
FIELDING BACON SURVEY, ABSTRACT NO. 120
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

11-11-16

GRAPHIC SCALE



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Thompson Survey, Abstract No. 120; Elijah Hartzog Survey, Abstract No. 540 and Fielding Bacon Survey, Abstract No. 120 and being the same 17,500 acre tract of land conveyed to Lester W. Vance by deed of record in Volume 4490, Page 438, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found in the center of Lamberth Road maintaining the northeast corner of said 17,507 acre tract, said spike also being the northwest corner of a parcel of land previously conveyed to the City of Sherman for Lamberth Road right-of-way;

Thence South 00°45'23" East, the west line of said Parcel passing a 1/2" steel rod at a distance of 343.47 feet and continuing along the 1/2" steel rod of a 2,000 acre tract of land conveyed to Frank Patrick et ux by deed of record in Volume 2310, Page 912, Real Property Records, Grayson County, Texas for a total distance of 280.08 feet to a 1/2" steel rod found maintaining the southwest corner of said 2,000 acre tract;

Thence North 89°05'07" East, along the south line of said 2,000 acre tract, a distance of 343.47 feet to a railroad spike found in the center of Shady Oaks Lane;

Thence South 13°51'26" East, along the center of said Shady Oaks Lane, a distance of 807.37 feet to a P/X nail set at the intersection of the center of Shady Oaks Lane and the center of Norwood Street also being the the southeast corner of said 17,507 acre tract and being the northeast corner of Norwood Addition on addition to the City of Sherman as shown by plat of record in Volume 22, Page 184, Plat Records, Grayson County, Texas;

Thence along the center of said Norwood Street and north line of said Norwood Addition the following calls and distances:

With a non-tangent curve to the right having a radius of 236.71 feet, (chord bears North 80°23'13" West, a distance of 179.20 feet) an arc length of 183.78 feet to a P/X nail set;

North 58°08'43" West a distance of 157.55 feet to a P/X nail set;

With a tangent curve to the left having a radius of 361.69 feet, (chord bears North 76°46'45" West, a distance of 231.13 feet) an arc length of 235.28 feet to a P/X nail set;

South 84°35'16" West, a distance of 442.05 feet to a P/X nail set;

With a tangent curve to the left having a radius of 100.97 feet, (chord bears South 64°00'21" West, a distance of 70.98 feet) an arc length of 72.53 feet to a P/X nail set at the southwest corner of said 17,507 acre tract and the southeast corner of a 1,557 acre tract of land conveyed to Timothy A. Roth et ux by deed of record in Volume 2393, Page 231, Real Property Records, Grayson County, Texas;

Thence along the east line of said 1,557 acre tract with a non-tangent curve to the right having a radius of 1174.90 feet, (chord bears North 35°06'06" West, a distance of 469.47 feet) an arc length of 472.65 feet to a 1/2" steel rod set in the east line of a 1,000 acre tract of land conveyed to Don R. Manuel et ux by deed of record in Volume 1487, Page 784, of said Deed Records said rod also being the northeast corner of said 1,557 acre tract;

Thence North 14°28'31" East, along the east line of said Manuel Tract, a distance of 118.69 feet to a wood fence corner post maintaining the southeast corner of a 1,000 acre tract of land conveyed to John Pugh et ux by deed of record in Volume 4684, Page 911 of said Official Public Records;

Thence North 10°58'18" East, along the east line of said Pugh Tract, a distance of 93.54 feet to a 1/2" steel rod found in the south line of a 0.956 acre tract of land conveyed to David H. Green et ux by deed of record in Volume 2541, Page 417, of said Official Public Records;

Thence North 89°11'28" East, along the south line of said 0.956 acre tract, a distance of 88.79 feet to a 1/2" steel rod found maintaining the southwest corner of a 1,000 acre tract of land conveyed to Sanja A. Borah by deed of record in Volume 2566, Page 417 of said Official Public Records;

Thence North 89°05'59" East, along the south line of said Borah Tract, a distance of 141.63 feet to a 1/2" steel rod set for the northwest corner of a 0.250 acre tract of land conveyed to Gulf Oil Corporation by deed of record in Volume 1586, Page 636, Deed Records, Grayson County, Texas;

Thence South 00°54'29" East, along the west line of said 0.250 acre tract, a distance of 208.72 feet to a 1/2" steel rod set for the southwest corner of said 0.250 acre tract;

Thence North 89°05'32" East, along the south line of said 0.250 acre tract passing the southwest corner of a 1.25 acre tract of land conveyed to Gulf Oil Corporation by deed of record in Volume 1577, page 765, of said Deed Records, a distance of 260.88 feet to a 1/2" steel rod found maintaining the southeast corner of said 1.25 acre tract;

Thence North 00°54'29" West, along the east line of said 1.25 acre tract, a distance of 208.71 feet to a 1/2" steel rod found maintaining the easterly most northeast corner of said 1.25 acre tract;

Thence South 89°05'29" West, along a north line of said 1.25 acre tract, for a total distance of 132.71 feet to a 1/2" steel rod set for an angle point in the east line of said 1.25 acre tract;

Thence North 00°44'53" West, along the east line of said 1.25 acre tract passing a 1/2" steel rod set at a distance of 322.82 feet and continuing for a total distance of 363.14 feet to a P/X nail found maintaining the northeast corner of said 1.25 acre tract;

Thence North 89°05'02" East, along the center of said Lambert Road, a distance of 359.62 feet to the Point of Beginning and containing 17,500 acres (762,256 square feet) of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

OWNERS/DEVELOPER
NORBERTO & LISA GALARZA
JEFF HILL
LESTER W. VANCE, LLC
1301 N. SAM RAYBURN FRWY
SHERMAN, TEXAS 75090

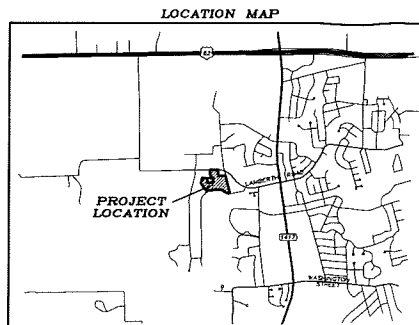
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

STATE OF TEXAS
COUNTY OF GRAYSON

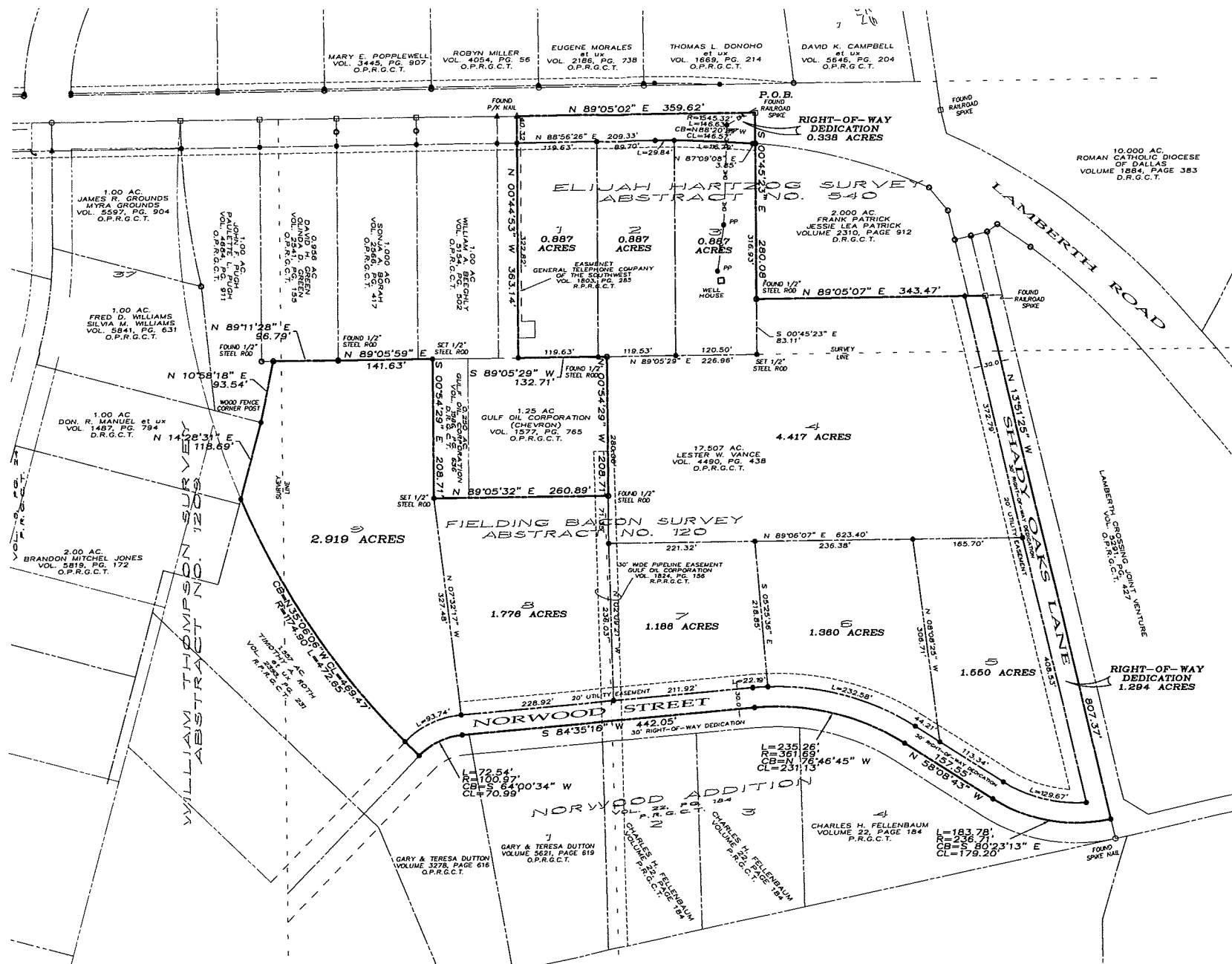
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JEFF HILL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of _____, 2016.

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

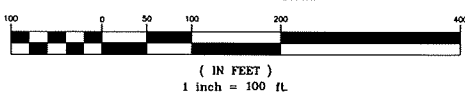


(NOT TO SCALE)



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

GRAPHIC SCALE



UNDERWOOD
DRAFTING & SURVEYING

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, VANCE LESTER W. LLC, NORBERTO M. GALARZA, LISA GALARZA & JEFF HILL, do hereby adopt this plat designating the hereinabove property as the OAKS OF NORWOOD, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress 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 _____, 2016.

LESTER W. VANCE

NORBERTO M. GALARZA

LISA GALARZA

JEFF HILL

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 LESTER W. VANCE 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 _____, 2016.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared NORBERTO M. GALARZA 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 _____, 2016.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LISA GALARZA 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 _____, 2016.

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

Approved this day of _____, 2016, 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

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OAKS OF NORWOOD, an addition to the City of Sherman, Texas, was submitted to the City Council on the day of _____, 2016, 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 _____, 2016.

Clerk, City of Sherman, Texas

FINAL PLAT
OAKS OF NORWOOD
BEING 17,500 ACRES IN THE
FIELDING BACON SURVEY, ABSTRACT NO. 120
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

STAFF REVIEW LETTER

January 11, 2017

Norberto & Lisa Galarza
Jeff Hill
Lester W. Vance, LLC
1301 N. Sam Rayburn Frwy.
Sherman, TX 75090

Douglas W. Underwood
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary and Final Plat of Oaks of Norwood has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

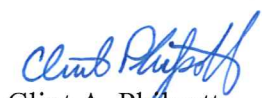
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates 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 the City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for all streets shall be shown on the plat.
5. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
6. Show ownership of Lots 1,2,& 3 on plat.
7. Show recording information for Right-of-way dedication along Lamberth Road (Volume 5913, Page 451, OPRGCT).
8. Extend 20' Utility Easement through Lot 9 along Norwood Street.
9. Add 20'x20' Corner Clip on Lot 5.
10. Calls on legal description and drawing must match.
11. Show all easements on Final Plat.
12. Verify well service on Lot 3 and any associated easements.
13. Sewer service will not be provided by City of Sherman. Remove #2 of General Notes.
14. Require written confirmation from County that septic will be available on less than 1 acre lots. (Lots 1, 2, & 3)
15. 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.

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,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

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



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

Agenda Item No. 6.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

900-2000 BLOCKS W. MOORE STREET

The request of SSCGC LLC (Owners), Shane Shields (Representative) and Cypress Creek Renewables (Solar Company) concerning the property located in the 900-2000 Blocks West Moore Street, being 112.6372 acres in the Elizabeth Jones Survey, Abstract No. 625, 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 Solar Energy Facility in an R-1 (One Family Residential) District.

Background:

The property is located in the 900-2000 blocks of West Moore Street, between Center Street and Park Avenue and is zoned an R-1 (One Family Residential) District. The proposed solar farm will contain rows of Photovoltaic cell panels mounted on posts in the ground individually. These rows of panels are referred to as "solar arrays." The solar arrays will be mounted on a tracking system, so they follow the sun throughout the day. In this configuration, the panels face east in the morning, are horizontal at midday, and face west in the afternoon. This configuration maximizes energy generation, and does not create any noise. Solar components will comply with the current edition of the National Electric Code, be UL listed (or equivalent), and designed with an anti-reflective coating. The power generated from the solar farm will be sold to Oncor for use by consumers to replace energy produced from a non-renewable source.

The site will generate almost no traffic and will not be staffed daily. Employees will visit the site once a week or even less frequently for routine maintenance of the arrays and the property.

There will be no buildings or employees on the property so there is no need for sewage disposal facilities, solid waste, or water on the site.

The active area of the facility will be enclosed by a six foot (6') high fence and gated for security purposes. Access codes to the gate will be provided to local police, fire and emergency service providers. Vehicular access to the site is adequate for the use proposed and for emergency services.

The solar panels that comprise the solar arrays are made primarily of glass; they do not contain dangerous materials, nor do they emit dust, noxious fumes or liquids.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

SSCGC LLC (Owners)

Shane Shields (Representative)

Cypress Creek Renewables (Solar Company)

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:

6

Objections Received:

0

Attachments

Location Map

Zoning Map

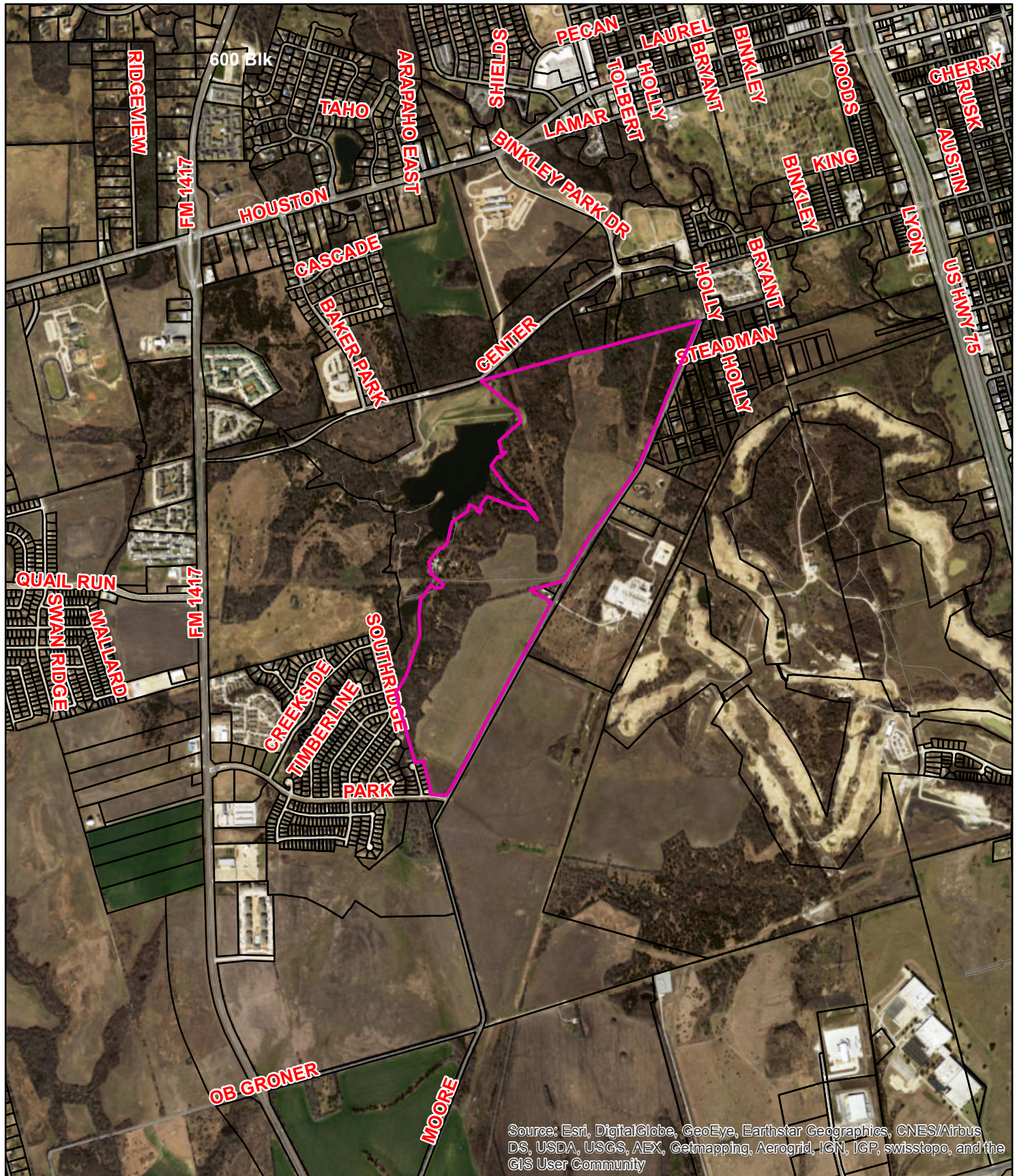
Zoning Sign Photo

Survey

Site Plan

Elevations

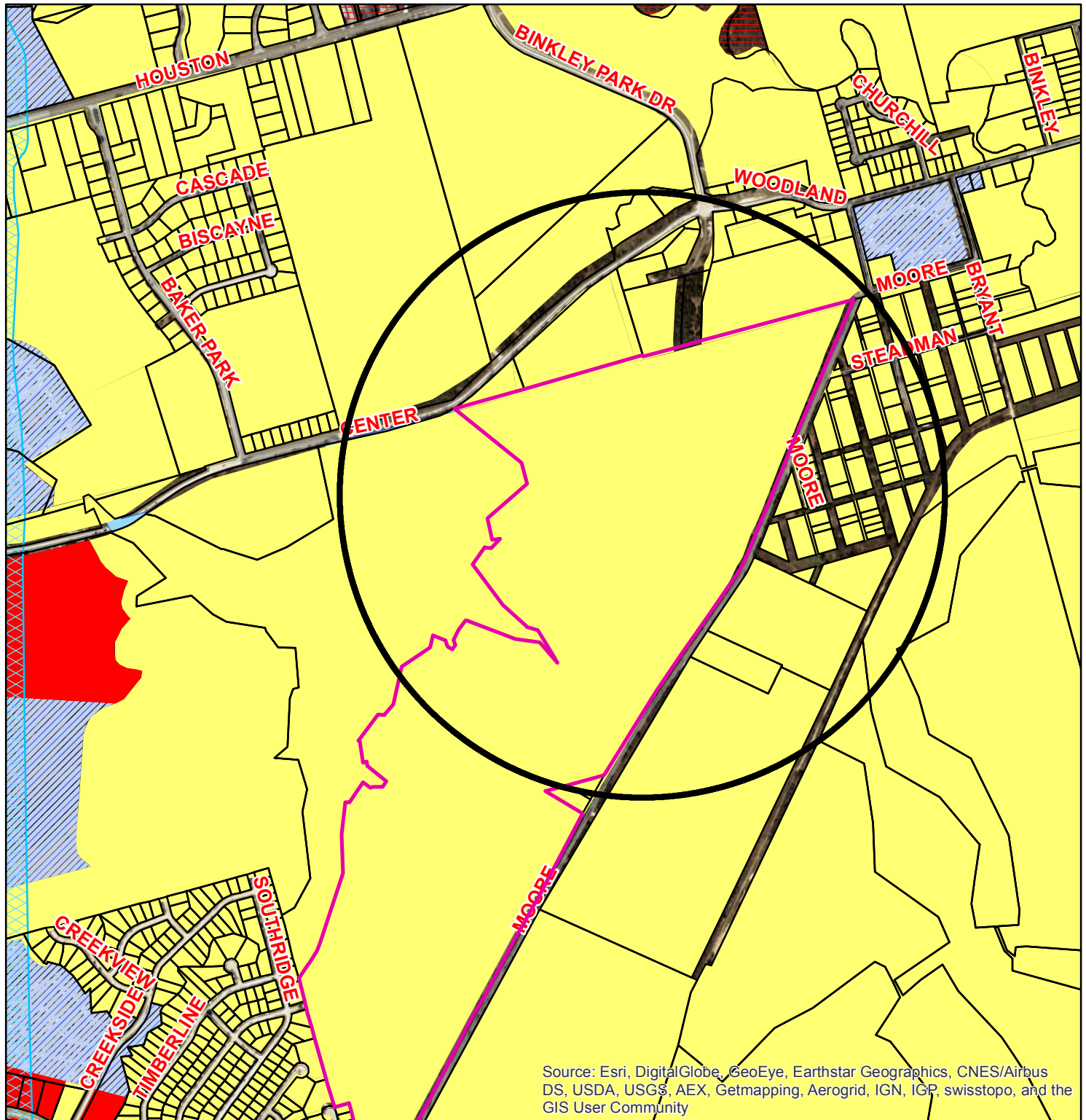
Staff Review Letter



900-2000 Blks. W. Moore



1 in = 1,712 ft



Zoning - 900-2000 Blks. W. Moore

Legend

Transportation Corridors Overlay

HWY_NAME

FM 1417

Sam Rayburn Freeway

US Hwy 82 and 75

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

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

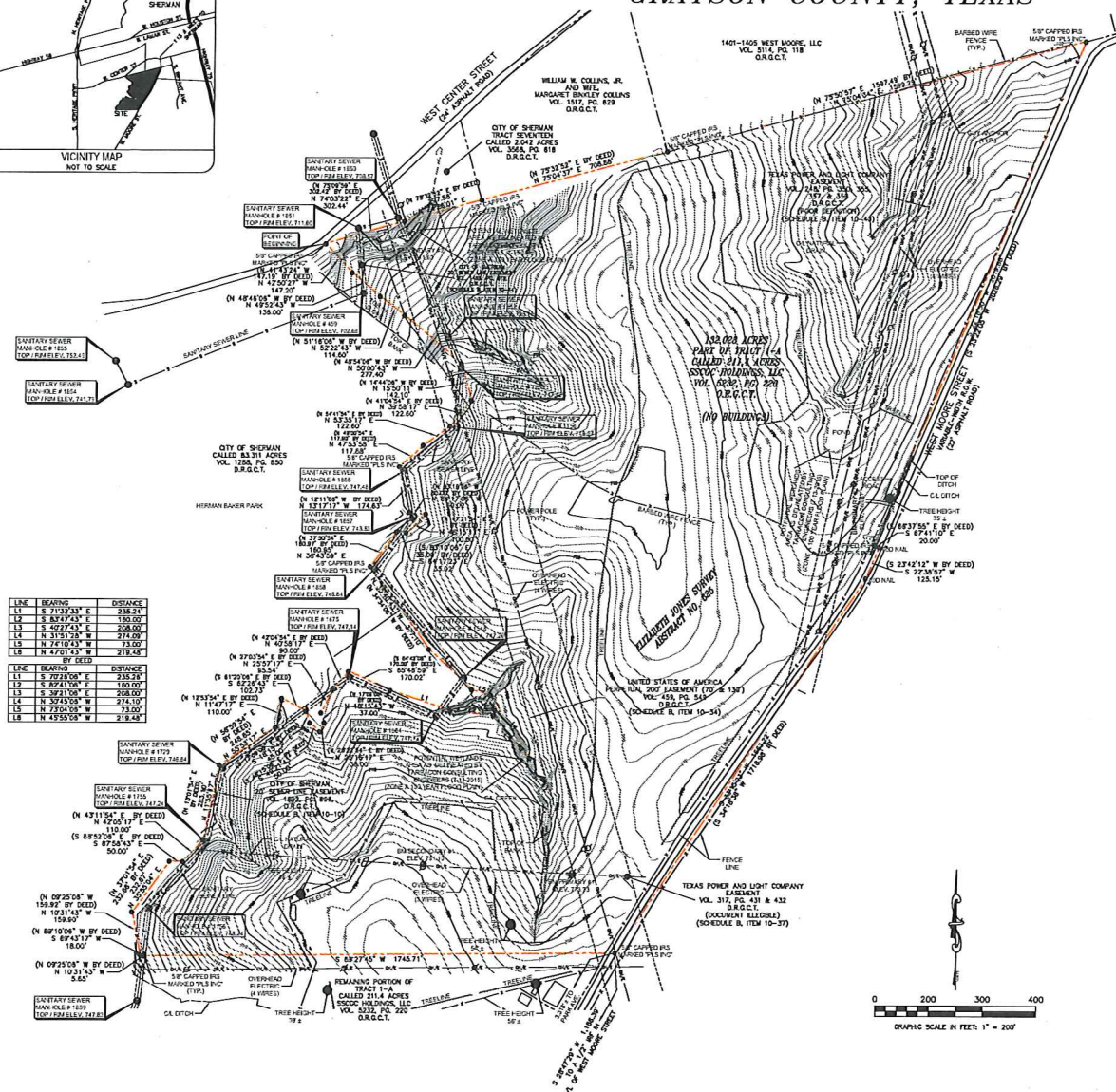
R-A Single Family Agricultural District

SF-1 Single Family Residential District



900-2000 Blocks W. Moore



[illegible]

THE COMPLETE LAND TITLE SURVEY SHOWN
HEREIN COMPREHENDS 2 PAGES AND "PAGE 2"
ACCOMPANIES AND IS ATTACHED HERETO BY
THIS REFERENCE.

