

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 20, 2015 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 16, 2014, PLANNING AND ZONING COMMISSION MEETING.**

3. **APPOINT BOARD OF ADJUSTMENTS**

4. **CONSENT AGENDA (ITEMS 7&8)**

5. **2210 N. FM 1417 (HERITAGE PARKWAY)**

The request of Heritage Sherman 2014, LP by KMS Retail, Inc. (Owners) and Mallory Martin, Kimley Horn and Associates Inc. (Engineer/Surveyor/Representative) concerning the property located at 2210 N. FM 1417 (Heritage Parkway), being Lot 2, Block A, O'Hanlon Ranch Shopping Center, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection 13 (a)&(b) to not require a screening device 100' from the rear (west) property line to allow visibility of the adjacent church's sign in lieu of a minimum 6' screening device required in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.

6. **3924 TEXOMA PARKWAY**

The request of John & Susie Chung (Owners) and Juan & Brenda Fraga (Applicants) concerning the property located at 3924 Texoma Parkway, being 0.71 acres in the Samuel M. McGlothlin Survey, Abstract No. 811 and the H. Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales, service, installation and repair in a C-2 (General Commercial) District.

7. * **700 BLOCK E. LAMBERTH ROAD AND 2500 BLOCK MASTERS STREET**
The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 700 Block E. Lamberth Road and 2500 Block Masters Street, being 2.016 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:
Planning and Zoning Commission
Replat approval of Varsovia First Addition, a Replat of part of Lot 4, Block 1, Carraway's Subdivision.
8. * **702 E. LAMBERTH ROAD**
The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 702 E. Lamberth Road, being .505 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:
Planning and Zoning Commission
Site plan approval for Hilltop Pediatrics Medical Office.
9. **ADJOURNMENT**
10. **OVERALL LOCATION MAP**

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

Joe Gilbert, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

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

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on January 15, 2015 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of January, 2015
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary





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

Agenda Item No. 2.

Meeting Date: 01/20/2015

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 16, 2014, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

Draft Minutes 12/16/14

STATE OF TEXAS

§

December 16, 2014

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 16, 2014.

MEMBERS PRESENT: CHAIRMAN GILBERT
COMMISSION MEMBERS: VICE-CHAIRMAN PATTERSON,
THORPE, ELLIOTT AND DAVIS

MEMBERS ABSENT: BARTON, VELLOTTI AND DUTTON

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 18, 2014 Meeting. Motion by Commission Member Vanderveer to approve the Minutes as written. Second by Commission Member Thorpe. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

WELCOME NEW BOARD MEMBER

Chairman Gilbert welcomed Shawn Davis to the Planning and Zoning Commission.

WELCOME SHAWN
DAVIS

CONSENT AGENDA (ITEM 4)

Consent Agenda items are considered to be routine and non-controversial items. The Commission reviewed the Consent Agenda.

CONSENT AGENDA

Chairman Gilbert explained they would pull item #4 entitled "3603 Loy Lake Road – Site Plan Approval for an Express Car Wash" from the consent agenda.

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF IBRAHIM ABU SARRIS FAMILY, LP (OWNERS), BRAD ANDRUS (PROSPECTIVE BUYER), HOMEYER ENGINEERING, INC. (ENGINEERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3603 LOY LAKE ROAD, BEING 1.569 ACRES IN THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN EXPRESS CAR WASH.

SITE PLAN –
EXPRESS CAR WASH
3603 LOY LAKE RD.
(IBRAHIM ABU
SARRIS FAMILY, LP,
OWNERS; BRAD
ANDRUS,
PROSPECTIVE
BUYER)

Brad Andrus, 8855 FM 173, Krum, TX

Mr. Andrus appeared to represent the request and answer any questions. The property is located at 3603 Loy Lake Road between Pecan Grove Road and Sara Swamy Drive.

The property was zoned a C-1 (Retail Business) District at the September 15, 2014, City Council Meeting.

Mr. Andrus explained he would like to construct an express car wash, providing a 40' tall brick column entryway with an attached sign off Loy Lake Road, (22) twenty-two vacuum spaces, stacking for (40) forty cars and a brick and glass car wash tunnel will be provided, allowing the cars to exit to Pecan Grove Road. "We have met all of the City's requirements on setbacks, building heights and any such requirement." He had seen the Staff Review Letter and would abide by the Recommendations.

Robert Minshew, 206 W. Belden, Sherman, TX

Mr. Minshew explained he represents Dr. Sarris, the owner of the property. "I have reviewed the request and the important thing to remember is, it is zoned properly for a car wash; the car wash is a permitted use in this zoning. The site plan is what you are looking at today and the site plan meets all the ordinance requirements for the City, there is nothing left that has to be done and there are no exceptions or variances requested."

Normally site plan approval would be totally routine unless there is a safety issue involved. You have the discretion if you find that there is something unsafe about cars exiting onto Loy Lake Road from a car wash as distinguished from cars coming out from the Renaissance, or a doctor's office, or anything else; there are driveways all along Loy Lake Road, cars come out daily from all those driveways and if there is something more inherently from a clean car coming out from a dirty car, I don't know what it is; a car is a car when it comes out of a driveway onto a street, it has to be careful. That is not a safety issue that is created by the use of this property; that is a safety issue that is there every time a car comes out onto Loy Lake Road, whether it is a doctor's office or a car wash. This site plan by itself does not create any safety issues at all."

"Dr. Sarris has owned this property for over thirty years and a person has the constitutional right to use their property as they see fit for any purpose that is legal in the City according to the ordinances that apply to it; the only exceptions would be if there is an overriding safety concern. This is not a popularity contest, I know there are going to be a number of people that don't want this car wash, the doctors that are located south of there, they don't want this car wash but this is not a popularity contest, it's not an election. The only issue is, do you have a safety issue created by cars coming onto Loy Lake Road by a car wash as distinguished from any other driveway, otherwise it is a routine matter to approve; we ask that it be approved."

Chairman Gilbert asked Mr. Shadden to verify the zoning was changed to a C-1 (Retail Business) District in September and now it is going before the Planning and Zoning

Commission for site plan approval and it meets all the City's requirements and ordinances.

Scott Shadden, Director of Developmental Services explained "that is correct, what is submitted and the Staff Review Letter would be a condition."

Dr. P.T. Swamy, 1111 Sara Swamy Dr., Sherman, TX

Dr. Swamy explained he is truly concerned, "I'm not against car washes, but placing the car wash in the middle of the medical district; it's not the right thing to do. Safety was mentioned, there's nothing unsafe about the car wash, but the fact that we already have a crowded Loy Lake Road. I go up and down Loy Lake Road all the time and when we add more cars coming in and out, that is definitely going to create a problem. The more cars on the road, we do worry about safety, the greater amount of cars on the road, the greater the chances of accidents or mishaps."

"When my clinic was located, we were outside the city limits, the City has grown, I'm glad to see it grow, what I'm concerned about is on the one hand we have a hospital district which everyone admits is dying and then we have another district which is flourishing where we are; it's kind of unfair to make that go down and drag the doctors to Denison because this is not what they envisioned in the past or what they expect in the future. I would like to see support from all of you to keep this medical community growing and where we don't have reasons to leave the area."

"The other thing I have concern is, this is a pristine area, you walk in there you see the doctor's offices, you see the hospital, you see surgery centers and you see a retirement community and it's good to have some quite, peace and cleanliness. I feel the car wash will create more noise, trash and activity; and we don't want such things happening in a place which is unique to Sherman. So talking about the medical district whether you planned it or not, Loy Lake Road, Gallagher, Sara Swamy and Calais; you just find a congregation of doctor's offices, hospitals, medical centers including my friend, Dr. Sarris' office. I feel placing the car wash in that area is something wrong and something we will regret if it happens."

Dr. Clint Moss, Texoma Dermatology Clinic, 815 E. Pecan Grove Road, Sherman, TX

Dr. Moss wanted to thank Dr. Swamy and echo his concerns. "I spent most of today performing procedures removing cancerous tumors from patients. The room in which myself and my colleagues do the majority of these procedures is about twenty feet away from what is proposed to be twenty-two vacuum stations, along with the cars that will be using them with their engines running and music being played."

"Imagine you are the patient that is already in anxiety inducing experience sitting in a room having surgery done

while this is taking place and you have this added distraction. Imagine being the physician who is trying to focus and concentrate performing a delicate precise procedure while this distraction is going on. I understand this lot has been approved for commercial use and I am not against car washes, I like having my car clean as much as the next guy. I'm not against business; I'd like to see the Andrus brothers succeed in all of their endeavors. What I am against is poor planning, which is where you guys come into play. Echoing Dr. Swamy and his concerns about disrupting the medical community in that area which has been established. I would like to urge you to consider the collateral damages that might occur by placing such an establishment in the center of the medical community. Certainly noise and trash would be issues regardless of anyone's argument that they can keep it contained, eventually it will find its way out. Thank you and I urge you to consider the potential damages that might take place by placing a car wash in this location."

Dr. Mark Koone, 815 E. Pecan Grove Road, Sherman, TX

Dr. Koone explained he would like to review a couple of things that we discussed at the September meeting. "One is the traffic stacking that has been mentioned, traffic stacking is already a significant problem on Loy Lake Road, especially when school is starting and getting out. One of my partners has already totaled his truck at that intersection and we have had another car totaled this past week. An economic issue I would like to make is, our clinic draws about two hundred patients a day from both sides of the river, from Oklahoma and Texas. Our patients drive from seventy to one hundred miles away frequently. Most of the two hundred people will bring at least one other person with them, so that's four hundred people coming to our area every day. These people eat lunch here; they shop here and fill up their cars with gas. I doubt that anyone is going to drive one hundred miles to get their car washed. If we leave that is the exchange that we make."

