

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 16, 2018 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 19, 2017, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 6, 7, 9 & 10)**
5. * **700 BLOCK FARMINGTON ROAD**
The request of Drake Hantla (Owner) and Cox Land Surveying (Surveyor) concerning the property located in the 700 Block of Farmington Road, being 1.389 acres in the William Martin Survey, Abstract No. 765, as follows:
Planning and Zoning Commission
Preliminary & Final Plat approval of Drake Hantla Addition in the City of Sherman's Extra Territorial Jurisdiction.
6. * **1523 & 1609 TEXOMA PARKWAY**
The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat approval of Chen Addition
7. * **1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**
The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Brookstone Estates Addition, Phase II

8. **2604 CALGARY DRIVE**
The request of Westar Investments, LLC (Owners) and Ron Westervelt (Representative) concerning the property at 2604 Calgary Drive, being Lot 10, Block 2, Parkhaven Addition, Section 5, as follows;
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a new residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.
9. * **2706 N. WOODS STREET & 606 W. OXFORD DRIVE**
The request of Gary and Karen White (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 606 West Oxford Drive and 2706 North Woods Street, being all of Lot 2 and part of Lot 10, Block 2, Brookwood Addition and 2.186 acres in the J.B. McAnair Survey, Abstract No. 763, for a total of 2.402 acres, as follows:
Planning and Zoning Commission
Replat approval of Geo Rambler Addition, a Replat of Lot 2, Block 2, Brookwood Addition and adjoining Four Tracts
10. * **4500-4600 BLOCKS QUAIL RUN ROAD AND THE 4600 BLOCK OF CORMORANT DRIVE**
The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 17.492 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Final Plat approval of Quail Run, Phase One
11. **ADJOURNMENT**
12. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on January 11, 2018 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of January, 2018
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

2.

Meeting Date: 01/16/2018

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

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 19, 2017, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

December 19, 2017 Draft Minutes

STATE OF TEXAS §

December 19, 2017

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 19, 2017.

MEMBERS PRESENT: CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: GILBERT, DAVIS, DOWNTAIN,
BRIDGES AND ADAMS

MEMBERS ABSENT: NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 21, 2017 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Downtain. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

BOARD OF
ADJUSTMENTS

VICE-CHAIRMAN ELECTION

Chairman Mahone asked for nominations for the Vice-Chairman of the Planning and Zoning Commission.

VICE-CHAIRMAN
ELECTION

ACTION TAKEN.

Motion by Commission Member Gilbert to nominate Commission Member Eric Elliott as Vice-Chairman of the Planning and Zoning Commission. Second by Commission Member Davis.

VOTING AYE: MAHONE, GILBERT, DAVIS, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

CONSENT AGENDA (ITEMS 6, 8, 12 & 14)

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

CONSENT AGENDA

An email was received from Underwood Drafting and Surveying on December 13, 2017 requesting to withdrawn Item 12 "Final Plat – Chen Addition (1523 and 1609 Texoma Parkway).

The Commission reviewed the Consent Agenda. Commission Member Downtain moved to approve the Consent Agenda Items 6, 8 and 14, subject to the Staff Review Letters. Second by Vice-Chairman Elliott. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF JEFFREY & LAURA HILL (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYORS) CONCERNING THE PROPERTY AT 2320 SHADY OAKS LANE, BEING ALL OF LOT 4 OF THE OAKS OF NORWOOD ADDITION, CONTAINING 4.417 ACRES IN THE ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOT 4, OAKS OF NORWOOD ADDITION.

REPLAT – LOT 4,
OAKS OF NORWOOD
ADDITION
2320 SHADY OAKS
LN.
(JEFFREY & LAURA
HILL)

The property is located at 2320 Shady Oaks Lane between Norwood Street and West Lamberth Road. The owners would like to replat the property into two (2) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS) AND BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 6.8384 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL NO. 2

FINAL PLAT –
SHERMAN
CROSSROADS
MEDICAL NO. 2
2800-3600 BLKS. S.
U.S. HIGHWAY 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

The property is located in the 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The Final Plat was approved at the September 18, 2017, City Council Meeting, the following changes have been made to the plat: the road on the east is now City right-of-way and Medical Drive does not continue to U.S. Highway 75. The owners 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.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHOU-HUNG CHEN & TAO-MIN CHEN (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 AND 1609 TEXOMA PARKWAY, BEING 1.572 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF CHEN ADDITION**

**FINAL PLAT – CHEN
ADDITION
1523 & 1609 TEXOMA
PARKWAY
(SHOU-HUNG CHEN
& TAO-MIN CHEN)**

(WITHDRAWN)

An email was received from Underwood Drafting and Surveying on December 13, 2017 requesting to withdraw the request.

The property is located at 1523 and 1609 Texoma Parkway, between Highway 75 and Broughton Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots for future development.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JNPHM DEVELOPMENT, LLC (DEVELOPER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 6.423 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

**PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF THE BROOKS ON HERITAGE
PARKWAY ADDITION**

**FINAL PLAT – THE
BROOKS ON
HERITAGE
PARKWAY ADDITION
1305 S. FM 1417
(HERITAGE
PARKWAY)
(SSGC HOLDINGS,
LLC)**

The property is located at 1305 South FM 1417 (Heritage Parkway) between Quail Run Road and West Park Avenue. The property is zoned an R-2 (Multi-Family Residential) District and also located in the O-1.1 (FM 1417 Overlay) District. The prospective buyer would like to plat the property into one lot for residential development of an apartment complex (The Brooks on Heritage Parkway). 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.**

ZONE CHANGE & SITE PLAN

THE REQUEST OF JUD CORP LLC (OWNERS) AND UMA CHANDAR (REPRESENTATIVE) CONCERNING THE PROPERTY AT 5215 KNOLLWOOD ROAD, BEING 0.77 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- **ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.**

SITE PLAN APPROVAL OF A COMMERCIAL STRIP CENTER.

**ZONE CHANGE – SF-
1 TO C-1
SITE PLAN –
COMMERCIAL STRIP
CENTER
5215 KNOLLWOOD
RD.
(JUD CORP, LLC)**

Uma Chandar, 10891 Pike Lake Drive, Frisco, TX

Mr. Chandar appeared to represent the request and answer any questions. The property is located at 5215 Knollwood Road at the curve going back to Travis Street; behind the Northside on Travis Street Apartments.

Mr. Chandar explained they would like to change the zoning on the property to a C-1 (Retail Business) District to construct a 2,900 square foot retail/office strip center. Parking will be available for sixty-seven (67) spaces. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District and site plan for a commercial retail center at 5215 Knollwood Road subject to the Staff Review Letter. Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF HERITAGE DEVELOPMENT PARTNERS, LLC (OWNERS), BROCKETTE/DAVIS/DRAKE, INC. (CIVIL ENGINEERS/SURVEYOR) AND CURTIS GROUP ARCHITECTS, LTD (ARCHITECT) CONCERNING THE PROPERTY IN THE 2800-3600 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 3.0170 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 AND ALSO BEING LOT 1, BLOCK 1, OF THE PROPOSED SHERMAN CROSSROADS MEDICAL NO. 2 ADDITION AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

EXCEPTION AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) TO ALLOW A MEDICAL OFFICE BUILDING (CROSSROADS MEDICAL OFFICE BUILDING) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT.

EXCEPTION & SITE PLAN –

CROSSROADS
MEDICAL OFFICE
BUILDING
2800-3600 BLKS. S.
U.S. HIGHWAY 75
(HERITAGE
DEVELOPMENT
PARTNERS, LLC)

Jim Riley, Brockette/Davis/Drake, Inc., 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 2800-3600 Blocks of South U.S. Highway 75, the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street

extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015, City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015, City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016, City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the November 7, 2016 City Council Meeting. An exception to allow 202 parking spaces in lieu of the required 206 spaces were approved at the September 18, 2017, City Council Meeting.

Mr. Riley explained “this project was approved in September; we have modified the adjacent roadways and that is why we are back. Initially, we had Medical Drive, which is our north drive extending all the way to U.S. Highway 75, now we are not going to do that; TXDOT had an issue with that being too close to the exit ramp off Highway 75. We had a private drive on the east side, now that is going to be a continuation of what we call *Crossroads Boulevard*, about a month ago we were approved for a plat for Crossroads Boulevard going all the way to FM 1417 (Heritage Parkway), south of Travis Street and now this is going to be a continuation of Crossroads.”

The second phase of this development is to construct a 41,056 square foot two-story medical office building north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. 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 exception or site plan.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the exception and site plan to allow a medical office building (Crossroads Medical Office Building) in the Blalock Industrial Park/Blalock Commercial Overlay District for the property in the 2800-3600 Blocks of South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Gilbert.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

THE COMMISSION FOUND THE REQUEST CONFORMS TO

THE INTENT OF THE ORDINANCE.

VARIANCE

THE REQUEST OF JAMES HIDALGO (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4909 BELLO VISTA COURT, BEING LOT 4, BLOCK 2, REPLAT OF LOT 2, BLOCK 2, DOS LAGOS EAST ADDITION, AND A REPLAT OF LOT 1, BLOCK 2, OF THE AMENDED REPLAT OF LOT 1, BLOCK 2, DOS LAGOS EAST ADDITION, AS FOLLOWS;

VARIANCE – FRONT
SETBACK
4909 BELLO VISTA
CT.
(JAMES HIDALGO)

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 29' FRONT SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE PLATTED 40' SETBACK IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

James and Melissa Hidalgo, 2826 Rex Cruse Drive, Sherman, TX

Mr. and Mrs. Hidalgo appeared to represent the request and answer any questions. The property is located at 4909 Bello Vista Court in the Dos Lagos Subdivision in northeast Sherman and is zoned an R-1 (One Family Residential) District.

Mr. Hidalgo explained "they are requesting a variance to allow a 29' front setback for a residential dwelling in lieu of the platted 40' setback. The setback for the City of Sherman is 25' from the front property line; I lined the house up with the house next door and it was a little further back; we didn't realize there was a 40' platted setback until we got the final survey; the house is finished."

Scott Shadden, Director of Development Services explained "this subdivision was platted many years ago and they were putting the setback lines on the plats at that time. The City's regulations for single family homes are 25'; they set this one at 29'. The permit was issued by the City and when they got to closing, the final survey showed the platted setback of 40', so to be sure their paper work is clear and they can close on the house, they need a variance on the setback or move the house."

Commission Member Davis asked "how many houses were around this house; will this be eyesores to the rest of the neighborhood."

Mr. Hidalgo explained "this house is in the back of a cul-de-sac; we own the lot next door."

Commission Member Gilbert asked if they still had plan review or an architectural review in the neighborhood.

Mr. Hidalgo explained "it has been gone for quite a while."

Mr. Shadden explained "property owners were notified within 200' and there were no objections."

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

ACTION TAKEN.

Motion by Commission Member Gilbert to approve the variance to allow a 29' front setback for a residential dwelling in lieu of the platted 40' setback in an R-1 (One Family Residential) District for the property at 4909 Bello Vista Court. Second by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF CUPID INVESTMENTS, INC. (OWNER) AND RON BARTON (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1924 ELIZABETH STREET, BEING LOT 22, BLOCK 3, MILAN HEIGHTS ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' FENCE ON THE PROPERTY LINE IN LIEU OF THE PERMITTED 4' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION – FENCE
1924 ELIZABETH
(CUPID
INVESTMENTS, INC.)

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

Mr. Barton appeared to represent the request and answer any questions. The property is located at 1924 Elizabeth Street, the southwest corner of Elizabeth and Hoard Streets and is zoned an R-1 (One Family Residential) District.

Mr. Barton explained "I am requesting an exception to allow a six foot privacy fence in lieu of a four foot fence; a six foot fence will not provide privacy along Hoard Street. We built the fence even with the side of the house, which is around 10' from the side street property line." He had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Shadden asked if he was agreeable to allowing the fence to be 10 or 11 foot from the property line.

Mr. Barton agreed for the fence to be even with the house.

Commission Member Davis asked if they were addressing the setback or the height of the fence.

Mr. Shadden explained "if the fence is within twenty-five feet of the property line, it would be 4' for the maximum height, it's his side yard, the property across the street faces the street, which makes it a front facing street in that block."

No other citizens appeared before the Planning and Zoning

Commission to discuss the exception.

A letter was received from:

Sherman Housing Authority, 1601 N. Hoard, Sherman, TX

“The fence has already been installed, but I have no objection to it.”

BOARD OF ADJUSTMENTS

ACTION TAKEN.

Motion by Commission Member Davis to approve the exception to allow a 6' fence, 10' from the side street property in lieu of the permitted 4' in an R-1 (One Family Residential) District for the property at 1924 Elizabeth Street subject to the Staff Review Letter. Second by Commission Member Adams.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT AND ADAMS.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF 1002 N WALNUT, LLC (OWNERS) 903 BREWERS (TENANTS) AND DAVID BACA STUDIO, LLC (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 1002 NORTH WALNUT STREET, BEING THE WEST 38' OF LOT 1 AND LOTS 2, 3, 4 AND 6, BLOCK 1, JF EVANS ADDITION AND A PART OF THE JB MCANAIR SURVEY, ABSTRACT NO. 763 FOR A TOTAL OF 2.184 ACRES, AS FOLLOWS:

PLANNING AND ZONING BOARD

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

David Baca, 100 N. Travis, Sherman, TX

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1002 North Walnut Street, bound by Piner Evans, Hill and Walnut Streets; the former Lee Elementary School. 903 Brewers would like to build and operate a brewery (alcoholic beverage manufacturing) on this property. The one-story metal brewery will be approximately 8,100 square foot. A grain silo will be built next to the brewery and a pavilion. The existing three-story, 22,206 square foot building will be renovated for retail and an event center; parking will be provided for ninety-one spaces.