SHEET 1 OF 2

ALTA / ACSM
LAND TITLE SURVEY
132.20 ACRES TRACT ON HL MOORE ST.,
GRAYSON COUNTY, TEXAS



PIPELINE LAND SERVICES INC. (409) 652-1111
1220 S. WOODBURN LN. #222
DENVER, CO. 80202
FFM REGISTRATION NO. 12123020



STAFF REVIEW LETTER

January 12, 2017

SSCGC, LLC
4 Timber Creek
Sherman, TX 75092

Shane Shields
601-A W. Main. St.
Carrboro, NC 27510

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Solar Energy Facility in an R-1 (One Family Residential) District for the property located in the 900-2000 Blocks West Moore Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. The solar panels shall not exceed eight feet in height.
4. The minimum setback requirement shall be 60' from the front property line, 5' from the side and rear property line and 6' from any other structures and cannot be located inside any drainage or utility easements.
5. Shall comply with all zoning district setback and lot coverage requirements.
6. A building permit shall be approved before the solar panel system shall be erected, constructed or installed.
7. A building permit shall also be required for any physical modification to an existing solar panel system.
8. The solar panel system must comply with applicable adopted construction codes and amendments including but not limited to the 2009 International Energy Conservation Code, the 2009 International Residential Code, the 2011 National Electrical Code and the 2009 International Fire Code.
9. The solar panel system shall meet or exceed current standards and regulations of the FAA and any other agency of the State or Federal Government with the authority to regulate solar panel systems.
10. The solar panel system shall be maintained by the owner at all times so that it does not create a nuisance or a safety issue for surrounding property owners.
11. The solar panels shall be designed and located to avoid glare or reflection onto adjacent properties and roadways and shall not interfere with traffic or create a safety hazard.
12. If the solar panel system has been inactive for a continuous 12 month period it shall be removed.
13. Screening of the solar panel system is required by a screening fence or wall that meets City Code.
14. Engineered drawings shall be provided for the solar panels and the electrical work to obtain a building permit.

15. The solar panel system shall be installed by qualified licensed installers.
16. Review the zoning and development ordinance for additional requirements.
17. 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
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 7.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 1518 S. AUSTIN STREET**

The request of Landmark Bank (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1518 South Austin Street, being 0.41 acres in the Samuel Blagg Survey, Abstract No. 56 and being a part of Lots 20 and 21 in Mayhew's Second Supplement, as follows:

Planning and Zoning Commission

Replat approval of part of Lots 20 and 21, Mayhew's Second Supplement.

Background:

The property is located at 1518 South Austin Street between Olive and Staples Streets. The owner would like to replat the property into two lots for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Landmark Bank (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

21

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



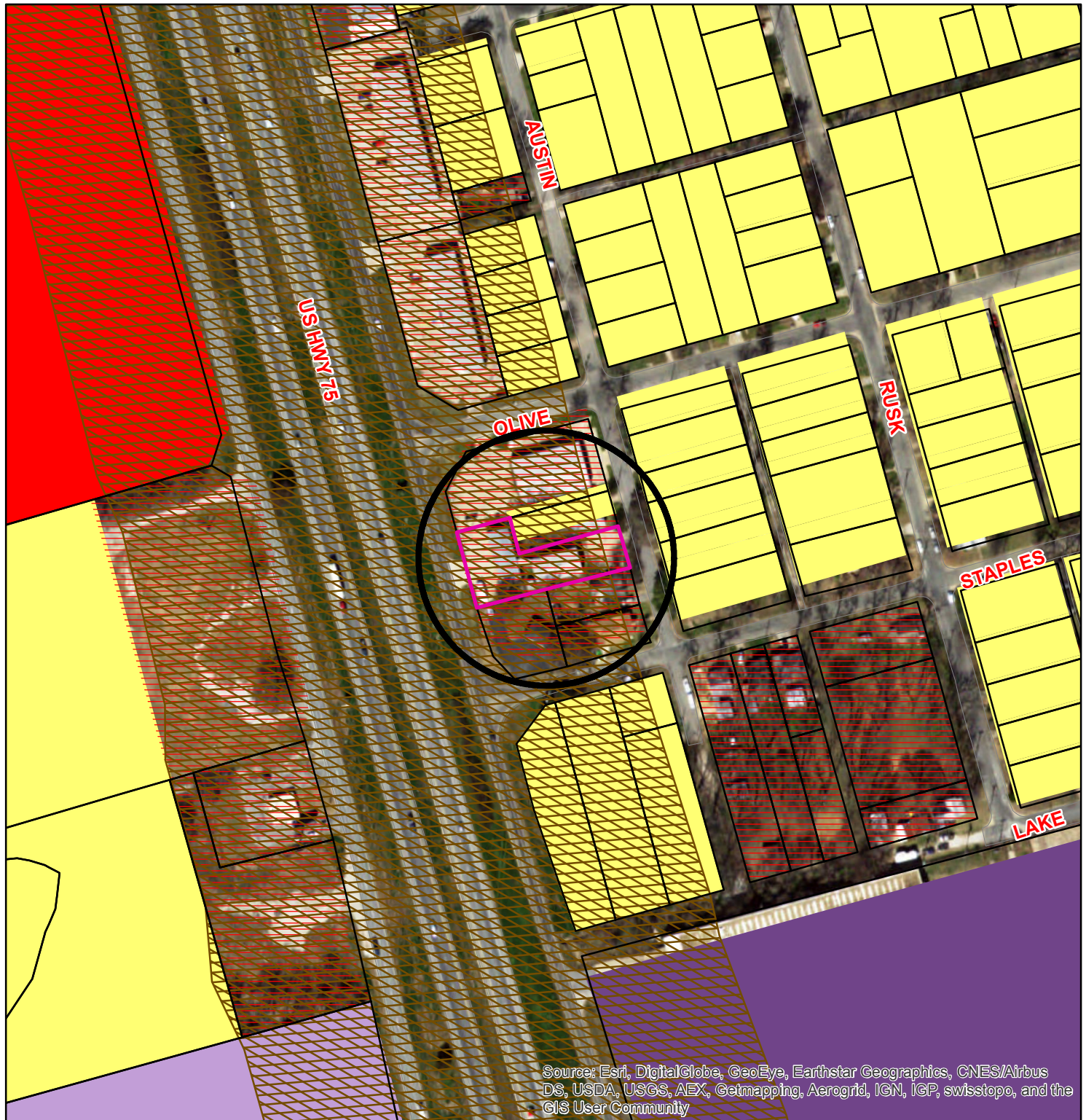
1518 S. Austin Replat Mayhew's 2nd Supplement



City of Sherman, Texas
Developmental Services Department



1 in = 800 ft



Zoning - 1518 S. Austin Replat Lots 20 & 21, Mayhew's 2nd Supplement

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

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 = 200 ft

1518 S. Austin



LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Samuel Blagg Survey, Abstract No. 58, and being a part of Lots 20 and 21 in Mayhew's Second Supplement to said City of Sherman as shown on Correction Plat recorded in Volume 425, Page 307, Deed Records, Grayson County, Texas, and being the same tract of land referred to as Tract Two conveyed by Christopher A. Gripp and Erik A. Gripp to Contempo Company L.L.C. by deed dated February 13, 2007, recorded in Volume 4193, Page 448, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Southwest corner of said Tract Two in the East right-of-way line of U. S. Highway No. 75, said rod also marking the Northwest corner of the same tract of land described as 0.22 acres conveyed by David W. Linton et ux to Ronald D. Quinlan et ux by deed dated April 22, 2000, recorded in Volume 2971, Page 191, said Official Public Records;

Thence North 14°22'00" West with said right-of-way line a distance of 112.00 feet to a 1/2" steel rod found maintaining the Northwest corner of said Tract Two and the Southwest corner of the same tract of land described as 0.55 acres conveyed by said Contempo Company L.L.C. to Patsy Jean Foundation, Ltd. by deed dated June 18, 2007, recorded in Volume 4267, Page 924, said Official Public Records;

Thence North 75°50'59" East with the South line of the said 0.55 acre tract a distance of 76.70 feet to a 1/2" steel rod set marking the most Northerly Northeast corner of said Tract Two;

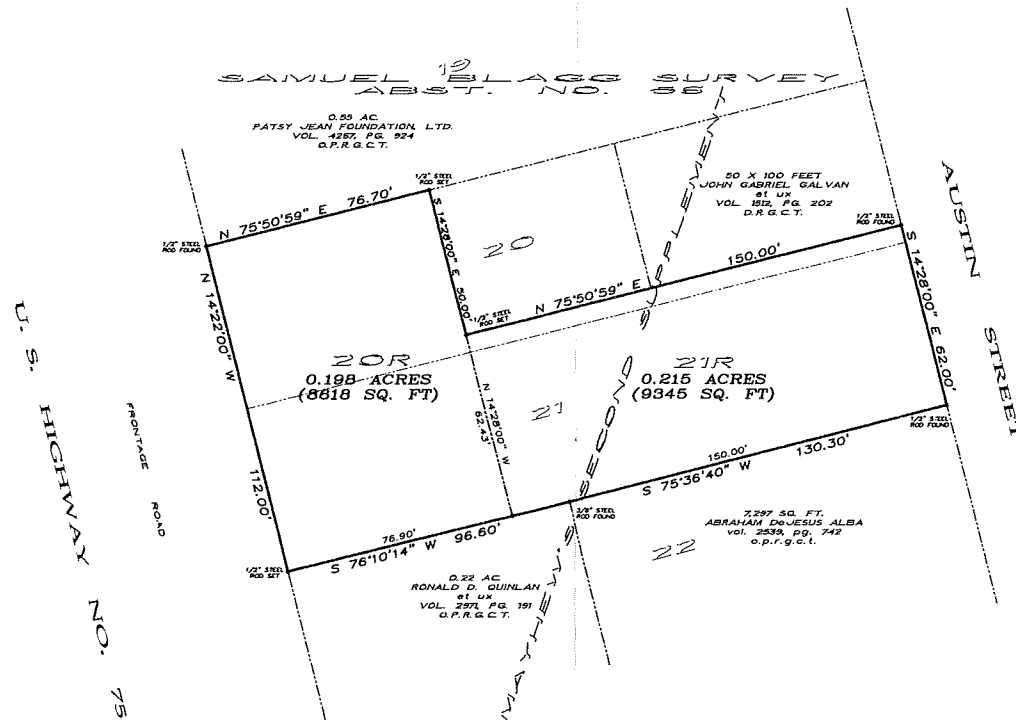
Thence South 14°28'00" East a distance of 50.00 feet to a 1/2" steel rod set marking an inside "L" corner;

Thence North 75°50'59" East a distance of 150.00 feet to a 1/2" steel rod found maintaining the most Easterly Northeast corner of said Tract Two in the West right-of-way line of Austin Street;

Thence South 14°28'00" East with said West right-of-way line of Austin Street a distance of 62.00 feet to a 1/2" steel rod found maintaining the Southeast corner of said Tract Two and the Northeast corner of the same tract of land described as 7,297 square feet conveyed by David L. Noel et al to Abraham DeJesus Alba by deed dated April 28, 1997, recorded in Volume 2539, Page 742, said Official Public Records;

Thence South 75°36'40" West a distance of 130.30 feet to a 3/8" steel rod found maintaining the Northwest corner of the said Alba tract and the Northeast corner of the said Quinlan tract;

Thence South 76°10'14" West a distance of 96.60 feet to the Point-of-Beginning and containing 0.41 acres of land.



KNOWN ALL MEN BY THESE PRESENTS:

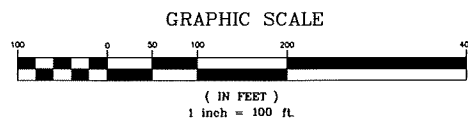
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



~ BASIS OF BEARINGS ~
COURSE ALONG U. S. HIGHWAY NO. 75
AS PER TxDOT DATA

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, LANDMARK BANK, do hereby adopt this plat designating the hereinabove property, as the REPLAT OF PART OF LOTS 20 & 21, MAYHEW'S SECOND SUPPLEMENT, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

MIKE WILLIAMS
REGIONAL CREDIT EXECUTIVE
LANDMARK BANK

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 MIKE WILLIAMS 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 _____, 2017.

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

Approved this _____ day of _____, 2017, 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

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF PART OF LOTS, 20 & 21, MAYHEW'S SECOND SUPPLEMENT, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, 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 _____, 2017.

Clerk, City of Sherman, Texas

REPLAT
PART OF LOTS 20 & 21
MAYHEW'S SECOND SUPPLEMENT
BEING 0.41 ACRES IN THE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 58
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

12-1-16

OWNERS/DEVELOPER
LANDMARK BANK
720 E. PEYTON ST.
SHERMAN, TEXAS 75090

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

UNDERWOOD

DRAFTING & SURVEYING

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



CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 11, 2017

Landmark Bank
720 E. Peyton St.
Sherman, TX 75090

Douglas W. Underwood
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of parts of Lots 20 and 21, Mayhew's Second Supplement has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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 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. All requirements of the Floodplain Ordinance should be followed.
6. Show ownership of subject property on drawing.
7. Show Point of Beginning on drawing.
8. Show ownership of remainder of Lot 20. Remainder of Lot 20 must have street frontage. Coordinate with City Engineer.
9. Verify location of sewer and show easement.
10. 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 and 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 Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,

Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

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



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

Agenda Item No. 8.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

724 E. HIGHWAY 82

The request of Douglass Distributing (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 724 East Highway 82, being Lot 2, Block 1, 82-75 Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a liquor store in a C-1 (Retail Business) District, C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District.

Background:

The property is located at 724 East Highway 82, the southeast corner of U.S. Highways 75 and 82. The property is zoned a C-1 (Retail Business) District and a C-2 (General Commercial) District and is also located in the O-1 (75 & 82) Overlay District.

Sherman voters approved the legal sale of all alcoholic beverages in a local option election held on November 8, 2016, however, updates to the requirement for a Specific Use Permit to allow a liquor store in a Commercial or Manufacturing District was approved by the City Council on March 7, 2016 by Ordinance 5934. The owner of the this property is requesting a Specific Use Permit to allow a liquor store at this location.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Douglass Distributing (Owner)
Sartin & Associates, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

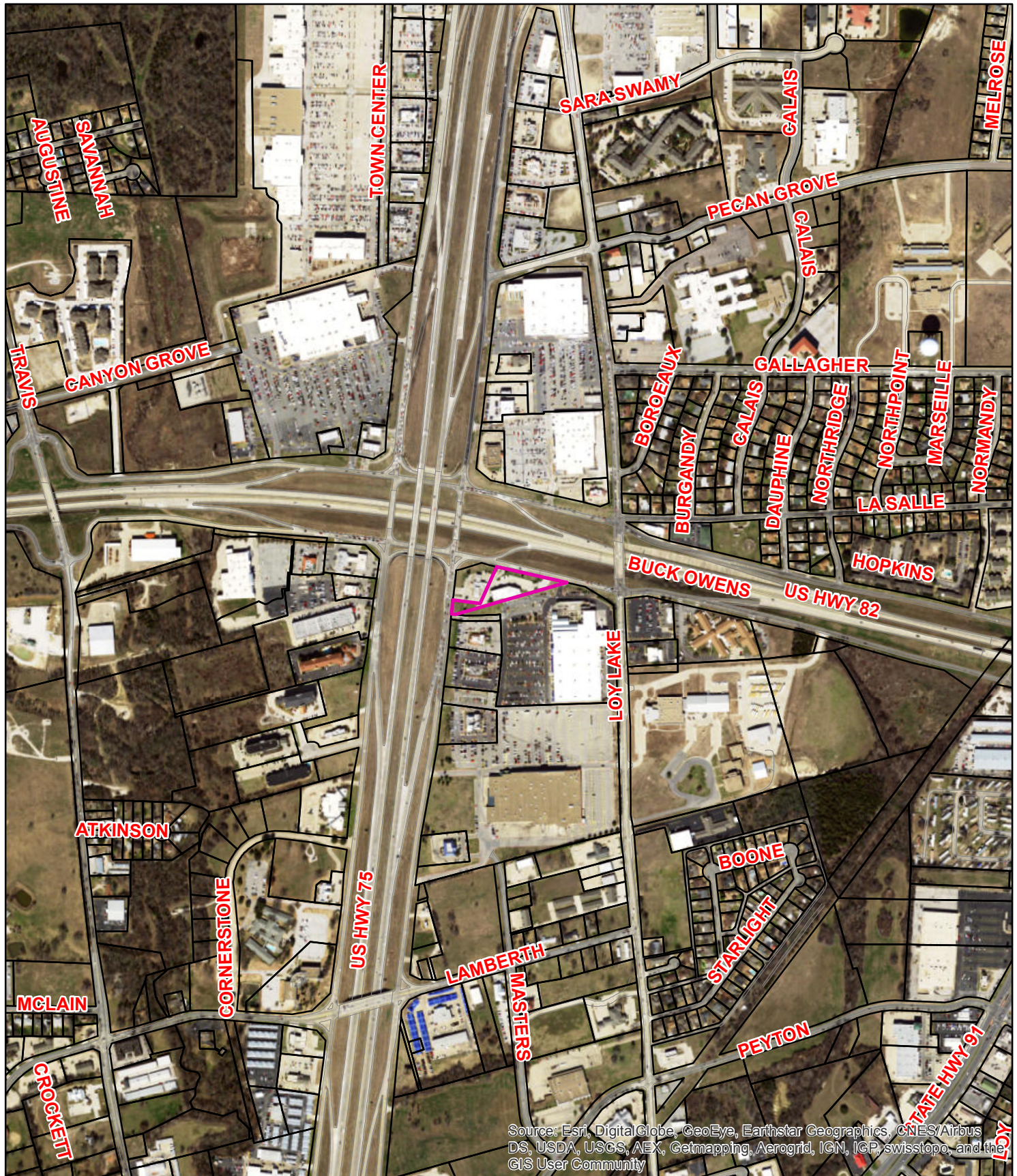
2

Objections Received:

0

Attachments

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

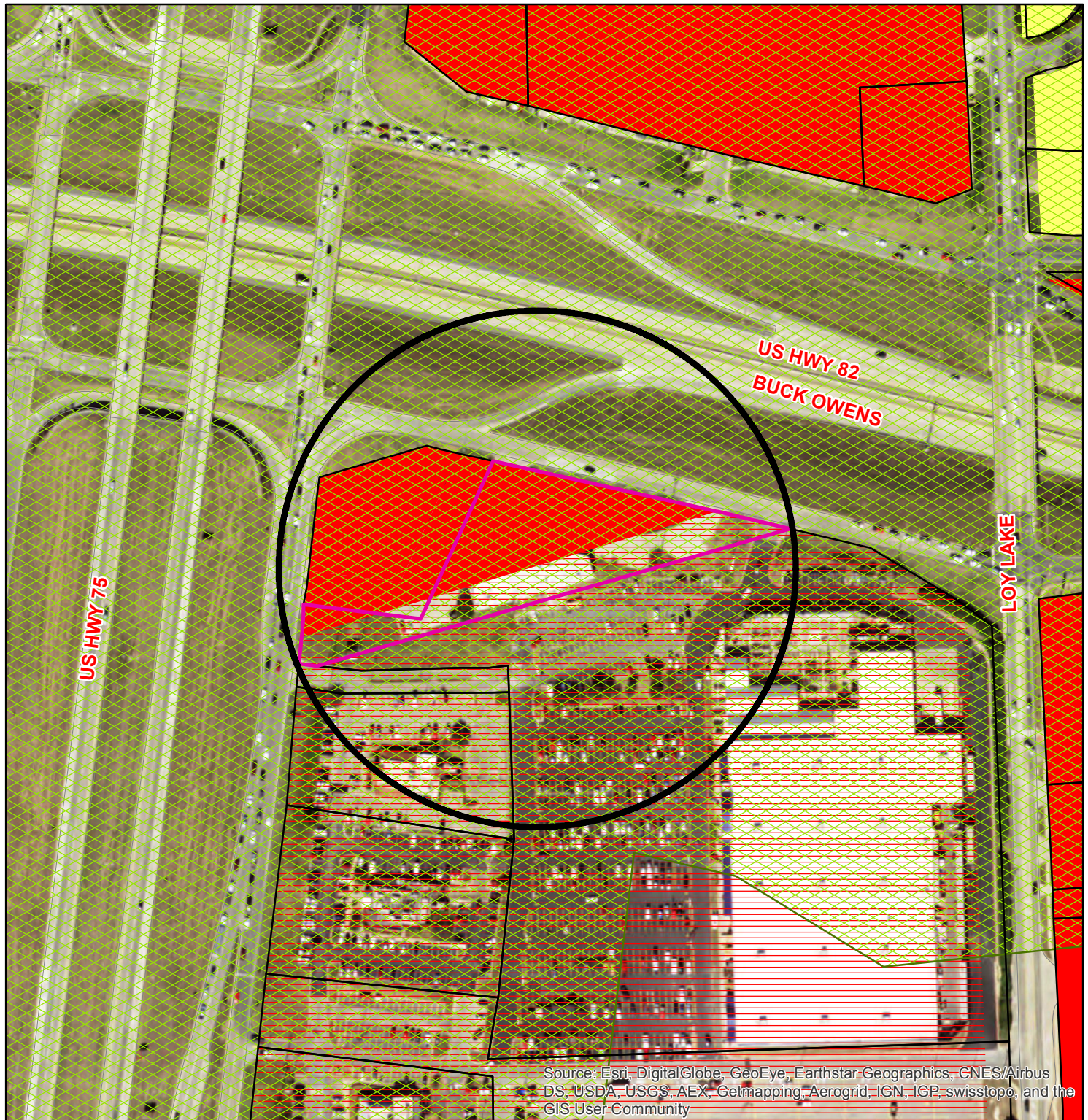


724 E. Highway 82



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 724 E. Highway 82

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

Unknown

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.



NOT TO SCALE

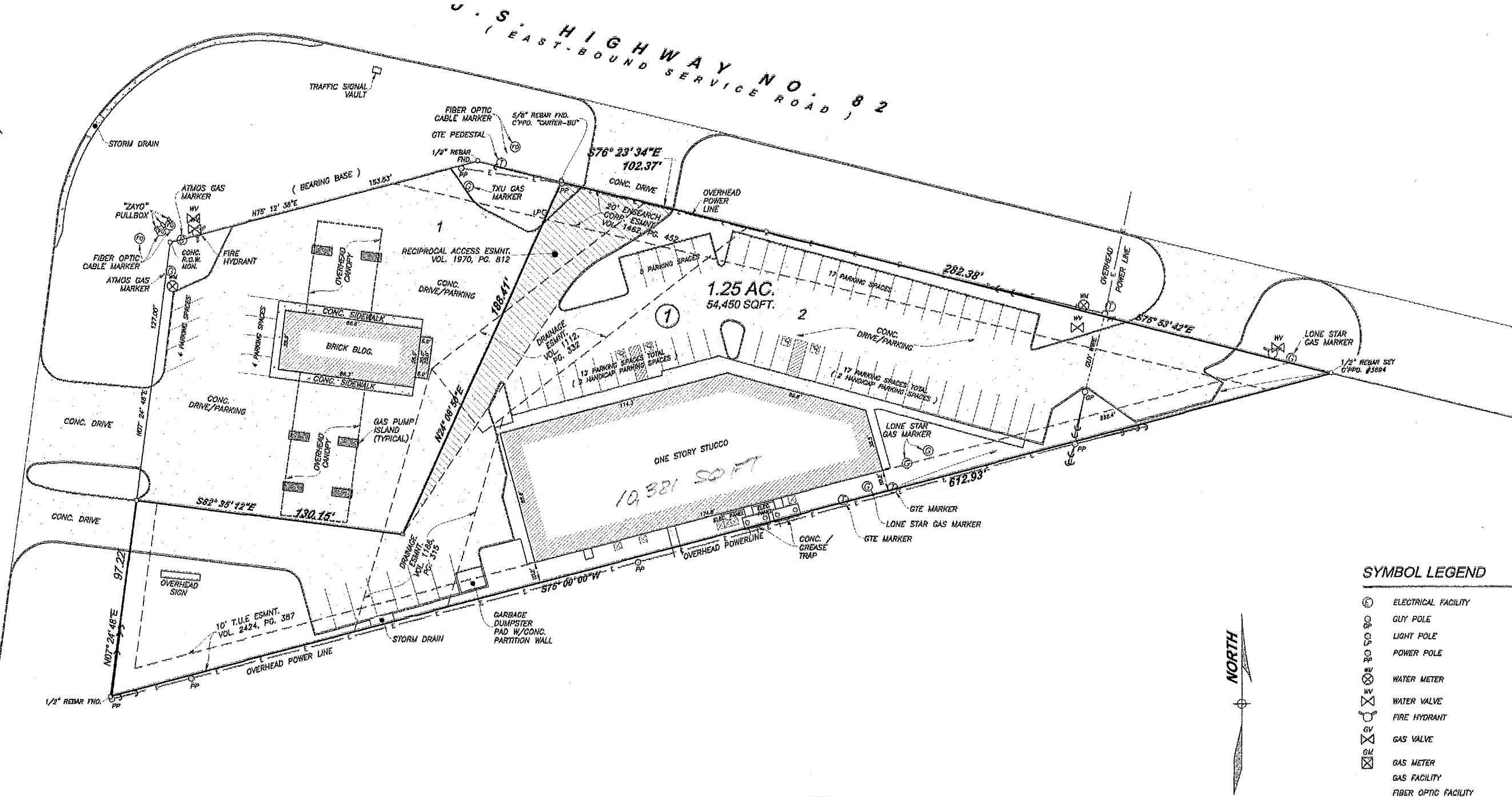
1 in = 200 ft

724 E. Highway 82



U.S. HIGHWAY NO. 75
(NORTH-BOUND SERVICE ROAD)

U.S. HIGHWAY NO. 82
(EAST-BOUND SERVICE ROAD)



SYMBOL LEGEND	
	ELECTRICAL FACILITY
	GUY POLE
	LIGHT POLE
	POWER POLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GAS FACILITY
	FIBER OPTIC FACILITY
	TELECOM FACILITY
	AIR CONDITIONER CONDENSER

SURVEY FOR: W. DOUGLASS DISTRIBUTING, LTD.