"Another economic issue worth considering is the fact that our clinic employs twenty-four non physicians, the twenty-four that are employed are predominately head of household jobs with a pay scale of two and one half times the minimum wage; if we leave we lose this in exchange for a business that will probably employ two or three people at minimum wage. Our employees come from communities surrounding Sherman, they shop here, they dine, they fill their cars up with gas; we could lose that if we move to Denison."

"Finally, as Dr. Swamy mentioned, Sherman has two medical communities, one is doing well, one, Wilson N Jones is not doing well, most of the doctors at Wilson N Jones have moved to Denison; they've moved to TMC, we risk the doctors of our area moving to TMC as well. Thank you for considering this issue."

Dr. Ray Thomas, Texoma Dermatology, 815 E. Pecan Grove Road, Sherman, TX

Dr. Thomas explained “the question I have before the board is, what is the purpose of zoning? Dr. Christina Ford of Columbia University who is a well respected authority on planning and was instrumental in helping New Orleans rebuild from Katrina, states that the purpose of zoning is to maintain property values. Obviously, we have zoning so that there is some kind of equitable and reasonable distribution of facilities throughout the town and things are not misplaced. Putting a car wash twenty to twenty-five feet from our property line is not proper zoning for maintaining our property values. If we ever wanted to sell our office, I don’t know of any physicians that would look out an examining window and twenty-five feet away are twenty-two vacuum stations with trash blowing around and perhaps cars playing radios as loud as they could to overcome the noise of the vacuum cleaner. So, in order to maintain our property values and to continue with the proper zoning of the medical community, it makes sense to have this property, though it is zoned commercial, to have the sort of commercial businesses there that would enhance the medical facilities that are already there rather than a car wash which we feel would be detrimental to our property values, our community and perhaps also cause physicians to move because patients found the traffic, the noise and general inconvenience of the things around there to the point they would go somewhere else.”

Fred LeVay, 2633 Kimberly, Plano, TX

Mr. LeVay explained he owns the Whistle Stop on Texoma Parkway. “We talk about the traffic issues, Texoma Parkway is a four-lane and when we get busy the right side of that highway is blocked, we have traffic on a busy day that can really back up. A busy day for us is, two hundred cars a day; I believe they have projected fifteen thousand cars a month, which is over five hundred cars per day. You put five hundred cars a day on Loy Lake Road, which is one lane currently, I think there are projections to widen that to four lanes and at that time it might be feasible, but when you look at the restaurants, Town Center; that is a major artery that is traveling in that area. From the car wash there is going to be some serious traffic issues on a one lane car wash entrance on Loy Lake Road and when the traffic is exiting on the other street you are still going to have five hundred cars a day; that is a huge number and that is what that car wash is designed to have. I just need you to consider that.”

Chairman Gilbert asked Clay Barnett, Director of Public Works and Engineering if there had been any studies done as far as traffic counts and traffic flow; “how is that taken into consideration for the site plan and the Staff Review Letter.”

Mr. Barnett explained “the driveway does meet all our standards, with that being said, we are aware there are a

considerable amount of traffic on Loy Lake, we have gotten a proposal from Kimley Horn and Associates in order to proceed for designing that section, we are looking into bonding that project and building it next physical year. It will be a four lane, median divided section from south of Sara Swamy where we are taking it to four lanes and extending south to Highway 82. That is not something that has been approached by the City Council, so that is something we are looking into.”

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

Chairman Gilbert explained “we have heard lots of reasonable concerns, economic impact, potential for economic impact for the area, the traffic flow patterns, other issues and citizens wanting the best for Sherman in a good area, expanding a growing area that happens to be an area where there is medical clinics and different communities, but at this point as I understand correctly, as the board on the Planning and Zoning Commission, this is a site plan that was part of a consent agenda, which is something that we’re legally obligated to pass, unless there are grounds as a specific as far as safety or another item that’s brought to the board for us to consider. I’m not sure at this point with this being just site plan approval and the zoning change already taken place in September, I’m not sure on what grounds we have not to pass this item. It doesn’t have to do whether or not you think it is a good idea, whether or not you want to listen to it or look at it, who is going to be employed where, but it is a fact that it falls within the proper zoning and proper ordinance, that it is an accepted business for this zone; so I don’t know at this point what grounds there is not to pass this item.”

Commission Member Thorpe explained “as far as I know it fits within our Master Plan.”

Mr. Shadden explained “the Master Plan is commercial for that area.”

Commission Member Thorpe explained “we cannot just pick and choose what businesses we want to go in there; if it meets our guidelines, we’ve got to roll with it.”

Vice-Chairman Patterson asked Mr. Barnett if he had any estimated traffic flow currently on Loy Lake; “what it will handle at this point; will it handle a business like this. Have there been any traffic studies for Loy Lake Road.”

Mr. Barnett explained “we have not looked at a specific business, but traffic counts in general do warrant increasing the capacity of the street; which is something we are looking into.”

Vice-Chairman Patterson explained that was his only

concern was traffic congestion, especially late in the afternoon when school lets out.

Commission Member Thorpe explained “any business you put in there will do that. They might anticipate five hundred but that is a lot of vehicles, any business can anticipate that.”

ACTION TAKEN.

Motion by Commission Member Thorpe to approve the site plan for an express car wash subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:28 p.m.

ADJOURNMENT

CHAIRMAN

SECRETARY



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

Agenda Item No. 4.

Meeting Date: 01/20/2015

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 7&8)

List of Agenda Items:

7. * 700 BLOCK E. LAMBERTH ROAD AND 2500 BLOCK MASTERS STREET

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 700 Block E. Lamberth Road and 2500 Block Masters Street, being 2.016 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Varsovia First Addition, a Replat of part of Lot 4, Block 1, Carraway's Subdivision.

8. * 702 E. LAMBERTH ROAD

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 702 E. Lamberth Road, being .505 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Site plan approval for Hilltop Pediatrics Medical Office.



Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 5.

Meeting Date: 01/20/2015

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Requested Action/Proposed Use:

2210 N. FM 1417 (HERITAGE PARKWAY)

The request of Heritage Sherman 2014, LP by KMS Retail, Inc. (Owners) and Mallory Martin, Kimley Horn and Associates Inc. (Engineer/Surveyor/Representative) concerning the property located at 2210 N. FM 1417 (Heritage Parkway), being Lot 2, Block A, O'Hanlon Ranch Shopping Center, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection 13 (a)&(b) to not require a screening device 100' from the rear (west) property line to allow visibility of the adjacent church's sign in lieu of a minimum 6' screening device required in a C-1 (Retail Business) District/O-1.1 (FM 1417) Overlay District.

Background:

The property is located at 2210 N. FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and West Lamberth Road. The property was zoned a C-1 (Retail Business) District in 1987. Site plan approval for a Walmart Neighborhood Market and exceptions to allow 168 off-street parking spaces in lieu of 195 required and to allow two 83 square foot freestanding signs with the understanding no signage will be allowed on the corner of FM 1417 (Heritage Parkway) and Lamberth Road in the future were granted at the June 17, 2014 Planning and Zoning Commission Meeting.

At the request of the adjacent church (Fusion Bible Church), the owners are requesting to shorten the screen wall on the west property line, 100' from the south property line to allow visibility of the church's sign.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Heritage Sherman 2014, LP by KMS Retail, Inc. (Owners)

Mallory Martin, Kimley Horn and Associates Inc. (Engineer/Surveyor/Representative)

Master Plan Designation:

Auto Urban Commercial – Requires 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:

23

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Narrative

Plat

Site Plan



Sherman
CLASSIC TOWN. BROAD HORIZON.