Mr. Baca explained “I think this is a big deal for the City of Sherman, it's in a prominent location at the former Lee Elementary School, which sets on a precipice overlooking Highway 75, and I think it's a great location for the brewery and also the fact that this is going to be a destination place,

SUP & SITE PLAN –
BREWERY &
RETAIL/EVENT
CENTER
1002 N. WALNUT
(1002 N. WALNUT,
LLC)

it pulls it out from being in an anonymous location and pulling it into the forefoot of the community.”

“We are seeking the Specific Use Permit because they are wanting to put the brewery on the site as well, so that would be a manufacturing facility, we did an image of what that would look like on the property. Also with the parking, one of the things we are still working through within the existing facility is what exactly to put in the buildings, but are sure there will be some tasting rooms, but there may also be some sort of meeting rooms, but we don’t know exactly how that is going to come to past just yet.”

“One of the things the owner wanted to do with this property is to maintain it and not pave the whole site. This is within a residential community on three sides, they want it to be a destination where people can come and hang out for the afternoon or evening. The other idea they really wanted to underscore was the connection to downtown. One of the things they want to do is when they have events where you would have parking that would go beyond the capacity of what we could support here, which we are showing ninety-one spaces on the site, for the vast majority of the time that would never be full, but for special events it could be and so what they are proposing is to use the City owned parking lots in the downtown area and provide free valet or shuttle parking back and forth to the event. They want to tie the downtown area in as well with that so people are not just going to the one location just off the highway, but really experiencing a bigger part of Sherman as well.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone said, “It will be nice to not have that building empty.”

Mary Gaines, 127 E. Hill, Sherman, TX

“I think this is going to be wonderful and I hope and pray everyone will be happy with what they are doing. The building has been empty for a long time and has posed a security threat. It will make us feel a lot (more) secure in the neighborhood.”

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

A letter was received from:

Number One RWM LTD, PO Box 758, Sherman, TX

“I have no objection to this request.”

**PLANNING & ZONING COMMISSION
ACTION TAKEN.**

Motion by Commission Member Davis to approve the Specific Use Permit and site plan approval to allow a brewery and retail/event center in a C-1 (Retail Business) District subject to the Staff Review Letter

for the property at 1002 North Walnut Street. Second
by Commission Member Downtain.

VOTING AYE: MAHONE, GILBERT, DAVIS, ELLIOTT, ADAMS,
BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

MOTION CARRIED

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

AMENDED ZONE CHANGE & SITE PLAN

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS),
JNPHM DEVELOPMENT, LLC (DEVELOPER) AND PRESTON
TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE
PROPERTY LOCATED AT 1305 SOUTH FM 1417 (HERITAGE
PARKWAY), BEING 0.645 ACRES IN THE ELIZABETH JONES
SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

AMENDED ZONE CHANGE AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1
(ONE FAMILY RESIDENTIAL) DISTRICT TO AN R-2 (MULTI-
FAMILY RESIDENTIAL) DISTRICT.

AMENDED ZONE
CHANGE & SITE
PLAN – R-1 TO R-2
1305 S. FM 1417
(HERITAGE
PARKWAY)
(SSCGC HOLDINGS,
LLC)

Commission Member Gilbert abstained from this request
because of a conflict of interest.

**Chris Noah, Preston Trail Land Surveying, 83493 N. S.H.
289, Pottsboro, TX**

Mr. Noah appeared to represent the request and answer any
questions. The property is located at 1305 South FM 1417
(Heritage Parkway) between Quail Run Road and West Park
Avenue. This is an amendment to a zone change that was
approved in 2002 by Ordinance No. 4978 to include 32.560
acres within the R-2 (Multi-Family Residential) District. Site
plan approval was granted for an apartment complex (The
Brooks on Heritage Parkway) at this location at the
November 21, 2017, Planning and Zoning Commission
Meeting. They had seen the Staff Review Letter and would
abide by the Recommendations.

Mr. Noah explained “this is a request to rezone a forty foot
strip of land between two proposed developments: a single
family development and a multi-family development, both of
these developments have been through the approval
process. As we did the final surveying, we realized that the
south boundary of the multi-family zoning district was forty
feet further north than we originally believed, so this is a
request to clean up that forty foot strip between these two
projects.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the
zone change from an R-1 (One Family Residential)
District to an R-2 (Multi-family Residential) District for

the property located at 1305 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DAVIS, ELLIOTT, ADAMS, BRIDGES AND DOWNTAIN.

VOTING NAY: NONE

ABSTAIN: GILBERT

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:27 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 01/16/2018

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

Issue:

CONSENT AGENDA (ITEMS 5, 6, 7, 9 & 10)

List of Agenda Items:

5. * 700 BLOCK FARMINGTON ROAD

The request of Drake Hantla (Owner) and Cox Land Surveying (Surveyor) concerning the property located in the 700 Block of Farmington Road, being 1.389 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Preliminary & Final Plat approval of Drake Hantla Addition in the City of Sherman's Extra Territorial Jurisdiction.

6. * 1523 & 1609 TEXOMA PARKWAY

The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Chen Addition

7. * 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)

The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Brookstone Estates Addition, Phase II

9. * 2706 N. WOODS STREET & 606 W. OXFORD DRIVE

The request of Gary and Karen White (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 606 West Oxford Drive and 2706 North Woods Street, being all of Lot 2 and part of Lot 10, Block 2, Brookwood Addition and 2.186 acres in the J.B. McAnair Survey, Abstract No. 763, for a total of 2.402 acres, as follows:

Planning and Zoning Commission

Replat approval of Geo Rambler Addition, a Replat of Lot 2, Block 2, Brookwood Addition and adjoining Four Tracts

10. * 4500-4600 BLOCKS QUAIL RUN ROAD AND THE 4600 BLOCK OF CORMORANT DRIVE

The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 17.492 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Quail Run, Phase One



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

5.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 700 BLOCK FARMINGTON ROAD**

The request of Drake Hantla (Owner) and Cox Land Surveying (Surveyor) concerning the property located in the 700 Block of Farmington Road, being 1.389 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Preliminary & Final Plat approval of Drake Hantla Addition in the City of Sherman's Extra Territorial Jurisdiction.

Background:

The property is located in the 700 block of Farmington Road in the City of Sherman's extra territorial jurisdiction. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Drake Hantla (Owner)

Cox Land Surveying (Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

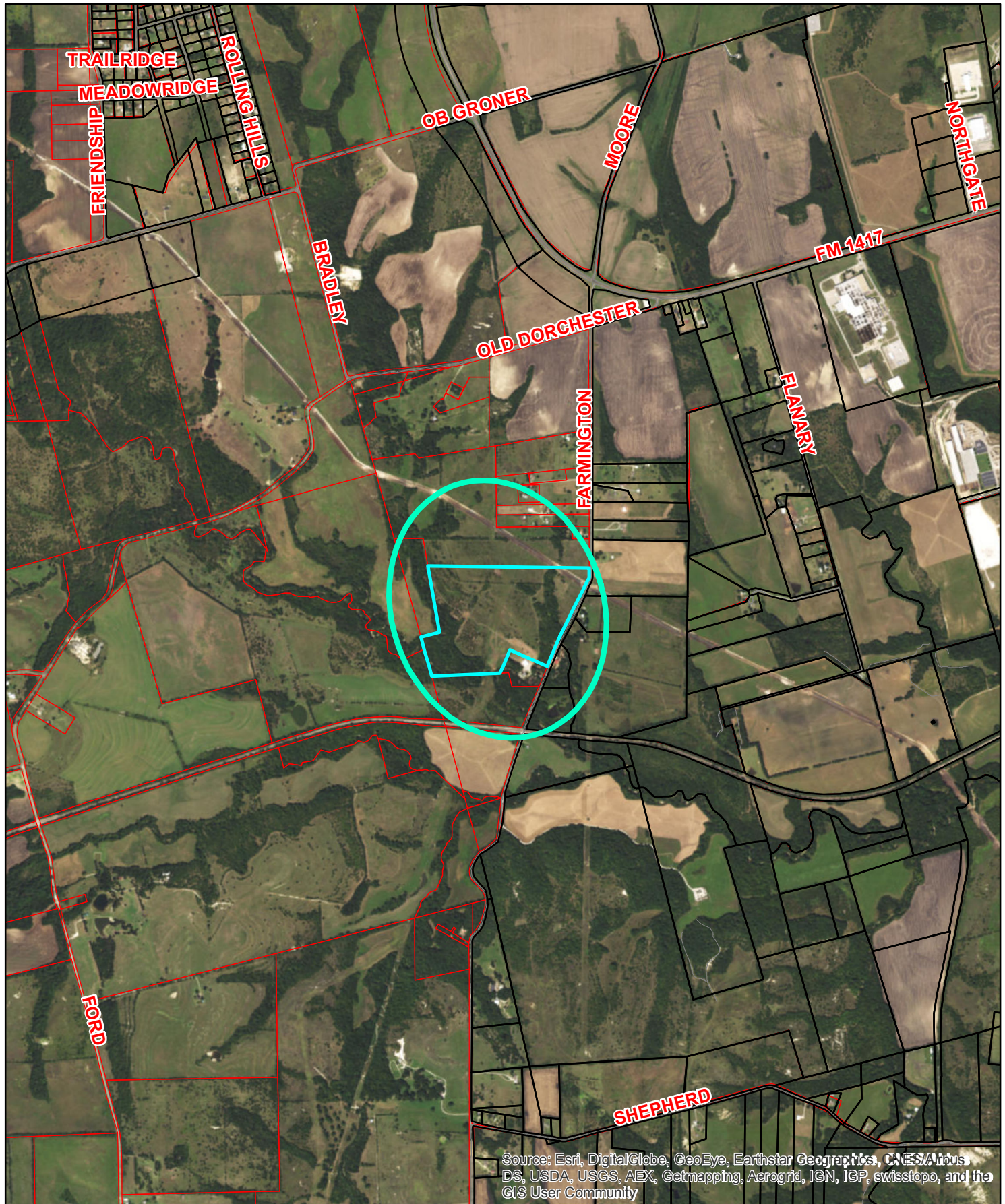
Location Map

Zoning Map

Preliminary Plat

Final Plat

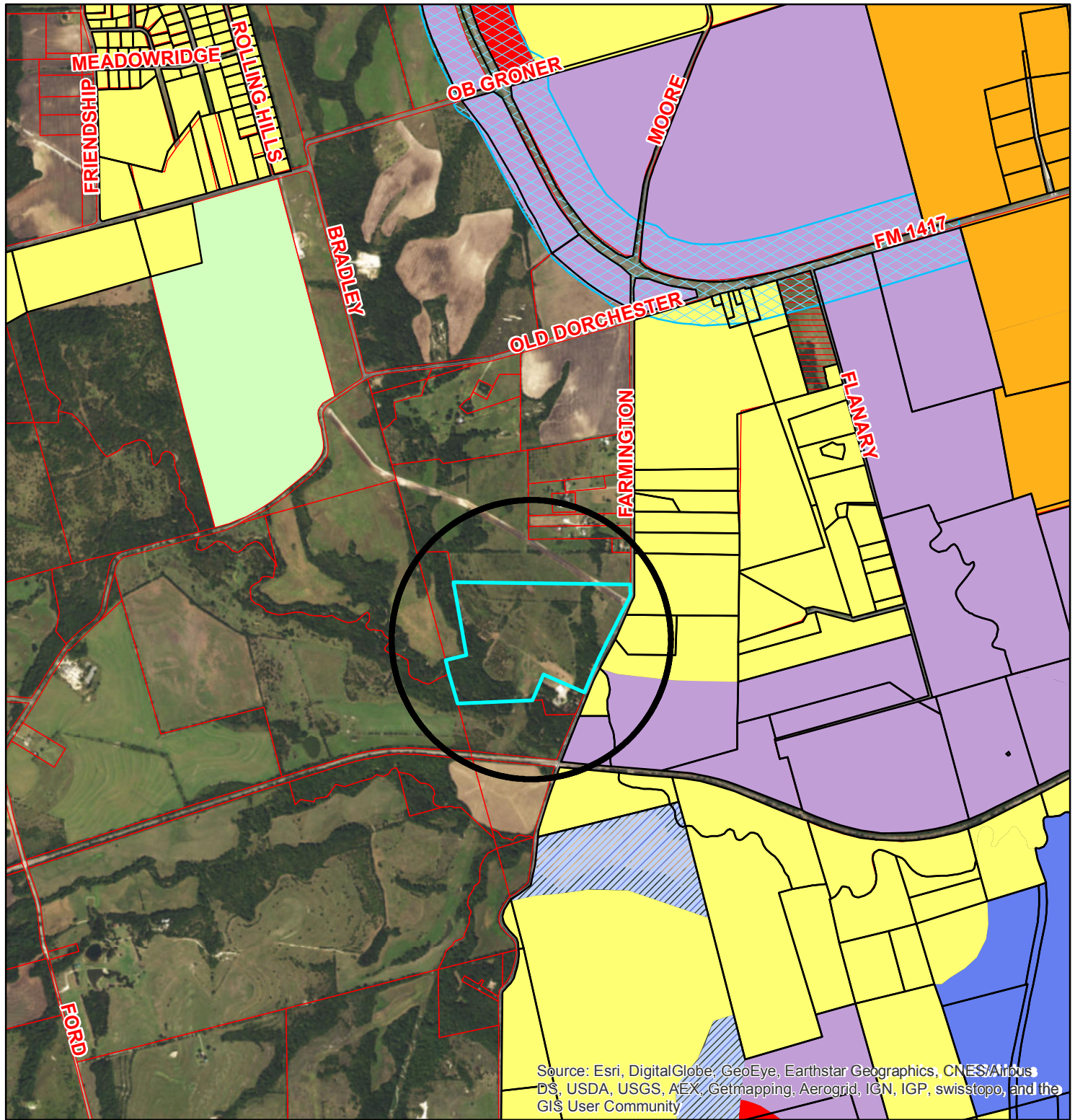
Staff Review Letter



700 Block Farmington Road



1 in = 2,000 ft



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

Zoning - 700 Block Farmington Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

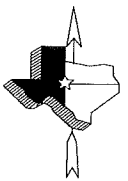
Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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

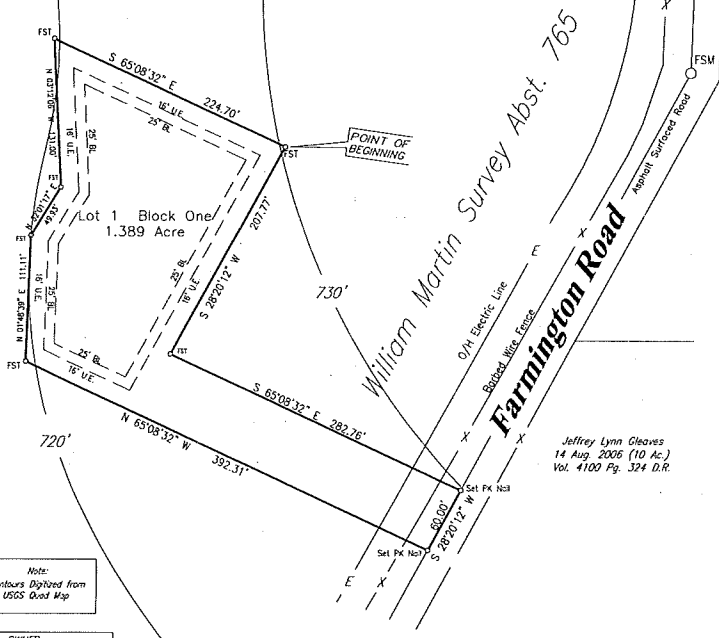


1 in = 1,947 ft



SCALE: 1"=50'

Larry Ford Griffin and
Cindy Griffin
13 August 2010
Vol.4844 Pg. 886 D.R.



Jeffrey Lynn Gleaves
14 Aug. 2006 (10 Ac.)
Vol. 4100 Pg. 324 D.R.

Note:
Contours Digitized from
USGS Quad Map

OWNER:
Drake Hantla
27 Oct. 2016
Vol. 5897 Pg. 325 D.R.
2017-24236
4409 Farmington Road
Sherman, Texas 75092

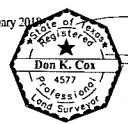
• • Basis of Bearing • •
Course along the east line
Larry Ford Griffin Deed
Vol.4844 Pg.886 D.R.

*** SURVEYORS CERTIFICATION ***

KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor,
do hereby state that this plat is based upon an on the ground survey,
and that it is a true, correct and accurate representation of the property
as surveyed; that the quantity of land therein has been accurately calculated;
that the plat conforms to the Standards for Professional Land Surveyors as
adopted by the Texas Board of Professional Land Surveying.

05 January 2018



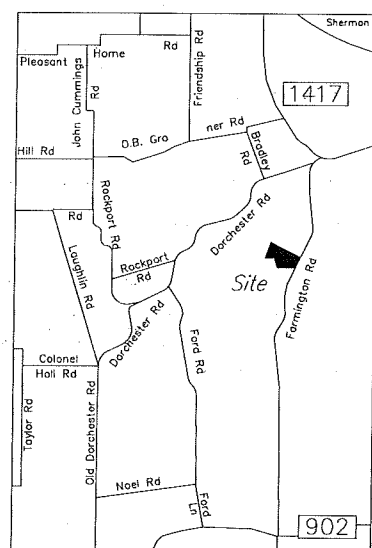
Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

Note:

"Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes"

Chairman, City of Sherman, Texas

Date



Location Map

Preliminary PLAT of the DRAKE HANTLA ADDITION City of Sherman County of Grayson State of Texas

•• OWNERS DEDICATION ••

State of Texas
County of Grayson

Whereas I, Drake Hantla, is the owner of that certain tract or parcel of land situated in the William Martin Survey, Abstract Number 765, County of Grayson, State of Texas, said tract being all of a 1 acre tract as described in Deed to Drake Hantla, filed 27 October 2016, and Recorded in Volume 5897 Page 325, and all of a 0.389 acre tract as described in Deed to Drake Hantla, filed 31 October 2017, and in County Clerk's Number 2017-24236 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 1/2 inch Steel Square Tubing, said tubing being the northeast corner of said Hantla tract;

Thence: South 28 degrees 20 minutes 12 seconds West, a distance of 207.77 feet to a found 1/2 inch Steel Square Tubing for an ell corner of this tract, and the northwest corner of said Hantla 0.389 acre tract;

Thence: South 65 degrees 08 minutes 32 seconds East, with the north line of said Hantla 0.389 acre tract, a distance of 282.76 feet to a set PK Nail for a corner of this tract, and being in Farmington Road;

Thence: South 28 degrees 20 minutes 12 seconds West, with the east line of said Hantla 0.389 acre tract, and in said Road, a distance of 60.00 feet to a set PK Nail for a corner of this tract;

Thence: North 65 degrees 08 minutes 32 seconds West, with the south line of said Hantla tracts, a distance of 392.31 feet to a found 1/2 inch Steel Square Tubing for the southwest corner of this tract;

Thence: North 01 degrees 48 minutes 39 seconds East, a distance of 111.11 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 32 degrees 01 minutes 17 seconds East, a distance of 49.93 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 03 degrees 12 minutes 06 seconds West, a distance of 131.00 feet to a found 1/2 inch Steel Square Tubing for the northwest corner of this tract;

Thence: South 65 degrees 08 minutes 32 seconds East, a distance of 224.70 feet to the POINT OF BEGINNING and containing 1.389 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Drake Hantla, does hereby adopt this plat designating the herein described property as Lot 1, Block One, of the The Drake Hantla Addition to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed herein. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

Drake Hantla

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Drake Hantla, 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 and in the capacity stated.

Given under my hand and seal of the office this the ____ day of _____, 2017,

Notary Public, State of Texas
Commission expires: _____



COX LAND SURVEYING CO.
P.O. BOX 597 108 W. MAIN ST. COLLESTON, TEXAS 78233
COLLESTON, TEXAS 78233-0597 FAX 361-979-8878 E-mail: CLS@coxland.com
Galveston 945-812-LAND Dertson 945-381-5070 McKinney 469-852-5070

Preliminary PLAT of the
DRAKE HANTLA ADDITION
Lot 1 Block One, 1.389 Acre
William Martin Survey Abst.No.765
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: BKC
Check by: BKC

Job No.
17-11943-P
Frm # 10005500

Date: 05 January 2018

LEGEND
1"=50'
2"=100'
3"=150'
4"=200'
5"=250'
6"=300'
7"=350'
8"=400'
9"=450'
10"=500'
11"=550'
12"=600'
13"=650'
14"=700'
15"=750'
16"=800'
17"=850'
18"=900'
19"=950'
20"=1000'

Authorized Representative
City of Sherman, Texas

STATE OF TEXAS

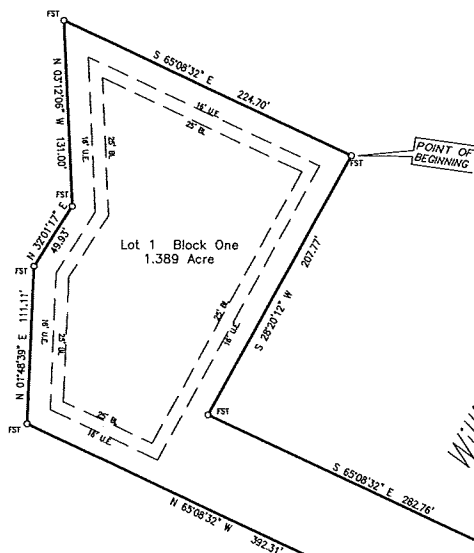
Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity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

Given under my hand and seal of the office this the _____ day of _____, 2017.

Notary Public, State of Texas

Commission expires: _____

City Secretary
City of Sherman, Texas



Larry Ford Griffin and
Cody Griffin
13 August 2010
Vol. 4844 Pg. 885 D.R.

Frank David Stroud et al.
Harris County, Texas
29 June 1931 (297165 Ac)
Vol. 1253 Pg. 532 D.R.

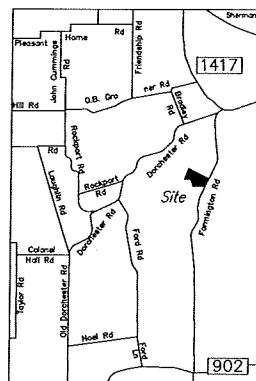
Jeffrey Lynn Clevins
14 Aug. 2006 (10 Ac.)
Vol. 4100 Pg. 324 D.R.

OWNER:
Drake Hantla
27 Oct. 2016
Vol. 5897 Pg. 325 D.R.
2017-24236
1409 Farmington Road
Sherman, Texas 75092

*** Basis of Bearing ***
Course along the east line
Larry Ford Griffin Deed
Vol. 4844 Pg. 885 D.R.

LEGEND

S/SR = Set 3/4\" Rod
FIP = Found Rebar
SIP = Set 1/2\" Sq. Tubing
FST = Found 1/2\" Sq. Tubing
FSB = Found 1/2\" Sq. Tubing
ROW = Right-of-Way
X = Fence Line
C = Deed Calls
E = Electric Line
T = Telephone Line
TV = TV Cable
G = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Underground Phone
FCP = Fence Corner Post
UE = Utility Easement
BC = Back of Curb



Location Map

*** SURVEYORS CERTIFICATION ***

KNOW ALL MEN BY THESE PRESENTS:

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30 November 2017

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FINAL PLAT of the
DRAKE HANTLA ADDITION
City of Sherman County of Grayson State of Texas

** OWNERS DEDICATION **

State of Texas
County of Grayson

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Drake Hantla

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared **Drake Hantla**, 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 considerations therein expressed and in the capacity stated.

Given under my hand and seal of the office this the _____ day of _____, 2017.

Notary Public, State of Texas

Commission expires: _____

COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

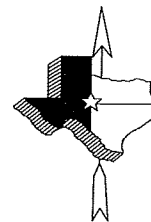
FINAL PLAT of the
DRAKE HANTLA ADDITION
Lot 1 Block One, 1.389 Acre
William Martin Survey Abst.No.765
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: MJC
Check by: DKC

Job No.
17-11943-F
Firm # 10005500

Date: 30 November 2017



SCALE: 1"=60'

STAFF REVIEW LETTER

January 9, 2018

Drake Hantla
4409 Farmington Rd.
Sherman, TX 75092

Cox Land Surveying Co.
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Preliminary and Final Plat of Drake Hantla Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 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. Remove building setback lines.
6. Require a 35' Right of Way Dedication along Farmington Road.
7. Require a 10' Utility Easement on South side and West side of property only. Other proposed Utility Easements can be deleted.
8. Sewer will be provided by Private On-Site Sewage Facility.
9. Coordinate with City of Sherman Engineering Department regarding plat layout requirements.
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 & Zoning Commission.
11. 1 Mylar and 1 paper copy must be submitted in 24"x36" size for recording. Both mylar and paper copy must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copy must look the same. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1523 & 1609 TEXOMA PARKWAY**

The request of Shou-Hung Chen & Tao-Min Chen (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1523 and 1609 Texoma Parkway, being 1.572 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Chen Addition

Background:

The property is located at 1523 and 1609 Texoma Parkway, between Highway 75 and Broughton Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into three lots for future development.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District

Origination:

Shou-Hung Chen & Tao-Min Chen (Owners)

Underwood Drafting and 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:

Not required.

Objections Received:

0

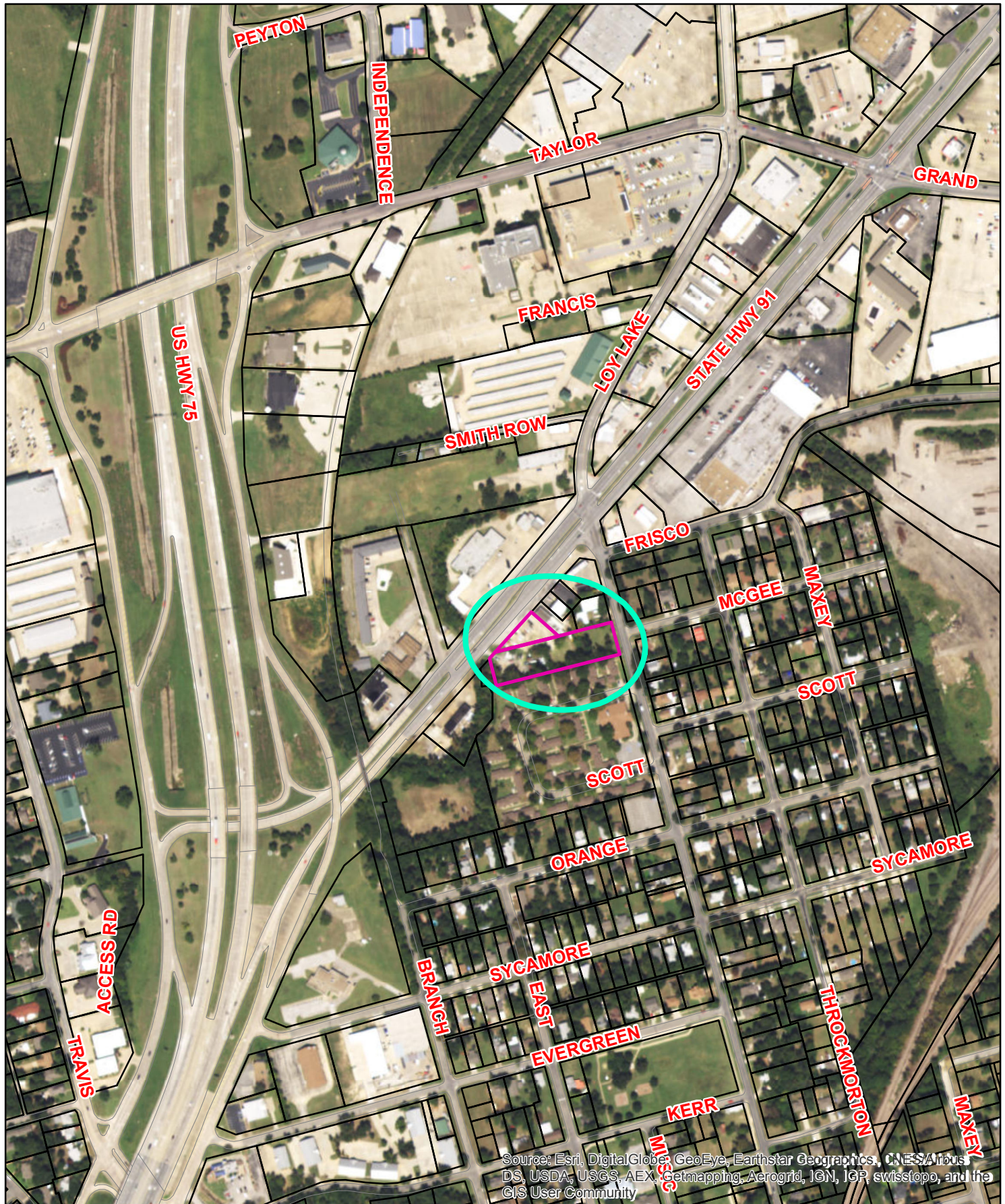
Attachments

Location Map

Zoning Map

Final Plat

Staff Review Letter

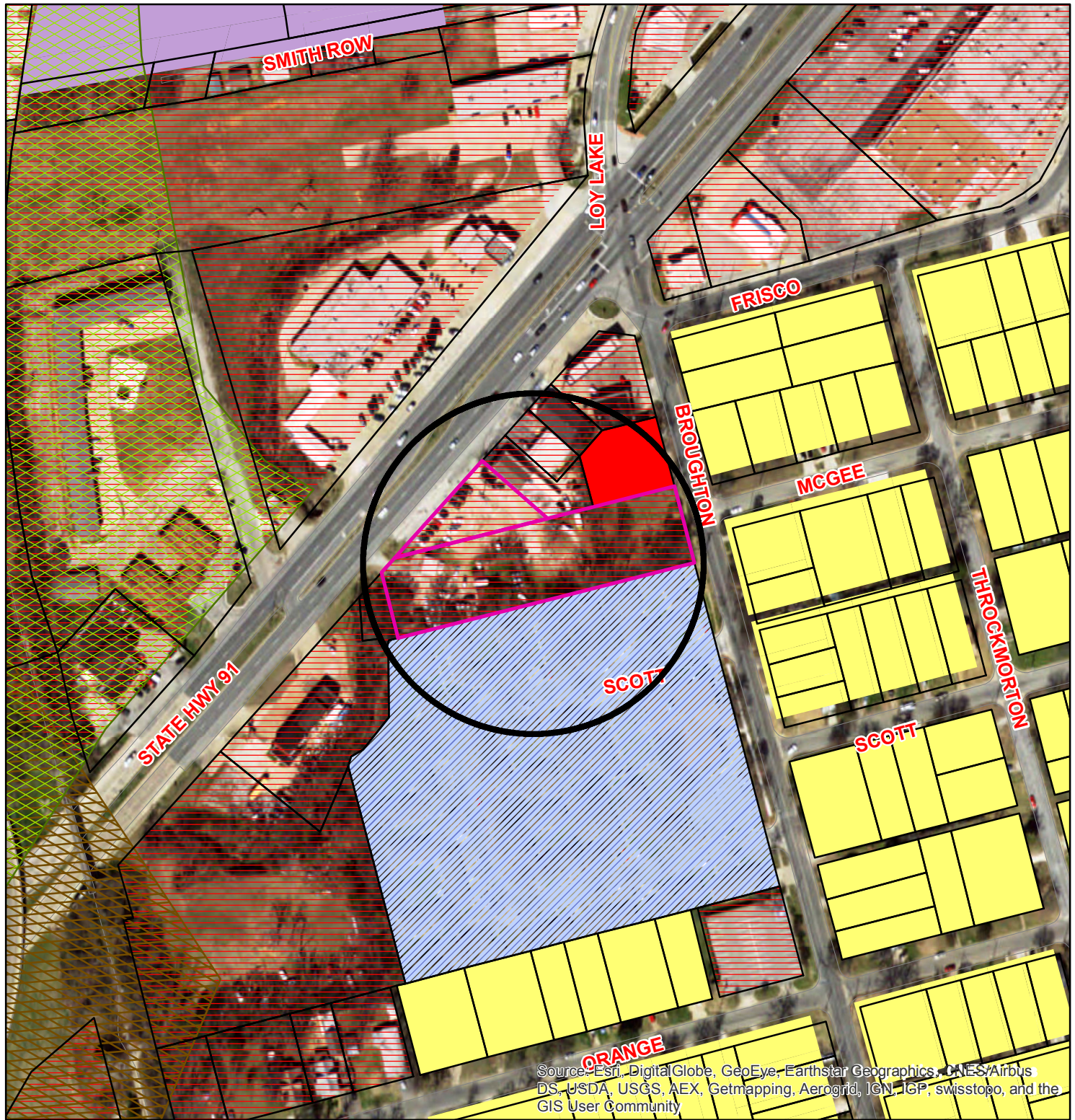


1523 & 1609 Texoma Parkway



1 in = 451 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 1523 & 1609 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



NOT TO SCALE

1 in = 200 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

STAFF REVIEW LETTER

January 9, 2018

Shou-Hung Chen & Tao-Min Chen
2008 Post Oak Dr.
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Chen Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 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. Water and Sewer Pro-Rata will be due at the time of development.
6. All requirements of the Floodplain Ordinance should be followed.
7. Dedicate a 10' Utility Easement along all street frontage.
8. 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.
9. 1 Mylar and 1 paper copy must be submitted in 24"x36" size for recording. Both mylar and paper copy must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copy must look the same. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

7.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 1400-1600 BLOCKS S. FM 1417 (HERITAGE PARKWAY)**

The request of SSCGC Holdings, LLC (Owners), Brookstone Estates Development Joint Venture (Developer), Vilbig and Associates (Civil Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), being 23.466 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Brookstone Estates Addition, Phase II

Background:

The property is located in the 1400-1600 Blocks of South FM 1417 (Heritage Parkway), between Quail Run Road and Park Avenue; north of the Pebblebrook subdivision. The owner would like to plat the property into (86) eighty-six lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

Origination:

SSCGC Holdings, LLC (Owners)

Brookstone Estates Development Joint Venture (Developer)

Vilbig and Associates (Civil Engineer)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

Not required.

Objections Received:

0

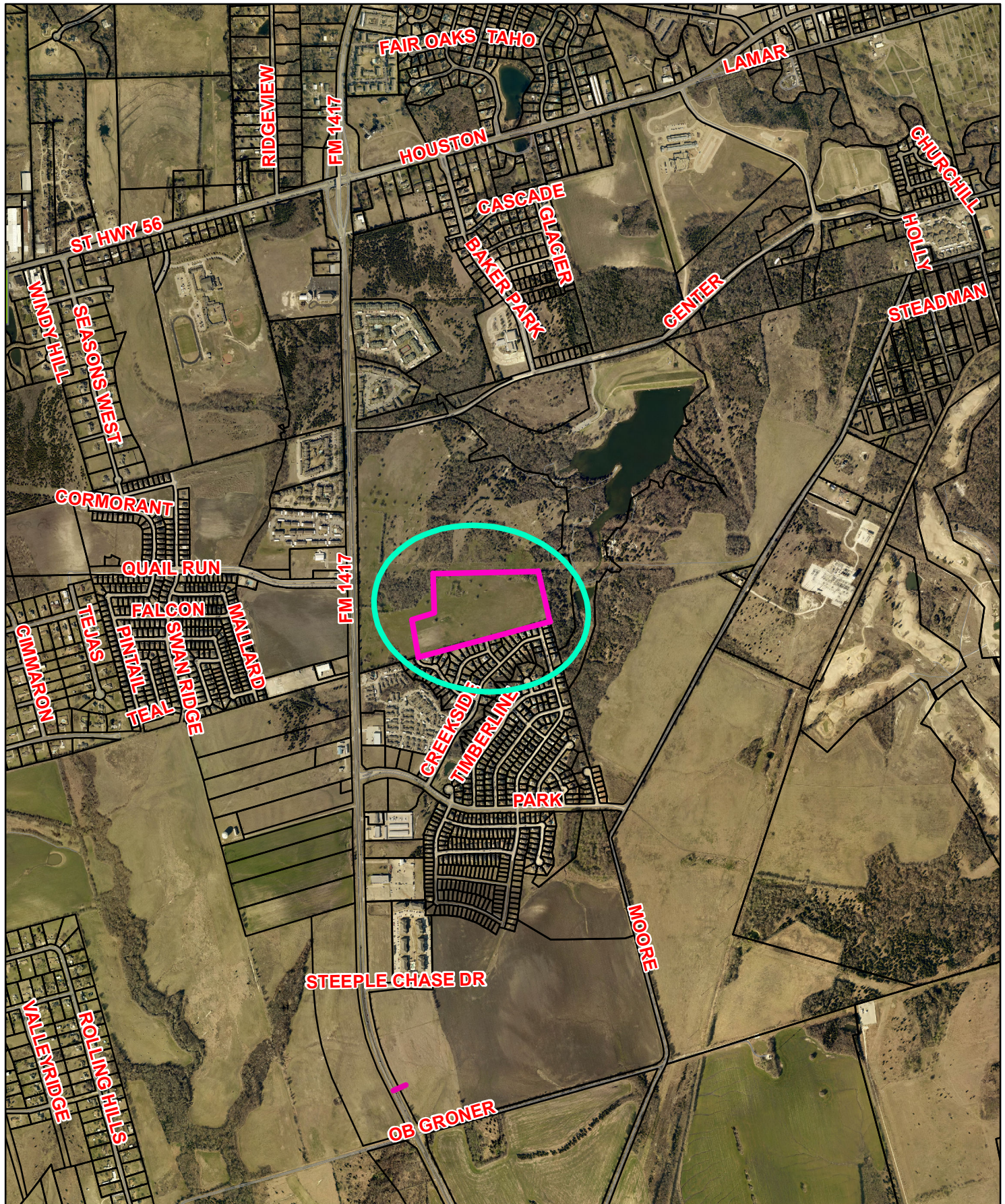
Attachments

Location Map

Zoning Map

Preliminary Plat

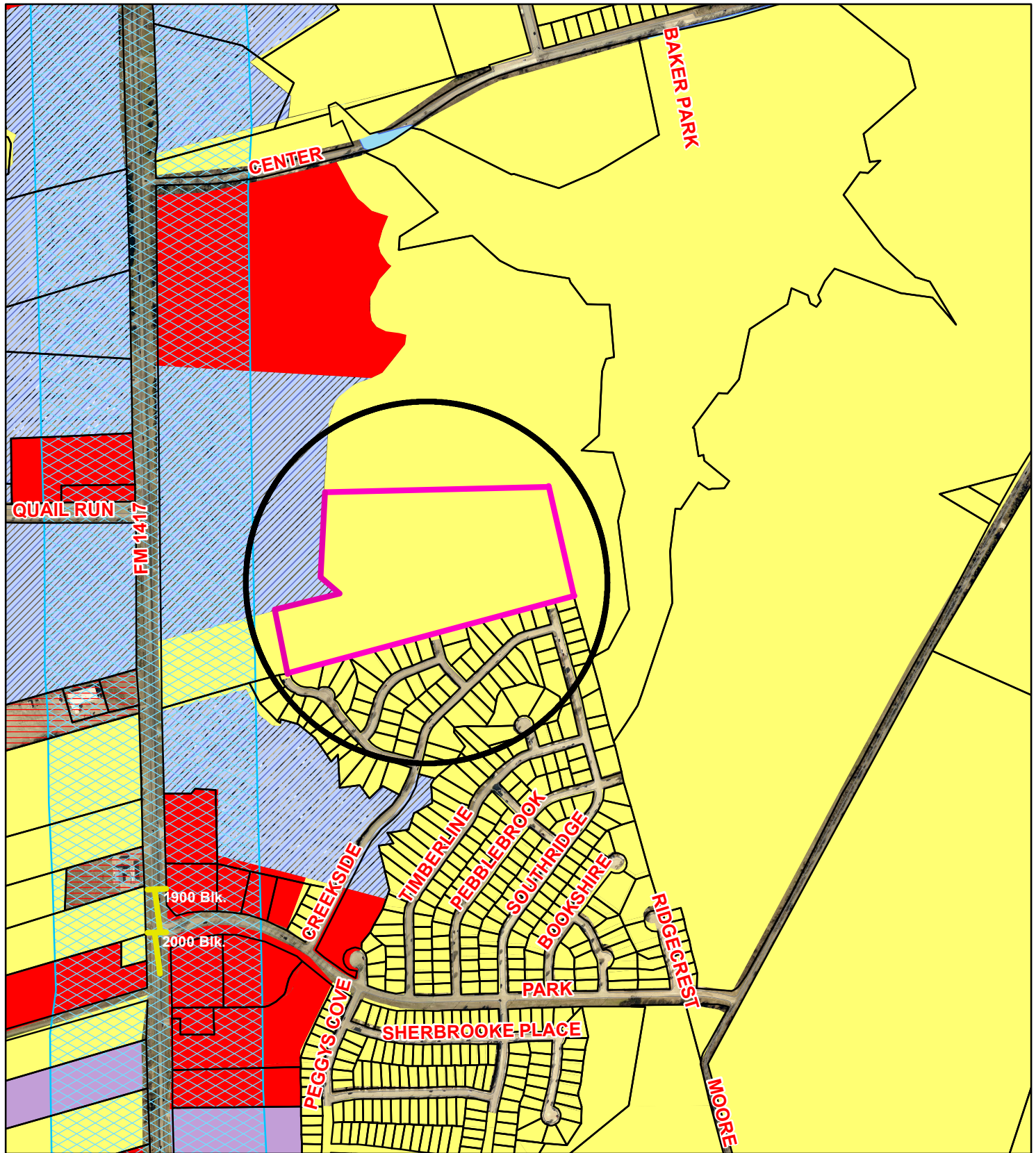
Staff Review Letter



**1400-1600 Blocks S. FM 1417 (Heritage Parkway)
Brookstone Estates Addition, Phase II**



1 in = 1,514 ft



Zoning - 1400-1600 S. FM 1417

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP - Bialock 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

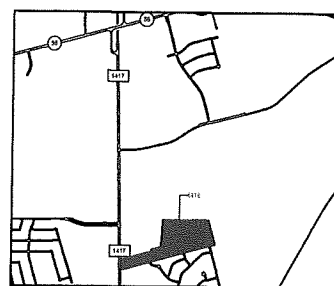
1 in = 721 ft

Dec 22, 2017 - 12:28pm User: Owner \\NAS-SEK68\Projects\1089-03 Brookstone Pk 2\Civil 1089-03 Preliminary\1089-03 Preliminary 12.18.2017 Revised.dwg © Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



PLAN LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINES
- PROPOSED R.O.W.
- EXISTING CONTOUR LINES
- PROPOSED BUILDING SETBACK LINES
- OHE
- ELECTRIC



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
- THE BASIS OF BEARING FOR THIS DESCRIPTION IS A BOUNDARY SURVEY PREPARED BY PRESTON TRAIL LAND SURVEYING, DATED XXXXXX.
- ELEVATION AND CONTOUR DATA SHOWN HEREON BASED UPON CITY OF SHERMAN TOPOGRAPHIC MAP DATA

OWNER-DEVELOPER
BROOKSTONE ESTATES
DEVELOPMENT JOINT VENTURE
801 E. TAYLOR ST.,
SHERMAN, TEXAS
(903) 821-6514

SURVEYOR
PRESTON TRAIL LAND SURVEYING
83493 N STATE HWY 289, STE. 5
POTTSBORO, TEXAS 75076
(903) 786-6029

ENGINEER
VILBIG & ASSOCIATES
517 W. WOODARD ST.
DENISON, TEXAS 75020
(214) 352-7333

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING
COMMISSION

DATE

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY.
IN NO WAY OFFICIAL OR
APPROVED FOR
RECORD PURPOSES.

SUBMITTAL #1:	---
SUBMITTAL #2:	---
SUBMITTAL #3:	---
SUBMITTAL #4:	---
DESIGN: VA	DRAWN: VA
CHECKED: DAV	
SCALE: 1" =	
VA PROJECT NO: 1089-03	

SHEET
C1
OF

PRELIMINARY PLAT

BROOKSTONE ESTATES
ADDITION
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INSPECTION UNDER THE
AUTHORITY OF THE CITY OF
SHERMAN, TEXAS, ON
NOVEMBER 27, 2017. IT IS NOT TO
BE USED FOR CONSTRUCTION,
FINAL BID, OR PERMIT PURPOSES.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-8999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

STAFF REVIEW LETTER

January 9, 2018

Brookstone Estates Development JV
801 E. Taylor St.
Sherman, TX 75090

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

Vilbig & Associates, Inc.
517 W. Woodard St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of Brookstone Estates Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 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. Remove proposed building setback lines.
6. Lot sizes are a minimum of 60', 6,000 square feet.
7. Require 10' Utility Easement along frontage of all lots.
8. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
9. Development Agreement required for Public Infrastructures.
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
11. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
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.

13. 1 Mylar and 1 paper copy must be submitted in 24"x36" size for recording. Both mylar and paper copy must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copy must look the same. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

8.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

2604 CALGARY DRIVE

The request of Westar Investments, LLC (Owners) and Ron Westervelt (Representative) concerning the property at 2604 Calgary Drive, being Lot 10, Block 2, Parkhaven Addition, Section 5, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a new residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 2604 Calgary Drive between Baker Park Drive and Glacier Drive near Baker Park. The property is zoned an R-1 (One Family Residential) District. The owner would like to build a new residential dwelling, 20' from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Westar Investments, LLC (Owners)
Ron Westervelt (Representative)

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:

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Elevation

Staff Review Letter



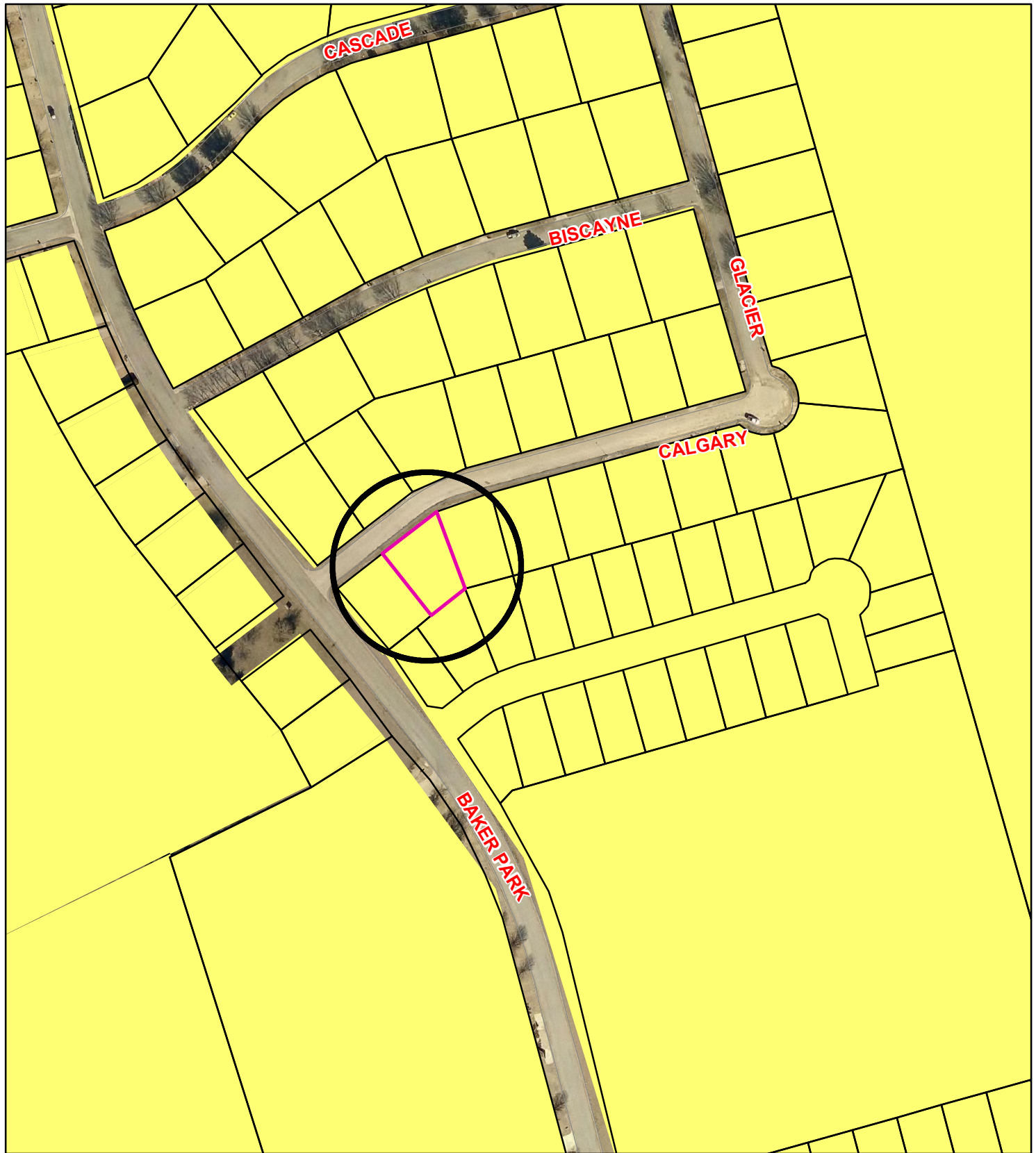
2604 Calgary



NOT TO SCALE

1 in = 500 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2604 Calgary

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: SHERM.GIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: SHERM.GIS.DBO.ZoningDistrict_Rep

Unknown
BIP Bialock Industrial Park
C-1 Retail Business District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

2604 Calgary Drive



Legal Description

Situated in the County of Grayson, Texas, part of the Elizabeth Jones Survey, Abstract No. 625, a 6.403 acre tract of land described as follows:

Beginning at a 1/2" steel rod on the Drive, said rod also being the Northwest corner of the tract and the Southwest corner of Block One, on addition to the City of Sherman, record in Volume 7, Page 44, Plat Record.

Thence in a Northeasterly direction to said Parkhaven Addition, Section One, the distances:

North 59°13'15" East a distance of 1/2" steel rod;
North 75°53'00" East a distance of 1/2" steel rod;
South 14°32'12" East a distance of 1/2" steel rod;
North 75°53'00" East a distance of 1/2" steel rod at the Southeast corner of Block One, Section One;
Thence South 14°33'36" East a distance of 1/2" steel rod;
Thence South 75°53'00" West a distance of 1/2" steel rod;
Thence South 52°31'03" West a distance of 1/2" steel rod in the East line of Baker P. Thence North 37°28'57" West with a distance of 329.91 feet to the Point-of-Beginning of land more or less.....

Approved this 20th day of May, 1998, Planning and Zoning Commission of the City of Sherman, Texas

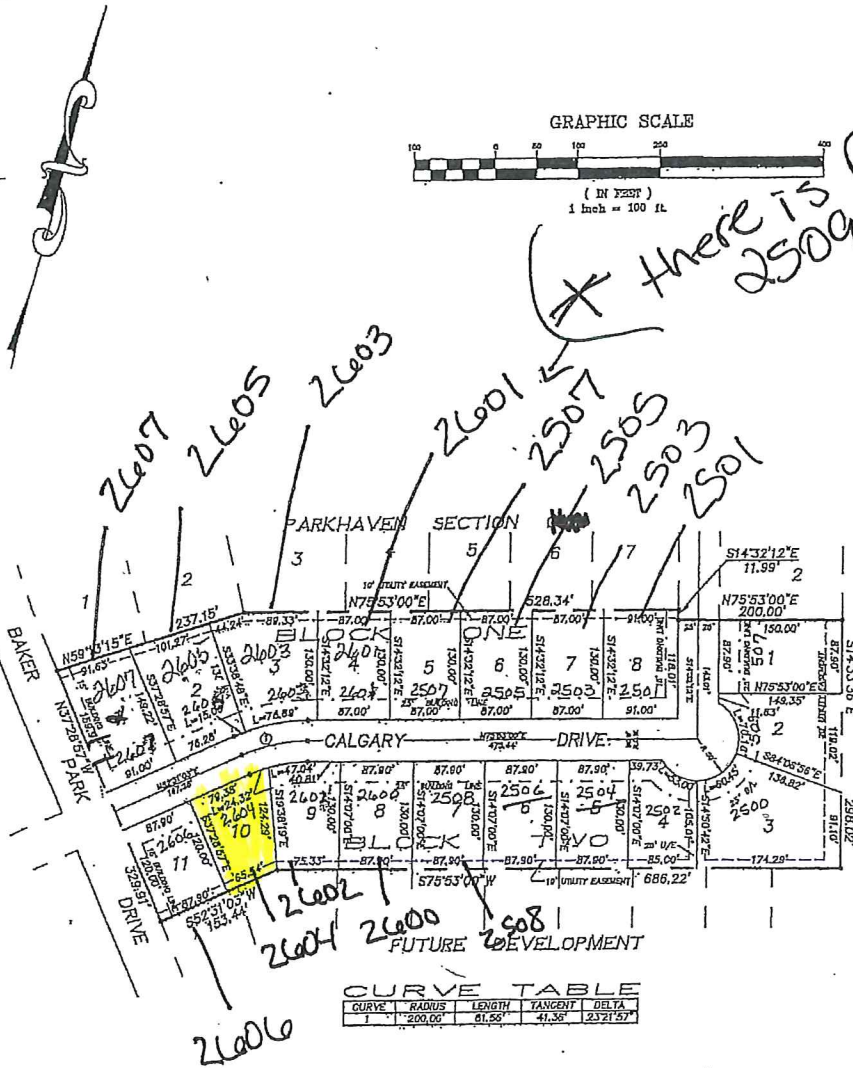
William Osterman
Chairman

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

John S. ...
Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, Texas, certifies that the foregoing, Final Plat of Parkhaven Addition, Section Five, to the City of Sherman, Texas, was filed for record in the City of Sherman, Texas, on the 20th day of May, 1998, and that the same was duly recorded in the Public Records of Sherman, Texas, and that the same is a true and correct copy of the original as the same appears on the records of the City of Sherman, Texas.

Witness my hand this 20th day of May, 1998.



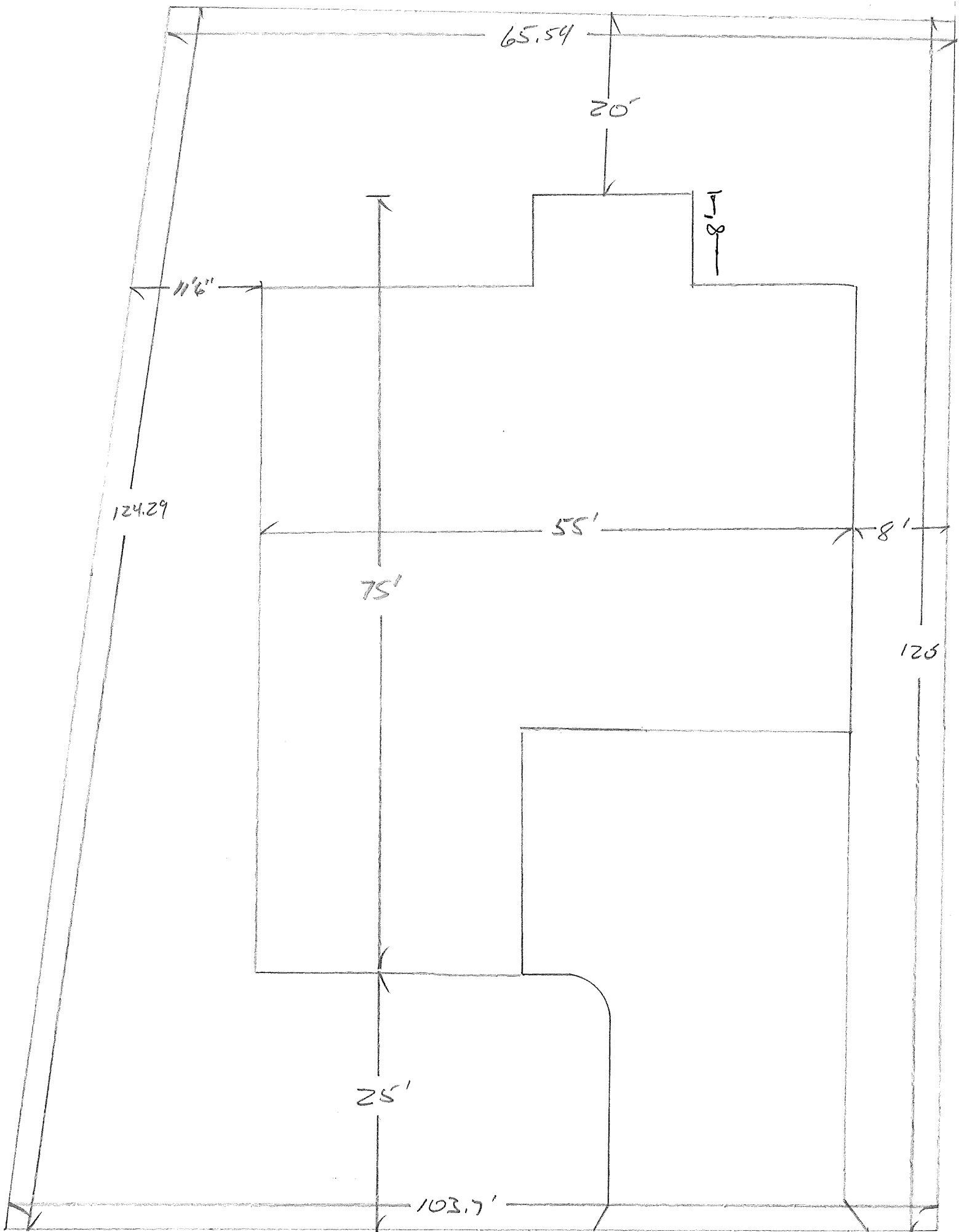
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00	61.55	41.35	23°21'57"

PARKHAVEN ADDITION
SECTION FIVE

TO THE CITY OF SHERMAN, TEXAS
A 6.403 ACRE ADDITION
IN THE

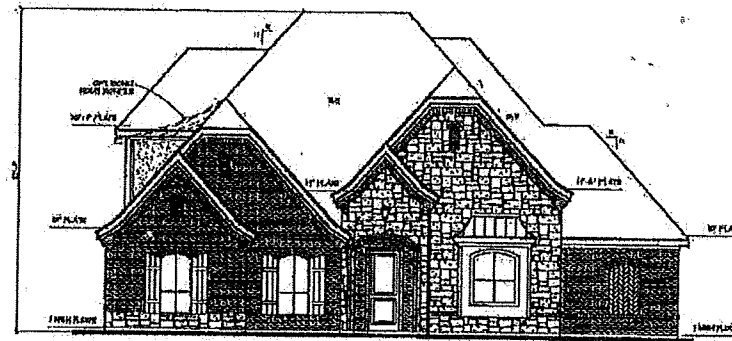
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

13774
FILED FOR RECORD
7-30-98
at 3:32 o'clock P.M.
Recorded in Vol. 10 Page 55
SARA JACKSON
County Clerk, Grayson Co., Texas
By *John S. ...*
Deputy



Dec. 22, 2016 6:00PM No. 1700 P. 11/18

WWW.PLANFACTORY.COM



FRONT ELEVATION

THE PLAN FACTORY
4000 SOUTH BAYVIEW BL. - SUITE 117 - ARLINGTON, VA 22206
(703) 554-8822

DESCRIPTION

DESCRIPTION	QUANTITY	UNIT
FOUNDATION	100	LF
CEILING	400	SF
FLOORING	800	SF
WALLS	1200	SF
ROOFING	1000	SF
PAINTING	1000	SF
LANDSCAPING	100	SF

PLAN NO.

1700-006-H033

PG. 1 OF 5

NOTE: THIS PLAN IS A PRELIMINARY
DRAWING AND IS NOT TO BE USED FOR
CONSTRUCTION. ALL DIMENSIONS ARE
IN FEET AND INCHES. ALL DIMENSIONS
ARE TO FACE UNLESS NOTED OTHERWISE.

STAFF REVIEW LETTER

January 10, 2018

Ron Westervelt
1716 Davy Lane
Denison, TX 75020

Dear Applicants,

The request for a variance to allow a 20' rear setback for a new residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 2604 Calgary Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District and the Residential Tree and Landscaping Ordinance must be followed.
2. The minimum side setback shall be 8 ½ feet.
3. Review the zoning and development ordinance for additional requirements.
4. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

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



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

9.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 2706 N. WOODS STREET & 606 W. OXFORD DRIVE**

The request of Gary and Karen White (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 606 West Oxford Drive and 2706 North Woods Street, being all of Lot 2 and part of Lot 10, Block 2, Brookwood Addition and 2.186 acres in the J.B. McAnair Survey, Abstract No. 763, for a total of 2.402 acres, as follows:

Planning and Zoning Commission

Replat approval of Geo Rambler Addition, a Replat of Lot 2, Block 2, Brookwood Addition and adjoining Four Tracts

Background:

The property is located at 2706 North Woods Street and 606 West Oxford Drive in northwest Sherman between Ricketts and Woods Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

C-1 (Retail Business) District

R-1 (One Family Residential) District

Origination:

Gary and Karen White (Owners)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

56

Objections Received:

0

Attachments

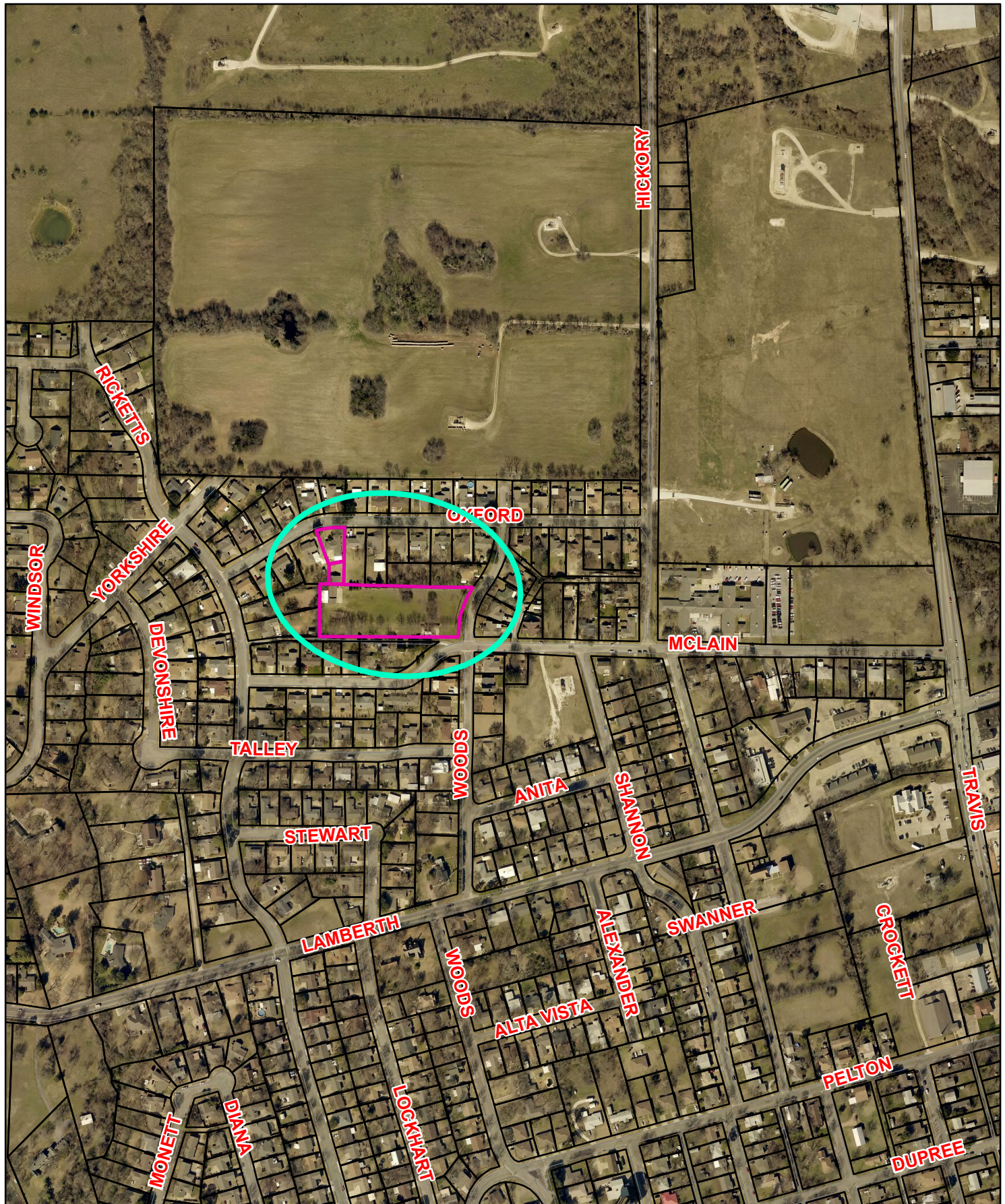
Location Map

Zoning Map

Zoning Sign Photo

Replat

Staff Review Letter



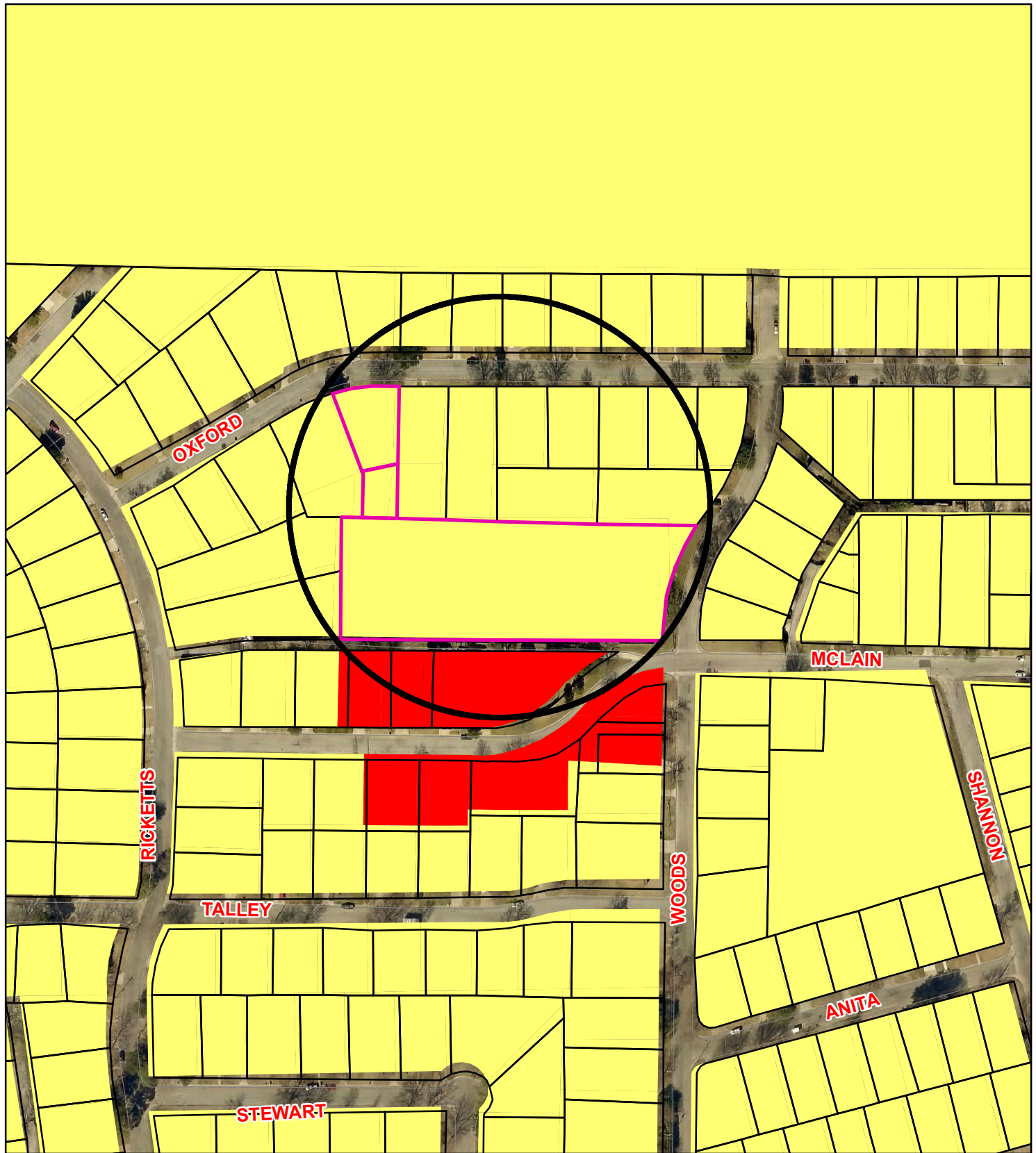
2706 N. Woods & 606 W. Oxford



NOT TO SCALE

1 in = 451 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2706 N. Woods & 606 W. Oxford



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Bialock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Bialock 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

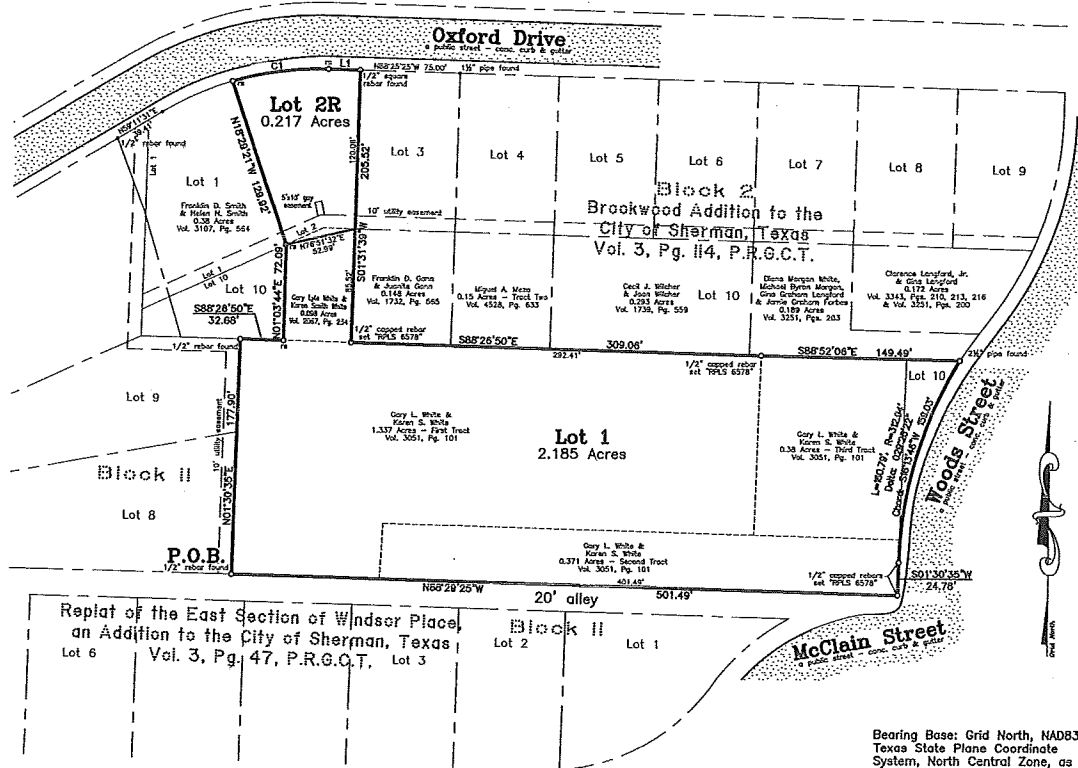
1 in = 200 ft

606 W. Oxford Drive



2706 N. Woods St.





J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.73'	S88°25'25"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	73.20'	231.29'	18°04'04"

Geo Rambler Addition

(being a Replat of Lot 2, Block 2, Brookwood Addition and adjoining four tracts)
to

the City of Sherman, Texas

2.402 Acres

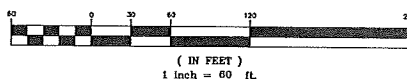
in the

J. B. McAnair Survey Abstract No. 763

Gary L. White & Karen S. White
Owner

Job No. CGS401217

GRAPHIC SCALE

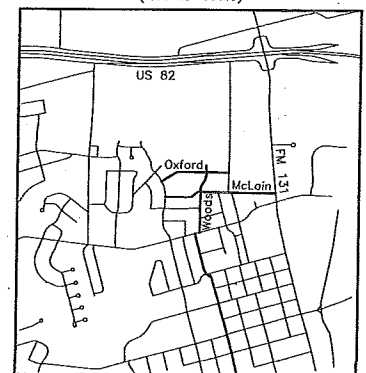


General Notes:

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 Electric Delivery Co.
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. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818100290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Location Map
(not to scale)



STAFF REVIEW LETTER

January 9, 2018

Gary L. White & Karen S. White
606 Oxford Drive
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Geo Rambler Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 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. Require 10' Utility Easement along Woods Street.
6. Detention in accordance with City criteria will be required as the site develops.
7. The City of Sherman does not maintain alleys.
8. 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.
9. 1 Mylar and 1 paper copy must be submitted in 24"x36" size for recording. Both mylar and paper copy must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copy must look the same. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

10.

Meeting Date: 01/16/2018

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Joe Gilbert, Commissioner

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Bridges, Commissioner

Requested Action/Proposed Use:

*** 4500-4600 BLOCKS QUAIL RUN ROAD AND THE 4600 BLOCK OF CORMORANT DRIVE**

The request of 1417 Land Holdings LLC (Owners), 300 Sherman, LP (Developer), Greg Edwards Engineering Services, Inc. (Civil Engineer) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive, being 17.492 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Quail Run, Phase One

Background:

The property is located in the 4500-4600 Blocks of Quail Run Road and the 4600 Block of Cormorant Drive. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into seventy-six lots for single family residential development.

Adjacent Zoning:

R-A (Single Family Agricultural) District

R-1 (One Family Residential) District

SF-1 (Single Family Residential) District

Origination:

1417 Land Holdings LLC (Owners)

300 Sherman, LP (Developer)

Greg Edwards Engineering Services, Inc. (Civil Engineer)

Preston Trail Land Surveying, LLC (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

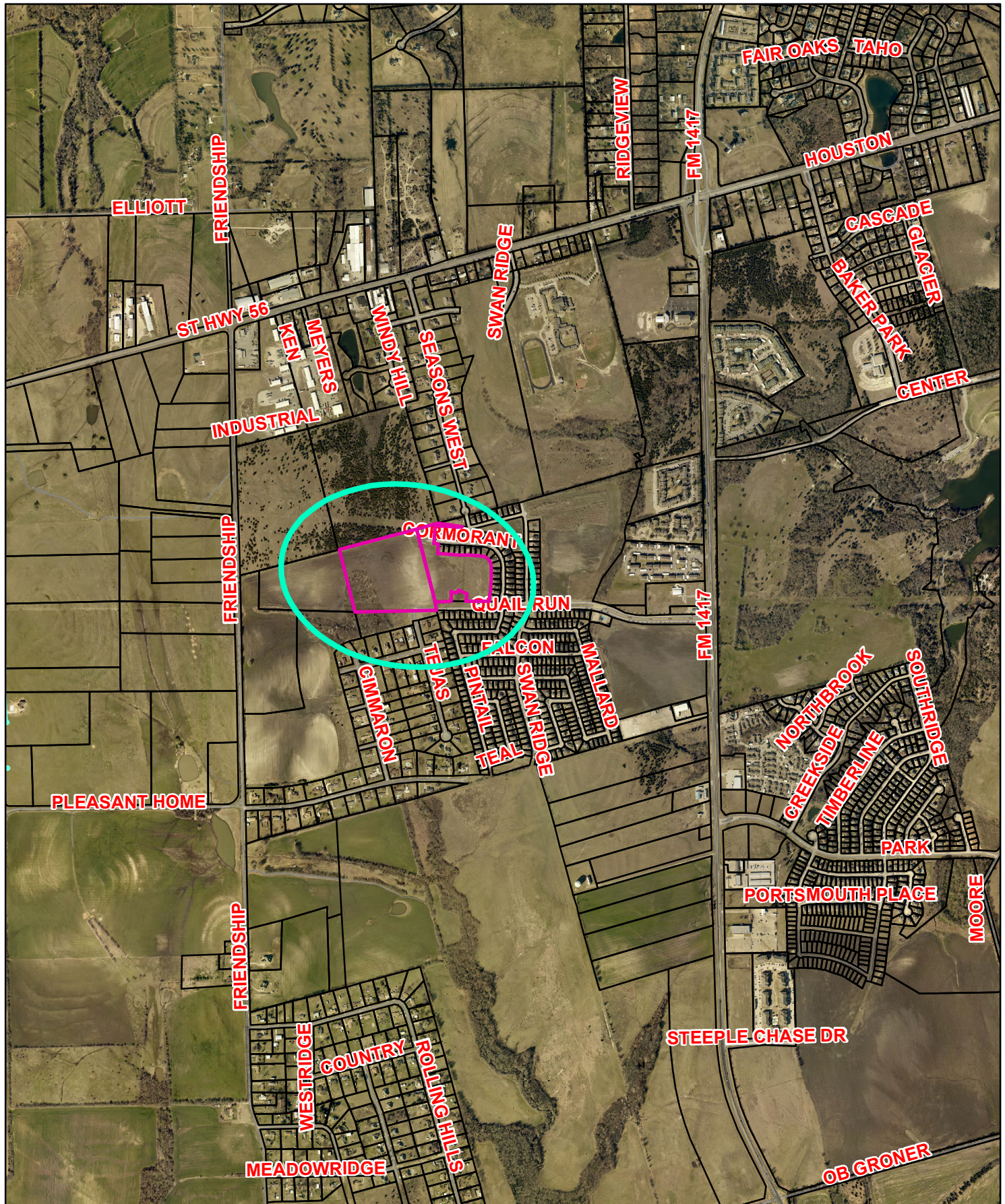
Attachments

Location Map

Zoning Map

Final Plat

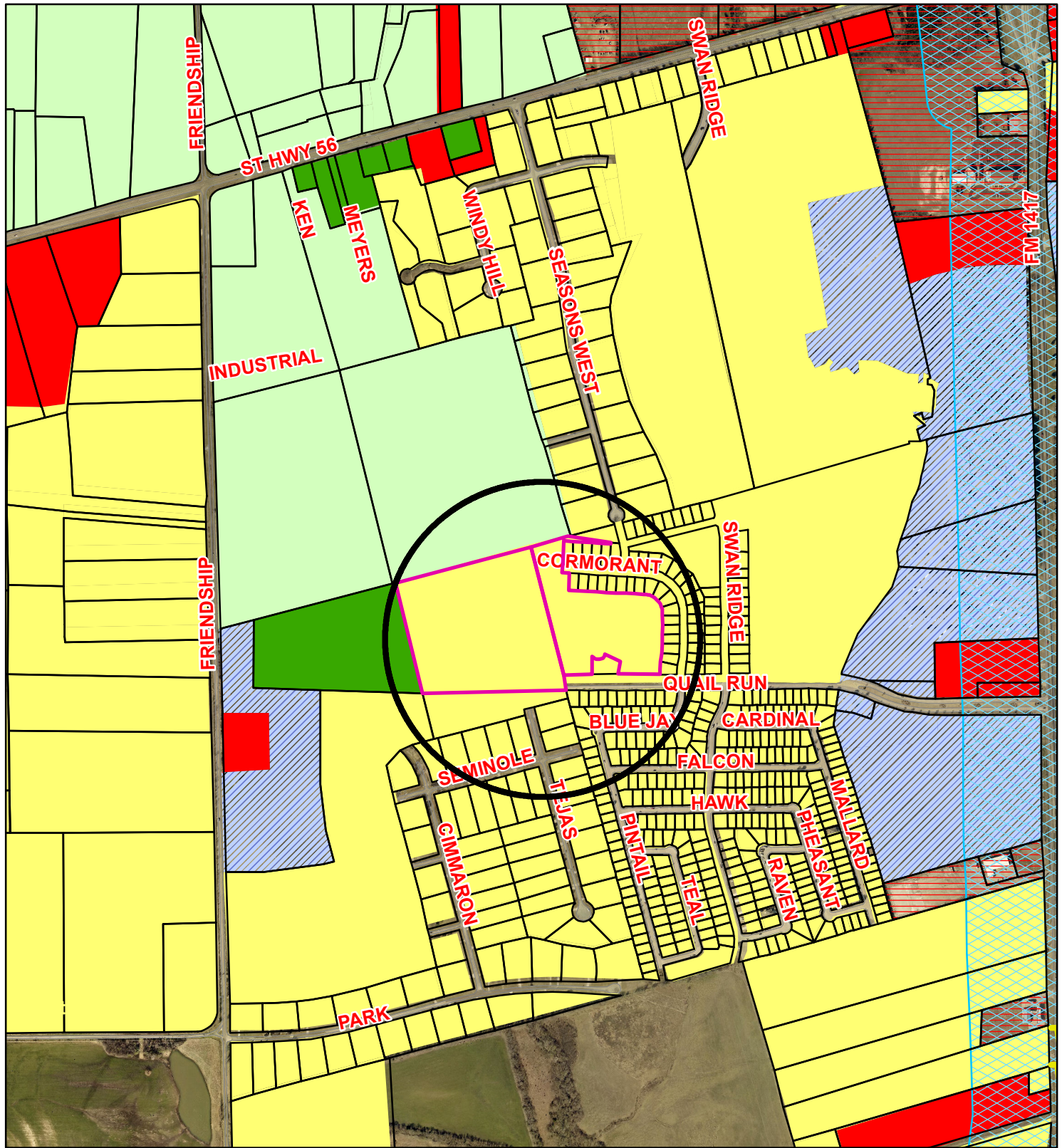
Staff Review Letter



**4500-4600 Blks. Quail Run Road &
4600 Block Cormorant Drive**



1 in = 1,442 ft



Zoning - 4500-4600 Blocks Quail Run Road & 4600 Block Cormorant Drive

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District

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



NOT TO SCALE

1 in = 865 ft

WHEREAS 1417 LAND HOLDINGS LLC is the rightful owner of all of that certain tract or parcel of land situated in the E. Jones Survey, Abstract No. 825, City of Sherman, Grayson County, Texas, and being the remaining westerly portion of a called 55.43 acre tract of land described as Tract 2 in the deed to 1417 Land Holdings, LLC, recorded in Volume 4942, Page 511, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PROUNE" found for the northeast corner of The Preserve, Phase I, an addition to the City of Sherman, Texas, according to the plat first recorded in Volume 20, Page 81, Plat Records of Grayson County, Texas, and on the northerly line of said 53.420 acre tract, and on the southerly line of a called 63.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 808, said Official Records, and from which a 1/2-inch iron rod found for the southeast corner of said 66.842 acre tract, and on the northerly line of said The Preserve, Phase I, bears North 64°39'45" East, a distance of 80.24 feet;

THENCE with the westerly boundary line of said The Preserve, Phase I, the following (10) courses

- [illegible]

12. South 07°30'54" East, a distance of 50.00 feet to a Capped Iron Rod set for the southwest corner of said The Preserve Phase I, and on the westerly line of said 83.400 acre tract, and on the northerly line of County Ridge Estates No. 2, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 17, Page 33, said Plat Records and on the current northerly right-of-way line of Quail Run Road,

THENCE South 85°25'00" West, with the southerly line of said E5 420 acre tract, and with the northerly line of said County Ridge Estates No. 2 part of the way, and with the current northerly right-of-way line of said Quail Run Road part of the way, a distance of 1154.66 feet to a Capped Iron Rod set for the southwest corner of the herein described tract of land;

THEMDE crossing said 65.400 acre tract with the following right (2) courses

1. North 02°33'54" West, a distance of 317.22 feet to a Capped Iron Rod set for corner;
2. North 15°15'56" West, a distance of 187.85 feet to a Capped Iron Rod set for corner;
3. North 74°43'04" East, a distance of 125.05 feet to a Capped Iron Rod set for corner;
4. North 15°15'56" West, a distance of 84.05 feet to a Capped Iron Rod set for corner;
5. North 62°16'36" West, a distance of 21.21 feet to a Capped Iron Rod set for corner;
6. North 15°15'56" West, a distance of 90.00 feet to a Capped Iron Rod set for corner;
7. North 74°43'04" East, a distance of 17.83 feet to a Capped Iron Rod set for corner;
8. North 15°15'56" West, a distance of 110.59 feet to a Capped Iron Rod set for the second corner.

THENCE North 74°32'46" East, with the northerly line of said E5.430 acre tract, and with the southerly line of said E6.642 acre tract, a distance of 453.15 feet to the POINT OF BEGINNING and enclosing 17,907 gross acres (780,035 square feet) of land more or less;

LESS AND EXCEPT all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, being 0.415 of an acre (0.009 square feet) of land, and being all of Lot 10, Block 7, "Open Space and Drainage Easement", per The Pressure, Phase I, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 20, Page 81, Plat Records of Grayson County, Texas, and leaving 17,432 net acres (701,836 square feet) of land more or less.

DANER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SHT LAND HOLDINGS LLC, does hereby adopt this plan designating the Northwest decedent property as QSAR, RUM (QSAR), or Addition to the City of Sherman, Grapeland, or Texas, and does hereby declare to the public one (1) or more of the following purposes for the adoption of this plan. The City or public entity has the right to review and accept or reject, or any part of, building, license, trade, or other or other improvements or growth in which any way endorses or interferes with the construction, maintenance or efficiency of its respective systems or any of them, 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, expanding and performing without the necessity at any time of procuring the permission of anyone. This plan adopted subject to all planning ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By _____

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 XXXXXXXXXXXX, 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

FLOOD STATEMENT

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 485530, effective date 09/25/2014, and that map indicates that this property is within "Non-hazardous Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0400 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DEVELOPER:
300 Shennan LP
11002 Scarsdale Blvd. #B
Houston, TX 77029
Contact: Do Ngyuen

DINNER:
1417 Land Holdings LLC
PO Box 601357
Dallas, TX 75360
Ph: 972-819-1208
Contact: Shane Shouder

ENGINEER:
GSES, Inc.
1521 Amanda Court
Ponder, TX 75259
Ph: (409) 482-2957
Contact: Greg Edwards, P.E.

SURVEYOR:
Orin Noah, RPLS 8585
Preston Trail Land Surveying LLC
83433 N State Highway 289
Suite No. 5
Pottsboro, TX 75076

Preston Trail
LAND SURVEYING

Grayson County, Texas
 (6343) R. State Hwy 293, Suite 5
 Pottsboro, TX 75076
 www.precastalliedconcrete.com
 903-755-8229

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of QUAIL RUN PHASE ONE, 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 ratify the acceptance thereof by signing his name hereinafter as a witness.

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

Clerk, City of Sherman, TEXAS

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**

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

Chairman

Secretary

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

**FINAL PLAT
QUAIL RUN, PHASE ONE
17.492 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas**

Preston Trail
LAND SURVEYING

60430 N. State Hwy 209, Suite 5
Forth Worth, TX 76106
www.presidentalliancy.org
817-395-6229

STAFF REVIEW LETTER

January 9, 2018

1417 Land Holdings, LLC
P.O. Box 601357
Dallas, TX 75360

300 Sherman, LP
11002 Scarsdale Blvd., #B
Houston, TX 77089

GEES, Inc.
1621 Amanda Court
Ponder, TX 76259

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

Dear Applicants,

The request for approval of the Final Plat of Quail Run, Phase One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 16, 2018 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. Gambel Drive - When a street changes direction, the street name shall change. A street shall not intersect with another street more than one time without a name change.
6. Mourning Dove Drive will need to be renamed; there is already a street with that name.
7. Change Swan Ridge to Cormorant Drive.
8. Label Easement between Lots 2 & 3, Block 6, Country Ridge Estates #2.
9. Minimum lot widths shall be 60' at street frontage.
10. Calls on legal description must match calls on drawing.
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. Development Agreement required for Public Infrastructures.
13. Water and Sewer shall be extended to serve the development. Verify sewer capacity for proposed use.
14. A utility, drainage, and grading plan shall be provided and approved by the City Engineering Department. A site development meeting is recommended.
15. 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.

16. 1 Mylar and 1 paper copy must be submitted in 24"x36" size for recording. Both mylar and paper copy must be split to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description and the other page must have the image. Both mylar and paper copy must look the same. Both split pages must include the Subdivision Name block. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Danny Fuller, Fire Marshal

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



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

12.

Meeting Date: 01/16/2018

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

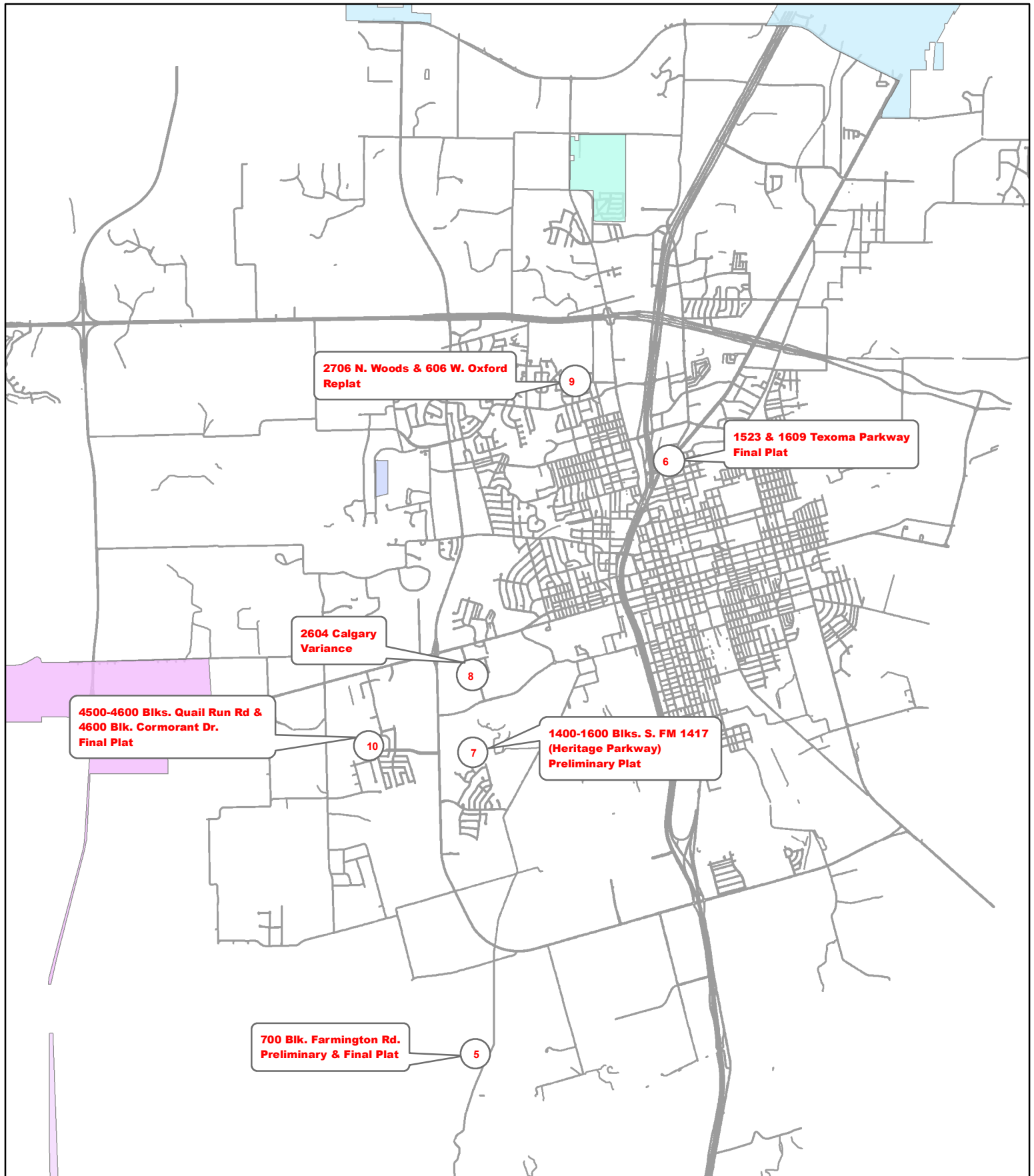
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting January 16, 2018



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 6,000 feet