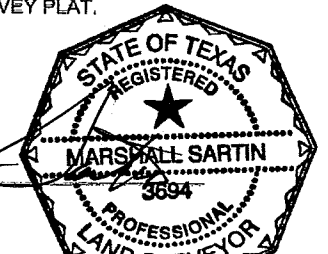
I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 7th day of March, 2016 of the following described property:

Lot TWO (2) of 82-75 ADDITION in Block ONE (1) to the City of Sherman, Texas as shown by plat of record in Volume 08, Pages 137 Plat Records, Grayson County, Texas.

That the Improvements located on said property are known as 738 EAST U.S. HIGHWAY NO. 82, SHERMAN, TX this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin R.P.L.S #3694



SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
FIRM Headquarters - #10081100
109 S. Travis • P.O. Box 1843 Sherman, TX 75091
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: msartin@gccolsp.com





STAFF REVIEW LETTER

January 12, 2017

Douglass Distributing
325 E. Forest
Sherman, TX 75090

Sartin & Associates, Inc.
PO Box 1843
Sherman, TX 75091

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a liquor store in a C-1 (Retail Business) District, C-2 (General Commercial) District and O-1 (75 & 82 Overlay) District for the property located at 724 East Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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, C-2 (General Commercial) District, the O-1 (75 & 82 Overlay) District, the Specific Use Permit and the sign ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keen, Asst. City Manager, TX 75091-1106 | 903-892-7229
Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Anna Doan, Engineering Coordinator | 903-892-7229
www.ci.sherman.tx.us



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

Agenda Item No. 9.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2000-2200 BLOCKS N. TRAVIS STREET AND N. U.S. HIGHWAY 75**

The request of Post Oak Liquidating Trust (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2000-2200 Blocks North Travis Street and North U.S. Highway 75, being 1.624 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1, Block 2, Independence Square Addition, Section Three, containing 14.472 acres, as follows:

Planning and Zoning Commission

Replat approval of Lot 1, Block 2, Independence Square Addition, Section Three.

Background:

The property is located in the 2000-2200 blocks of North Travis Street and North U.S. Highway 75 between Dexter and Pelton Streets. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District. The owner would like to replat the property into two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

Post Oak Liquidating Trust (Owner)

Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

19

Objections Received:

0

Attachments

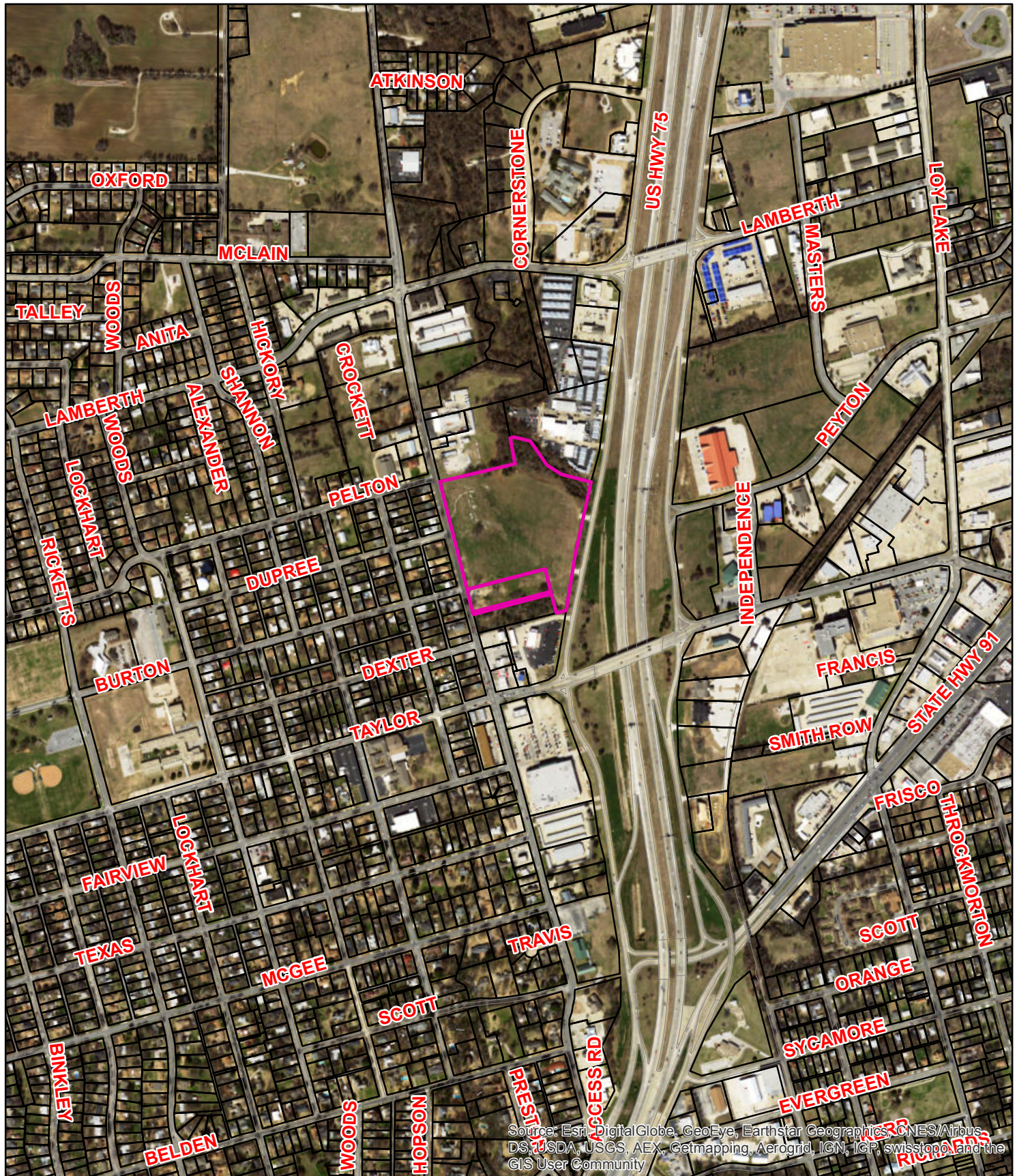
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter

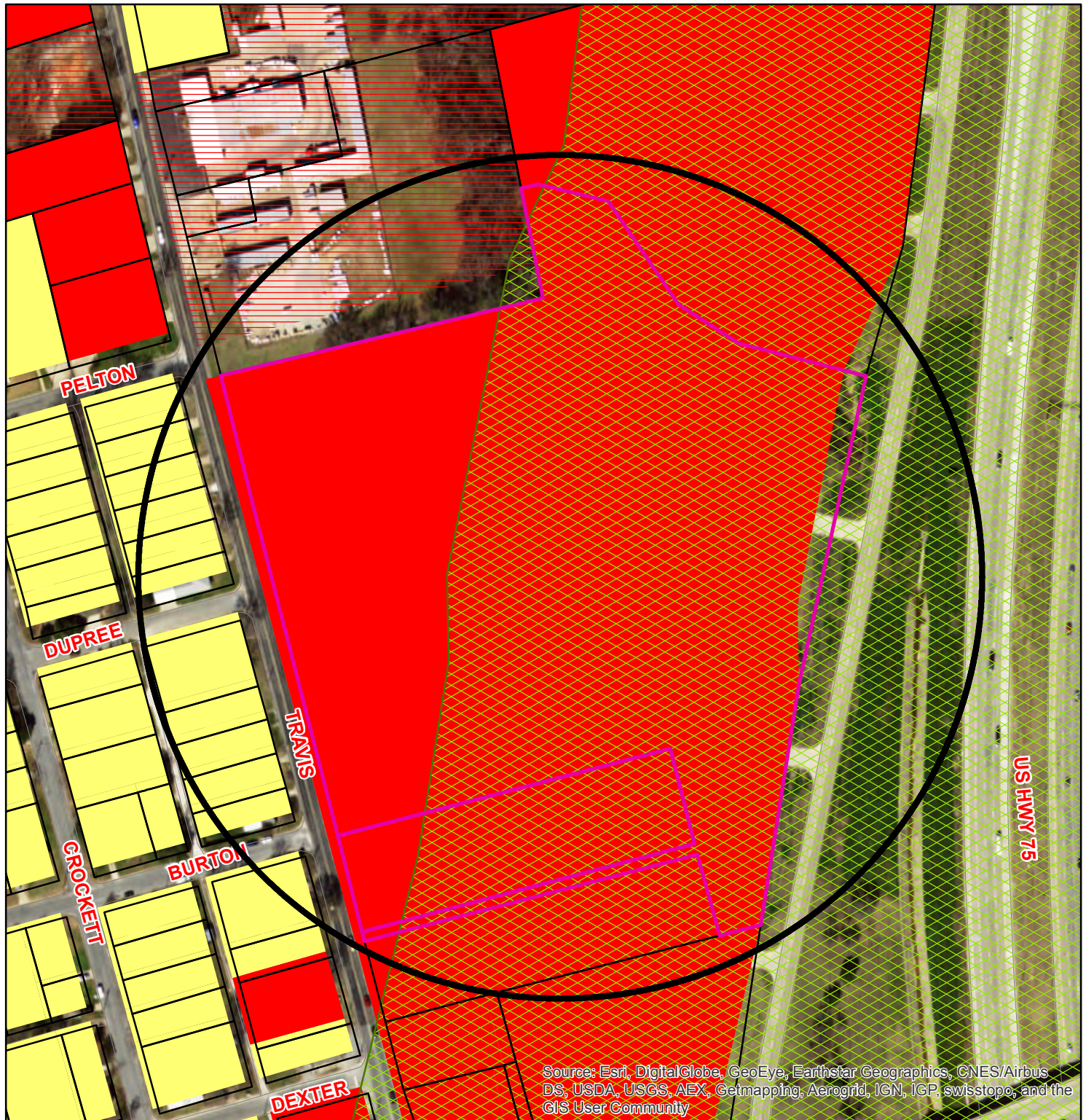


2000-2200 Blks. N. Travis & U.S. Highway 75 Replat Independence Square Addition



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2000-2200 Blks. N. Travis & N. U.S. Highway 75 Replat Lot 1, Blk. 2 Independence Square, Section 3

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

Zoning Districts

Representation: ShermanGIS.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

Sherman
CLASSIC TOWN. BROAD HORIZON.



NOT TO SCALE

1 in = 200 ft

2000-2200 Blks. N. Travis & N. U.S. Highway 75



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being all of Lot 1, Block 2 of Independence Square Addition, Section Three on addition to the City of Sherman as shown by plat of record in Volume 10, Page 11, Plat Records, Grayson County, Texas and being a tract of land conveyed to Russel Charles Spears by deed of record in Volume 5502, Page 230, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the west line of Travis Street for the northwest corner of said Lot 1 and being the southwest corner of a 7.849 acre tract of land conveyed to American Builder & Contract Supply Co., Inc. by deed of record in Volume 5238, Page 780, Official Public Records, Grayson County, Texas;

Thence along the north line of said Lot 1 the following calls and distances:

North 75°22'09" East a distance of 505.00 feet to a 1/2" steel rod set;
 North 14°37'51" West a distance of 164.09 feet to a point;
 North 75°22'09" East a distance of 25.42 feet to a point;
 South 79°26'18" East a distance of 102.49 feet to a point;
 South 37°12'58" East a distance of 184.26 feet to a point;
 South 55°12'16" East a distance of 68.39 feet to a point;
 South 72°42'24" East a distance of 144.36 feet to a point in the West right-of-way line of U.S. Highway No. 75;

Thence southwesterly along the west line of said U.S. Highway No. 75 the following calls and distances:

South 10°38'54" West a distance of 340.18 feet to a found concrete monument;
 South 03°35'55" East a distance of 106.32 feet to a found concrete monument;
 South 09°25'10" West a distance of 394.17 feet to a 1/2" steel rod set for the northeast corner of Lot 1 of James Plaza Addition, an addition to the City of Sherman as shown by plat of record in Volume 13, Page 60, of said Plat Records;

Thence South 74°59'57" West, along the north line of said James Plaza, a distance of 29.93 feet to a 1/2" steel rod set for the southeast corner of a 1-1/2 acre tract of land conveyed to Barry Lee Burton by deed of record in Volume 2736, Page 366, 368, 370, of said Official Public Records;

Thence North 14°45'35" West, along the east line of said Burton Tract, a distance of 121.92 feet to a 1/2" steel rod set for the northeast corner of said Burton Tract;

Thence South 74°40'12" West, along the north line of said Burton Tract, a distance of 505.08 feet to a 1/2" steel rod set in the east line of said Travis Street;

Thence North 14°35'32" West, along the east line of said Travis Street, a distance of 834.29 feet to the Point-of-Beginning and containing 14.473 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

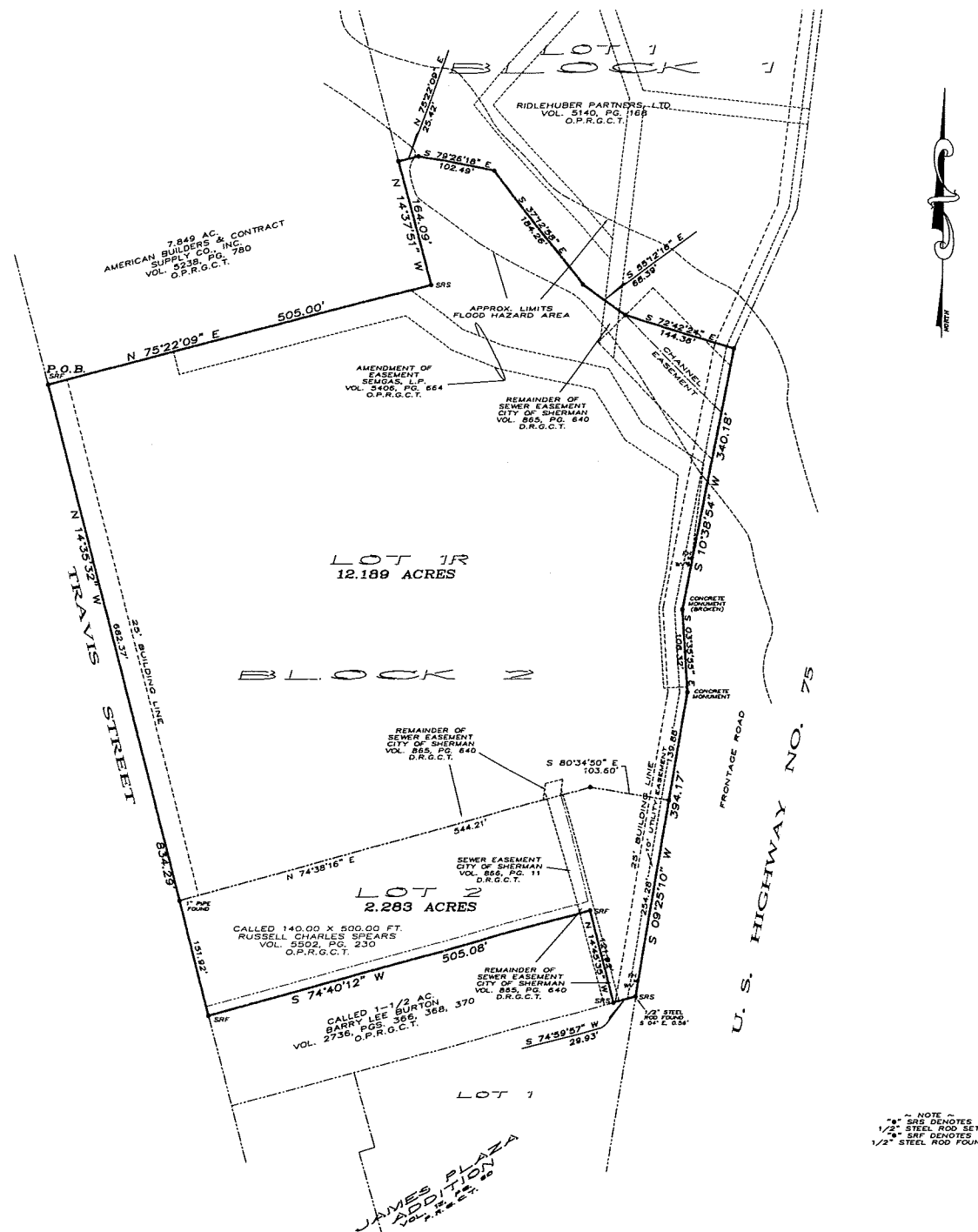
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, POST OAK LIQUIDATING TRUST, RUSSELL CHARLES SPEARS Trustee, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, 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 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 _____, 2017.

RUSSELL CHARLES SPEARS
 POST OAK LIQUIDATING TRUST

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 RUSSELL CHARLES SPEARS 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 _____, 2017.

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

Approved this _____ day of _____, 2017, by the
 City Planning Commission to the City of Sherman, Texas.

Chairman Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOT 1, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, on addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2017, 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 _____, 2017.

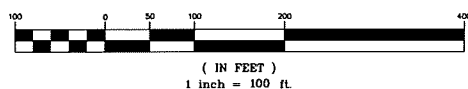
Clerk, City of Sherman, Texas

REPLAT LOT 1, BLOCK 2 INDEPENDENCE SQUARE ADDITION SECTION THREE

BEING LOT 1, BLOCK 2 AND A 1.624 ACRES TRACT
 BEING A TOTAL OF 14.472 ACRES IN THE
 J.B. McANAIR SURVEY, ABSTRACT NO. 763
 AN ADDITION TO THE CITY OF SHERMAN
 GRAYSON COUNTY, TEXAS

12-16-16

GRAPHIC SCALE



OWNERS/DEVELOPER
 POST OAK LIQUIDATING TRUST
 RUSSELL SPEARS
 727 WESTWOOD
 SHERMAN, TEXAS 75090

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

UNDERWOOD
 DRAFTING & SURVEYING

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

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

STAFF REVIEW LETTER

January 11, 2017

Post Oak Liquidating Trust
Russell Spears
727 Westwood
Sherman, TX 75090

Douglas W. Underwood
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lot 1, Block 2, Independence Square Addition, Section Three has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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 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. Show ownership on subject property on drawing.
6. Remove Building Line from plat.
7. Require 10' Utility easement along perimeter of both lots.
8. Require 10' Right of Way Dedication along Travis Street.
9. Verify current right of way along Travis Street.
10. Right of way along Travis Street must be sufficient to meet TxDOT future roadway expansion.
11. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. Total acreage on metes and bounds and drawing must match.
13. Acreage in Title does not match field notes.
14. All requirements of the Floodplain Ordinance should be followed.
15. 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.

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,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

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



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

Agenda Item No. 10.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 2021 N. TRAVIS STREET**

The request of Post Oak Liquidating Trust (Owners) and Bret Flory, Cross Architects (Architects) concerning the property located at 2021 North Travis Street, being the proposed Lot 2, Block 2 of the Replat of Lot 1, Block 2, Independence Square Addition, Section Three, also being 2.283 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Site plan approval for Sherman ER

Background:

The property is located at 2021 North Travis Street between Dexter and Burton Streets. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District. The first phase of this project will include a 8,757 square foot 24/7 Emergency Room. The exterior finish on the building will be brick, stone and EFIS (Exterior Finish Insulation System). Forty-six (46) parking spaces will be provided.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Post Oak Liquidating Trust (Owners)

Bret Flory, Cross Architects (Architects)