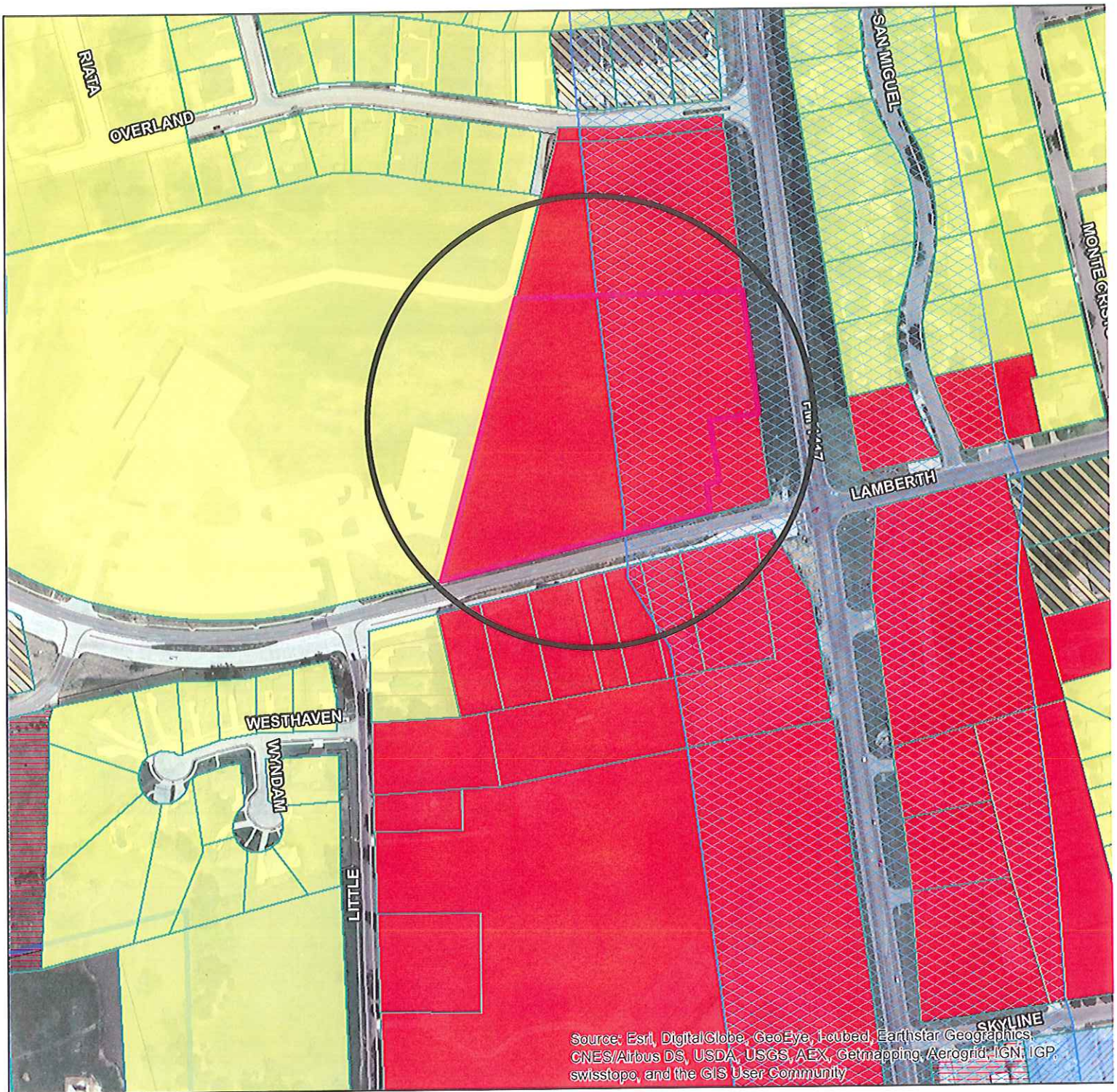
City of Sherman, Texas
Developmental Services Department

2210 N. FM 1417 (Heritage Parkway)



NOT TO SCALE

1 inch = 195 feet



Zoning - 2210 N. FM 1417 (Heritage Parkway)

Legend

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 280 feet

2210 N. F.M. 1417





December 23, 2014

City of Sherman
Development Services
220 W. Mulberry
Sherman, Texas 75091

**Re: Store #3521-00 Walmart Neighborhood Market
5.832 Acre Site
City of Sherman, Grayson County, Texas**

To Whom It May Concern:

The proposed development consists of a 5.832 acre tract located at the northwest corner of Lamberth Road and F.M. 1417. The scope of the project includes design and construction of a grocery store building (approximately 42,000 S.F.), a fuel station, and associated parking areas, utilities and landscaped areas will be provided.

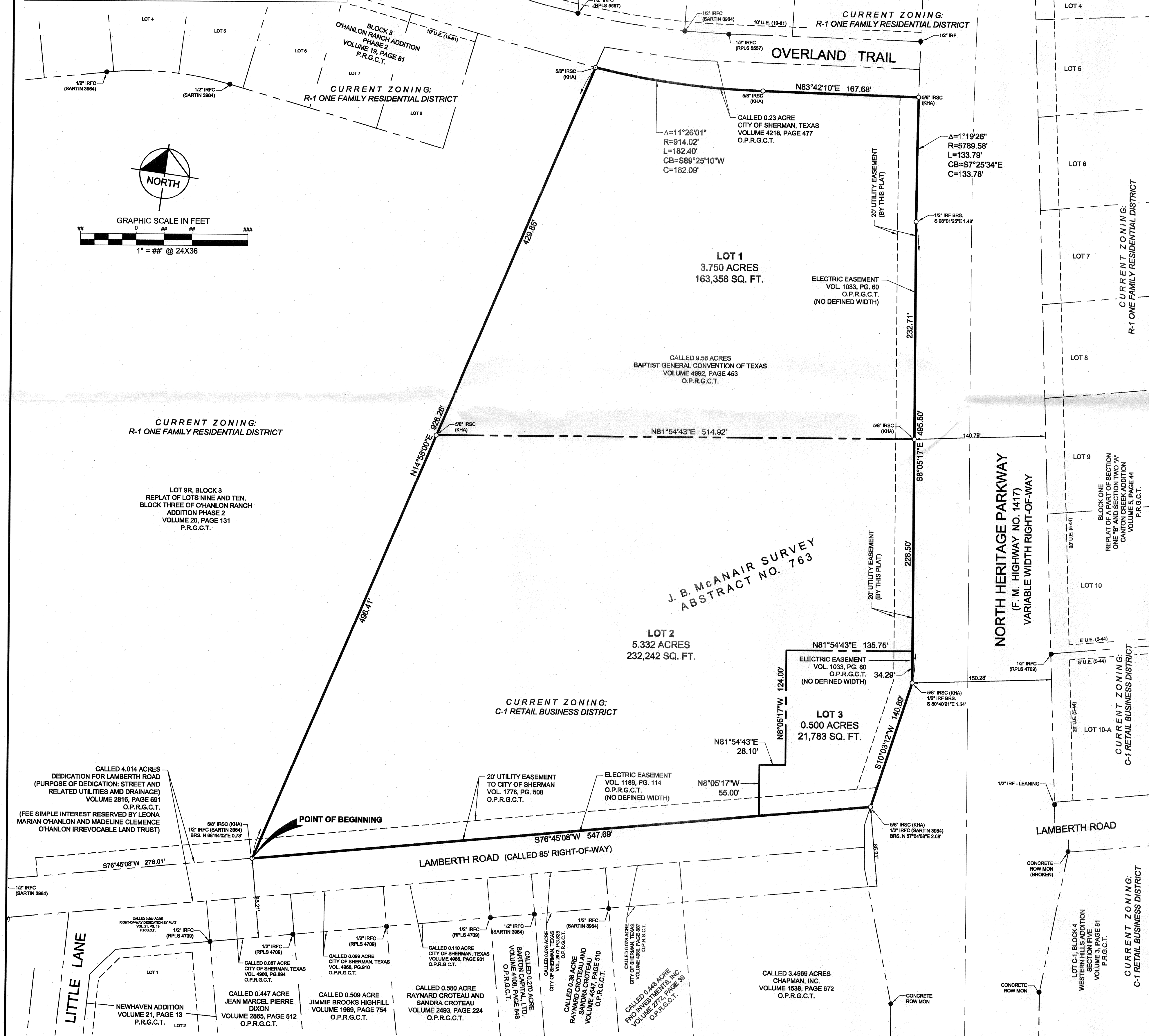
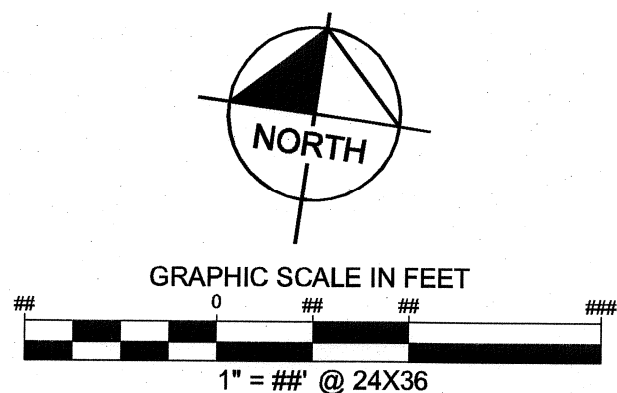
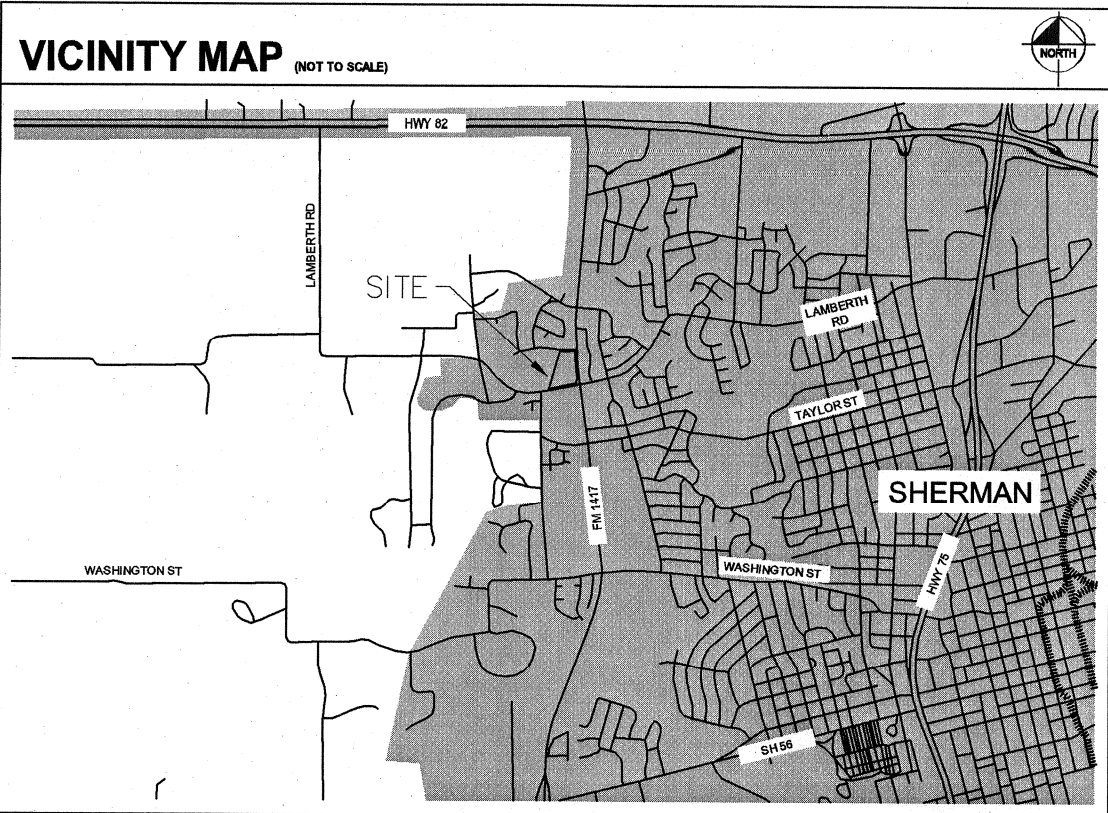
Site Plan Revision Request