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

Site Plan

Elevations

Landscape Plan

Staff Review Letter

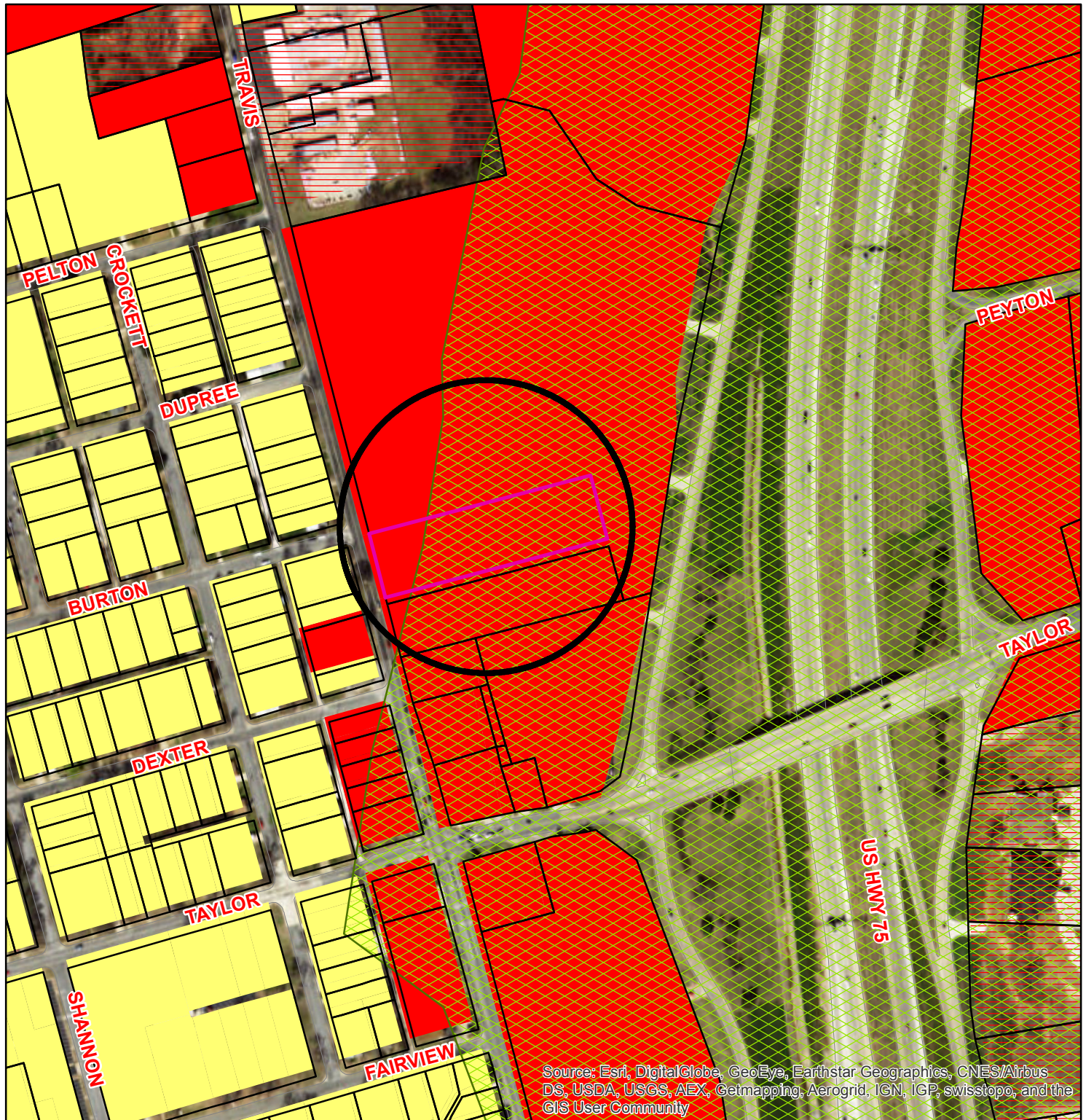


2021 N. Travis



1 in = 800 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2021 N. Travis



City of Sherman, Texas
Developmental Services Department

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

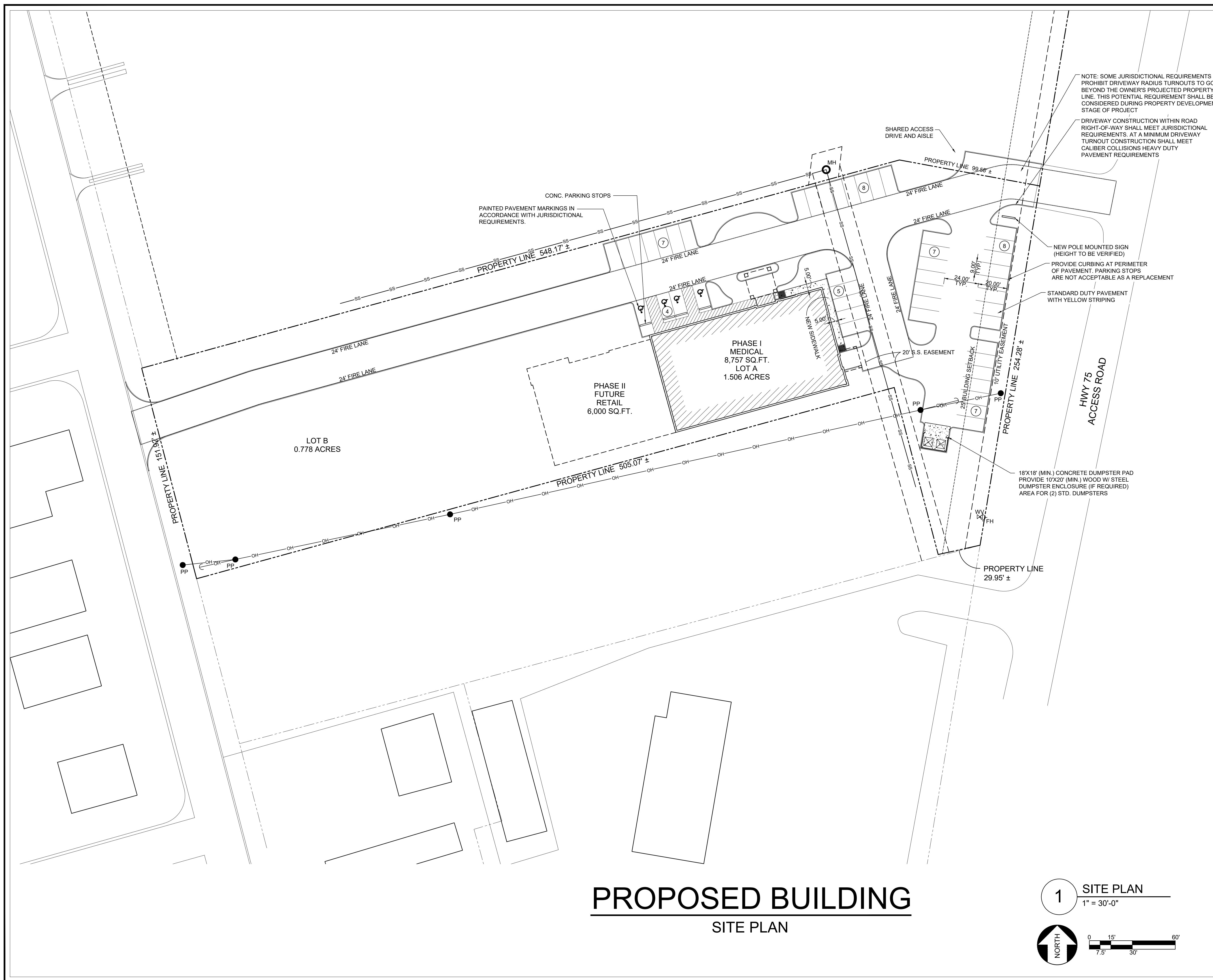
Legend

- 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 = 300 ft



SITE DATA

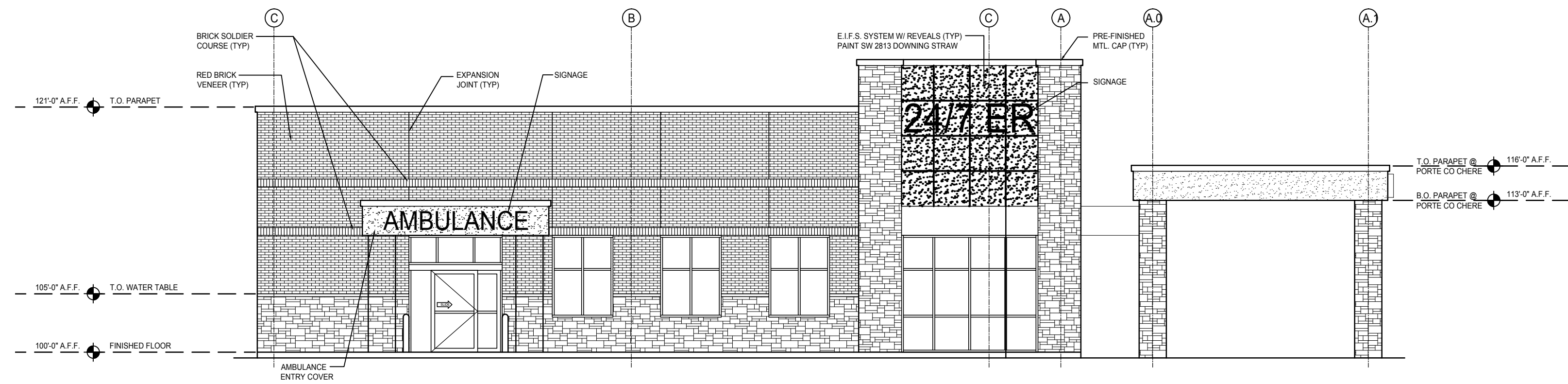
PARKING CALCULATIONS



PROPOSED
MEDICAL BUILDING

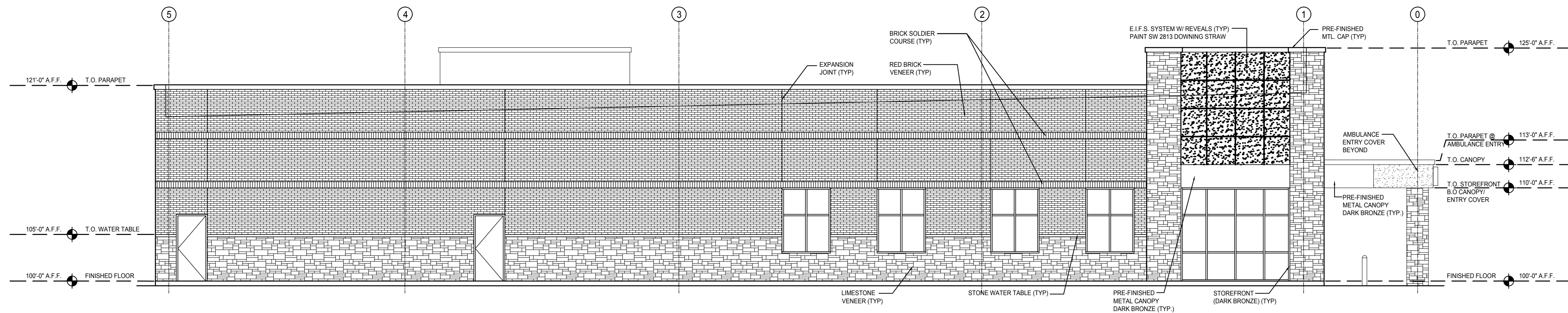
HWY 75 NEAR TRAVIS ST.
SHERMAN, TX

CITY OF SHERMAN



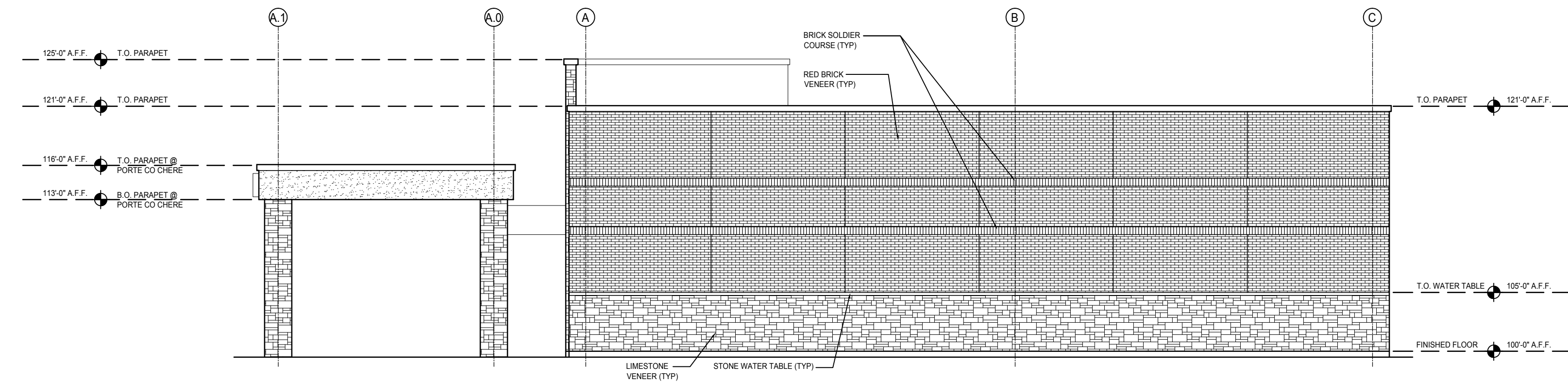
EAST ELEVATION

SCALE 1/8" = 1' - 0"



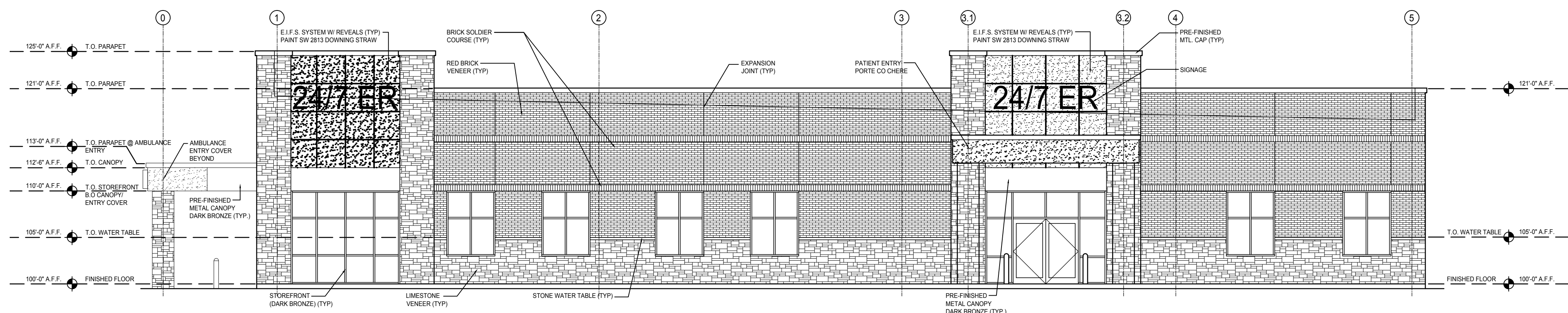
SOUTH ELEVATION

SCALE 1/8" = 1' - 0"



WEST ELEVATION

SCALE 1/8" = 1' - 0"



NORTH ELEVATION

SCALE 1/8" = 1' - 0"



CROSS ARCHITECTS
1255 W. 15TH ST. SUITE-125
PLANO, TEXAS 75075
PH: 972.398.6644
FAX: 972.312.8666
brumsey@crossarchitects.com

HIGHWAY 75 AND
TRAVIS STREET

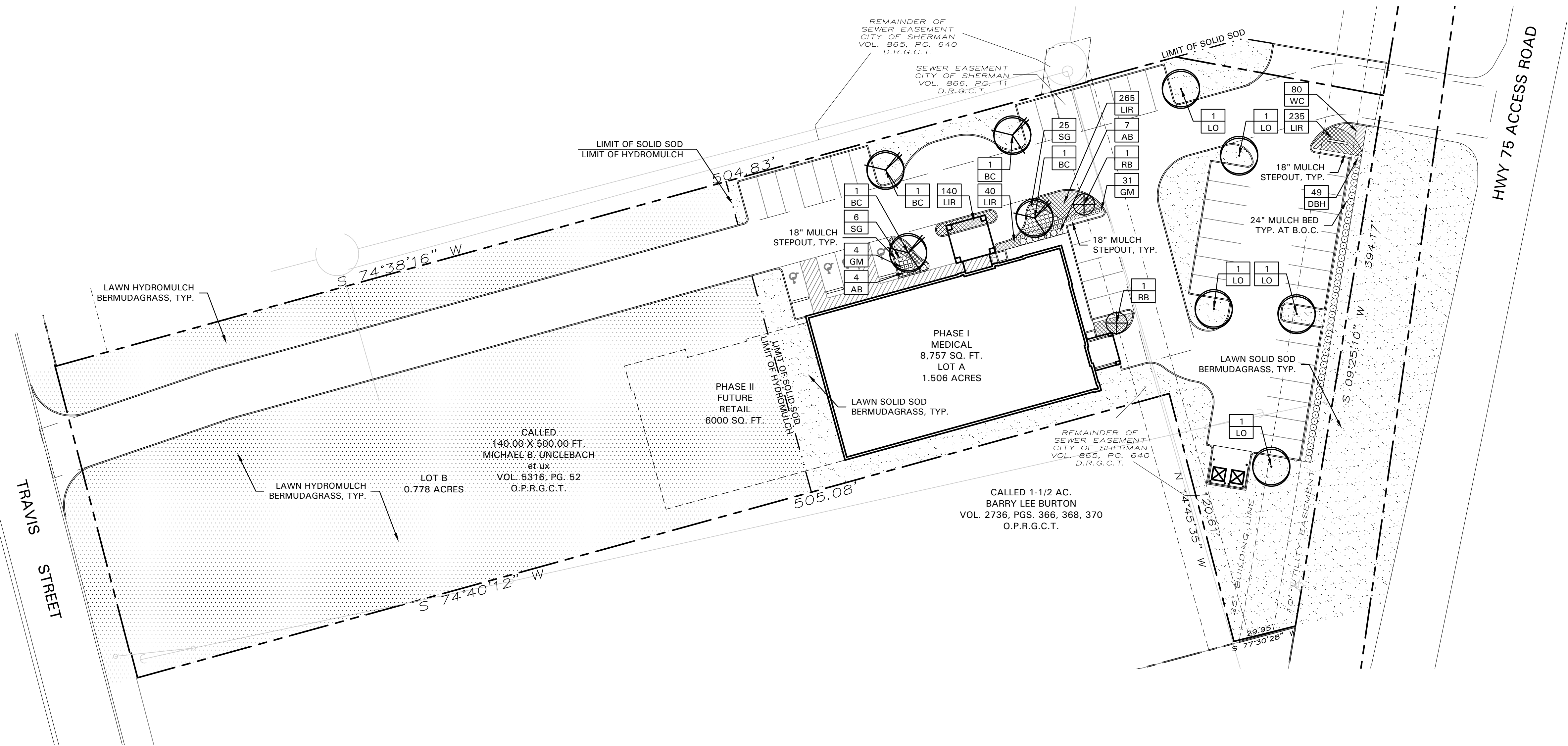
SHERMAN ER BUILDING

SHERMAN, TX
EXTERIOR ELEVATIONS

LOT: 2 BLOCK: 2

CITY OF SHERMAN, TEXAS

DRAWN	DATE	PROJECT NO.	SCALE	SHEET NO.
BW	12/20/2016	16130	AS NOTED	1



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	2	30 gal.	container grown, 8' ht., 4' spread min.
SHRUBS/GROUNDCOVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	11	5 gal.	container full, 24" spread, 36" o.c.
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	49	5 gal.	container full, 24" spread, 36" o.c.
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	35	5 gal.	container full, 24" o.c.
LIR	<i>Liriope muscari 'Monroe's White'</i>	Monroe's White Liriope	680	4" pots	container full top of container, 12" o.c.
SG	<i>Salvia greggii 'Coral'</i>	Salvia Greggii 'Coral'	31	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	80	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

THE CITY OF SHERMAN, TEXAS
75 & 82 OVERLAY DISTRICT

LANDSCAPE BUFFER

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

Required 10' buffer	Provided 10' buffer
------------------------	------------------------

OFF-STREET PARKING LANDSCAPING

- Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives.

Parking spaces: 46
Parking area: 26,669 s.f.

Required 2,667 s.f. (10%)	Provided 4,658 s.f. (18%)
------------------------------	------------------------------

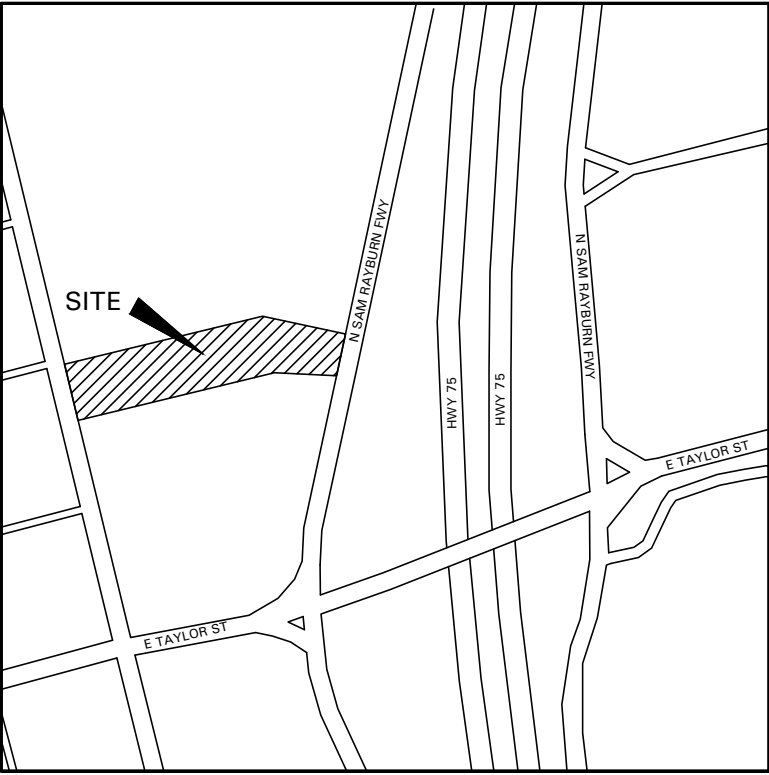
GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

VICINITY MAP
NOT TO SCALE

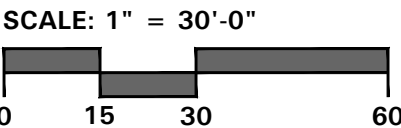


LANDSCAPE NOTES

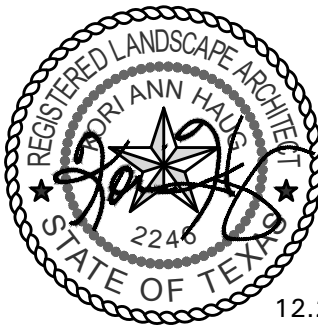
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



SHERMAN
EMERGENCY CARE

Hwy 75 Near Taylor Street
Sherman, Texas

Project Number: 16105
Issue Date: 12.21.2016
Drawn By: AKS
Checked By: KAH

Revisions
No. Date: Detail:

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

STAFF REVIEW LETTER

January 12, 2017

Post Oak Liquidating Trust
Russell Spears
727 Westwood
Sherman, TX 75092

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

Cross Architects
Bret Flory
1255 W. 15th St., Suite 125
Plano, TX 75075

Dear Applicants,

The request for site plan approval for Sherman ER for the property located at 2021 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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. Minimum setback requirements: (Sec. 6.8 - O-1 (75 & 82 Overlay) District, Subsection 5).
 - Forty (40) feet from the highway right-of-way or twenty-five (25) feet plus the height of the building, whichever is greater.
 - Five (5) foot from the side property lines.
 - Twenty-five (25) foot from Travis Street property line.
3. The exterior façade is required to be masonry or equivalent unless an exception is approved.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Shall comply with all City, Federal and State regulations for this use.
6. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
7. A parking space is considered to be 9'x20'.
8. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or North Travis Street right-of-way.
9. The parking ratio for a medical office is one space per 200 square foot; 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.
10. The trash dumpster will need to be located inside the main building area.
11. Review the zoning and development ordinance for additional requirements.
12. 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:

13. Platting of the property is required.
14. Confirm that Lot B on site plan is the same property as Lot 2 on Replat Lot 1, Block 2, Independence Square Addition, Section Three.
15. New drive approaches shall conform to City of Sherman standards and a permit is required.
16. Verify fire lane requirements with Fire Marshall.
17. The location of trash receptors must be approved by the City of Sherman Public Works Department.
18. A utility, drainage and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
19. Coordinate abandonment of sewer line with City Engineer.
20. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 11.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

316 W. LAMAR STREET

The request of Los Hermanos Partnership, LLC (Owners), Doug Smith and Teresa Jacoby (Applicants), North Texas Auction Company (Tenant) concerning the property at 316 West Lamar Street, being Lot 11 and the west 35 feet of Lot 9, Block 1, A.R. Loving's Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (1B) to allow the existing exterior metal façade in lieu of the required masonry in a C-2 (General Commercial) District/Central Business District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an auction house in a C-2 (General Commercial) District/Central Business District.

Background:

The property is located at 316 West Lamar Street, between Rusk and Elm Streets and is zoned a C-2 (General Commercial) District and also located in the Central Business District.

Doug Smith and Teresa Jacoby, licensed auctioneers, are partners in the North Texas Auction Company. They are seeking to open an auction house at this location. They currently own auction houses in Quinlan, TX and in Farmersville, TX and would like to bring one to Sherman. There would be weekly auctions on Saturdays starting at noon or 1 p.m. The auction house would give the local existing resale and antique businesses in Sherman and its downtown area an avenue to find antiques, collectibles, coins, jewelry, etc that would be local and convenient to the existing businesses. It would also give them an avenue to sell items such as antiques and collectibles. There would also, from time to time, be additional specialty auctions that would be held with item/genre specific sales. The auctions would not only be localized to the Sherman area, but also be advertised nationally.

Adjacent Zoning:

C-2 (General Commercial) District
Central Business District

Origination:

Los Hermanos Partnership, LLC (Owners)
Doug Smith and Teresa Jacoby (Applicants)
North Texas Auction Company (Tenant)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

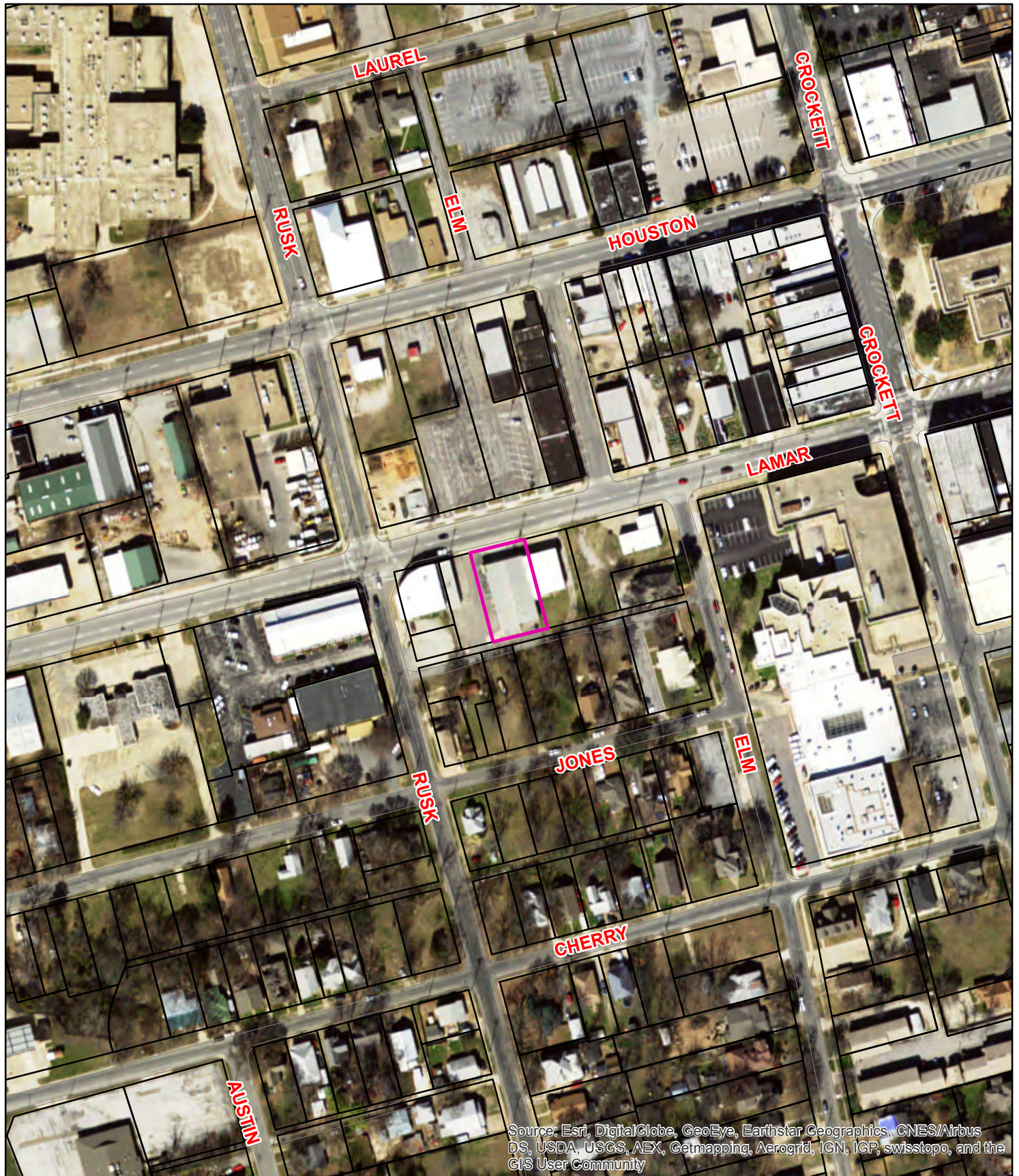
12

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Elevations
Examples of Items Auctioned
Staff Review Letter



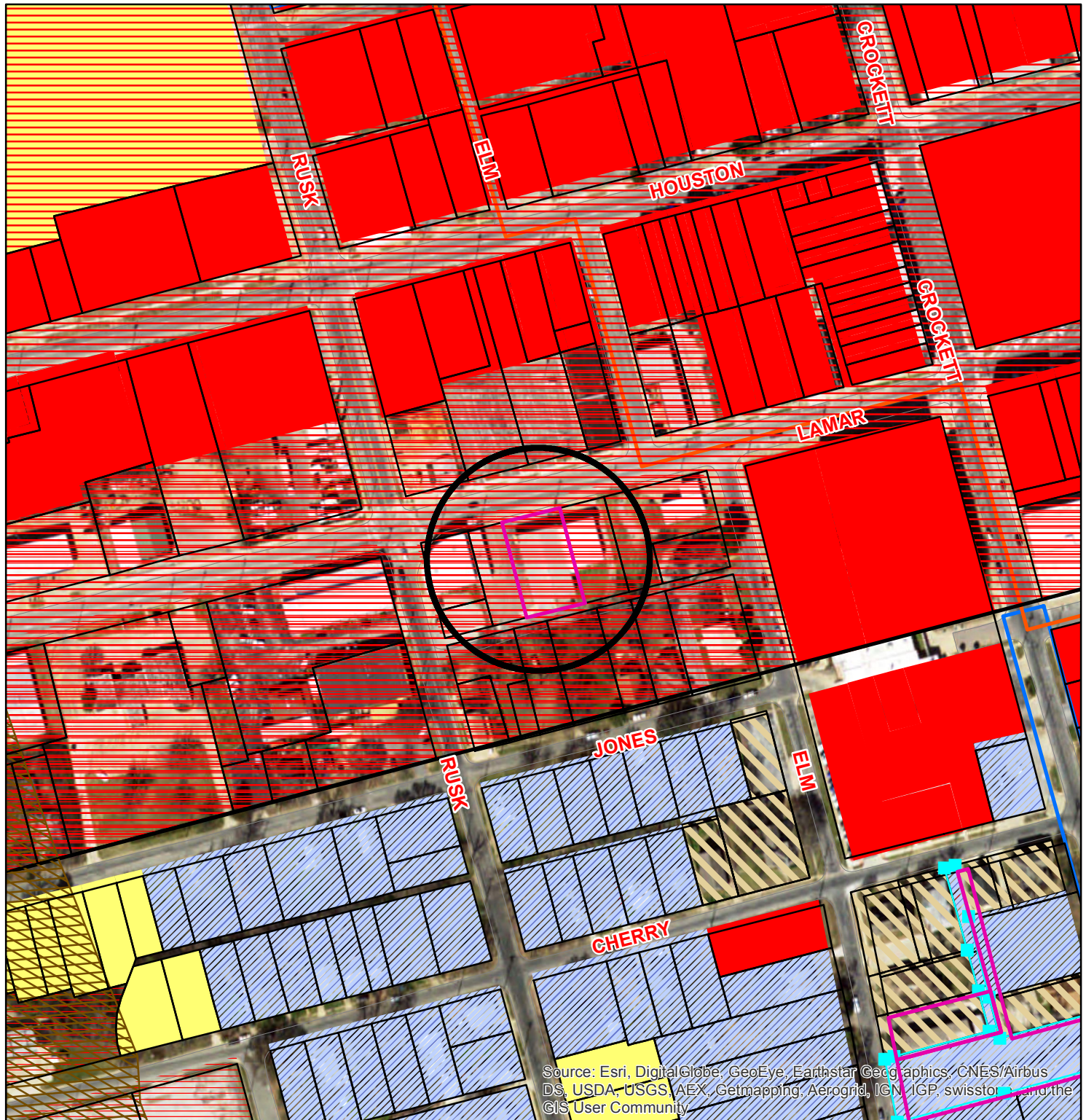
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

316 W. Lamar



1 in = 200 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 316 W. Lamar

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

316 W. Lamar



North Texas Auction Company

Doug Smith and Teresa Jacoby, licensed auctioneers and partners in the North Texas Auction Company are seeking to open an auction house at 316 W. Lamar Street, Sherman, TX. Both are experienced auctioneers currently owning auction houses in Quinlan, TX and in Farmersville, TX respectively.

We are seeking to bring to Sherman an auction house, of which Sherman does not have. This would benefit the city of Sherman, TX in increasing business to the downtown area. There would be weekly auctions on Saturdays starting at noon or 1 pm. Both of us already have dedicated audiences, many of whom would travel to Sherman for this auction house. This would bring business into Sherman from Farmersville, Greenville, McKinney, Frisco, Lavon, Blue Ridge, Wylie, Quinlan, Denton.

The auction house would also give the local existing resale and antique business in Sherman and its downtown area an avenue to find antiques, collectibles, coins, jewelry, etc that would be local and convenient to the existing businesses. It would also give them an avenue to sell items such as antiques and collectibles that perhaps have been in their stores too long.

Additionally, local residents of Sherman, Denison, Durant, Gainesville, Bonham, Paris, etc would be making the drive into downtown Sherman to attend our auction.

There would also, from time to time, be additional specialty auctions that would be held with item/genre specific sales. Our auctions would not only be localized to the Sherman area, but also advertised nationally, giving Sherman, TX much more notice to the general public all across the state of Texas, Oklahoma & Arkansas, but also nationally.

We feel that not only would this auction house in Sherman benefit ourselves, but it could be a great addition to an already growing downtown Sherman area.

We sincerely feel and hope that we can bring a new and great asset/idea to the downtown Sherman, TX area.

ALLEY

S

7,52

101'

316 W. LAMAR

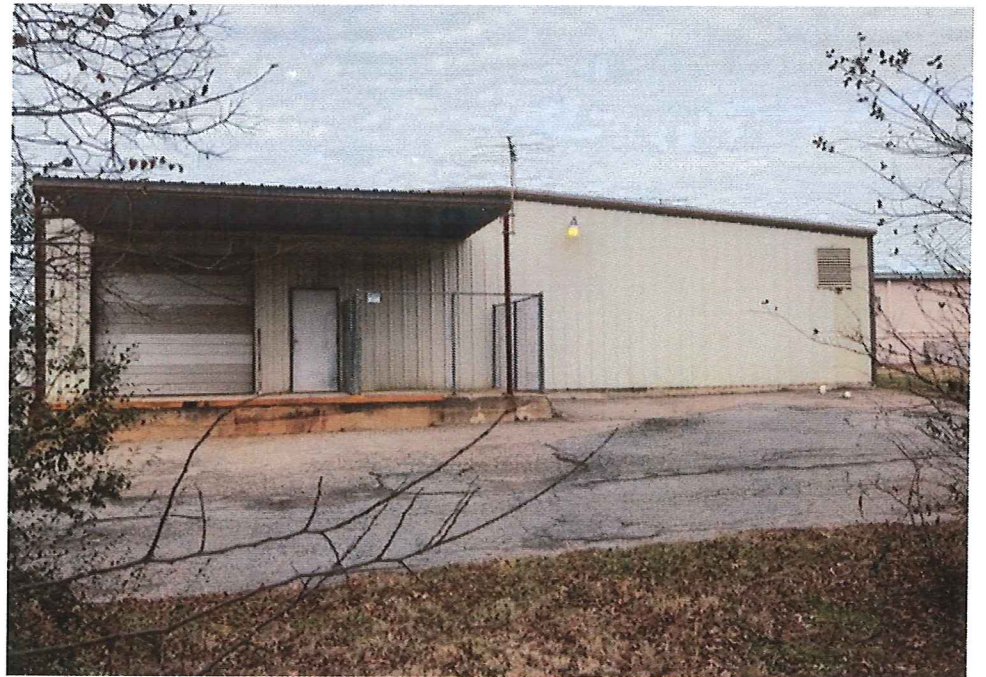
59' 5"

18' 5"

LAMAR STREET

N

W





STAFF REVIEW LETTER

January 12, 2017

Los Hermanos
301 N. Crockett, Ste. C
Sherman, TX 75090

Teresa Jacoby
1345 CR 1003
Greenville, TX 75401

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an auction house in a C-2 (General Commercial) District/Central Business District for the property located at 316 West Lamar Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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 Central Business District, and the sign ordinance must be followed.
2. No outside storage allowed.
3. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
4. Automobile sales are not allowed without approval for a Specific Use Permit for that use.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
6. All parking shall be on private property and shall not encroach into Lamar, Rusk or Elm Streets right-of-way.
7. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. New Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
13. Verify fire lane requirements with Fire Marshall.
14. The location of trash receptors must be approved by the Public Works Department.

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
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 12.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 3000-3100 BLOCKS N. HICKORY**

The request of Joe Gilbert Construction, LLC (Owner), Cross Engineering Consultants (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property in the 3000-3100 Blocks North Hickory Street, being Lots 1-6, Hickory Estates, containing 1.306 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of Hickory Estates.

Background:

The property is located in the 3000-3100 Blocks of North Hickory Street, between Oxford Drive and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat six lots into nine lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Joe Gilbert Construction, LLC (Owner)

Cross Engineering Consultants (Civil Engineer)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

Objections Received:

0

Attachments

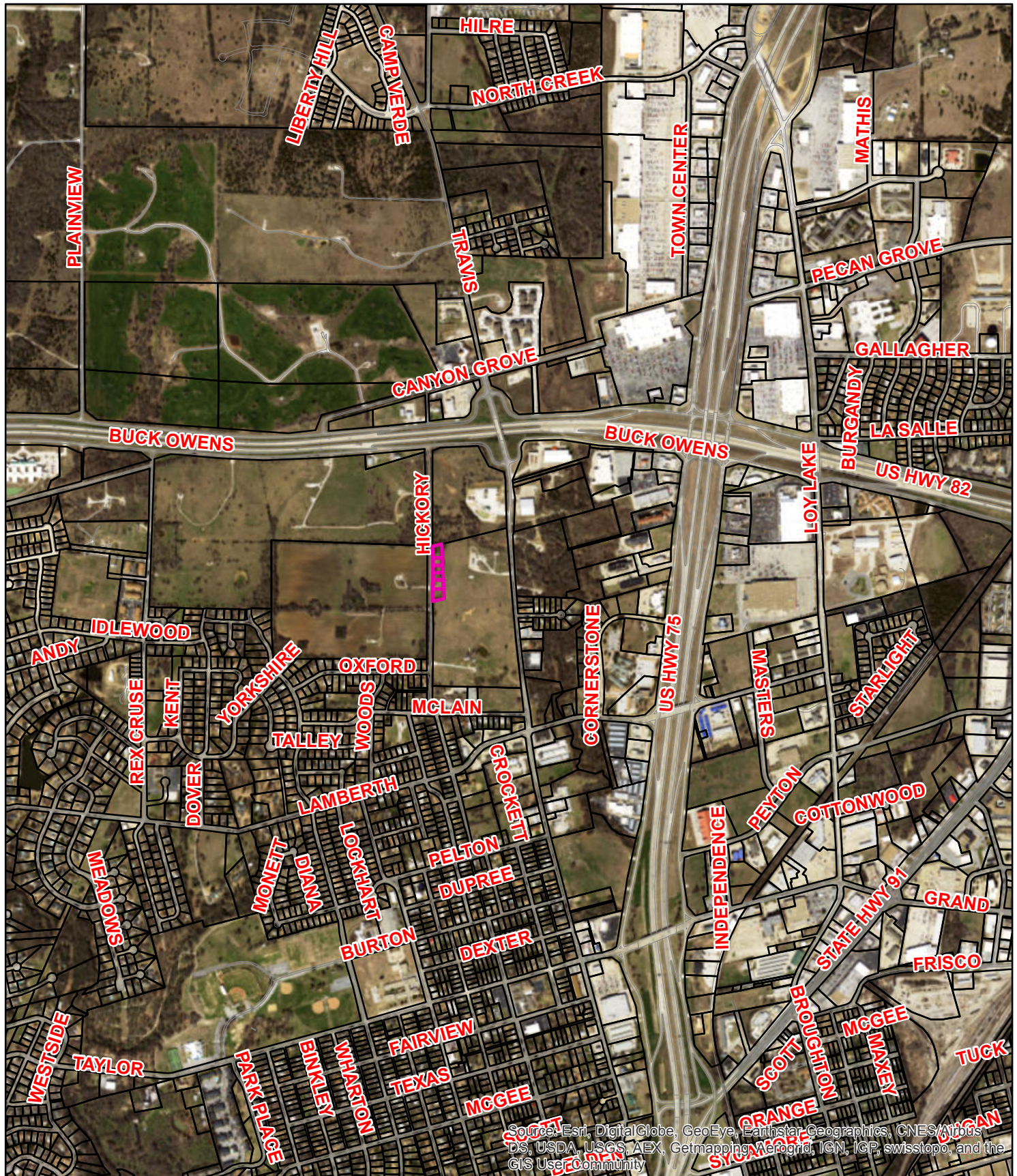
Location Map

Zoning Map

Zoning Sign Photo

Replat

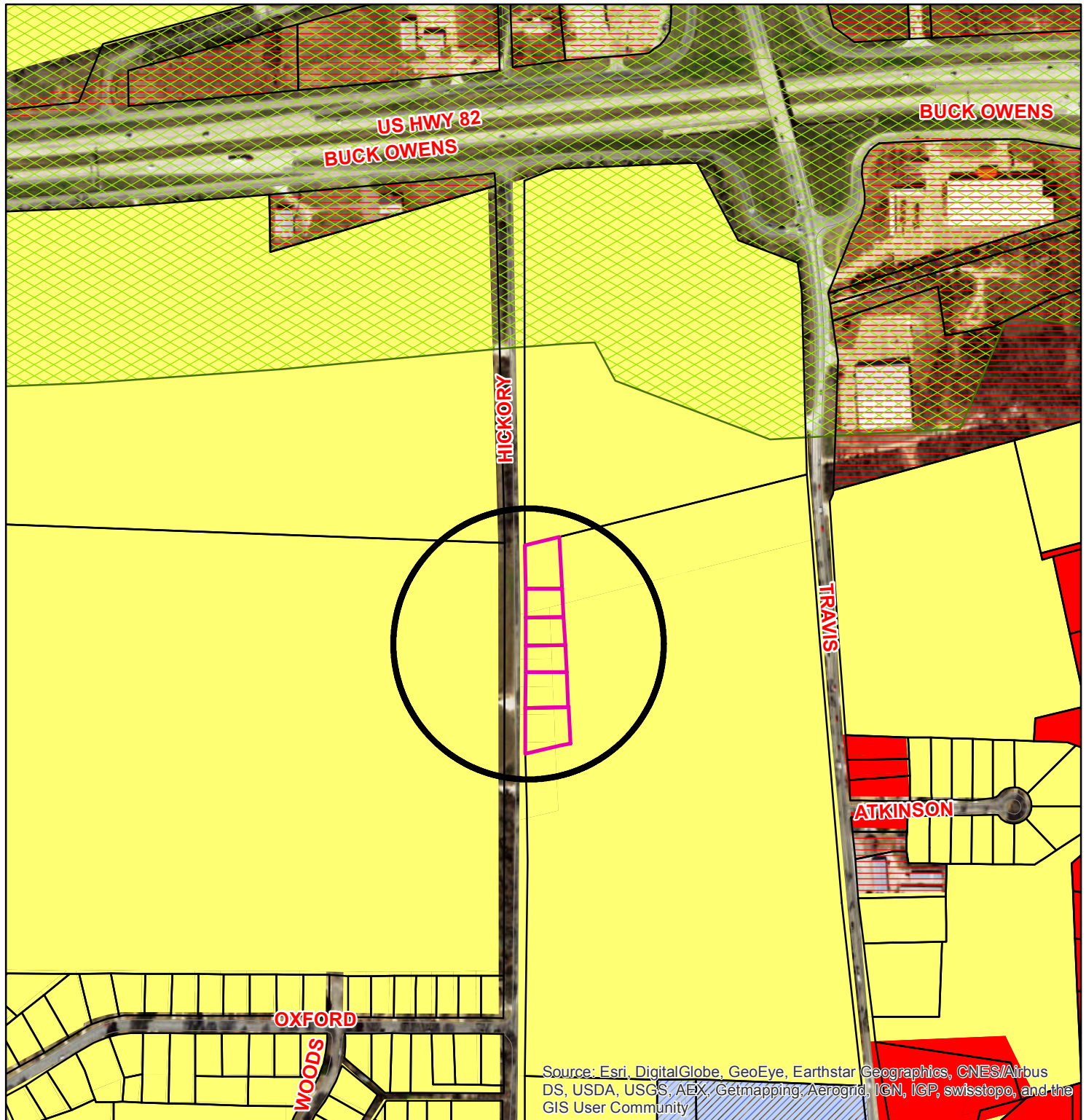
Staff Review Letter



3000-3100 Blocks N. Hickory Replat Hickory Estates



1 in = 1,427 ft



Zoning - 3000-3100 Blks. N. Hickory Replat Hickory Estates

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

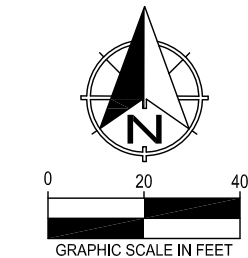


NOT TO SCALE

1 in = 400 ft

3000-3100 Blks. N. Hickory





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

U.S. HIGHWAY 82

CMF

CMF

REMAINDER OF
NAT EDMONDSON JR
VOL. 610, PG. 83, D.R.G.C.T.

N 75°07'50" E 740.66'

VICINITY MAP
(NOT TO SCALE)

TRAVIS STREET
(FM 131)

GENERAL NOTES:

- All lot corners are 1/2-iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set unless otherwise noted.
- Subject property is within R-1 Residential Zoning District. Set Back requirements:
Front Set Back 25'
Rear Set Back 25'
Side Set Back 10% of lot width (Min. 6')
A variance is required for Lot 6R 20' Rear Set back
A variance is required for Lot 7R 15' Rear Set back
A variance is required for Lots 8R and 9R 10' Rear Set back

J.B. MCANAIR SURVEY
ABSTRACT NO. 763

MARIAN APRIL MOON SPECIAL NEEDS TRUST, ET AL
CALLED 32.064 ACRES
TRACT NO. ONE
VOL. 4686, PG. 210
O.R.G.C.T.

RE-PLAT OF
HICKORY ESTATES
LOTS 1R - 9R

1.306 Acres in the J.B. McAnair Survey, Abstract No. 763
Being all of Lots 1 - 6, Hickory Estates
City of Sherman, Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No. 1016475	Drawn by: JEG Checked by: GRN	Scale: 1"=40' Date: 12/25/2016	Project No. 16-0434.2 Sheet No. 2 of 2
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS JOE GILBERT CONSTRUCTION, LLC, is the rightful owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of Lots 1 thru 6, of Hickory Estates, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 7, Page 36, Plat Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southwest corner of said Hickory Creek Estates, and on a northerly line of a called 32.064 acre tract of land described as Tract No. One in the deed recorded in Volume 4666, Page 210, Official Records of Grayson County, Texas, and on the easterly line of North Hickory Street (No Record Found);

THENCE North 00°23'12" West, with the westerly line of said Hickory Estates, and with the easterly line of said North Hickory Street, a distance of 589.58 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Hickory Creek Estates, and from which a 60D nail found for witness bears North 00°59' West, a distance of 0.7 feet, and from which a concrete right-of-way monument found for at the intersection of the easterly line of said Hickory Street and the southerly right-of-way line of US Highway 82 bears North 01°15'11" West, a distance of 1,009.20 feet;

THENCE North 78°44'00" East, with the northerly line of said Hickory Creek Estates, a distance of 83.80 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said Hickory Creek Estates, common to the western-most northwest corner of aforesaid 32.064 acre tract, and from which a 60D nail found for witness bears North 65°06' West, a distance of 0.7 feet, and from which a concrete right-of-way monument found for the northeast corner of said 32.064 acre tract bears North 75°07'50" East, a distance of 740.66 feet;

THENCE South 03°10'31" East, with the easterly line of said Hickory Creek Estates, and with a westerly line of said 32.064 acre tract, a distance of 584.77 feet to a 1/2-inch square tube found for the southeast corner of said Hickory Creek Estates, common to a re-entrant corner on the westerly line of said 32.064 acre tract;

THENCE South 78°42'59" West, with the southerly line of said Hickory Creek Estates, and with a northerly line of said 32.064 acre tract, a distance of 112.78 feet to the POINT OF BEGINNING and enclosing 1.306 acres (56,905 square feet) of land, more or less.

SURVEYORS CERTIFICATE

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

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

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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That JOE GILBERT CONSTRUCTION, LLC, does hereby adopt this plat designating the hereinbefore described property as HICKORY ESTATES, LOTS 1R - 9R, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____ Date
Joe Gilbert

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

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

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas Date

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

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

Clerk, City of Sherman, Texas

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/20/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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
HICKORY ESTATES
LOTS 1R - 9R

1.306 Acres in the J.B. McAnair Survey, Abstract No. 763
Being all of Lots 1 - 6, Hickory Estates
City of Sherman, Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No. 1016475	Drawn by: JEG Checked by: GRN	Scale: 1"=40' Date: 12/25/2016	Project No. 16-0434.2 Sheet No. 2 of 2
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●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
FST	SQUARE TUBE FOUND
60DF	60-D NAIL FOUND
CM	CONROLLING MONUMENT
CMF	CONCRETE RIGHT-OF-WAY MONUMENT
()	DEED OR PLAT CALL
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
B.L.	BUILDING LINE
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	BUILDING LINE
///	ASPHALT

STAFF REVIEW LETTER

January 11, 2017

Joe Gilbert Construction, LLC
801 E. Taylor St.
Sherman, TX 75090

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

Cross Engineering Consultants
131 S. Tennessee St.
McKinney, TX 75069

Dear Applicants,

The request for approval of the Replat of Hickory Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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 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. Remove building setback lines from plat.
5. Remove direction (North) from street name.
6. Remove Item # 2 in the General Notes regarding setbacks.
7. Dedicate a 10' Utility Easement along Hickory Street.
8. Require 10' Drainage easement along rear of property.
9. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
11. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
12. Any other changes made to the plat prior to the fulfillment of the conditions of the staff review, must be considered minor by 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 Clint Philpott, at 903-892-7327 prior to the meeting.