At the request of the adjacent church, the screen wall has been shortened to allow for visibility of the church's sign. This is to be the only item to be considered with this request. The approved site plan and other minor revisions (resulting from final engineering design and coordination with the City staff) have been grayed back with only the screen wall shown in black to clearly illustrate this request.

Thank you for your time and attention with this matter. Please do not hesitate to contact me with any questions or comments at 281-920-6308.

Sincerely,


Mallory Martin, P.E.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, BAPTIST GENERAL CONVENTION OF TEXAS, is the owner of the following described tract of land:

BEING all that certain tract or parcel of land being situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of a called 9.58 acre tract of land described in the deed to Baptist General Convention of Texas, recorded in Volume 4992, Page 453, Official Public Records of Grayson County, Texas, and being more particularly as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set at the southwest corner of said 9.58 acre tract, common to the southeast corner of a Lot 9R in Block 3 of the Replat of Lots Nine and Ten, Block Three of O'Hanlon Ranch Addition, Phase 2, according to the plat thereof recorded in Volume 20, Page 131, Plat Records of Grayson County, Texas, and on the northerly right-of-way line of West Lamberth Road according to the Dedictory Certificate recorded in Volume 2816, Page 691, said Official Public Records, and from which a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" found for witness bears North 68°44'02" East a distance of 0.73 feet, and a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" found for witness at a point of curvature on the northerly right-of-way line of said West Lamberth Road bears South 76°45'08" West a distance of 276.01 feet;

THENCE North 14°58'00" East, departing the northerly right-of-way line of said West Lamberth Road, along the westerly line of said 9.58 acre tract and along the easterly line of said Lot 9R, a distance of 926.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of said 9.58 acre tract, common to the southwest corner a called 0.23 acre tract of land described in the deed to City of Sherman, Texas, as recorded in Volume 4218, Page 477, said Official Public Records of Grayson County, Texas, and on the southerly right-of-way line of Overland Trail (variable width right-of-way), and at the beginning of a non-tangent curve to the left having a central angle of 11°26'01", a radius of 914.02 feet, a chord bearing and distance of North 89°25'10" East, 182.08 feet;

THENCE in a northeasterly direction, along the northerly line of said 9.58 acre tract, and along the southerly line of said 0.23 acre tract, and along the southerly right-of-way line of said Overland Trail and with said curve to the left, an arc distance of 182.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE North 83°42'10" East, continuing along the northerly line of said 9.58 acre tract, and along the southerly line of said 0.23 acre tract, and along the southerly right-of-way line of said Overland Trail, a distance of 167.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said 9.58 acre tract, common to the southeast corner of said 0.23 acre tract, and on the westerly right-of-way line of North Heritage Parkway (F.M. Highway No. 1417, variable width right-of-way), and at beginning of a non-tangent curve to the left having a central angle of 1°19'26", a radius of 5789.58 feet, a chord bearing and distance of South 7°25'34" East, 133.78 feet;

THENCE in a southeasterly direction, along the easterly line of said 9.58 acre tract, and along the easterly right-of-way line of said North Heritage Parkway, and with said curve to the left, an arc distance of 133.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 8°05'17" East, continuing along the easterly line of said 9.58 acre tract and along the westerly right-of-way line of North Heritage Parkway, a distance of 262.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2 inch iron rod found for witness bears South 50°40'21" East a distance of 1.54 feet;

THENCE South 10°03'12" West, continuing along the easterly line of said 9.58 acre tract and the westerly right-of-way line of North Heritage Parkway, a distance of 140.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southeast corner of said 9.58 acre tract, and at the intersection of the westerly right-of-way line of North Heritage Parkway and the northerly right-of-way line of said West Lamberth Road, from which a 1/2 inch iron rod with plastic cap stamped "SARTIN 3964" bears North 57°04'08" East a distance of 2.08 feet;

THENCE South 76°45'08" West, along the southerly line of said 9.58 acre tract and along the northerly right-of-way line of said West Lamberth Road, a distance of 668.16 feet to the POINT OF BEGINNING and containing 9.592 acres (417,383 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

(owner signature)

STATE OF TEXAS §
COUNTY OF §

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

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 _____

CITY COUNCIL
CERTIFICATE OF ACCEPTANCE

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

Mayor, City of Sherman, Texas _____ Date _____

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

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

Clerk, City of Sherman, Texas _____

GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- The surveyor relied solely upon the Title Commitment, GF. No. FTDAL34-4403400653, with an effective date of January 22, 2014 and an issue date of February 12, 2014, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202 adjusted to City of Sherman control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998912523. Vertical Datum NAVD 88.
- FLOOD STATEMENT: According to Map No. 48181C0270 F dated September 29, 2010, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Grayson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

Signature _____ Date _____

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580

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
O'HANLON RANCH SHOPPING CENTER
LOTS 1, 2, & 3, BLOCK A
9.592 ACRES
SITUATED IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JEG	MBM	05/20/2014	063362390	1 OF 1



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

Agenda Item No. 6.

Meeting Date: 01/20/2015

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Requested Action/Proposed Use:

3924 TEXOMA PARKWAY

The request of John & Susie Chung (Owners) and Juan & Brenda Fraga (Applicants) concerning the property located at 3924 Texoma Parkway, being 0.71 acres in the Samuel M. McGlothlin Survey, Abstract No. 811 and the H. Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales, service, installation and repair in a C-2 (General Commercial) District.

Background:

The property is located at 3924 Texoma Parkway between Gallagher and Frisco Road. In the past, the property has been approved for the following Specific Use Permits:

- To allow automobile sales - 2000
- To allow an automotive repair garage - 2006
- To allow truck and automotive repair and sales - 2011.

The applicants would like to open a tire sales, service, installation and repair business at this location.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

John & Susie Chung (Owners)

Juan & Brenda Fraga (Applicants)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Photo

Survey

Elevations

Staff Review Letter

Letter from Lloyd Miller Daniel Gordon



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

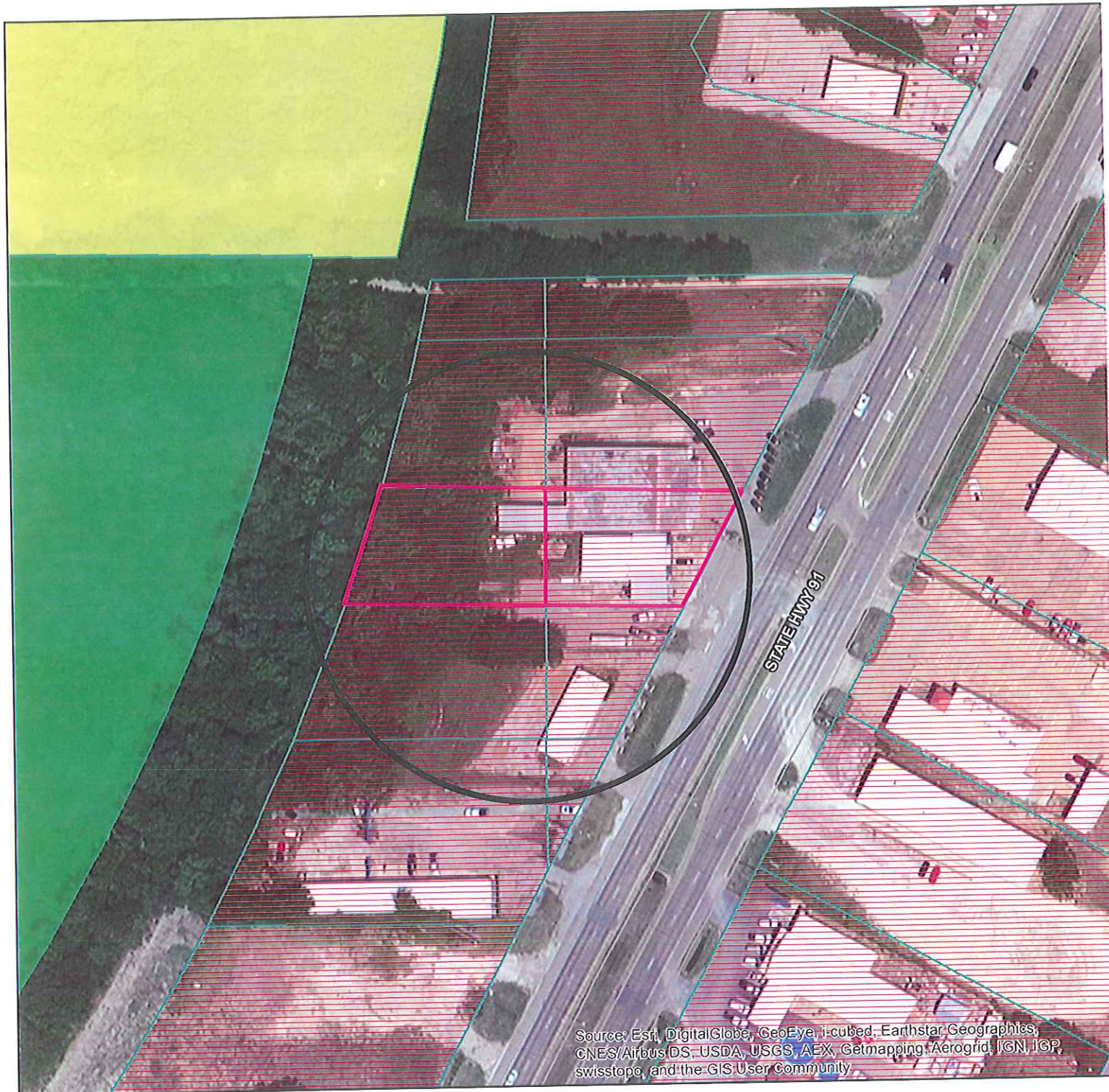
City of Sherman, Texas
Developmental Services Department