Respectfully,



Clint A. Philpott,
City Engineer

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal
Steve Ayers, Dir. Of Community and Support Services

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



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

Agenda Item No. 13.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

3103, 3107, 3111 & 3115 N. HICKORY STREET

The request of Joe Gilbert Construction, LLC (Owner), Cross Engineering Consultants (Civil Engineer) and Preston Trail Land Surveying (Surveyor), as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow:

- 3103 North Hickory Street, being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 6R of the Replat of Hickory Estates, a 20' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3107 North Hickory being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 7R of the Replat of Hickory Estates, a 15' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3111 North Hickory; being 0.138 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 8R of the Replat of Hickory Estates, a 10' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.
- 3115 North Hickory Street, being 0.186 acres in the J.B. McAnair Survey, Abstract No. 763, also being the proposed Lot 9R of the Replat of Hickory Estates, a 10' rear yard setback in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 3103, 3107, 3111 and 3115 North Hickory Street, between Oxford Drive and U.S. Highway 82 and is zoned an R-1 (One Family Residential) District. The owner would like to replat six lots into nine lots for residential development and is asking for a variance on the rear setback on four of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Joe Gilbert Construction, LLC (Owner)
Cross Engineering Consultants (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

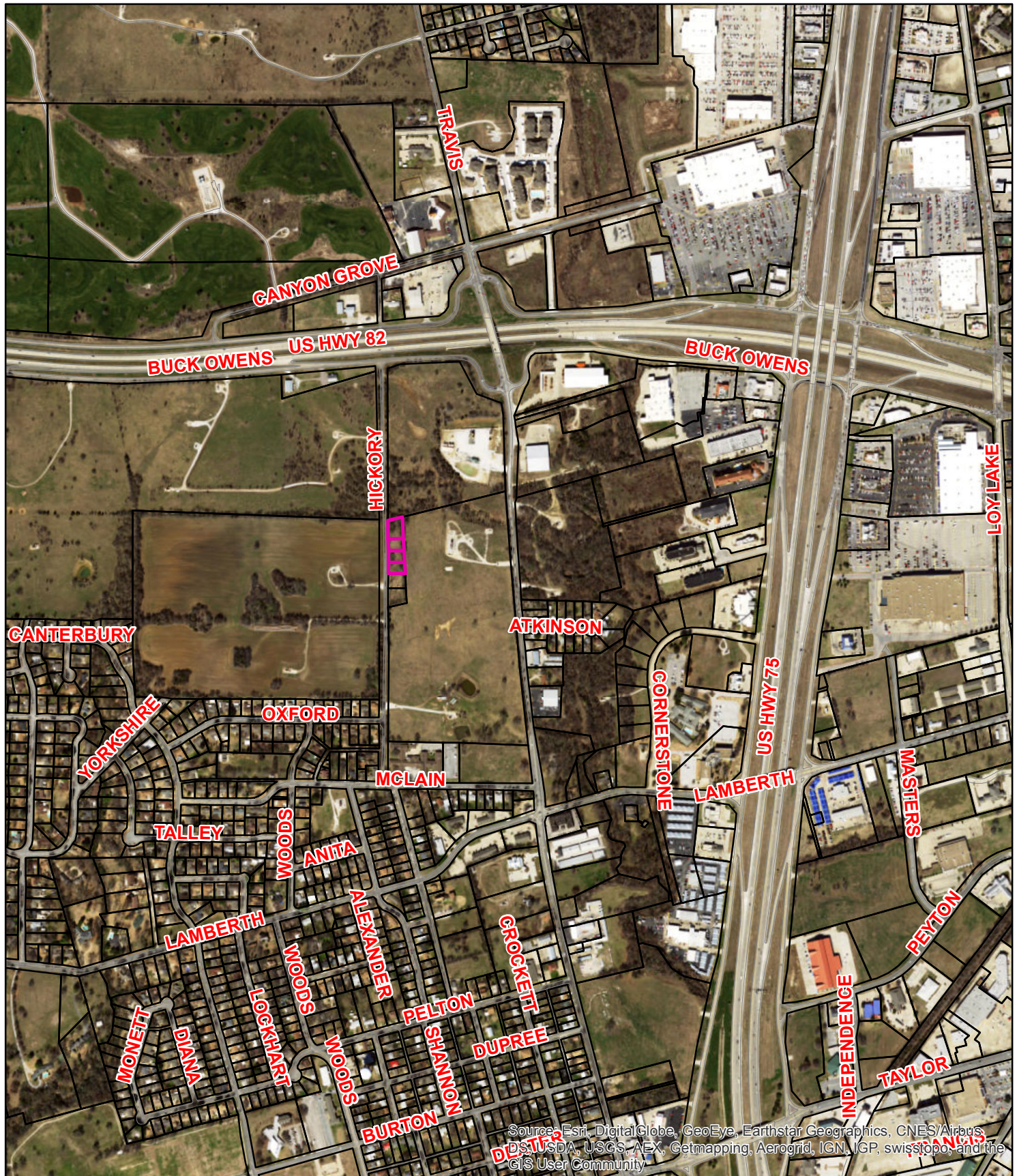
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan

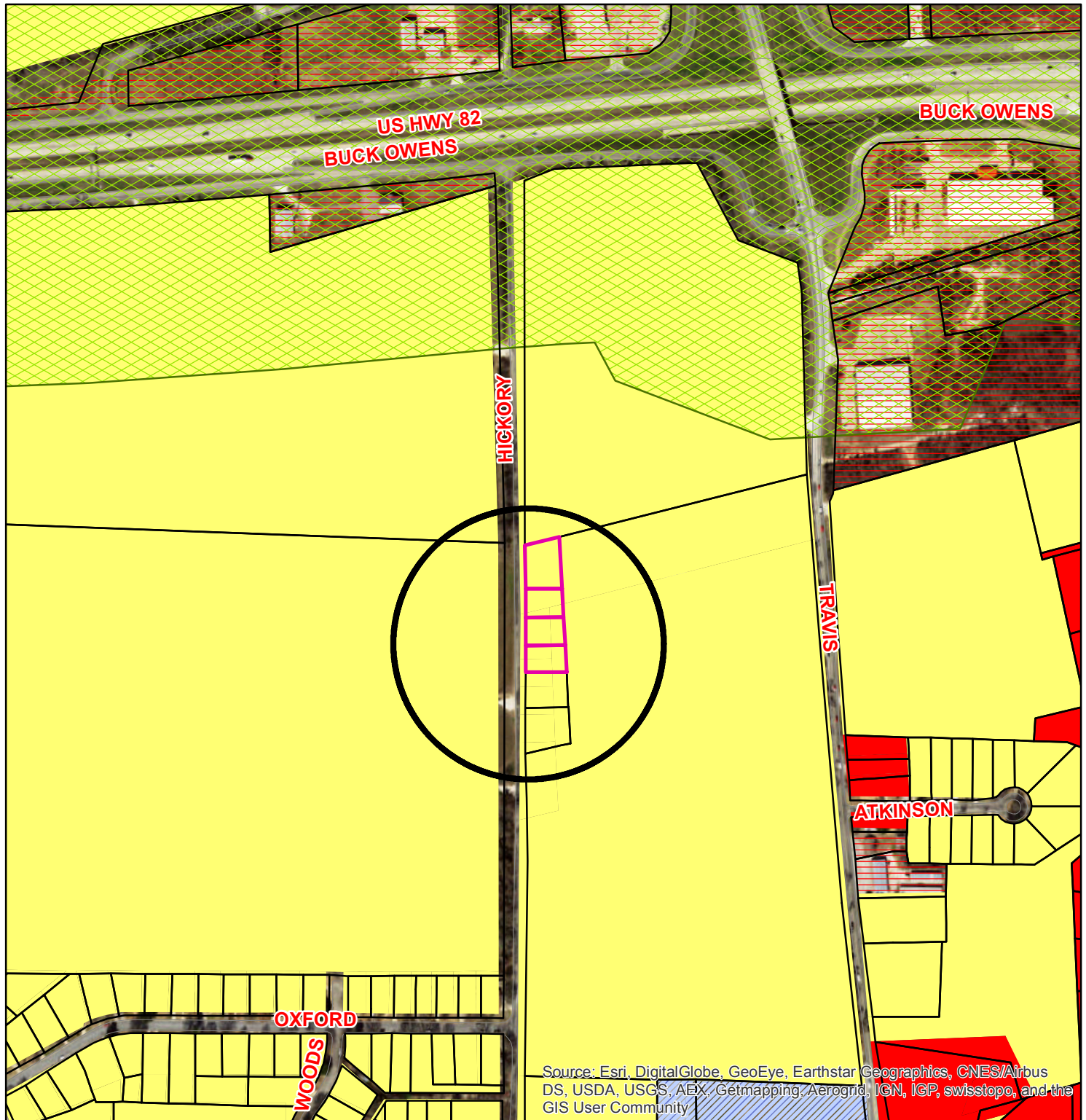


3103, 3107, 3111 & 3115 N. Hickory



1 in = 900 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 3103, 3107, 3111 & 3115 N. Hickory



City of Sherman, Texas
Developmental Services Department

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



NOT TO SCALE

1 in = 400 ft

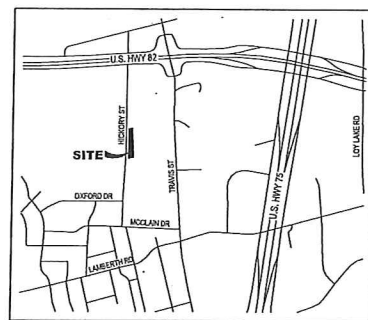
3103, 3107, 3111 & 3115 N. Hickory





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

REMAINDER OF
HAT EDWARDS JR.
VOL. 610, PG. 83
D.R.G.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ PRESTON TRAIL LAND SURVEYING, RPLS 6565' CAP SET
IRF	IRON ROD FOUND
CM	CONTROLLING MONUMENT
()	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
BL	BUILDING LINE
U	UTILITY/POWER POLE
-	GUY
□	TELEPHONE BOX
---	BOUNDARY LINE
---	ADJOINER LINE
---	BUILDING LINE
x	CHAIN LINK/FENCE
---	ASPHALT
---	OVERHEAD ELECTRIC UTILITY

J.B. MCANAIR SURVEY
ABSTRACT NO. 763

LAND DESCRIPTION:

BEING Lots ONE (1) through SIX (6) of HICKORY ESTATES ADDITION to the City of Sherman, Texas, as shown by plat of record in Volume 7, Page 36, Plat Records, Grayson County, Texas.

GENERAL NOTES:

1. Subject property is within R-1 Residential Zoning District.
Set Back requirements:
Front Set Back 25'
Rear Set Back 25'
Side Set Back 10% of lot width (Min. 6')
A variance is required for Lot 6R: 20' Rear Set back
A variance is required for Lot 7R: 15' Rear Set back
A variance is required for Lots 8R and 9R: 10' Rear Set back

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/20/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0280 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.

SITE PLAN
1.306 ACRES
PROPOSED RE-PLAT OF HICKORY ESTATES

Being all of Lots 1 - 6, Hickory Estates
Volume 7, Page 36, P.R.G.C.T.
North Hickory Street, Sherman
Grayson County, Texas



83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No.
1031915

Drawn by: CRH
Checked by: RG

Scale 1"=30'
Date: 12/20/2016

Project No. 16-0434
Sheet No. 1 of 1

OWNER/DEVELOPER:
Joe Gilbert Construction, LLC
801 E Taylor Street
Sherman, TX 75090
Ph: 903-693-5188
Contact: Joe Gilbert

ENGINEER:
Cross Engineering Consultants
131 S Tennessee Street
McKinney, TX 75069
Ph: 972-562-4409
Contact: Jonathan Hale

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0033

ELECTRIC EASEMENT
FOR GUY ONLY
(UNDEVELOPED LOT 10)
VOL. 1172, PG. 549

NORTH HICKORY STREET
(617' ASPHALT SURFACE AND RECORD FOUNDED)

MARIAM APREL USURY SPECIAL NEEDS TRUST, ET AL
BY: JAMES L. MCANAIR, JR.
VOL. 466, PG. 210
D.R.G.C.T.

BESSIE JENNINGS CARRAWAY
VOL. 628, PG. 124
D.R.G.C.T.



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

Agenda Item No. 14.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

1922 N. GRAND AVENUE

The request of Interproperty Holdings, Inc. (Owners), Tom Joseph, Grand Kera, Inc. (Applicant/Tenant) concerning the property located at 1922 North Grand Avenue, being 5.73 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 liquor store in an M-1 (Light Manufacturing) District.

Background:

The property is located at 1922 North Grand Avenue in the Jamestown Plaza Shopping Center, between Texoma Parkway and Teague Drive. The property is zoned an M-1 (Light Manufacturing) District.

Sherman voters approved the legal sale of all alcoholic beverages in a local option election held on November 8, 2016, however, updates to the requirement for a Specific Use Permit to allow a liquor store in a Commercial or Manufacturing District was approved by the City Council on March 7, 2016 by Ordinance 5934. The owner of the this property is requesting a Specific Use Permit to allow a liquor store at this location.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

Interproperty Holdings, Inc. (Owners)
Tom Joseph, Grand Kera, Inc. (Applicant/Tenant)

Master Plan Designation:

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

Number of notices mailed:

9

Objections Received:

0

Attachments

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



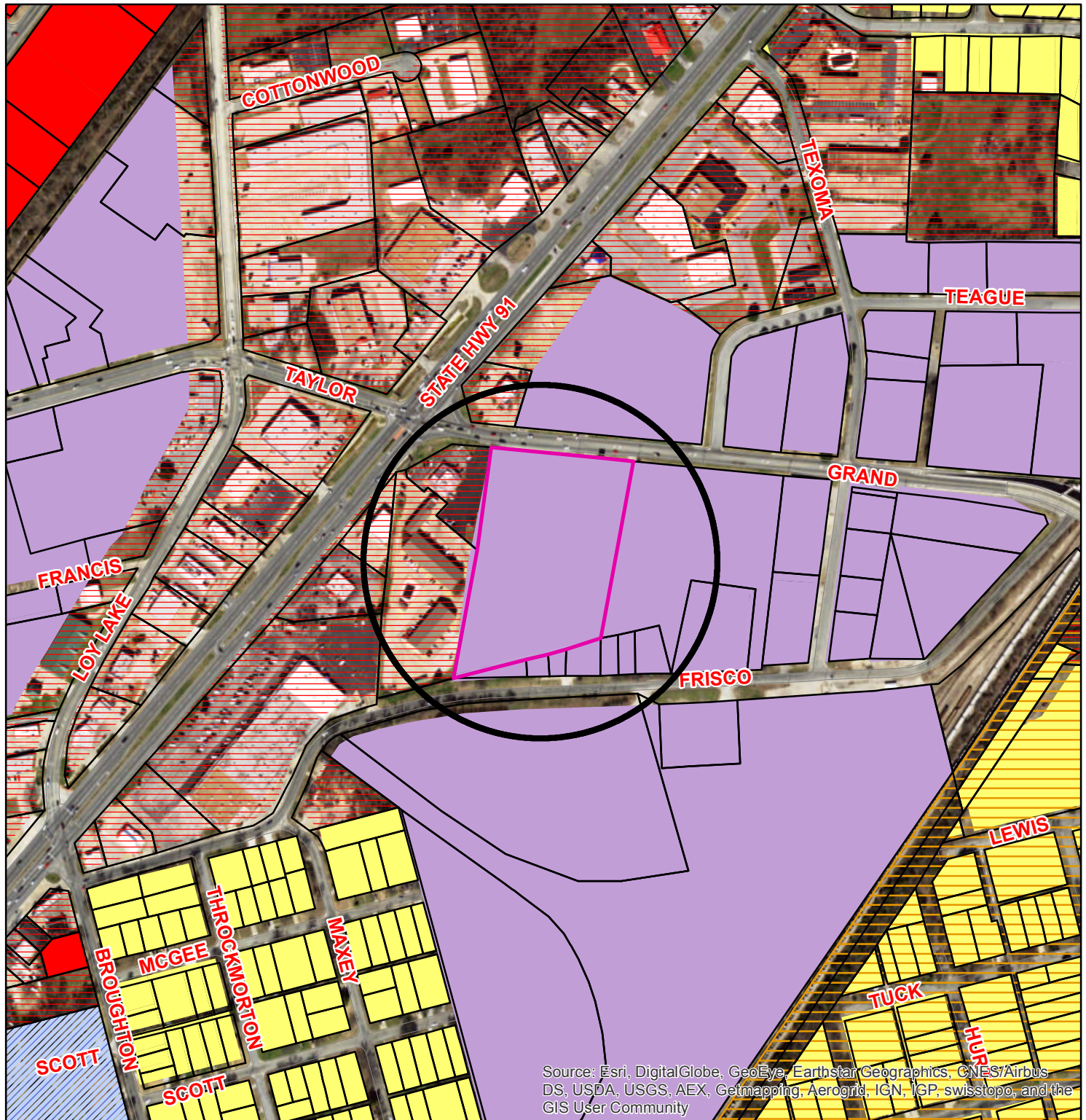
1922 N. Grand



City of Sherman, Texas
Developmental Services Department



1 in = 428 ft



Zoning - 1922 N. Grand



City of Sherman, Texas
Developmental Services Department

Legend	
Transportation Corridors Overlay	DISTRICT_NAME
HWY_NAME	Arts and Cultural District
FM 1417	Blalock Commercial Overlay District
Sam Rayburn Freeway	Central Business District
US Hwy 82 and 75	College Park District
Special Districts Overlay	Downtown Overlay District
	Historic Preservation District
	Zoning 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



1 in = 400 ft

1922 N. Grand



Jamestown Plaza

Shopping Center

Sherman, Texas
Grayson County

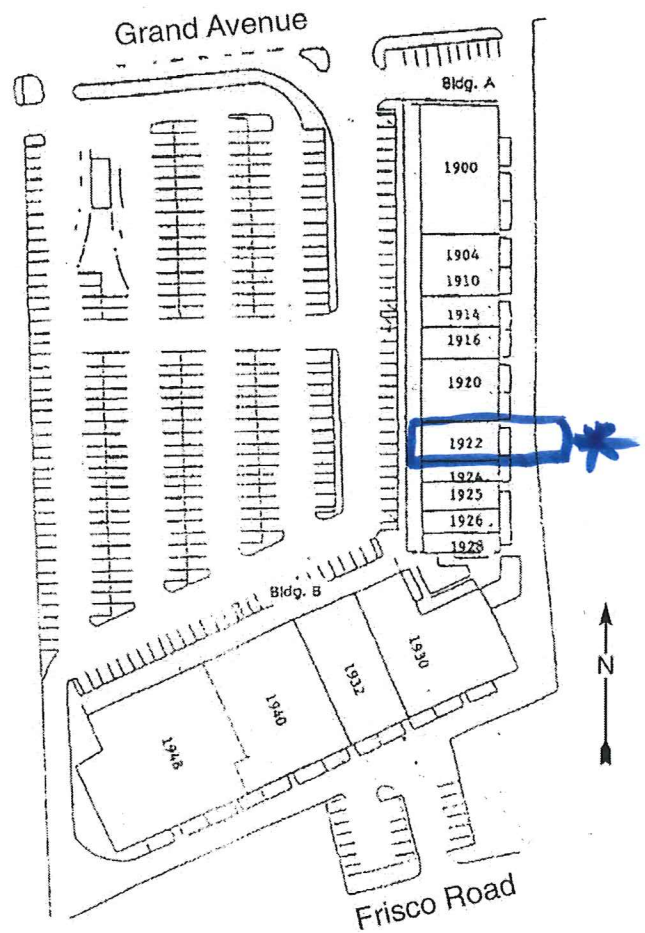
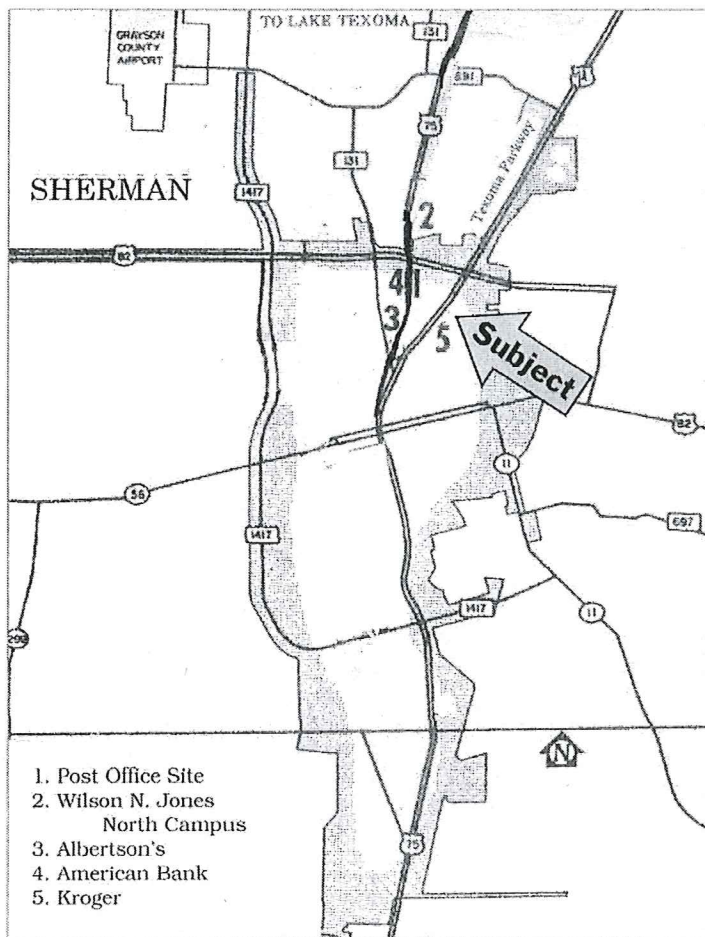


EXHIBIT "A"
DEMISED PREMISES

Grand Avenue

Bldg. A

1900

1900
1904

1908

1910

1914

1916

1918

1922

1924

1924A

1926

1928



Bldg. B

1930

1932

1942

1948

1950

Frisco Road



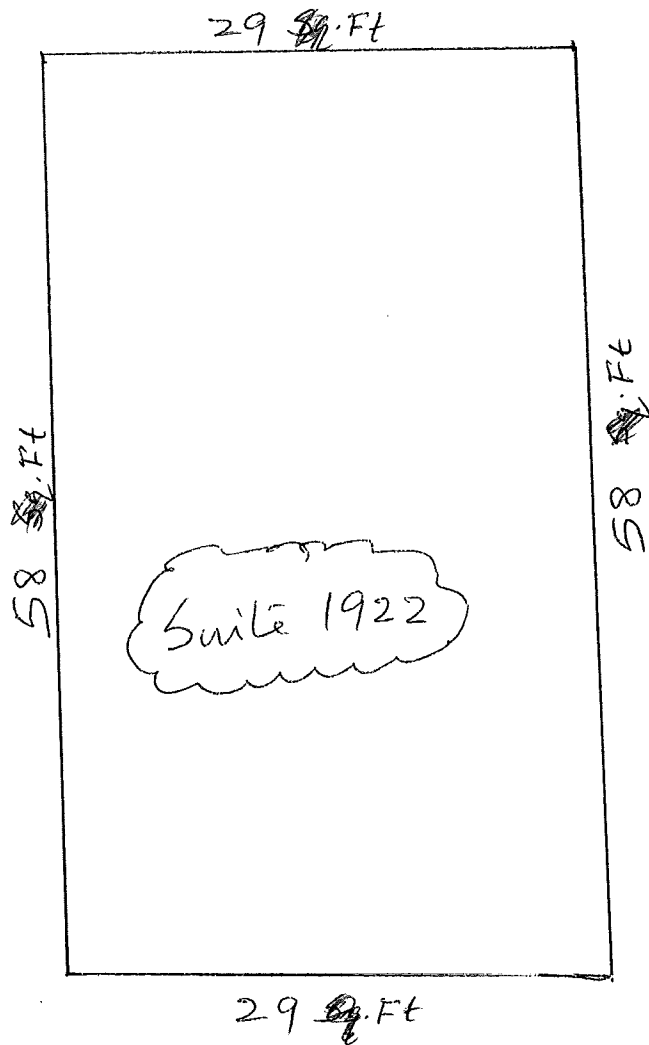
JAMESTOWN PLAZA

Jamestown Plaza

1900 North Grand Avenue, Sherman, TX 75090

Plan / Suite 1922

TOTAL Sq. Ft : 1682



Exterior Color : Black / Glass Windows.

Jamestown Plaza

1900 North Grand Avenue, Sherman, TX 75090

IS

SUN LOA

FASTSIGNS
More than fast. More than signs.

PRÉSTAMOS

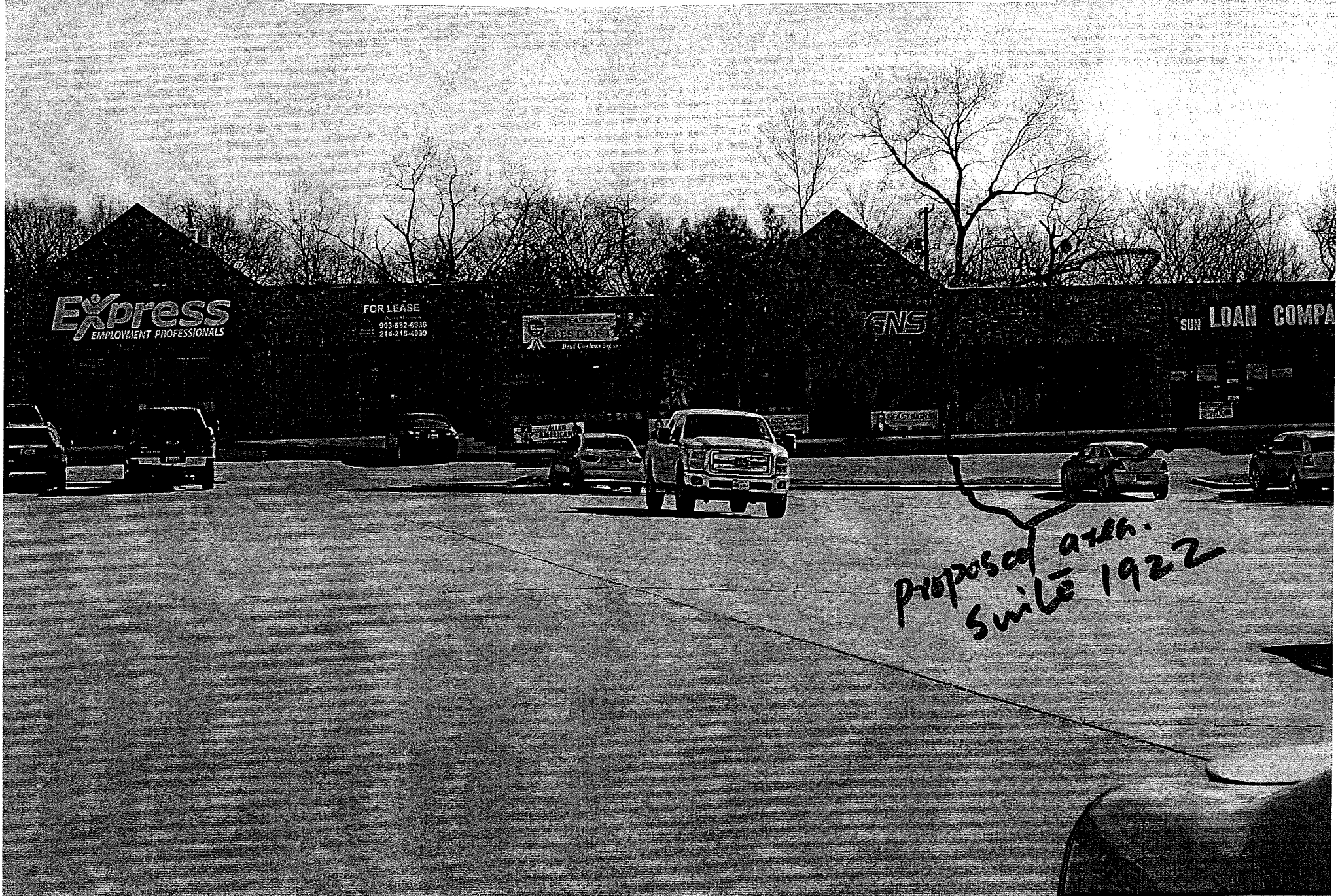
DO YOUR TAXES
WITH SOMEONE YOU CAN TRUST AND GET UP TO
\$1200

proposed location

1900 N. Grand Ave, Suite 1922

Jamestown Plaza

1900 North Grand Avenue, Sherman, TX 75090





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

Agenda Item No. 15.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

215 W. PARK AVENUE

The request of Whitmire Container Corporation (Owners), Justin Anderson, Selective Site Consultants, Inc. (Representative) and T-Mobile (Carrier) concerning the property at 215 West Park Avenue, being a part of Block 15 of the Replat of Blocks 4-6, 15-7, 29-31 and 40 and 41 of the Southside Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 7, Subsection (15) (1) (c) to allow a 50' setback from the property line in lieu of the required 100' for a Wireless Telecommunications Tower in an M-2 (Heavy Manufacturing) District.

Background:

The property is located at 215 West Park Avenue, between Crockett and Elm Streets and is zoned an M-2 (Heavy Manufacturing) District.

T-Mobile would like to erect a 100' tall wireless communications facility at this location. The facility will be enclosed in a 30' x 46' chain link fence area. T-Mobile is the anchor tenant for this site and has a designated 10' x 15' lease area for their outdoor equipment, consisting of a platform and radio equipment. This site is required to maintain T-Mobile's network coverage and capacity stability as part of T-Mobile's rapidly growing data services. This area currently has unacceptable performance and therefore contributes to diminished capacity of the surrounding sites. This proposed site will have the ability to help offload data traffic and capacity from surrounding sites while creating a coverage gap. By helping to offload existing capacity of the neighboring sites, this tower will help existing sites be more efficient and effective.

Adjacent Zoning:

R-1 (One Family Residential) District

M-1 (Light Manufacturing) District

M-2 (Heavy Manufacturing) District

Origination:

Whitmire Container Corporation (Owners)

Justin Anderson, Selective Site Consultants, Inc. (Representative)

T-Mobile (Carrier)

Master Plan Designation:

Industrial – This character type typically has very large lot sizes with large buildings that are used for industrial purposes. A lot may have any number of buildings or storage facilities. Parking lots are necessary for employees and rail access may be necessary to ship/receive materials.

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Site Plan

Staff Review Letter

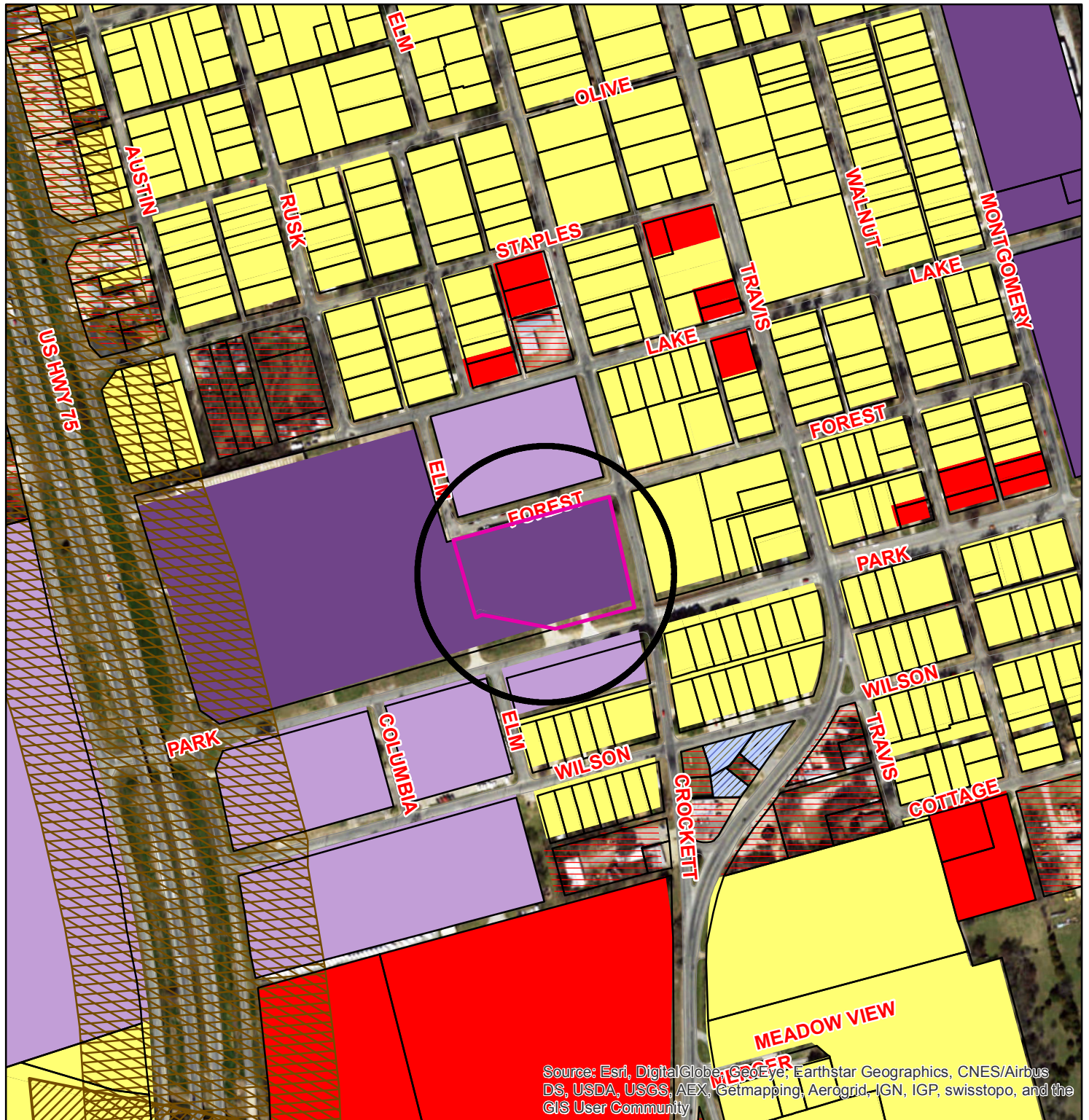


215 W. Park



1 in = 1,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 215 W. Park

Legend

Transportation Corridors Overlay

HWY_NAME

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

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

Zoning Districts

Representation: SHERMGIS.DBO.ZoningDistrict_Rep

Unknown

BIP Block Industrial Park

C-1 Retail Business District

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft

215 W. Park





December 21, 2016

VIA FED EX DELIVERY

City of Sherman
220 W. Mulberry
Sherman, TX 75091
Attn: City Staff

RE: Eco-Site and T-Mobile (TX-0160 / DA03829) application for approval of a setback Variance for construction of a wireless communications facility to be located at 215 W. Park Avenue – property owned by Whitmire Container Corp.

Dear City Staff:

T-Mobile is applying for a Variance for the installation of an one hundred feet (100') tall wireless communications facility to be located at the northwest corner of the parcel south of W. Forest Avenue.

SITE DESIGN

The proposed Eco-Site facility will be enclosed in a 30' x 46' chain link fenced area. T-Mobile is the 'anchor tenant' for this site and has a designated 10' x 15' lease area for their outdoor equipment, consisting of a platform and radio equipment (8' x 8' platform). The design submitted with this application will elaborate on the equipment that will be contained within the fenced area. The proposed fenced area will also enclose the tower.

There will be no lighting required for this tower unless required by the Federal Aviation Administration. There will be no signs at this site except for safety and identification as required by the Federal Communications Commission. These are not lighted and are affixed to the front / gate area of the site.

Parking will be provided within the access easement of the agreement and is the existing paved area just south of the proposed lease area.

Access will be gained from a proposed 20''wide access drive which is existing in the current parking lot / paved area. The proposed easements are non-exclusive.

CO-LOCATION EFFORTS

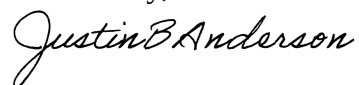
No collocation opportunities were available to meet the coverage and capacity criteria for this area. This site is required to maintain T-Mobile's network coverage and capacity stability. T-Mobile customers rely on capacity sites as part of T-Mobile's network and rapidly growing data services. This area currently has unacceptable performance and therefore contributes to diminished capacity of the surrounding sites. This proposed site will have the ability to help offload data traffic and capacity from surrounding sites while creating a coverage gap. By helping to offload existing capacity of the neighboring sites, this tower will help existing sites more efficient and effective.

SETBACK REQUEST

This site cannot meet the 1.5:1 tower setback standard for the western property line. It will meet a 50' setback from this property which is also zoned M-2 Heavy Manufacturing.

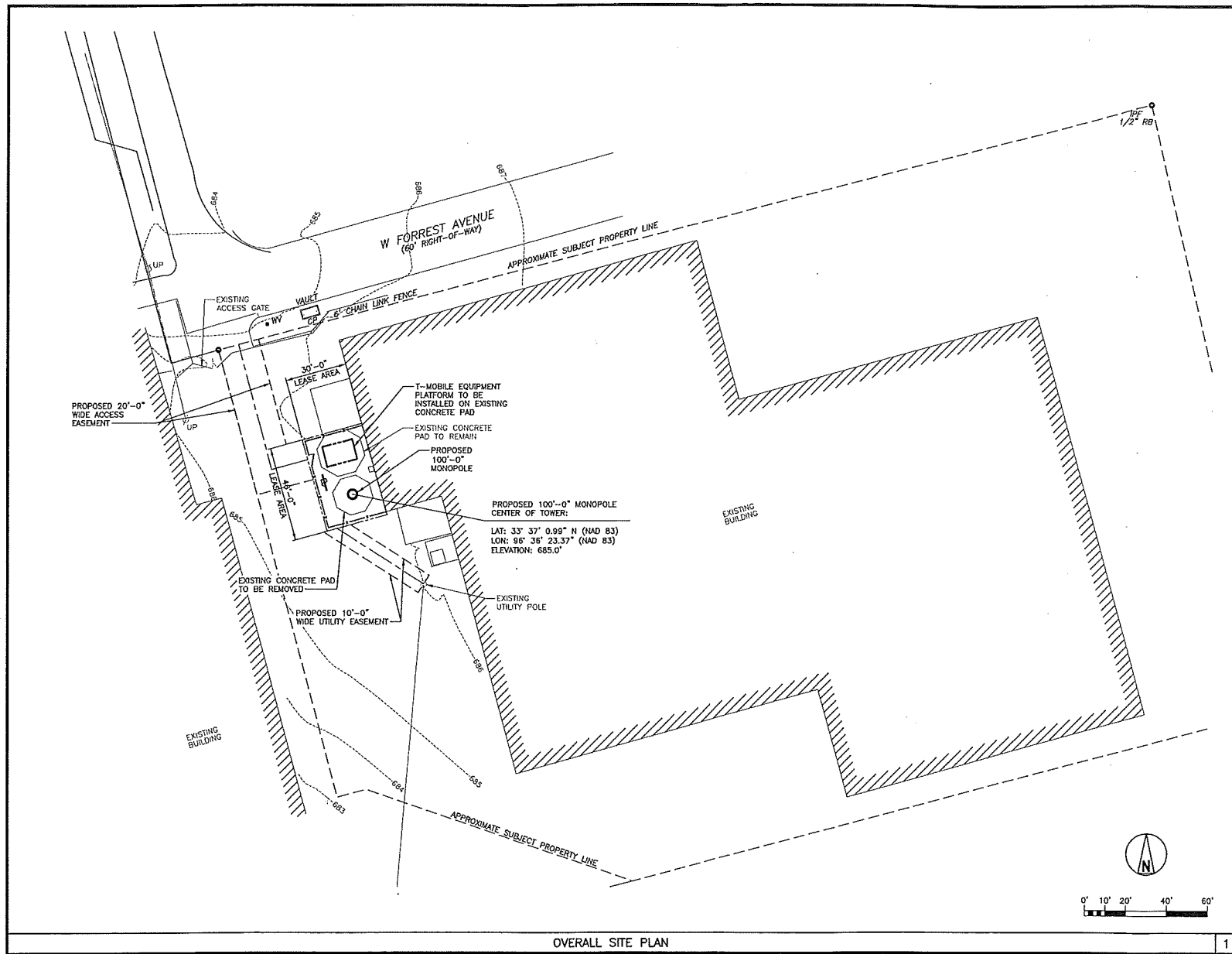
We appreciate your consideration and support of this application at the January 17, 2017 Planning & Zoning Commission Meeting.

Please direct any further questions or requirements to Justin Anderson.

Sincerely,

Justin Anderson

Attachments

T-1



CARRIER:

T-Mobile

PLANS PREPARED FOR:

Eco-Site
 240 LEIGH FARM ROAD, SUITE 415
 DURHAM, NC 27707

PLANS PREPARED BY:

SSC
 9900 West 109th Street, Suite 300
 Overland Park, Kansas 66210
 Phone: 913-438-7700
 Fax: 913-438-7777

ENGINEERING LICENSE:
 STATE OF TEXAS
 STATE CERTIFICATE OF AUTHORIZATION # 12512
 ENGINEER: PEP
 DAVID MICHAEL L. OWENS 12512 STRUCTURAL/CIVIL, SC
 KY KEVIN VANAMABLE 12512 STRUCTURAL/CIVIL, SC
 TIA TERRY 12512 ELECTRICAL, E
 SDC 12512 ELECTRICAL, E

PRELIMINARY ISSUE

DRAWING NOTICE:
 THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE
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 DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE
 OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING		11/29/06	IDS	A

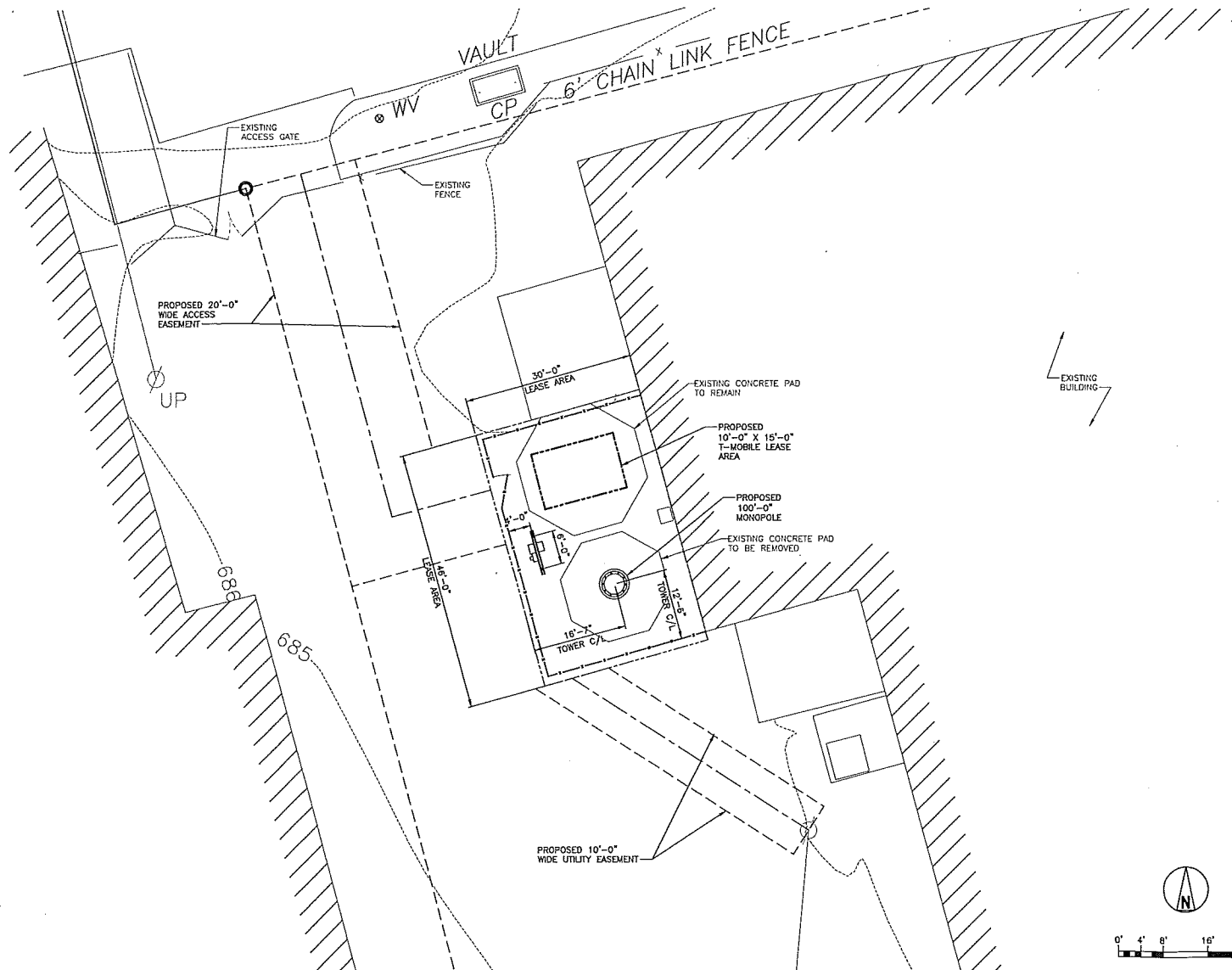
MLA NAME & SITE NUMBER:
WHITMIRE CONTAINER CORP
 DA03829

CARRIER NAME & SITE NUMBER:
WHITMIRE CONTAINER CORP
 TX-0160

SITE ADDRESS:
 215 W PARK AVE
 SHERMAN, TEXAS
 75090

SHEET DESCRIPTION:
OVERALL SITE PLAN

SHEET NUMBER:
C-1.0



ENLARGED SITE PLAN

CARRIER:

T-Mobile

PLANS PREPARED FOR:

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE
STATE OF TEXAS
STATE CERTIFICATE OF AUTHORIZATION # 651
ENGINEER: PER
ALD MICHAEL OWENS 10/10/04 STRUCTURAL/CIVIL, SC
RY KEVIN VANNALE 10/10/04 STRUCTURAL/CIVIL, SC
TVS TERRANCE 10/10/04 ELECTRICAL, E
SOK RUSSELL 10/10/04 ELECTRICAL, E

DRAWING NOTICE
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DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE
OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING		11/28/06	DOJ	A

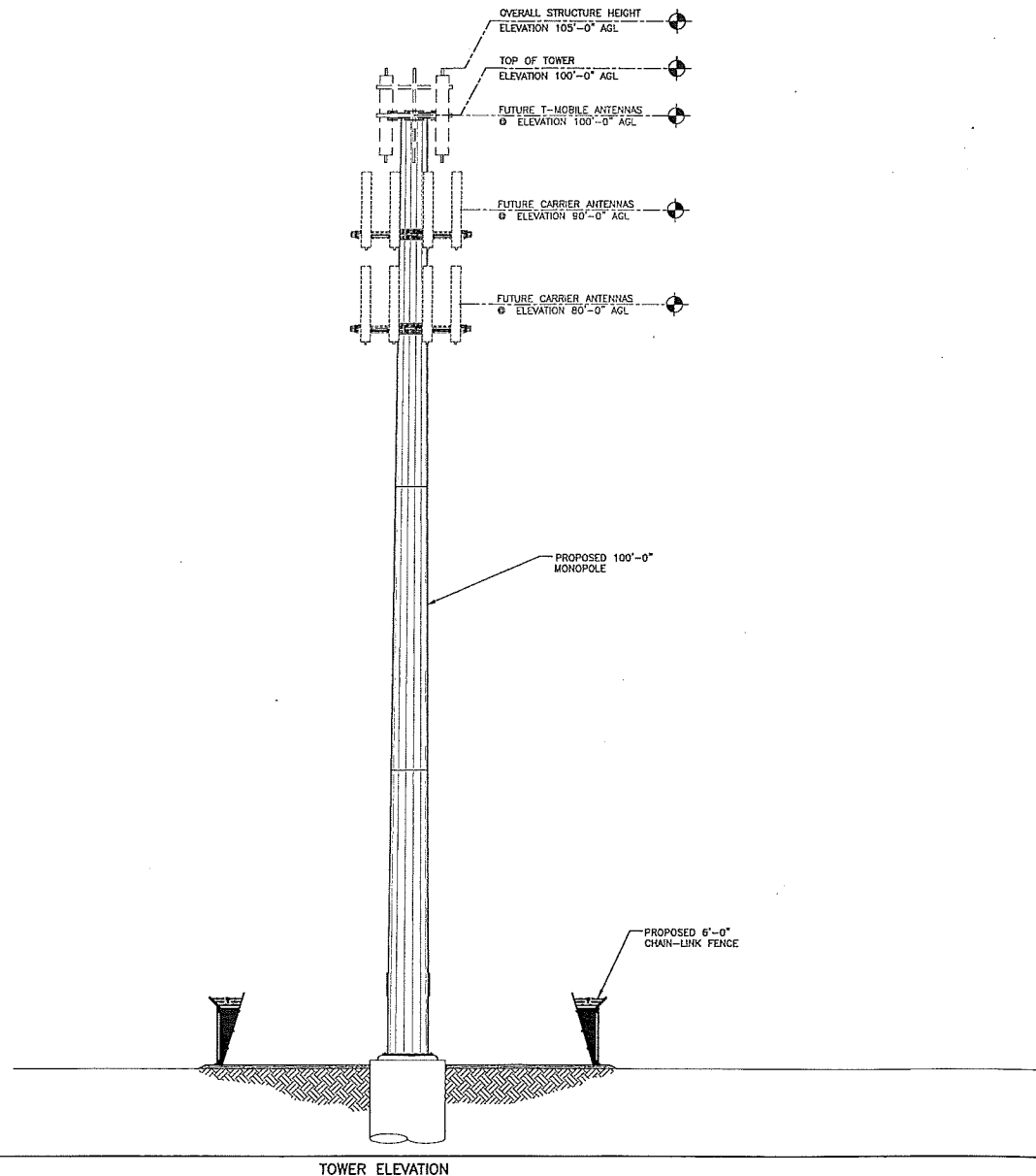
PLA NAME & SITE NUMBER
WHITMIRE CONTAINER CORP
DA03829

CARRIER NAME & SITE NUMBER
WHITMIRE CONTAINER CORP
TX-0160

SITE ADDRESS
215 W PARK AVE
SHERMAN, TEXAS
75090

SHEET DESCRIPTION
ENLARGED SITE PLAN

SHEET NUMBER
C-1.1



CARRIER:

T-Mobile

PLANS PREPARED FOR:

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:
STATE OF TEXAS
STATE CERTIFICATE OF AUTHORIZATION # 6501
ENGINEER: PEA
ALD MICHAEL OWEN'S 10541 STRUCTURAL/CIVIL, SC
RY KEVIN VANAMBLE 10541 STRUCTURAL/CIVIL, SC
TUS TERRANCE 10541 ELECTRICAL, E
SOK TERRY 10541 ELECTRICAL, E
PRELIMINARY ISSUE

DRAWING NOTICE
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SOLE PROPERTY OF SSC, INC. AND IS LOANED TO THE
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DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE
OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS	DESCRIPTION	DATE	BY	REV
ISSUED FOR 2008/2		11/28/08	005	A

CLIENT NAME & SITE NUMBER:
WHITMIRE CONTAINER CORP
DA03829

CARRIER NAME & SITE NUMBER:
WHITMIRE CONTAINER CORP
TX-0160

SITE ADDRESS:
215 W PARK AVE
SHERMAN, TEXAS
75090

SHEET DESCRIPTION:
TOWER ELEVATION

SHEET NUMBER:
C-2.0

STAFF REVIEW LETTER

January 12, 2017

Whitmire Container Corp.
215 W. Park
Sherman, TX 75090

SSC
Justin Anderson
9900 W 109th St., Ste. 300
Overland Park, KS 66210

Dear Applicants,

The request for a variance to allow a 50' setback from the property line in lieu of the required 100' for a Wireless Telecommunications Tower in an M-2 (Heavy Manufacturing) District for the property located at 215 West Park Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-2 (Heavy Manufacturing) District and the Telecommunications, antennas and towers ordinance must be followed.
2. The overall structure height of the tower shall be 100'.
3. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshall for direction on this.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



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

CC: Robby Hefton, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., Director of Engineering
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 16.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

4613 N. FM 1417 (HERITAGE PARKWAY)

The request of Sapphire Group LLC (Owners), Kyle Boothe (Representative) and Bluestone Drafting & Design (Designer) concerning the property located at 4613 N. FM 1417 (Heritage Parkway), being 17.60 in the Alfred Humes Survey, Abstract No. 522, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4)(b) to allow the existing metal buildings in lieu of the required masonry in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow truck repair, storage, rental and office for Ryder Trucks and a General Contractor's Office and storage Facility in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

Background:

The property is located at 4613 North FM 1417 (Heritage Parkway) between U.S. Highway 82 and Plainview Road; Texas Electric Utilities was one of the previous tenants; it was used for their main construction offices, storage warehouses, assembly shops, communications center and fleet maintenance shops. The metal buildings on the property were specifically designed for each of the above mentioned uses and make up approximately 26,000 square foot of space. The property is zoned a C-2 (General Commercial District and is also located in the O-1.1 (FM 1417 Overlay) District. The owner is requesting a Specific Use Permit for Ryder Trucks for truck repair, storage, rental, and office. Bluestone Partners would also like to keep the professional office to be used as a General Contractor's Office and storage facility.