3924 Texoma Parkway



NOT TO SCALE

1 inch = 97 feet



Zoning - 3924 Texoma Parkway

Legend

ZONING PARCELS

Transportation Corridors Overlay

HWY_NAME

FM 1417

Sam Rayburn Freeway

US Hwy 82 and 75

Special Districts Overlay

DISTRICT_NAME

Arts and Cultural District

Blalock Commercial Overlay District

Central Business District

College Park District

Downtown Overlay District

Historic Preservation District

ZONING PARCELS

Zoning Classification

Unknown

BIP Blalock Industrial Park

C-1 Retail Business District

C-2 General Commercial District

CO Office District

Lakes

M-1 Light Manufacturing District

M-1.5 Medium Manufacturing District

M-2 Heavy Manufacturing District

MH Manufacturing Housing District

R-1 One Family Residential District

R-2 Multi-Family Residential District

R-A Single Family Agricultural District

SF-1 Single Family Residential District

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 117 feet

3924 Texoma Pkwy

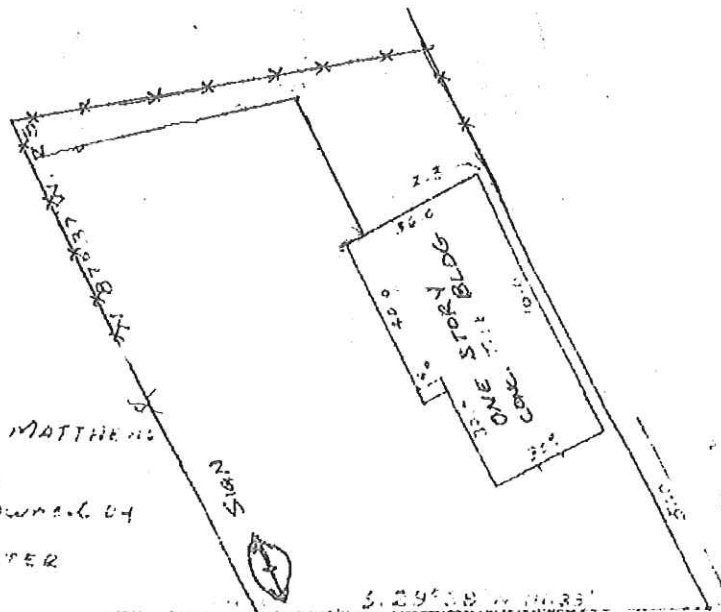


DR. DAVID R. MATTHEWS

0.76 AC.

formerly owned by

HARRY CARTER



Hwy 75 (Texas Pkwy)

OWNERS: 75 CORPORATION

I, James S. Hart, Registered Public Surveyor, hereby certify that this plat was prepared from a survey made on the ground May 19, 1965 of all that certain tract or parcel of land situated in the County of Grayson, State of Texas, being a part of the S. M. McGlothlin Survey, Abstract No. 811, and also being a part of the H. Jennings Survey, Abstract No. 639, and also being a part of a tract of land conveyed by Sherman Post No. 2722, Veterans of Foreign Wars, to Frank Westbrook et al as recorded in Vol. 754, Page 355, Deed Records, Grayson County, Texas, and described by notes and bounds as follows, to-wit:

BEGINNING at a 3/4 inch iron pipe in the West right-of-way of Hwy. 75 and the Northeast corner of a 1.42 acre tract of land conveyed to Harry Carter by Sherman Industrial Properties, Inc. as recorded in Vol. 911, Page 294, Deed Records, Grayson County, Texas;

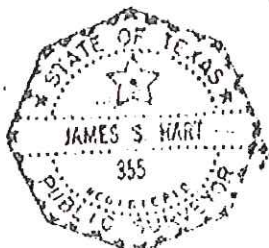
THENCE North 87 deg., 37 min. West a distance of 280.0 ft. to a 3/4 inch iron pipe in the East right-of-way of M K & T RR;

THENCE along the East right-of-way of said M K & T RR, with a curve to the left, a distance of 105.20 ft. to a 3/4 inch iron pipe;

THENCE South 87 deg., 37 min. East a distance of 298.15 ft. to a 1/2 inch steel rod in the West right-of-way of Hwy. 75;

THENCE South 28 deg., 38 min. West along the West right-of-way of Hwy. 75 a distance of 111.33 ft. to the place of beginning and containing 0.71 acres of land, more or less. /

The building on the above described tract of land is wholly located on said tract and there are no encroachments or protrusions from buildings on adjoining tracts.



James S. Hart
James S. Hart
May 19, 1965





STAFF REVIEW LETTER

January 14, 2015

John & Susie Chung
867 FM 3133
Van Alstyne, TX 75495

Juan & Brenda Fraga
1003 S. Walnut St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow tire sales, service, installation and repair in a C-2 (General Commercial) District for the property located at 3924 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 20, 2015 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings visible from the front street right-of-way unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt.
5. All parking shall be on private property and shall not encroach into Texoma Parkway right-of-way.
6. No outside parking or storage of dismantled vehicles, wrecks or parts is allowed.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Any modifications to existing drive approaches will require TxDOT approval.
10. No permanent structures shall be placed within the utility easement without an encroachment easement approved by City Council.

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,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long horizontal flourish extending to the right.

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

CC: George Olson, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator

PLANNING AND ZONING BOARD
BUILDING INSPECTION DEPARTMENT

Telephone: (903) 892-7229

FAX: (903) 892-7274

RECEIVED

JAN 13 2015

January 2, 2015 Lloyd B. Miller, Jr.
Daniel L. Gordon
3908 Texoma Parkway
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, January 20, 2015 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

John & Susie Chung (Owners) and Juan & Brenda Fraga (Applicants) concerning the property located at 3924 Texoma Parkway, being 0.71 acres in the Samuel M. McGlothlin Survey, Abstract No. 811 and the H. Jennings Survey, Abstract No. 639

The request is as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow tire sales, service, installation and repair in a C-2 (General Commercial) District.

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

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

Scott Shadden / PR
Secretary, Planning & Zoning Board

We have no problem with this

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



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

Agenda Item No. 7.

Meeting Date: 01/20/2015

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Eric Elliott, Commissioner

Ron Barton, Commissioner

Chris Vellotti, Commissioner

Sam Thorpe, Commissioner

Sean Vanderveer, Commissioner

Ronnie Dutton, Commissioner

Shawn Davis, Commissioner

Requested Action/Proposed Use:

*** 700 BLOCK E. LAMBERTH ROAD AND 2500 BLOCK MASTERS STREET**

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located in the 700 Block E. Lamberth Road and 2500 Block Masters Street, being 2.016 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Replat approval of Varsovia First Addition, a Replat of part of Lot 4, Block 1, Carraway's Subdivision.

Background:

The property is located in the 700 Block of East Lamberth Road and the 2500 Block of Masters Street, the southeast corner of Masters Street and Lamberth Road. The owners would like to replat the property into (2) two lots for commercial development.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

AmeriState Bank (Owners)

David Baca Studio (Architect)

Varsovia Group, LLC (Developer)

Helvey & Associates Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Replat

Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Varsovia First Addition
700 Blk. E. Lamberth Rd. & 2500 Blk. Masters St.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 156 feet



Zoning - Varsovia First Addition 700 Blk. E. Lamberth Rd. & 2500 Blk. Masters St.

Legend

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

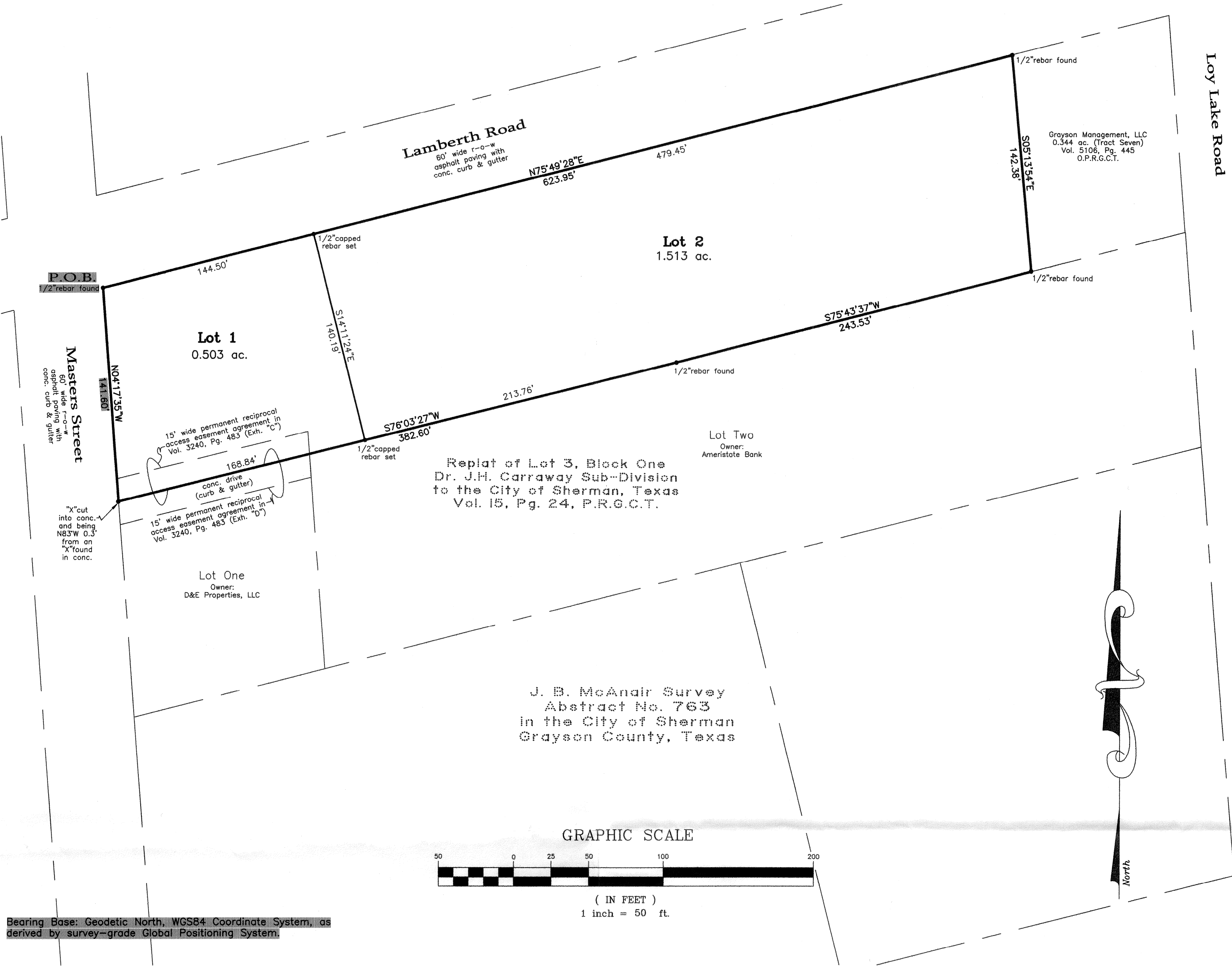
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 187 feet



Varsovia First Addition to the City of Sherman, Texas

(a Re-Plat of part of Lot 4, Block No. 1, Carraway's Sub-Division
to Grayson County, Texas, in Vol. 414, Pg. 126, Deed R.G.C.T.)

2.016 Acres

in the

J. B. McAnair Survey
Abstract No. 763

Ameristate Bank
Owner

Varsovia Group, LLC
Purchaser/Developer

Vicinity Map
(not to scale)



General Notes:

- Water supply to be provided by the City of Sherman, Texas.
- Sewer service to be provided by the City of Sherman, Texas.
- Electrical service is provided by Oncor Electric.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- The City of Sherman, Texas, will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- 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 "FEMA" Flood Insurance Rate Maps for Grayson County, Texas and Incorporated Areas, revised date: September 29, 2010.
- Neither the City of Sherman, Texas, nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being a part of the 2.016 acre tract of land (Parcel One) conveyed by Warranty Deed from Deno Taylor Maggi, Gina Marie Crenshaw and Kimberly Dawn Dodson, to Ameristate Bank, on March 3, 2008, recorded in Volume 4412, Page 790, Official Public Records, Grayson County, Texas, **SAID** Ameristate Bank 2.016 ac. being a part of Lot 4, Block No. 1, of Dr. J. H. Carraway's Sub-Division, to Grayson County, Texas, as per plat of record in Volume 414, Page 126, Deed Records, Grayson County, Texas, and the herein described tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the South line of Lamberth Road and the East line of Masters Street (Lamberth Road is platted as McLain Street on the plat of said Carraway's Sub-Division), at the Northwest corner of both said Ameristate Bank 2.016 ac. and Lot 4, Block No. 1 of Carraway's Sub-Division;

THENCE North 75 deg. 49 min. 28 sec. East, with the South line of Lamberth Road and the North line of both said Ameristate Bank 2.016 ac. and Lot 4, a distance of 623.95 ft. to a 1/2 inch rebar (RPLS 4488) set at the Northeast corner of said Ameristate Bank 2.016 ac. and the Northwest corner of the Grayson Management, LLC 0.344 ac. tract (Tract Seven) in Vol. 5106, Pg. 445, said Official Public Records (said Grayson Management 0.344 ac. being a part of said Lot 4);

THENCE South 05 deg. 13 min. 54 sec. East, with the East line of said Ameristate Bank 2.016 ac. and the West line of said Grayson Management, LLC 0.344 ac., a distance of 142.38 ft. to a 1/2 inch rebar found at the Southeast corner of said 2.016 ac. and the Southwest corner of said Grayson Management 0.344 ac., in the North line of Lot Two, of the Re-Plat of Lot 3, Block One, Dr. J. H. Carraway Sub-Division, the City of Sherman, Texas, as per plat of record in Vol. 15, Pgs. 24 & 25, Plat R.G.C.T. and in the South line of said Lot 4;

THENCE South 75 deg. 43 min. 37 sec. West, with the North line of said Lot Two of Carraway Re-Plat and with the South line of both said Ameristate Bank 2.016 ac. and Lot 4, a distance of 243.53 ft. to a 1/2 inch rebar found at an angle point;

THENCE South 76 deg. 03 min. 27 sec. West, continuing with the North line of said Lot Two of Carraway Re-Plat and with the South line of both said Ameristate Bank 2.016 ac. and Lot 4, **PASSING** the Northwest corner of said Lot Two and the Northeast corner of Lot One of said Carraway Re-Plat at 251.70 ft., and continuing now with North line of said Lot One and continuing for a **TOTAL** distance of 382.60 ft. to an "X" cut into concrete driveway, in the East line of Masters Street, at the Southwest corner of both said 2.016 ac. and Lot 4, and the Northwest corner of said Lot One, Carraway Re-Plat, **SAID** "X" being North 85 deg. West, 0.3 ft. from a cross-cut saw joint in said concrete driveway;

THENCE North 04 deg. 17 min. 35 sec. West, with the East line of Masters Street and the West line of both said Ameristate Bank 2.016 ac. and Lot 4, a distance of 141.60 ft. to the **PLACE OF BEGINNING** and containing **2.016 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon, under my personal and direct supervision; that the property corner monumentation found or set, meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

BILLY F. HELVEY, R. P. L. S. NO. 4488 DATE



I, _____, Authorized Agent for Ameristate Bank, owner of Varsovia First Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Agent for Ameristate Bank

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2014

Notary Public, Grayson County, Texas

City of Sherman

This, the final plat of Varsovia First Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2014, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Varsovia First Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2014, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____ MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Varsovia First Addition, to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2014, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2014, BY _____ CITY CLERK, CITY OF SHERMAN, TEXAS

**STAFF REVIEW LETTER**

January 8, 2015

AmeriState Bank
2410 Loy Lake Rd.
Sherman, TX 75090

Varsovia Group, LLC
404 Baker Park Dr.
Sherman, TX 75092

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

Helvey & Associates Surveying, Inc.
222 West Main St.
Denison, TX 75020-3025

Dear Applicants,

The request for approval of the Replat of Varsovia First Addition, being a Replat of Part of Lot 4, Block 1, Carraway's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 20, 2015 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from the various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates shall be furnished for the purpose of recording the plat.
3. Right-of-way of 18.5' shall be dedicated along Lamberth Road in accordance with the City Thoroughfare Plan.
4. Privately owned and maintained detention in accordance with City criteria is required.
5. An Operation and Maintenance Manual and Landscaping Plan for the detention pond shall be provided to the Engineering Department prior to issuance of Occupancy Permits.
6. The cross access easement on the north side of Lots 1 and 2 shall be shown on the plat.
7. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
8. The width of the pavement for streets shall be shown on the plat.
9. Property lines shall be shown on the north side of Lamberth Road.
10. Engineering plans for utility, grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
11. Any other changes made to the replat prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

time stated above.

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

Respectfully,


Clint A. Philpott,
City Engineer

cc:	George Olson, City Manager	Scott Shadden, Director of Development Services
	Brandon Shelby, City Attorney	Mark Gibson, Director of Utilities
	Jamie Baggs, Fire Marshal	Don Keene, Dir. of Community and Support Services
	Clay Barnett, Director of Public Works and Engineering	Lisa Whitfield, Engineering & Development Coordinator



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

Agenda Item No. 8.

Meeting Date: 01/20/2015

Prepared by: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director of Development Services

Commissioners: Joe Gilbert, Chairman

Kyle Patterson, Vice-Chairman

Ron Barton, Commissioner

Sam Thorpe, Commissioner

Ronnie Dutton, Commissioner

Eric Elliott, Commissioner

Chris Vellotti, Commissioner

Sean Vanderveer, Commissioner

Shawn Davis, Commissioner

Requested Action/Proposed Use:

*** 702 E. LAMBERTH ROAD**

The request of AmeriState Bank (Owners), David Baca Studio (Architect), Varsovia Group, LLC (Developer) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 702 E. Lamberth Road, being .505 acres in the J.B. McAnair Survey, Abstract No. 763 and part of Lot 4, Block 1 of Dr. J.H. Carraway's Subdivision, as follows:

Planning and Zoning Commission

Site plan approval for Hilltop Pediatrics Medical Office.

Background:

The property is located at 702 East Lamberth Road, the southeast corner of Lamberth Road and Masters Street. Varsovia Group, LLC would like to construct a 3,794 square foot, one story medical office at this location; the exterior will be brick veneer and (20) twenty parking spaces will be provided.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

AmeriState Bank (Owners)

David Baca Studio (Architect)

Varsovia Group, LLC (Developer)

Helvey & Associates Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Site Plan

Elevations

Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

702 E. Lamberth Rd.



NOT TO SCALE

1 inch = 93 feet



Zoning - 702 E. Lamberth Rd.

Legend

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

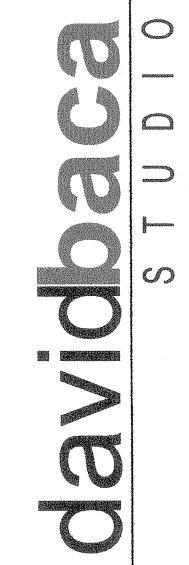


NOT TO SCALE

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

1 inch = 93 feet



Hilltop Pediatrics

West Lamberth Road, Sherman, Texas

e david@davidbacastudio.com

f 903 893 5866

t	903	893	5800
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75090

SHERMAN, TEXAS

100 NORTH TRAVIS STREET, NO. 500A,

PROJECT NUMBER

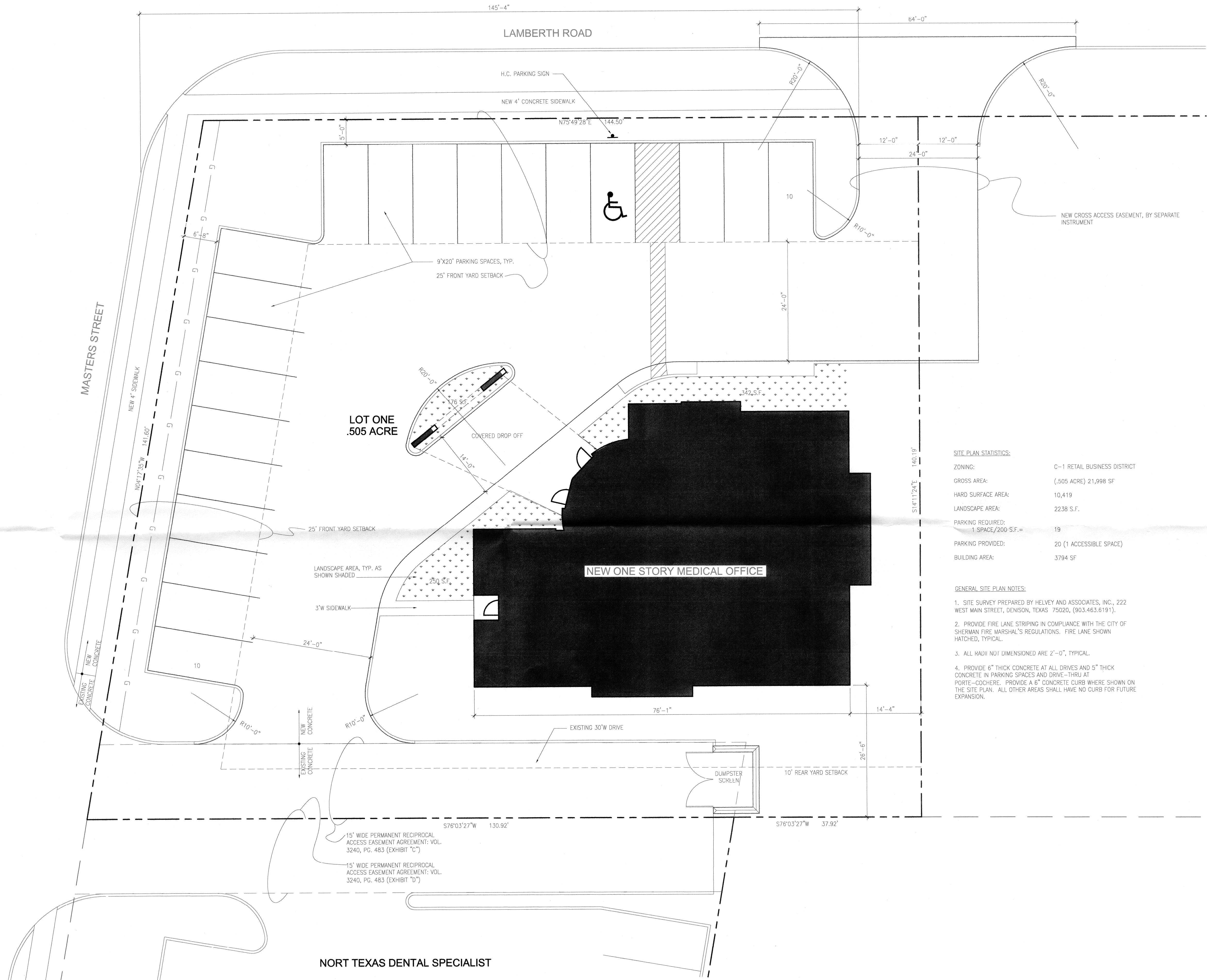
1414

DATE
12.23.14

SHEET NUMBER

SP1.0

site plan





NORTH ELEVATION- LAMBERTH STREET



21'-2" A.F.F.
HIGHEST POINT OF ROOF
RIDGE

12'-0" A.F.F.
TYPICAL WALL FLATE HT

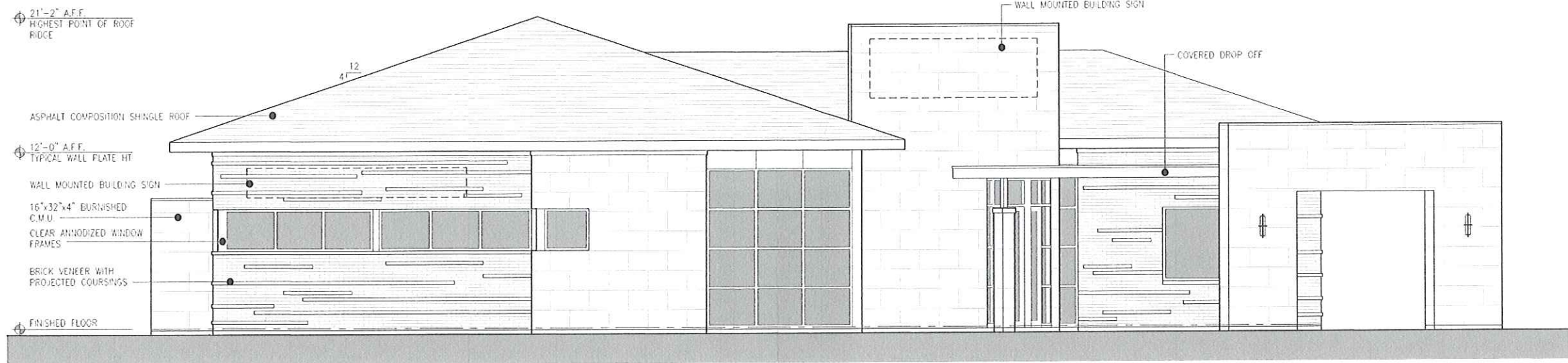
ASPHALT COMPOSITION SHINGLE ROOF

WALL MOUNTED BUILDING SIGN

16"x32"x4" BURNISHED
C.M.U.
CLEAR ANNOIDIZED WINDOW
FRAMES

BRICK VENEER WITH
PROJECTED COURSINGS

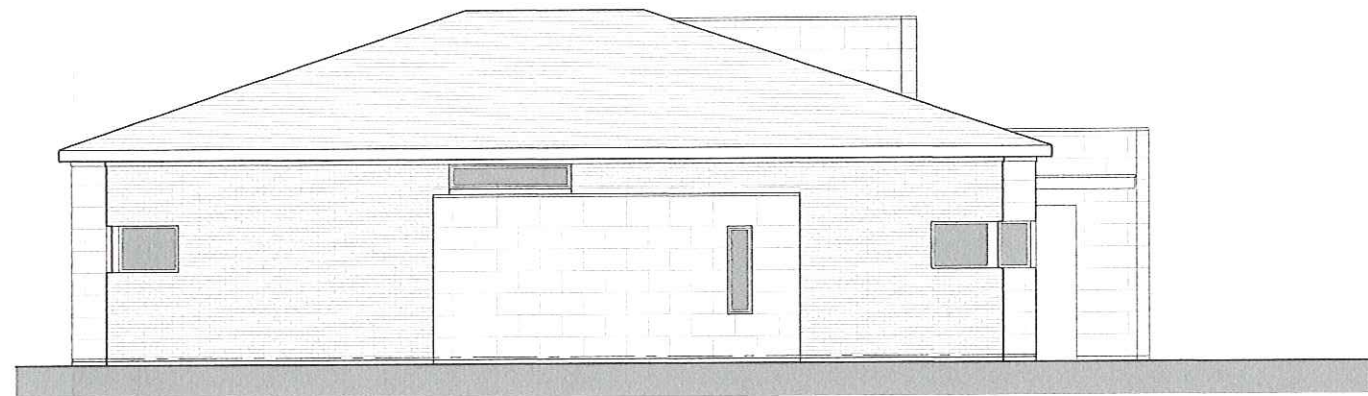
FINISHED FLOOR



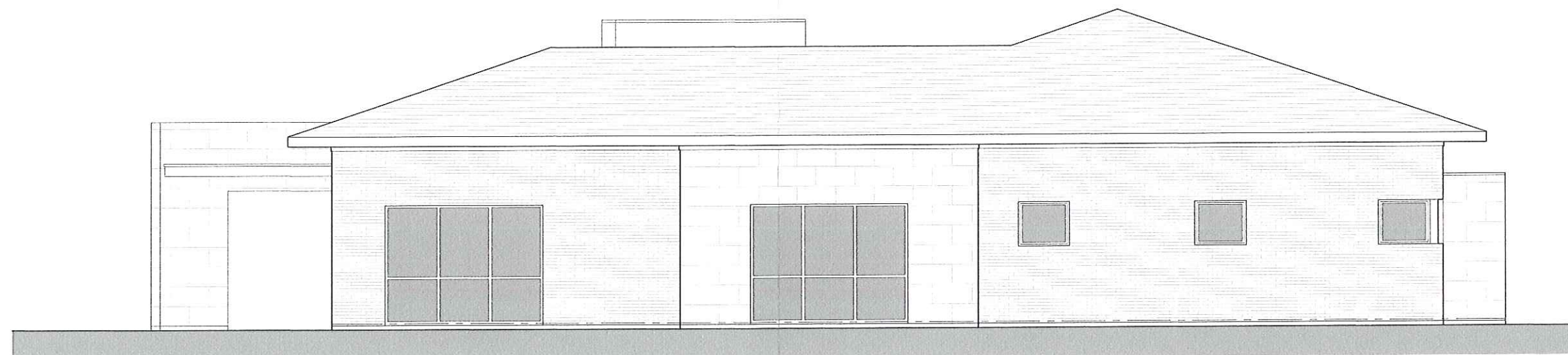
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



david L. BAKER
STUDIO

Hilltop Pediatrics
Southeast Corner of Lambers and Masters, Sherman, Texas

david@davidbakestudio.com

903 893 5866

903 893 5800

75090

SHERMAN, TEXAS

100 NORTH TRAVIS STREET, NO. 500A,

PROJECT NUMBER
1414

DATE
12.30.14

SHEET NUMBER
SP2.0

STAFF REVIEW LETTER

January 14, 2015

AmeriState Bank
2410 Loy Lake Rd.
Sherman, TX 75090

Varsovia Group, LLC
404 Baker Park Dr.
Sherman, TX 75092

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

Helvey & Associates Surveying, Inc.
222 West Main St.
Denison, TX 75020-3025

Dear Applicants,

The request for site plan approval for Hilltop Pediatrics Medical Office for the property located at 702 E. Lamberth Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 20, 2015 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Masonry or equivalent shall be required on the sides of all commercial buildings including the covered drop off post unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only; concrete or asphalt, a parking space is considered to be 9'x20'.
5. All parking shall be on private property and shall not encroach into Lamberth Road or Masters Street right-of-way.
6. The private access easement shall remain open at all times; parking is not permitted inside easement.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

1. Platting of the property is required.
2. Drive approaches and sidewalks shall conform to the City of Sherman standards.
3. As Lamberth Road expands in the future, the driveway may be limited to right-in and right out.
4. Privately owned and maintained detention in accordance with City criteria is required.
5. The cross access easement on the north side of Lots 1 and 2 shall be shown on the plat
6. The location of trash receptors shall be coordinated with the Solid Waste Department (903-892-7288).

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,

A handwritten signature in black ink, appearing to read "Scott Shadden", with a long, sweeping horizontal line extending to the right.

Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

CC:

George Olson, City Manager
Mark Gibson, Director of Utilities
Clint Philpott, P.E., City Engineer

Jamie Baggs, Fire Marshal
Brandon Shelby, City Attorney
Lisa Whitfield, Engineering & Development Coordinator



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

Agenda Item No. 10.

Meeting Date: 01/20/2015

Prepared By: Patsy Reeves, Developmental Services Admin Secretary

Approved by: Scott Shadden, Director Developmental Services

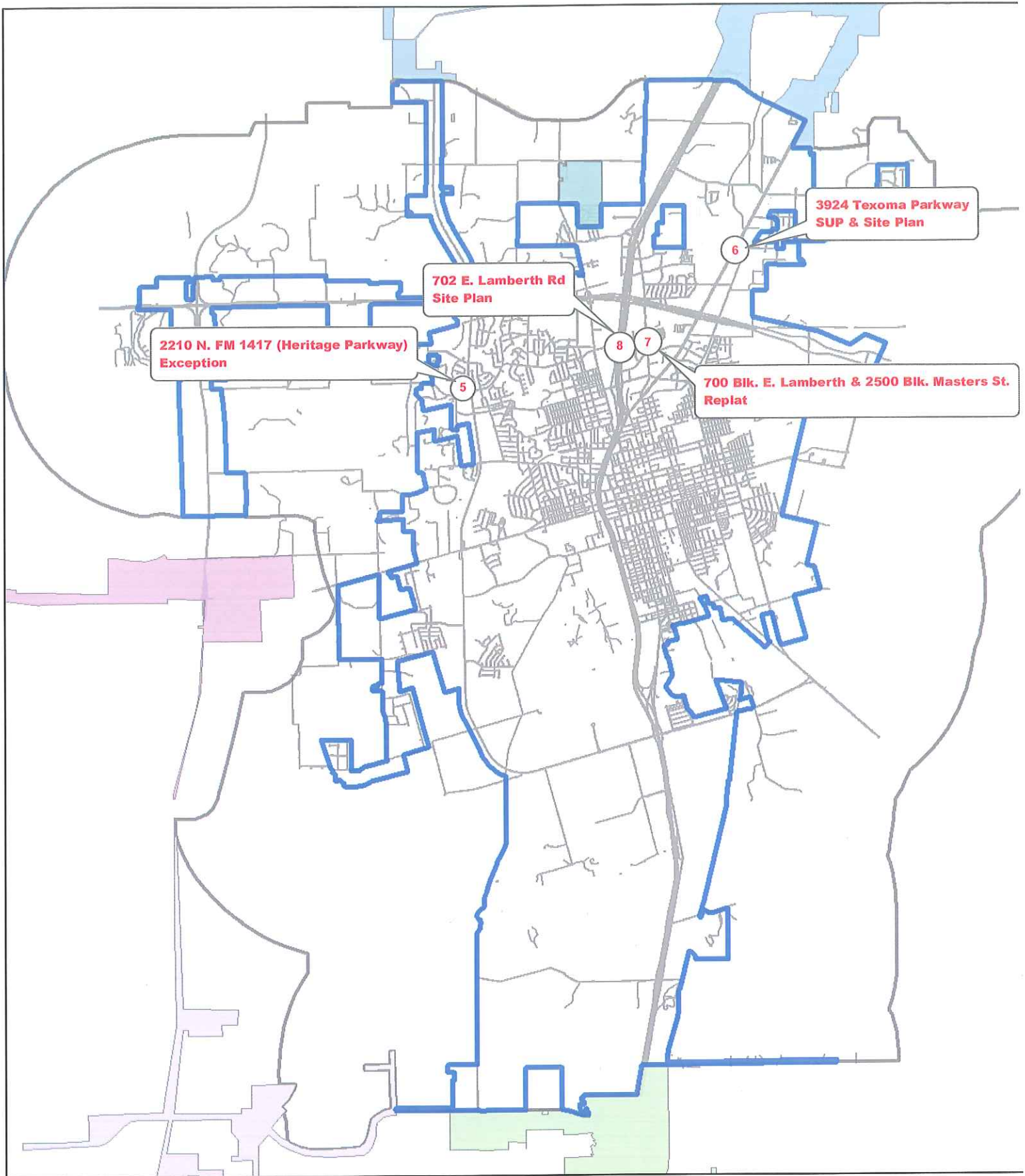
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



**Planning and Zoning Commission and Board of Adjustments Meeting
January 20, 2015**



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 8,000 feet