Adjacent Zoning:

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

Origination:

Sapphire Group LLC (Owners)
Kyle Boothe (Representative)
Bluestone Drafting & Design (Designer)

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:

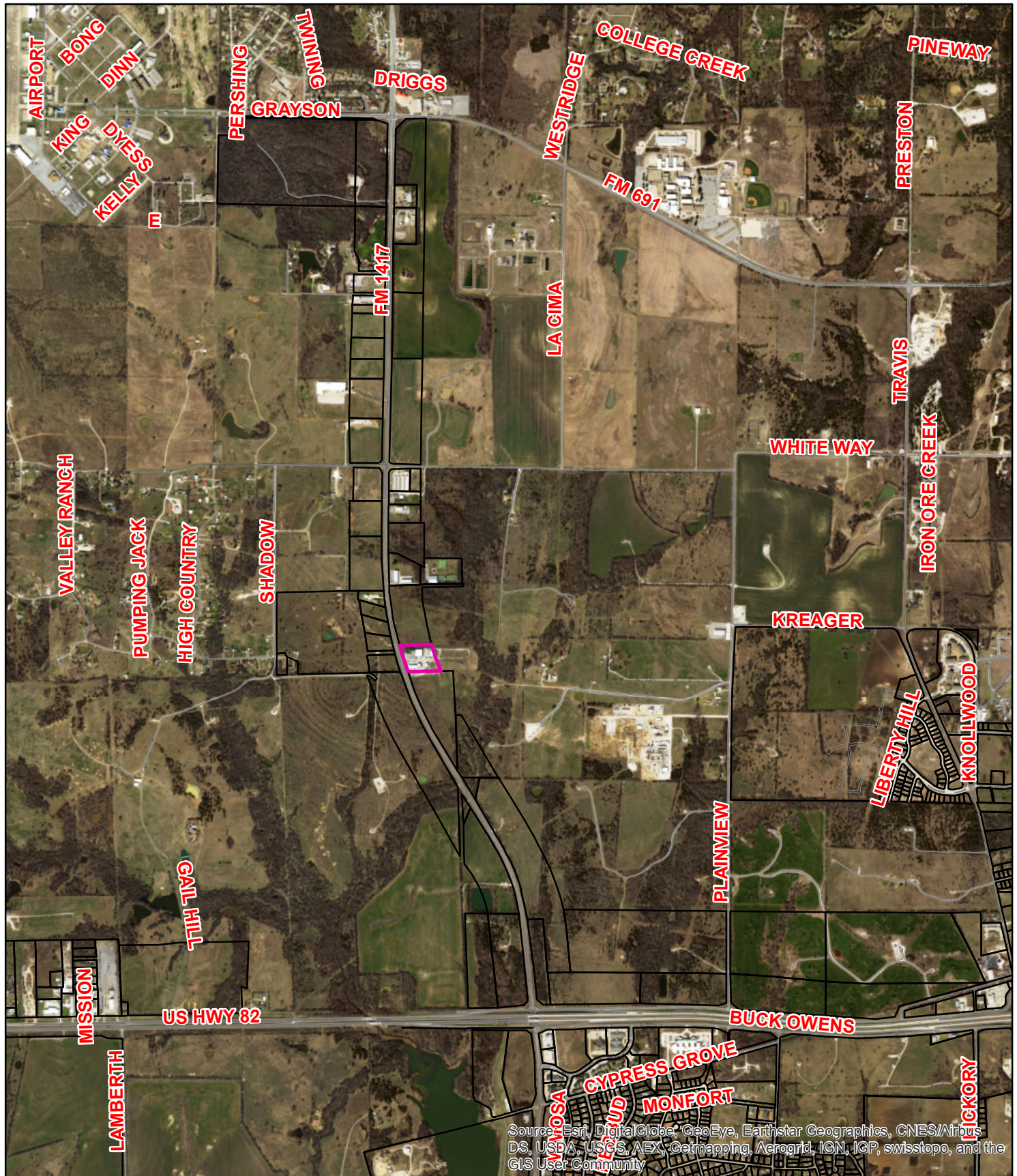
5

Objections Received:

0

Attachments

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



4613 N. FM 1417 (Heritage Parkway)



1 in = 2,000 ft

4613 N. FM 1417 (Heritage Parkway)



Bluestone Partners, LLC.

4708 N. FM 1417

Sherman, TX 75092

903-813-1415

12/22/16

Planning & Zoning Commission Members

City of Sherman

220 W. Mulberry St.

Sherman, TX 75090

Dear Planning & Zoning Commission Members,

Please review the following comments concerning the potential use of the property at 4613 N. FM 1417. This facility falls within the O-1.1 (F.M. Highway 1417) Overlay District. The property is currently owned by Sapphire Group, LLC. Sapphire is made up of 36 investors, of which 30 are local to the Sherman area. It is by their request that we are seeking specific use permits to allow for tenants to continue uses that the facility was originally designed for. Bluestone, as managers of the facility, would like to do this in such a way that will not be cost prohibitive, but will allow us to improve the property from its current condition. By doing so, we believe that it will improve the area aesthetically and help bring industry and jobs to the city.

Previously, this facility was owned by Texas Electric. It was used as their main construction offices, storage warehouses, assembly shops, communications center, and fleet maintenance shops. The metal buildings on the property were specifically designed for each of the above mentioned uses and make up about 26,000 SF of space. There are no neighboring improvements (residential or commercial) on the surrounding properties. The entrance to this facility are marked with TXDOT signs which read "Plant Entrance" for north and south traveling traffic.

We are requesting a Specific Use Permit for multiple tenants that are interested in leasing buildings on the property. The first, Ryder Trucks, has leased a location on Texoma Parkway since the late 70's. Their facility now is less than ideal and does not reflect the standard of quality Ryder is known internationally for. Bluestone has represented Ryder in their search for a new facility over the past year. When Sapphire Group's property came available Ryder realized it was a good option and needs to make a decision to stay in Sherman or not. Their use would be truck repair, storage, rental, and office. Bluestone would also like to keep the professional office to be used as a General Contractor's office and

storage facility. There has also been serious interest from IT companies, lumber wholesale distributors, RV repair, and landscaping companies.

We have read and are familiar with the requirements of the 1417 Overlay district in regards to building design, placement, landscaping, screening, and uses. Many of these requirements directly relate to new construction and development. Bluestone is pleased with the requirements as they dictate design features and uses along F.M. 1417, but do not think it should be applied word for word to an existing facility of this size or location. If this property were held to the standards of the overlay district the following list would not meet the requirements:

- Metal roofs of 26,000+SF are not standing seam metal
- Would not contain four of the Architectural Features List for each building
- 85% masonry on each building (which would account for approximately 40,000 sq. ft. of already existing façade)
- Possible Screening on a large 17 acre tract with no neighbors
- Parking (This property has a variance allowing parking on gravel)

After the original owner discontinued occupying the property tenants included Willbros Utility T&D and Plains All American Pipeline. Plains All American Pipeline is a multi-billion dollar, publicly traded company that had the responsibility for the maintenance of the property. They neglected this responsibility for years and it has negatively affected the 17 acre facility. Sapphire Group has a history of improving properties in Sherman, specifically along F.M. 1417. A few of their past and current projects include the remodel and operation of Traditions Assisted Living & Memory Care, Overland Office Park, and now Heritage Row Townhomes on Woods St. Sapphire's goal is to bring the property to a "like new" condition. Much maintenance has already been completed and the property has improved drastically. There are still plans to repair fences, gates, overhead doors, exterior lighting, improve current landscaping and add additional trees and bushes, additional cleaning, new paint, and continued maintenance.

Sapphire Group would like to move forward in a way that would allow for flexibility for multiple tenants on the property. We greatly value any advice from the commission members that may help to remedy the potential for this type of red tape. It is inherently difficult for potential tenants to commit to a property where many uses are prohibited without great effort and cost for approval. We look forward to discussing this further with each of you and welcome any questions or potential concerns you may have.

Sincerely,

Barry Boothe

Director of Real Estate

Bluestone Partners, LLC.



STAFF REVIEW LETTER

January 12, 2017

Sapphire Group, LLC
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Kyle Boothe
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit to allow truck repair, storage, rental and office for Ryder Trucks and a General Contractor's Office and storage Facility in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District for the property located at 4613 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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-1.1 (FM 1417 Overlay) District, sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings unless an exception is granted.
3. A parking space is considered to be 9'x20'.
4. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way.
5. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. No outside storage of materials or dismantled vehicles, wrecks or parts is allowed.
8. Violation of the conditions of the SUP will terminate the Specific Use Permit.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. New drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
12. New drive approaches shall be approved with TxDOT.
13. Parking will be permitted on private property only.
14. Parking will be permitted on improved surfaces only.

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 Engineering
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 17.

Meeting Date: 01/17/2017

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

Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Sam Thorpe, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

Clay Mahone, Commissioner

Requested Action/Proposed Use:

*** 4615 N. TRAVIS STREET**

The request of Young Enterprises (Owners) and David Baca Studio (Architect) concerning the property located at 4615 North Travis Street, being Lot 1R, of the Replat of Lot 1, Block 6 & Lot 1, Block 7 of the Replat of Blocks 2-9, North Creek Addition, Section 1 and all of Block 1 of the Replat of North Creek Addition, Section 1, as follows:

Planning and Zoning Commission

Site plan approval for Ace Storage, Phase 1

Background:

The property is located in the 4600 blocks of North Travis Street and the 100-200 blocks of East Northcreek Drive; the southeast corner of Travis Street and Northcreek Drive. The property is zoned a C-1 (Retail Business) District. A Specific Use Permit to allow a mini-warehouse facility on the property was approved at the September 6, 2016, City Council Meeting.

The owner would like to construct a mini-warehouse facility at this location; the building area will be approximately 72,378 square foot. The exterior finish on the buildings will be brick veneer with a standing seam metal roof. A 6' high chain link fence with privacy slats will surround the development. Nineteen parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

C-1 (Retail Business) District

Origination:

Young Enterprises (Owners)
David Baca Studio (Architect)

Master Plan Designation:

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

Number of notices mailed:

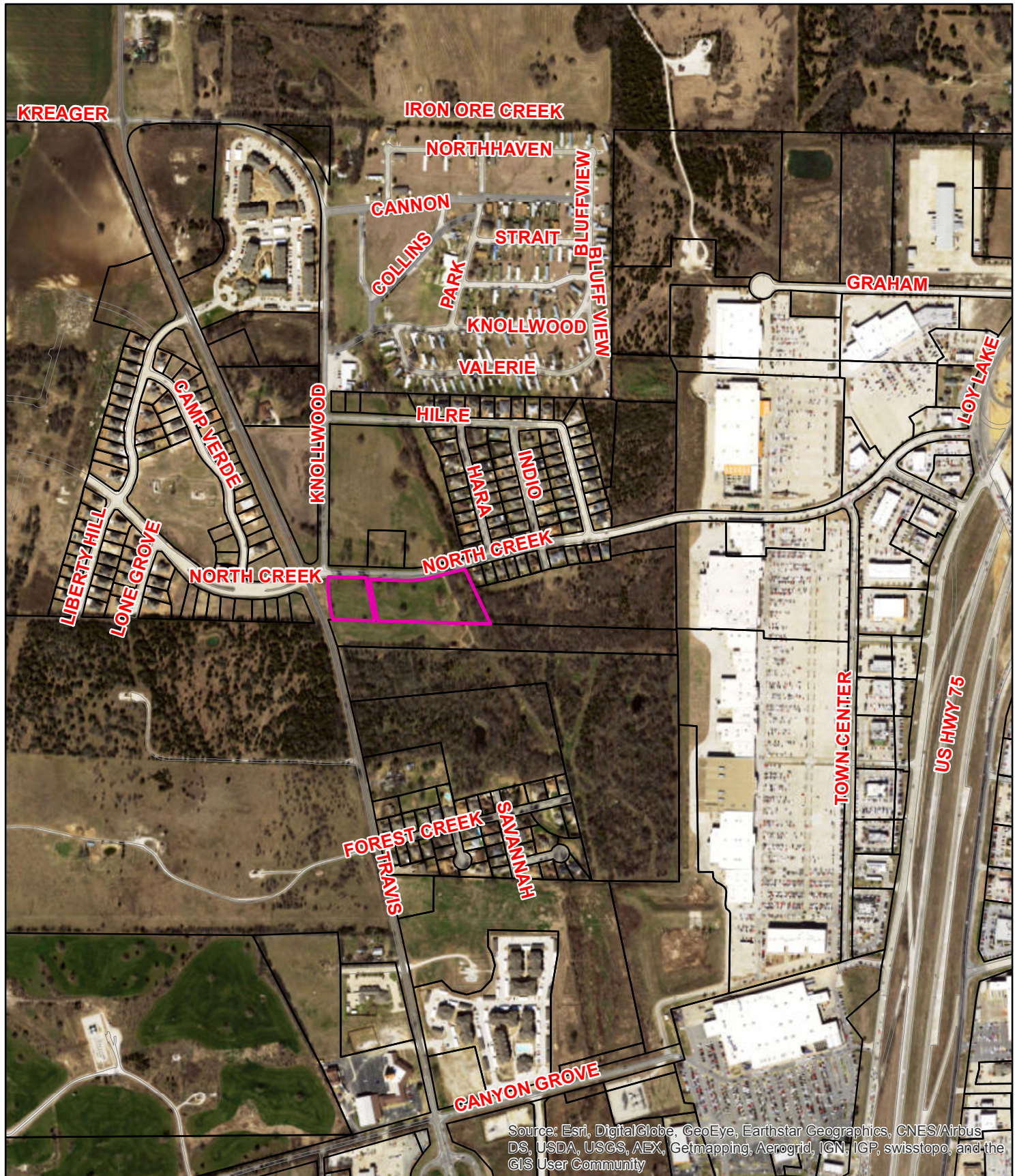
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Elevations
Staff Review Letter



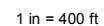
4615 N. Travis

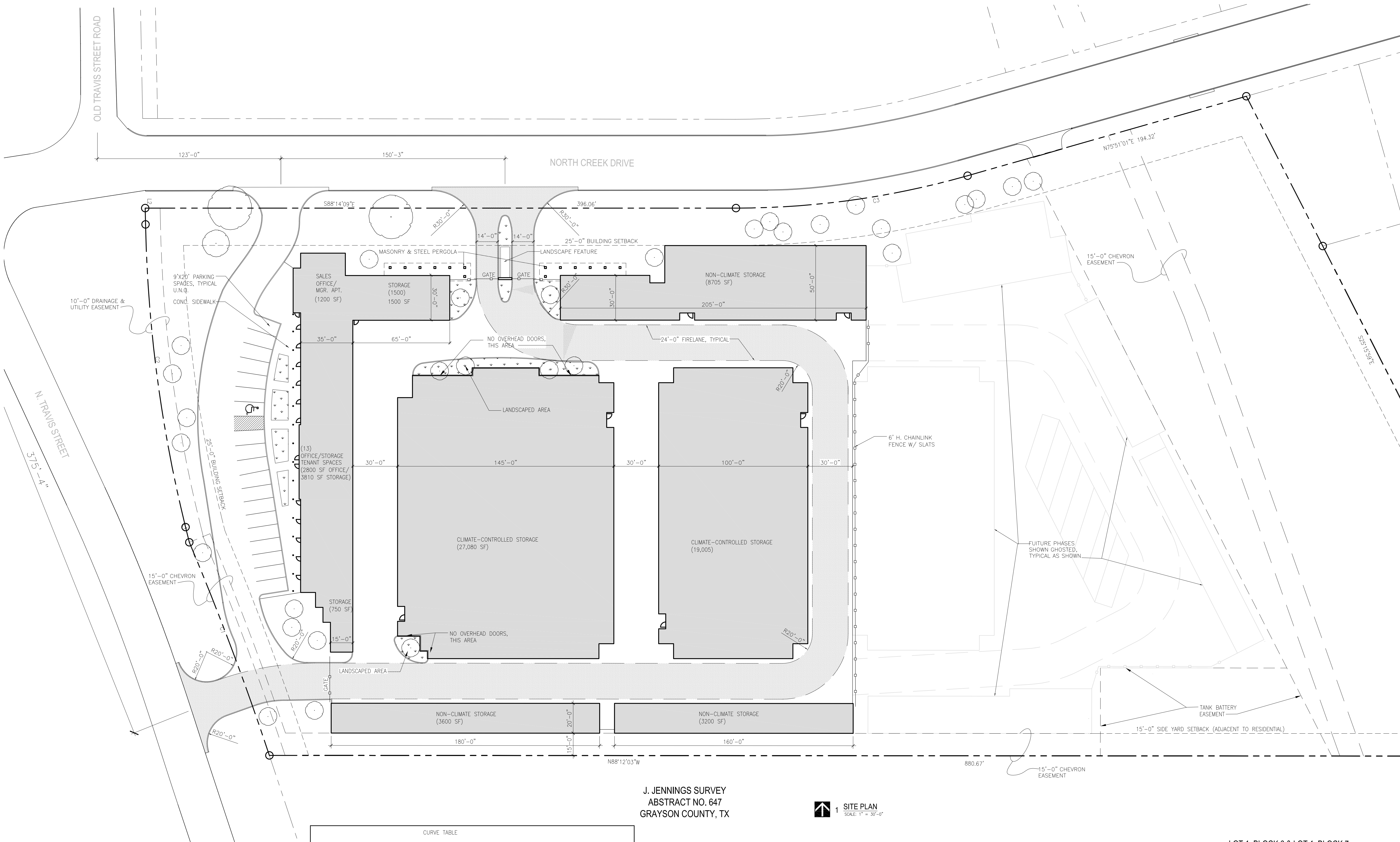


City of Sherman, Texas
Developmental Services Department



1 in = 700 ft





J. JENNINGS SURVEY
ABSTRACT NO. 647
GRAYSON COUNTY, TX

1 SITE PLAN
SCALE: 1" = 30'-0"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	152.66'	1960.08'	4°27'45"	N18°49'39"W	152.63'
C2	205.11'	925.37'	12°42'00"	N05°45'59"W	204.69'
C3	157.27'	566.22'	15°54'50"	N83°48'26"E	156.76'
C4	236.97'	2148.50'	6°19'10"	N75°49'43"E	236.85'
C5	126.37'	970.00'	7°27'52"	N76°24'04"E	126.28'
C6	140.60'	506.22'	15°54'50"	S83°53'03"W	140.15'
C7	144.40'	1030.00'	8°01'58"	S76°58'34"W	144.29'
C8	216.50'	2088.50'	5°56'22"	S75°55'46"W	216.41'

- GENERAL SITE PLAN NOTES:
- SITE SURVEY PREPARED BY SARTIN & ASSOCIATES, INC., PO BOX 1843, SHERMAN, TEXAS 75091, (903.892.8003).
 - PROVIDE FIRE LANE STRIPING IN COMPLIANCE WITH THE CITY OF SHERMAN FIRE MARSHAL'S REGULATIONS. FIRE LANE SHOWN HATCHED, TYPICAL.
 - LANDSCAPING IN PARKING ISLANDS AND AT REQUIRED BUFFERS SHALL BE INSTALLED TO COMPLY WITH THE CITY OF SHERMAN LANDSCAPING ORDINANCE.
 - ALL RADII NOT DIMENSIONED ARE 2'-0", TYPICAL.
 - PROVIDE 6" THICK CONCRETE AT ALL DRIVES AND 5" THICK CONCRETE IN PARKING SPACES AND DRIVE-THRU AT PORTE-COCHERE. PROVIDE A 6" CONCRETE CURB WHERE SHOWN ON THE SITE PLAN. ALL OTHER AREAS SHALL HAVE NO CURB FOR FUTURE EXPANSION.

SITE PLAN STATISTICS:	
ZONING:	C-1, GENERAL RETAIL DISTRICT
GROSS AREA:	7.36 ACRES (320,704 S.F.)
BUILDING AREA:	72,378 S.F.
HARD SURFACE AREA:	132,570 S.F.
LANDSCAPED AREA:	188,134 S.F.
PARKING REQUIRED: 4000 SF OFFICE/400 S.F./SPACE= SELF-STORAGE	10 SPACES (1 H.C. SPACE) 4 SPACES
PARKING PROVIDED:	19 SPACES (1 H.C. SPACE)

LOT 1, BLOCK 6 & LOT 1, BLOCK 7
NORTH CREEK ADDITION

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

davidbaca
STUDIO

Ace Storage, Phase One

North Travis Street, Sherman, Texas 75092

100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090 t 903 893 5800 f 903 893 5866 e david@davidbacastudio.com



site plan

PROJECT NUMBER
1646

DATE
12.27.12

SHEET NUMBER
SP-1



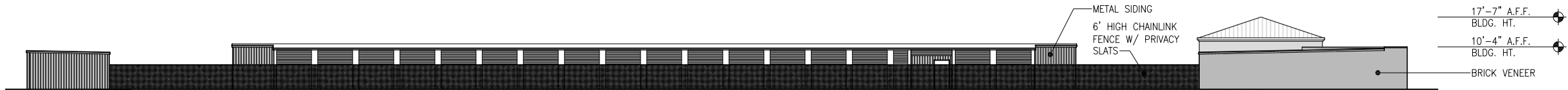
WEST (TRAVIS ST.) ELEVATION

SCALE: 1" = 30'-0"



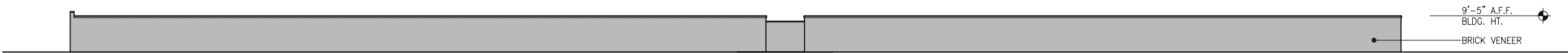
NORTH (NORTH CREEK DR.) ELEVATION

SCALE: 1" = 30'-0"



EAST (CREEK) ELEVATION

SCALE: 1" = 30'-0"



SOUTH ELEVATION

SCALE: 1" = 30'-0"



STAFF REVIEW LETTER

January 12, 2017

Young Enterprises
5414 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

David Baca Studio
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for Ace Storage, Phase 1 for the property located at 4615 North Travis Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 17, 2017 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 sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking is permitted on paved surfaces only (concrete or asphalt).
4. A parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Travis Street or Northcreek Drive right-of-way.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
7. The exterior façade is required to be masonry or equivalent on the sides of the buildings visible from front street right-of-way unless an exception is approved.
8. Screening shall be provided and maintained abutting any residential districts.
9. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. 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:

13. Property has recently been platted. Update all legal descriptions to reflect new plat references.
14. New Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
15. Parking will be permitted on private property only.
16. The location of the trash receptors must be approved by the Public Works Department.
17. Detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

18. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
19. All requirements of the Floodplain Ordinance should be followed.

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
Don Keene, Asst. City Manager

Danny Fuller, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Dir. Of Community and Support Services
Amber Doan, Engineering Coordinator



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

Agenda Item No. 19.

Meeting Date: 01/17/2017

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

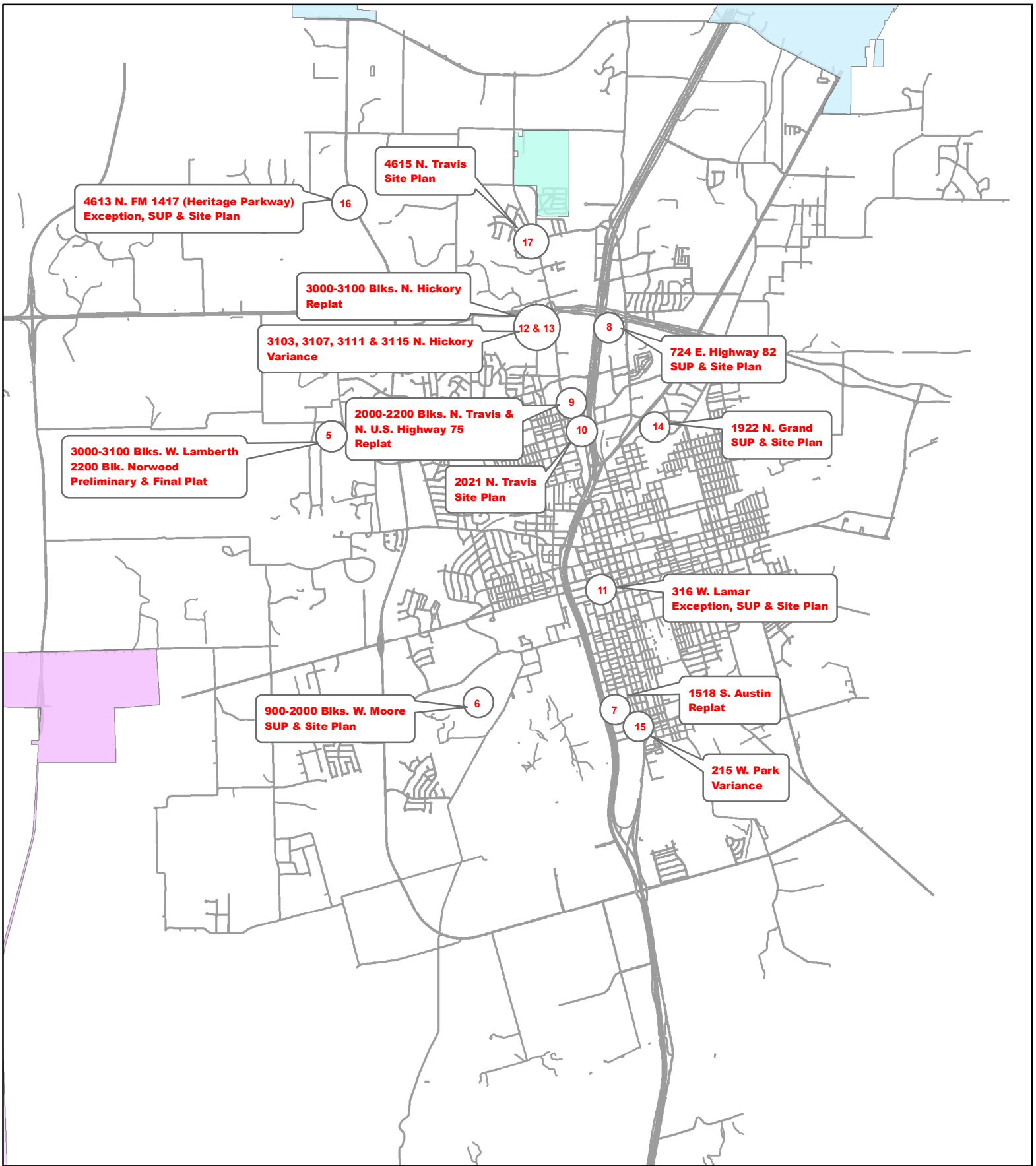
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting January 17, 2017



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet