

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 14, 2020 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR DECEMBER 17, 2019, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEM 8)**
5. **2625 DRIPPING SPRINGS ROAD**
The request of Meredith Offutt (Owner) and Matt Offutt (Representative) concerning the property located at 2625 Dripping Springs Road, being 9.485 acres in the John Hendrix Survey, Abstract No. 503, as follows;
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow two dwellings on one lot for a period of one year in an R-1 (One Family Residential) District.
6. **910 SOUTH SAM RAYBURN FREEWAY (TABLED)**
The request of 6M Holdings, LTD (Owners), Sunbelt Rentals, Inc. (Tenant), Dustin Tippetts (Representative), UPI Builders (Contractors) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 910 South Sam Rayburn Freeway, being 9.27 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8.2, Subsection (7)(c) to allow a chain link fence in lieu of the permitted wood, stone, brick or concrete block in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.
Planning and Zoning Commission
Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

7. **1301 & 1305 SARATOGA DRIVE**
The request of Wyldewood Homes (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1301 and 1305 Saratoga Drive, being Lots 20 and 21, Block 4 of Heritage Farms Estates, as follows:
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow two model homes for a period of one year in an R-1 (One Family Residential) District.
8. **4016 BELMONT BOULEVARD**
The request of Wyldewood Homes (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4016 Belmont Boulevard, being Lot 1, Block 4 of Heritage Farms Estates, as follows:
Board of Adjustments
Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Construction Office and parking lot for a period of one year in an R-1 (One Family Residential) District.
9. **4708 NORTH FM 1417 (HERITAGE PARKWAY)**
The request of Bluestone Partners, LLC (Owners) and Kyle Boothe (Representative) concerning the property at 4708 North FM 1417, being part of Lot 5, Block 1, Northwest Addition, containing 1.78 acres, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow siding on the south and west elevations for an office addition in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.
Planning and Zoning Commission
Site plan approval for an office addition for Bluestone Partners
10. * **59 AND 101 BLUEBONNET LANE**
The request of Matthew Petz (Owner) and CBG Surveying Texas, LLC (Surveyor) concerning the property at 59 and 101 Bluebonnet Lane, being all of Lots 8 & 9, Block 1, Preston Meadows Subdivision, containing 2.926 acres in the Robert Atchison Survey, Abstract No. 28 as follows:
Planning and Zoning Commission
Replat approval Bluebonnet Petz Addition, being a Replat of all of Lots 8 & 9, Block 1 of the Preston Meadows Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).
11. **200 W. FM 1417 (HERITAGE PARKWAY)**
The request of GlobiTech Incorporated (Owners), Jonathan Payne, Teague, Nall and Perkins (Engineers/Representative) and 3rd Generation Engineering (Engineers) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1R, Block 1 of the Replat of Northgate Technology Park Addition and in Tract 2 of the Blalock Industrial Park, as follows:
Planning and Zoning Commission
Site plan and variance approval to Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Globitech Power Generation Facility and improvements with a 10' rear setback in lieu of the required 55.7' in the Blalock Industrial Park.

12. **2022 NORTH HIGHWAY 75**

The request of Medistar Corporation (Owners), Mark Jang (Representative), KAIM Associates, Inc. (Architect), KRG Civil Engineers, Inc. (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2022 North Highway 75, being 2, Block 2, Independence Square Addition, Section Three, a Replat of part of Lot 1, Block 2, as follows:

Planning and Zoning Commission

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

13. **ADJOURNMENT**

14. **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 9, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 9th day of January, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.



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

2.

Meeting Date: 01/14/2020

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

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 17, 2019, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

December 17, 2019 Draft Minutes

STATE OF TEXAS

§

December 17, 2019

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on December 17, 2019.

MEMBERS PRESENT:

CHAIRMAN MAHONE,
COMMISSION MEMBERS: DOWNTAIN, SIMS
ALTERNATES: VANDERVEER, BETHEL AND
TANKERSLEY

MEMBERS ABSENT:

ELLIOTT, DAVIS, WOOD AND MANLEY

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 19, 2019 regular meeting. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Vanderveer. All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, SIMS, VANDERVEER AND BETHEL.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 7, 10 & 15)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Vanderveer moved to approve the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Sims. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4800-4900 BLOCKS OF KNOLLWOOD ROAD, BEING A PART OF THE JAMES H. CLARK SURVEY, ABSTRACT NO. 275, AND BEING A PART OF LOT 1, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF

REPLAT CYPRESS
LOFTS ADDITION, A
REPLAT OF A PART
OF LOT 1, BLK. 2,
REPLAT OF BLOCKS
2-9, NORTH CREEK
ADDITION, SECTION
1 AND ALL OF BLK. 1
OF THE REPLAT OF

BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CYPRESS LOFTS ADDITION, BEING A REPLAT OF A PART OF LOT ONE, BLOCK 2, REPLAT OF BLOCKS 2-9, NORTH CREEK ADDITION, SECTION ONE AND ALL OF BLOCK NO. 1 OF THE REPLAT OF NORTH CREEK ADDITION, SECTION ONE AS PER PLAT OF RECORD IN (VOLUME 8, PAGE 121, O. P.R.G.C.T.)

NORTH CREEK
ADDITION, SECTION
1
4800-4900 BLKS.
KNOLLWOOD RD.
(YOUNG
ENTERPRISES, LP)

The property is located in the 4800-4900 blocks of Knollwood Road (formally Sherman Oaks Drive); the southeast corner of Hilre Drive and Knollwood Road. The property was zoned a C-1 (Retail Business) District, February 16, 1987 (Ordinance No. 4014). The owner would like to replat the property into one lot for development of an apartment complex. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF GARY WATSON (OWNER), SSCP MANAGEMENT, INC. (REPRESENTATIVE), GREG GUERIN, EAST STAR DESIGN (ARCHITECT) EAGLE SURVEYING, LLC (SURVEYOR) AND THOMAS SITE DEVELOPMENT ENGINEERING, INC. (CIVIL ENGINEER) CONCERNING THE PROPERTY AT 3301 NORTH U.S. HIGHWAY 75, BEING LOT 4, BLOCK 1, SHERMAN SHOPPING CENTER, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR APPLEBEE'S RESTAURANT

SITE PLAN –
APPLEBEE'S
RESTAURANT
3301 NORTH U.S.
HIGHWAY 75
(GARY WATSON)

The property is located at 3301 North U.S. Highway 75 between U.S. Highway 82 and Pecan Grove Road; formerly Catfish King. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82) Overlay District. Applebee's Restaurant would like to construct a 5,142 square foot restaurant with 189 seats. The exterior of the building will be brick, stone, stucco and fiber cement board siding. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF BRYAN AND MARGARET GRAHAM (OWNERS), JOE GILBERT (PROSPECTIVE BUYER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2300-2400 BLOCKS NORTH HICKORY STREET AND 229 WEST PELTON STREET, BEING ALL OF LOTS 1, 2 AND 3 OF GRAHAM ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF GRAHAM ADDITION, LOTS 1R-7R

REPLAT GRAHAM
ADDITION, LOTS 1R-
7R
2300-2400 BLKS. N.
HICKORY ST. & 229
W. PELTON ST.
(BRYAN &
MARGARET
GRAHAM)

The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to replat the property into seven (7) lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

ZONE CHANGE, CONCEPTUAL SITE PLAN & EXCEPTION
THE REQUEST OF GARY MATTHEWS (OWNER) AND CHRIS BIGGERS, DUNAWAY ASSOCIATES (REPRESENTATIVE/CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2100 EAST LAMAR STREET, BEING 12.995 ACRES IN THE G B PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS;

ZONE CHANGE – R-1
& C-1 TO R-2
2100 EAST LAMAR
STREET
(GARY MATTHEWS)

(DENIED)

PLANNING AND ZONING COMMISSION

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

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3 SUBSECTION (4) TO ALLOW 627 PARKING SPACES IN LIEU OF THE REQUIRED 784 FOR A 300-UNIT MULTI-FAMILY DEVELOPMENT IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Chris Biggers, Dunaway Associates, 550 Bailey Avenue, #400, Ft. Worth, TX and Jake Brown, LDG Development, 1305 E. 6th St., Austin, TX

Mr. Biggers and Mr. Brown appeared to represent the request and answer any questions. The property is located at 2100 East Lamar Street between Colbert Street and Bethany Road; the vacant property west of Goodwill Industries and across from the Sherman High School. The property is zoned an R-1 (One Family Residential) District and C-1 (Retail Business) District.

Mr. Biggers explained "the owner would like to rezone the property to an R-2 (Multi-Family Residential) District to construct a twelve (12) building, 300-unit apartment complex. There will be 36 - 4 bedroom units; 96 - 3 bedroom units; 120 - 2 bedroom units and 48 - 1 bedroom units; 300 total units with 720 total bedrooms. The exterior finish on the buildings will be stone and hardy board siding. They are also requesting an exception to allow 627 parking spaces in lieu of the required 784."

"We feel it is a good location considering the proximity of the high school and the elementary school to the southwest. On the parking variance, it is similar to what we have seen successful in other communities as far as the requirements.

What we have seen in Sherman that is different in other cities is the minimum two parking spaces per unit, so even for a single bedroom unit, you are required to have two parking spaces, which from our experience that is typically not required. Typically a one bedroom unit has a single car and one car space per bedroom and a four bedroom apartment has four parking spaces is very atypical for a four bedroom unit to have four users in each apartment; those are typically for more family units, parents and two kids. That is our reasoning for the request for the parking exception."

Chairman Mahone asked Mr. Biggers to orientate where the main street and entrance would be located.

Mr. Biggers explained, "it is the southeast corner of Colbert and Lamar Streets. The main entrance will be off East Lamar Street. It will be a gated community."

Chairman Mahone asked about water runoff.

Mr. Biggers explained, "we have not done the detailed drainage analysis as of yet; pending approval of rezoning. We have looked at an initial high-level study that is required by City codes. We would elevate that to make sure there are no downstream impacts, increased runoffs as it is required. We will provide a report to the City Engineering Department as the project proceeds forward after approval and prior to construction. We are looking at some underground detention areas to keep some of the green space open, but it has not been fully designed yet. Underground detention looks like storm drainpipe below the ground; it has manholes on the surface for access for maintenance and cleaning. You really cannot tell from the surface; it really just looks like large underground storm pipes."

Commission Member Vanderveer asked if it just percolates into the ground at that point.

Mr. Biggers explained, "typically it is designed where it falls to the drainage. They do have systems that perk into the ground but around here and largely in Texas soils it doesn't perk very well, so that is usually not the approach around here."

Commission Member Vanderveer asked about the exception for the 632 parking spaces. "You want to enter and exit 632 cars through two gates onto East Lamar Street."

Mr. Biggers responded, "that is correct."

Commission Member Vanderveer explained, "in the middle of your drawing, there is a dumpster enclosure at a ninety-degree angle to the thoroughfare. Can our trash trucks turn a ninety degree that sharp; my concern is if that does not work, they will angle the dumpster a little bit and it takes

away another parking space. I have watched the dumpster trucks how they have to maneuver very carefully.”

Mr. Biggers explained, “they have done this at other locations and they can maneuver or there is space to rotate the dumpster forty-five degrees counter clock wise without taking out parking. We have looked at trying to add parking to this site; there are spaces where we could add some at the expense of green space, but we would like to maximize the green space for children to play as well as aesthetics.”

Chairman Mahone asked Clint Philpott if the turning radius of a trash truck something that the City of Sherman Engineering Department takes into account.

Clint Philpott, Director of Engineering explained “typically, when we get the site plan before they go into construction, we send it over to solid waste to get them to verify the location of the dumpster.”

Commission Member Vanderveer asked about single bedrooms, we require two parking spaces for single bedrooms, “you said you do not typically see that; you do not have couples living in a single bedroom unit.”

Mr. Biggers explained, “correct, from our experience. In a one bedroom, you could have a case where you have two cars, so it does exist, but the four bedroom with four cars that is very atypical in this type of development; if you are close to a college campus or something like that makes a lot more sense.”

Commission Member Vanderveer explained, “this is pretty close to a college.”

Mr. Biggers explained, “that is correct but I do not know that college would be a heavy user at this facility.”

Commission Member Vanderveer asked, “who would be.”

Mr. Biggers explained, “largely families.”

Chairman Mahone stated, “with 300 units and 300 bathrooms and kitchens, what kind of analysis have you done on the water or sewer capabilities for that area.”

Mr. Biggers responded, “we have not done detailed analysis yet, we do know there is a possibility some extensions we will have or upgrades that will be needed.”

Mr. Philpott explained, “before construction, they would have to verify the capacity and the system can handle their flows; any upgrade would need full engineering design drawings before construction.”

Commission Member Vanderveer asked if they had done any traffic analysis; “there is a current high school, soon to be middle school and a lot of traffic related to that. If you are exiting and you look to the east, the hill climbs right there and as you leave the high school you are looking hard at the east because not everyone slows down to the speed limit immediately; have you considered that at all, the number of cars versus the speed.”

Mr. Biggers responded, “we have, but we have not done a detailed traffic impact analysis yet.”

Chairman Mahone explained, “there is a neighborhood of single-family homes to the south of this development. It does not look like there is any entrance or exit from your property into that neighborhood. Will there be a fence between the two.”

Mr. Biggers responded, “that is correct. There would be screening between the developments, a minimum six-foot screen wall will be provided; in other developments we have done a wrought iron fence with landscaping, a soft buffer as opposed to a hard wall.”

Commission Member Vanderveer asked about the entrance and exit, “is that to save your developable space and parking space; is that why there are only two there.”

Mr. Biggers explained, “that is very typical for this kind of development; we typically like to contain the traffic. We are referring to it as two entrances and exits, but the northern one at this point would only be for emergency exits. It will be an exit and emergency entrance. The one to the south is entry and exit.”

Commission Member Vanderveer asked if they had any contract with the neighbors in the area.

Mr. Biggers responded, “no they have not. We were going back and forth whether to reach out to them and decided to wait until we had this meeting.”

Chairman Mahone asked Mr. Philpott if there were any plans for Lamar Street in this vicinity.

Mr. Philpott explained, “there are no plans at this time.”

Chairman Mahone asked if this project would still be feasible if it were smaller, so that the number of buildings and units would comply with the parking.

Mr. Biggers explained, “the developer could speak more to this but I would say the answer is no, it would not.”

Jake Brown, LDG Development, 1305 E. 6th St., Austin, TX
Mr. Brown explained “to answer your question, the answer is no, it is not feasible. One of the reasons we have looked so hard at requesting the parking variance, we have done our research and gone back and looked at different developments we have done around the State and the Metroplex. Typically on average, it is about two parking spaces per unit regardless of the bed situation. Three hundred units is really the sweet spot for both market demand, we have seen and done as well as our third party market analysis as far as something that is achievable, three hundred units is the sweet spot that makes it financially feasible. Unfortunately, money is a driver for everything we do in life, so three hundred is where it makes it feasible for us. If we drop a building, I think it goes down to something like 274 units, which doesn’t seem like quite a fall from 300, but that is a make or break kind of situation.”

“We are not trying to come in here and buck the rules or anything like that, obviously we are requesting a variance but it is not that we don’t want to abide by it. I think the main thing we are trying to do is since this project is geared towards families and families have kids, we want to provide a development that has green space for kids to run around and play and not worry about skinning their knee and run around on concrete. I understand the code is there for a reason, I understand you may have had issues in the past by not having enough parking. I want to assure you we have done our homework. In the past, we have requested several variances on our developments, not here, but just know we do take that into consideration when we are proposing parking reduction that would not work. I think more than anything, we are really trying to make this project the best product that we can and trying to incorporate as much green space as possible.”

“I know multi-family a lot of times gets a bad reputation, but just understand we are a high-class developer with a high reputation across the nation. In Texas, we have done over 6,000 units in the State; we have a wonderful relationship with various cities and municipalities across the State. Here in Sherman, we have Steeple Chase Apartments, which is already in existence, all the way down to Houston and San Antonio. I know you guys are experiencing some growth, you have a strong manufacturing job base, I have tons of statistics of how you need the housing. We are trying to provide housing for a community that desperately needs it.”

Appearing from the audience:

Mary Hendrickson, 604 Patricia, Sherman, TX

Mrs. Hendrickson explained she started the petition. “My neighbors were very concerned when they got their letters and to let everyone else know that did not get letters of what is going on, since the cut off is two hundred feet. A lot of the concerns have been addressed already tonight, like the runoff, the school being there. It sounds like they are just

waiting for you to say ok, you know you are going to approve this but they do not have anything planned out. I think the sewer is a major concern. I think it is going to cost the City quite a bit of money to get the area ready, because our area already has a lot of problems; we were built in the '60's and it is hard for us to maintain sometimes. Those additional units, I think there is going to be problems. The other concern of mine is the property values; I do not know how that is all affected when there is an apartment building in the area but we are all concerned about that. A lot of us have those areas for investments for retiring; we have plans to keep them as rent homes. I have land that adjoins this property, I was going to develop it, but I do not know that I am going to do that if this is going to happen."

Chairman Mahone explained, "this a conceptual site plan, which essentially gives them the go ahead to start working with City Engineering and other departments for development of the project. I would like to ask about your petition, have you counted how many names are on this petition."

Mrs. Hendrickson explained, "almost two hundred; not all of them are within two hundred feet of the property, which would be close to 75-100 people in that area. My grandson started it online, so there are some people that just sign petitions. I did check out with the City that they would take any signature. I would say half of the signatures are in the area."

Chairman Mahone explained, "I see a printed petition and also a hand written petition, so I am assuming the hand written signatures are in the neighborhood."

Mrs. Hendrickson responded, "yes, and since it did air last night on the news, there have been quite a few people stop by my home today."

Donna Burk, 516 Patricia, Sherman, TX

Mrs. Burk wanted to thank the board for all the questions, because that really helps a lot. "I purchased my home twenty-four years ago because it was a quiet, secure neighborhood. I have done quite a bit of work on my home preparing for retirement. Many of my neighbors have owned their homes for over forty years and their kids have bought homes in the area as well because it is a good area. On our street, we have several rental homes and they take pride in the homes, but a multi-family home does not take the same pride in a home. I feel starter homes in that area would be much better, young families coming in starter homes, the school is right there. I do not quite understand the parking because a house right next door to me has a mother, father and teenage son and young daughter, they have three vehicles. We have young drivers now that can get their licenses young. You are going to tell me that a multi-family unit is not going to have a teenager that will get their permit

and have another vehicle. It does not seem right that one parking space even two would be appropriate. The traffic, I do not know if any of you have gone by Crutchfield School at 3 p.m., Highway 11 is backed up; I have a hard time getting home from work because of the parents lining up. So now, you are going to have a middle school there and the congestion, you pointed out very good about the traffic coming over there. It just does not seem very feasible.”

Doug Keller, 515 Hillside, Sherman, TX

“One thing they were talking about was the water flow, if you go to our house, which is the last house and then you have the field that starts, if you have a rainfall of over a ½ inch, it is like a river coming down Hillside and that is with no concrete or asphalt. You are going to put all this parking lot and all this housing addition, water is going to come down more. If I understand an underground detention, the water goes down one of these underground sewage areas and at a later time it is released into the regular sewage lines of the neighborhood because it flows that way. The neighborhood is over sixty years old; there has not been any major work to the sewage system in the neighborhood. Every winter there is at least five to ten water main breaks in that addition. As far as the cars in the parking lot, the residential neighborhood, there is an average of three cars per house; some as much as five, so to say there is going to be two maybe or one per house, that is wrong. It seems if they are not approved for the reduced parking spots then that is not a project that they want to do. Are you willing to set a precedence for developers to go against the code because they say they got a study and it will work with reduced parking?”

Betty Jones, 519 Patricia, Sherman, TX

Ms. Jones explained she has lived at her location for forty-five years. “My biggest concern is the traffic on Lamar Street. When the high school is getting out, there is one turn lane and people go both ways on it not knowing which way they can go; it is horrible, that is now. We do not have that many kids running loose on that street as we are going to have when it is a middle school. When there is a middle school, they are all going to be running loose, out there on Lamar Street, trying to get across it. Right now, you cannot get across that street. When it is a middle school, there will be twice as many little kids trying to get out there and it is going to be a mad house. They will have to do something to that road if they expect them to do that. I have been out there on that road and I try not to get up there when the school is letting out or coming in, but it is just a mad house up there and it is going to be ten times worse with littler kids.”

Stacey Melton, 2029 E. Cherry, Sherman, TX

Ms. Melton explained she has heard rumors they are going to open up all the dead-end streets that run to this property. “I am concerned with the entrance off Lamar Street that

might be an answer to the problem and I hope that is not the case.”

Chairman Mahone explained, “the conceptual site plan does not show that, if they change that, it would have to be approved through the City as well.”

Peter Tracey, 705 Valentine, Sherman, TX

Mr. Tracey explained he has brought up on numerous occasions that this City thrives on open storm drains and these people are bringing additional drainage and that is going to dump more into these open storm drains. “It has already had approval that we are expanding the airport in that same area on Highway 11, so that is going to be who knows what coming from the airport. One of the questions that was raised by some was whether jet aircraft are going to be coming into that airport and the answer is going to be yes, because they are improving it to add additional services for jet aircraft and the current runway is adequate to accommodate a small jet aircraft. The drainage, I have always brought up in other cities that I have lived in, it has always been subterranean, and it was brought up that is more expensive, to me that is an upfront cost and reduced long-term cost; those are the things that have to be kept in mind along with utilities.”

Mr. Brown explained, “LDG would be responsible for the utility upgrades; there will not be any type of financial burden on the City. As far as the property value decreased, any time there is multi-family coming in folks are concerned about the property values and I totally understand and respect that. More often than not, we do studies and almost every single time they actually go up. I think it is really important for everyone to understand since this property that we are proposing is a tax credit program that utilizes the tax credit program that is enforced by the Texas Department of Housing Community Affairs, they are the administer of that program and they have very stringent requirements, not only for the development but also the prospective tenants that we can allow at this development. Full time jobs are one of the requirements, all tenants are subject to a background check, they have to have apartment references, no felons, no criminals; we are talking about very strict requirements. We have to abide by these rules or lose our tax credits for funding; we are very thorough in that, we take that very seriously.”

“The comment about starter homes, I think starter homes would be a great addition to the area; the problem is not everyone can afford a starter home. Our project acts as a transitional form of housing, you get folks from the lower income, they get a little more money in their pocket and then transition to where they can purchase a home. Our development is proposed to be income restricted development, that means you have a full time job and you have to have at or below a certain income requirement. What

comes with that is lower income families that are not going to have multiple cars, certainly there will be situations where they will have two cars. College students can lease this unit but they will have to have a full time job; that is a non-negotiable situation and not many college students work a full time job. I hear the concerns about traffic; I want this to be the safest development for the residents and the community. If this is approved, we will look into the traffic issues and sit down with City Staff to address those issues.”

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

Letters were received from:

Donna Burk, 516 Patricia, Sherman, TX

“I am adamantly opposed to this repeated request of Gary Matthews and Chris Biggers, just as much as I was the last time they attempted this proposal. This neighborhood of single-family residents, some for as long as 25-45 plus years, want to keep our neighborhood as single-family dwellings. As I stated in the past, Goodwill Industries does not need possible harassment that could arise from a multiple family complex. Even more importantly, the coming middle school and the existing Crutchfield Elementary School would be at much risk if this proposition becomes a reality. Things like this are turning the east side of Sherman into a very degraded area. If Mr. Matthews wants to make money, why not improve the area by building nice single-family homes like in Oak Creek Estates or starter homes or build apartments along Highway 75, not in a residential area and near schools. Thank you for hearing very concerned citizens on this matter.”

Elizabeth Pounds, 520 Hillside Dr., Sherman, TX

“I cannot attend the meeting but wanted to share my views on the property.”

“Lamar Street, at this property is already a highly trafficked area in the mornings for school drop off and work schedules without adding 300 more families and possibly 600+ more vehicles to the area.”

“There are many student pedestrians attempting to walk and cross Lamar Street at this property. There is also a slight hill to the east, which makes blind spots to oncoming cars, pedestrians, and traffic turning at this location. During the week, this area is already unorganized and stressful for commuters.”

“Lamar Street would need to be widened for turn lanes, shoulder area and sidewalks put in before the apartments could even be built to allow traffic to flow in the area. Is widening Lamar Street and adding sidewalks up and down Lamar Street in your provisions for this property zoning change?”

"The line of traffic at the light at East Lamar Street and South Andrews Avenue would back up to prevent traffic to even proceed through the area at all in the mornings."

"One aspect I think is being overlooked is the effect of the parking available. For a 300 unit building, there needs to be at least 600 parking spots just for residents alone. With only 627 parking spaces, there will not be enough space for the guest to park. Those guest will overflow into the nearby, narrow streets. This is unacceptable to me as a nearby resident."

"I am a single mother who recently moved to Sherman and bought my first home ever with my young son right next to this property. I loved this house because it was on a quiet, dead-end street with NO traffic and no cars parked on the sides of the street. As a single mother, quiet and safety are very important to me and my son. This apartment would ruin what I value most about my home. I have lived in apartments for years, they are very useful, but location is key. I finally saved up enough money to purchase my first home to get out of the apartment life cycle and now this individual wants to build one right next to my home? No thank you, please!"

A petition was received opposing the zone change from:
Mary Hendrickson, 604 Patricia, Sherman, TX

"I want to add this explanation to the petition I submitted earlier concerning the zoning change at the property 2100 E. Lamar Street."

"I want to explain why I am protesting this zoning change. Besides just wanting single residence homes verses an apartment complex consisting of 300 units, I do not believe this area will or can support a complex of this size at this time without many costly and extensive improvements to the area first. There is the water and sewer capabilities. We on this side of town already suffer from failing systems, just because of the age of our homes. Most were built in the 60's and some still have the original systems from house to curb. Many of us have incurred the expense of replacing the old pipes because of collapse or roots growing through, I have witnessed the City working extensively and repeatedly on our streets, and individual connects to the main. If we add 300 units, some of those 4-bedroom units with how many bathrooms kitchens additions to an already failing older system, I am not sure of the outcome. Single-family units or a business would indicate a gradual change to our system. Either way this brings up planning and cost for the City in this area."

"Then is my concern of water runoff. With a complex of this size, I am sure there will be quite a bit of concrete and with that concrete there will be runoff. I am sure there are codes to be followed in the construction but our area already suffers from yards flooding with rains just because of the

different levels of landscaping, again because of the age of our neighborhoods. With the addition of this amount of concrete for parking and such where will, all of this run-off goes to our yards? Would there be retaining pools involved? Lots of questions and concerns on this issue. Single-family homes would involve far less runoff issues.”

“The next concern is the proximity to the now High School soon to be Middle School? Many students walk to and from school and sidewalks are sketchy or non-existent now, plus the traffic issues that already exist on Highway 56, there will be additional traffic with the comings and goings of residents of the complex. These are safety issues the children will have to deal with more changes the City will need to address. I cannot think of many apartments, if any in Sherman that are directly across from a school plus a major highway thrown in the mix.”

“Lastly and probably a more personal reason is the effect rezoning from single family residential and business will have on the property values. I own three homes on the 600 block of Patricia. These homes are an investment in my future. Many of the people on the block have lived here 30, 40 or more years. Many of us are hoping property values will continue with the current increase, giving us options in our retirement years. I believe an apartment complex will bring our values down for many reasons. Some of these reasons may not be politically correct, but I believe are valid points. 1) Yes, at first, from the perspective shown, this will be a beautiful complex but give it 5 years and I am not so sure. Will there be codes enforced to maintain this beauty? Can you guarantee future maintenance will be kept up, that the cliental will take pride in the appearance of the property as a single-family residence would as the residence of our area do now? 2) And let us be honest, can you control the human nature factor? When that many people, 300 units are thrown together not everyone gets along. There will be more disturbances possible criminal activity that will spread out into the nearby neighborhoods. We seem to go through spurts of vandalism and theft in our area off and on now since we are on the outskirts of the City, with no thru traffic on many of the blocks connected with this rezoning sort of growing pains trials of the youth. So, all these concerns and factors I believe will affect my property value. The increase in our values recently is a positive for me and I would like to see that continue not stop or turn the other direction.”

“I just believe single-family residents or a business would take more pride in their property will maintain it and keep its value increasing as an investment. We have a reason to maintain it; can you say the same for people who are renting one unit in a 300-unit complex? I believe there are better locations for an apartment complex. I understand the landowner wanting to sell his property and this proposal and rezoning would be great for him, I just do not agree with

him. Surely with all the new construction and growth in Sherman there are developers wanting to build a great new addition, a new single- family neighborhood. An area that would bring growth and give other people a chance to own a home invest in our neighborhood. Thank you for your consideration.”

Commission Members were concerned with the traffic issues around the high school and the proximity of the entrance of the apartment complex.

ACTION TAKEN.

Motion by Commission Member Vanderveer to deny the request for the zone change from an R-1 (One Family Residential) District and C-1 (Retail Business) District to an R-2 (Multi-family Residential) District and conceptual site plan located at 2100 East Lamar Street based on the concerns raised tonight and the community feedback. Second by Commission Member Tankersley.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL, TANKERSLEY AND VANDERVEER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION , SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF 6M HOLDINGS, LTD (OWNERS), SUNBELT RENTALS, INC. (TENANT), DUSTIN TIPPETTS (REPRESENTATIVE), UPI BUILDERS (CONTRACTORS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 SOUTH SAM RAYBURN FREEWAY, BEING 9.27 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (7)(C) TO ALLOW A CHAIN LINK FENCE IN LIEU OF THE PERMITTED WOOD, STONE, BRICK OR CONCRETE BLOCK IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW HEAVY EQUIPMENT SALES AND RENTALS WITH A WASH BAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

No one was present to represent the request.

The property is located at 910 South Sam Rayburn Freeway between Center Street and Gateway Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family

**EXCEPTION –
SCREENING**

**SUP AMENDMENT–
HEAVY EQUIPMENT
SALES & RENTALS**

**SITE PLAN – WASH
BAY
910 SOUTH SAM
RAYBURN FREEWAY
(6 M HOLDINGS,
LTD)**

(TABLED)

Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. They would also like to erect a chain link fence to protect the building and heavy equipment.

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

A letter was received from:

SSCGC Holdings, LLC, 4 Timber Creek, Sherman, TX

"I am writing on behalf of SSCGC Holdings, LLC, the owner of Stone Creek Golf Club and the adjacent property to oppose the requested variance of a chain link fence in the Sam Rayburn Overlay District. SSCGC has a sizable investment along Highway 75. This variance will undermine the efforts to upgrade and bring high-quality development to the "Gateway of Sherman".

"This property is in plain sight of the highway. SSCGC Holdings, the City of Sherman, TXDOT and other parties have made, and will continue to make, significant investments in this corridor. SSCGC Holdings believe that all future development should comply with the current standards in the overlay district, which does not allow chain link fencing. Furthermore, the equipment should be stored in the "down" position."

ACTION TAKEN.

Motion by Commission Member Sims to table the request for the exception to allow a chain link fence as screening device in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District at 910 South Sam Rayburn Freeway. Second by Commission Member Downtain.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL, TANKERSLEY AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION

THE REQUEST OF NIMRAT JOHAL AND JASPREET GILL (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2222 SOUTHRIDGE LANE, BEING LOT 15, BLOCK C, AMENDING

EXCEPTION – FENCE
2222 SOUTHRIDGE
LN.
(NIMRAT JOHAL &
JASPREET GILL)

FINAL PLAT OF PEBBLEBROOK SOUTH, PHASE II, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(H)(2) TO ALLOW A 6' PRIVACY FENCE, 1' FROM THE SIDE STREET PROPERTY LINE IN LIEU OF THE PERMITTED 4' IN HEIGHT EXTENDING CLOSER THAN 25' TO A FRONT LINE STREET IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Nimrat Johal, 7321 Hickorywood Lane, Pleasanton, CA

Ms. Johal appeared to represent the request and answer any questions. The property is located at 2222 Southridge Lane; the northeast corner of Southridge Lane and Ballam Street. The property is zoned an R-1 (One Family Residential) District.

Ms. Nimrat explained she is the co-owner of the property and they would like to erect a six-foot privacy fence, one foot from the Ballam Street property line. "There are other properties in the subdivision on corner lots that have 6' fences on the property line and we would like to do the same. We buy single-family homes in Sherman for rental property and we hear from tenants that it is unsafe for them if they have animals and children on the corner lot without a fence; this is for safety, privacy and security." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if the fence would obstruct traffic view from Southridge Lane.

Ms. Johal explained, "the fence would not obstruct the view of traffic; the fence will angle into the existing fence."

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for an exception to allow a 6' privacy fence, 1' from the side street property line in lieu of the permitted 4' in height extending closer than 25' to a front line street in an R-1 (One Family Residential) District at 2222 Southridge Lane subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF LIONEL J RICHARDSON, TRUSTEE RICHARDSON FAMILY 2016 IRREVOCABLE TRUST (OWNERS), MONIQUE A WILSON (REPRESENTATIVE) AND SARTIN & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY AT 1000-1002 NORTH BRENTS AVENUE, BEING LOT 6, BLOCK 1, COLLING ADDITION, SECTION 2, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (4) TO ALLOW AN EXISTING DUPLEX IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

EXCEPTION –
EXISTING DUPLEX
1000-1002 N.
BRENTS AVE.
(LIONEL J
RICHARDSON,
TRUSTEE
RICHARDSON
FAMILY 2016
IRREVOCABLE
TRUST)

Monique A. Wilson, 3032 Seabrook Dr., Little Elm, TX

Ms. Wilson appeared to represent the request and answer any questions. The property is located at 1000 and 1002 North Brents Avenue between East College and East Richards Streets. The property is zoned an R-1 (One Family Residential) District.

Timeline:

February 22, 2005, Building permit application received to construct a duplex.

February 22, 2005 - Building permit approved and issued.

July 13, 2005 - Certificate of Occupancy Permit for the duplex approved.

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

Ms. Wilson explained, I am the listing agent for the 1000-1002 North Brents Avenue. The owners want to sell the property at 1000-1002 North Brents and to get in compliance with current zoning regulations; they are requesting an exception to allow a duplex in an R-1 (One Family Residential) District. Most of the block has duplexes on the lots so I assume at one time they were allowed. 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.

ACTION TAKEN

Motion by Commission Member Downtain to approve the request for an exception to allow an existing duplex in an R-1 (One Family Residential) District at 1000-1002 North Brents Avenue subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF SGU JOINT VENTURE, LLC (OWNERS), DAVID BACA (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1401 AND 1405 WEST MOORE STREET, BEING 0.738 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH ON LOT 2 OF THE PROPOSED HOLLY MOORE ADDITION IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF HOLLY MOORE ADDITION

EXCEPTION – LOT
WIDTH

FINAL PLAT – HOLLY
MOORE ADDITION
1401 & 1405 W.
MOORE ST.
(SGU JOINT
VENTURE, LLC)

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

Mr. Baca appeared to represent the request and answer any questions. The property is located at 1401 and 1405 West Moore Street, the northwest corner of Holly Avenue and West Moore Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Baca explained they would like to plat the property into two lots. "There are two existing homes at the corner of Holly and Moore Streets. The reason for the 50' wide lot in lieu of the 60' on Lot 2 of the proposed Holly Moore Addition is the house currently has a drive that comes onto Moore Street; that is the front of the house, however there is only 12' with the new property line, so we spoke to the Engineering Department and they suggested we add frontage on Holly Street so it becomes a panhandle lot. There are also two out buildings and we had to make sure we had the correct setbacks for the out buildings." 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 Final Plat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for the exception to allow a 50' lot width on Lot 2 of the proposed Holly Moore Addition in lieu of the required 60' in an R-1 (One Family Residential) District at 1401 & 1405 West Moore Street. Second by Commission Member Bethel.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Final Plat of Holly Moore Addition located at 1401 and 1405 West Moore Street subject to the Staff Review Letter. Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL, TANKERSLEY AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

VARIANCE

THE REQUEST OF DAVE A. & MELINDA REED (OWNERS), DOYAL REED (TENANT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1515 EAST NALL STREET, BEING LOT 1, BLOCK C, REPLAT OF BLOCKS B & C, HIGHLAND PARK SECOND ADDITION, AS FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 6' SIDE YARD SETBACK FOR AN ATTACHED CARPORT/GARAGE/SHOP IN LIEU OF THE REQUIRED 10' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE - SIDE
SETBACK FOR
CARPORT/GARAGE
1515 E. NALL ST.
(DAVE & MELINDA
REED)

Dave Reed, 1623 E. Herron, Denison, Sherman, TX

Mr. Reed appeared to represent the request and answer any questions. The property is located at 1515 East Nall Street between Texoma Parkway and Loy Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Reed explained, "I would like to replace a deteriorated carport/garage/shop in the same location; 6' from the west property line. The structure will be 20'x60' attached to the main structure by a breezeway. We were approved for an encroachment easement from the City Council. My parents live in the house. We will replace the driveway with a concrete slab for the carport/garage/shop." They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for an exception to allow a 6' side yard setback for an attached carport/garage/shop in lieu of the required 10' in an

R-1 (One Family Residential) District at 1515 East Nall Street subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS), JOSHUA HOLLEY (DEVELOPER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2100-2200 BLOCKS OF SOUTH U.S. HIGHWAY 75, BEING LOT 16, BLOCK A OF THE PROPOSED REPLAT OF HOLLEY HEIGHTS ADDITION, A REPLAT OF THE SUNRISE TRACT AT SHERMAN HILLS, PHASE 1 AND A PART OF LOT 1 OF THE REPLAT OF SHERMAN HILLS COUNTRY CLUB ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW A 34' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

Joshua Holley, 2013 S. Polaris Dr., Denison, TX

Mr. Holley appeared to represent the request and answer any questions. The property is located in the 2100-2200 blocks South U.S. Highway 75, between Center Street and FM 1417; Stone Creek Golf Club is the tenant. The property is zoned an R-1 (One Family Residential) District.

Mr. Holley explained, "we are requesting an exception for Lot 16, Block A of the proposed Replat of Holley Heights Addition, a Replat of the Sunrise Tract at Sherman Hills, Phase 1 and a part of Lot 1 of the Replat of Sherman Hills Country Club Addition. The lot is located in a cul-de-sac; at the building line it is 60'." 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.

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception to allow a 34' lot width in lieu of the required 60' in an R-1 (One Family Residential) District in the 2100-2200 Blocks South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Bethel.

EXCEPTION – LOT
WIDTH
2100-2200 BLKS.
SOUTH U.S.
HIGHWAY 75
(SSCGC HOLDINGS,
LLC)

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL AND
VANDERVEER
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNERS),
JOSHUA HOLLEY (DEVELOPER) AND UNDERWOOD
DRAFTING AND SURVEYING (SURVEYOR) CONCERNING
THE PROPERTY LOCATED IN THE 2100-2200 BLOCKS OF
SOUTH U.S. HIGHWAY 75, BEING LOTS 5, 6, 10-21, BLOCK
A; LOTS 1-4, BLOCK B; LOTS 11-23, BLOCK C AND LOTS 5-
23, BLOCK D OF THE PROPOSED REPLAT OF HOLLEY
HEIGHTS ADDITION, A REPLAT OF THE SUNRISE TRACT
AT SHERMAN HILLS, PHASE 1 AND A PART OF LOT 1 OF
THE REPLAT OF SHERMAN HILLS COUNTRY CLUB
ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO
ALLOW PATIO HOMES IN AN R-1 (ONE FAMILY
RESIDENTIAL) DISTRICT.

SUP – PATIO HOMES
2100-2200 BLKS.
SOUTH U.S.
HIGHWAY 75
(SSCGC HOLDINGS,
LLC)

Joshua Holley, 2013 S. Polaris Dr., Denison, TX

Mr. Holley appeared to represent the request and answer
any questions. The property is located in the 2100-2200
blocks South U.S. Highway 75, between Center Street and
FM 1417; Stone Creek Golf Club is the tenant. The property
is zoned an R-1 (One Family Residential) District. The owner
is requesting a Specific Use Permit to allow patio homes on
the following lots in the proposed Replat of Holley Heights
Addition, a Replat of the Sunrise Tract at Sherman Hills,
Phase 1 and a part of Lot 1 of the Replat of Sherman Hills
Country Club Addition:

- Block A - Lots 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21
- Block B - Lots 1, 2, 3, 4
- Block C - Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
22, 23
- Block D - Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
18, 19, 20, 21, 22, 23

Mr. Holley explained, “the request is mostly for the setback
requirements for the patio homes which is a 40’ lot width and
the front setback, which is 20’. If you look at the topo, if I
make it wider, then I would have to do more retaining wall.
Several of the lots are less than 60’ wide in the front but more
in the back of the lot and this would take care of that.” He
had seen the Staff Review Letter and would abide by the
Recommendations.

Commission Member Sims asked if he planned to have patio homes mixed in with regular homes.

Mr. Holley stated, “they will look the same, pretty much just the setbacks will be different.”

Bill Magers, 4 Timber Creek, Sherman, TX

Mr. Magers explained, “SSCG owns the surrounding property and we are in support of this request.”

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

ACTION TAKEN.

Motion by Commission Member Vanderveer to approve the request for a Specific Use Permit to allow patio homes in an R-1 (One Family Residential) District in the 2100-2200 Blocks South U.S. Highway 75 subject to the Staff Review Letter. Second by Commission Member Tankersley.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL, TANKERSLEY AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF BRYAN AND MARGARET GRAHAM (OWNERS), JOE GILBERT (PROSPECTIVE BUYER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2300-2400 BLOCKS NORTH HICKORY STREET AND 229 WEST PELTON STREET, BEING ALL OF LOTS 1, 2 AND 3 OF GRAHAM ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO-STORY DUPLEXES ON LOTS 6R AND 7R AND TWO SINGLE-STORY DUPLEXES ON EACH OF LOTS 1R, 2R, 3R, 4R AND 5R OF THE PROPOSED REPLAT OF GRAHAM ADDITION IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

SUP – DUPLEXES
2300-2400 BLKS. N.
HICKORY & 229 W.
PELTON
(BRYAN &
MARGARET
GRAHAM)

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located in the 2300-2400 blocks of North Hickory Street and 229 West Pelton Street; the northeast corner of Hickory and Pelton Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, “we are replatting the tract into seven lots and we are seeking a Specific Use Permit to construct

duplexes on the seven lots. The duplexes will meet all of the setback requirements and the exterior finish on the duplexes will be brick. Parking will be provided in the rear of the property for one space per bedroom for each duplex. I reached out to the Fire Marshal, reviewed the plan with him and they can adequately service those because we are making the driveways wide enough for fire trucks." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if he understood correctly, "on five of the lots you are doing two duplexes on each lot, one right behind the other."

Mr. Gilbert responded, "yes that is correct. It also says on two of the lots we are doing two-story duplexes, we actually found a nice one-story duplex, two bedroom, two bath that will fit nicely on those lots. The lots are 400' deep and we are trying to make the best use of it and the fact that we are going to extend infrastructure to run water making it economically feasible to develop two duplexes per lot. We feel we have come up with a good plan for that. A dilapidated garage and house will come down on one of the lots."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Specific Use Permit to allow duplexes on Lots 1R, 2R, 3R, 4R, 5R, 6R and 7R of the proposed Replat of Graham Addition in an R-1 (One Family Residential) District in the 2300-2400 Blocks North Hickory Street and 229 West Pelton Street subject to the Staff Review Letter. Second by Vanderveer.

VOTING AYE: MAHONE, DOWNTAIN, SIMS, BETHEL, TANKERSLEY AND VANDERVEER

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF MUNAZZA JABEEN AND KARIM ANJUM (OWNERS), NATHAN GRAY (DRAFTSMAN) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1024 NORTH CLEVELAND AVENUE, BEING LOTS 7 & 8, BLOCK 1, COLLEGE PARK ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW TWO DUPLEXES IN AN R-1 (ONE FAMILY

**SUP – DUPLEXES
1024 N. CLEVELAND
(MUNAZZA JABEEN
& KARIM ANJUM)**

(DENIED)

RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT.

Commission Member Sims abstained from this request.

Nathan Gray, 303 W. Houston, Sherman, TX

Mr. Gray appeared to represent the request and answer any questions. The property is located at 1024 North Cleveland Avenue; the southwest corner of Cleveland Avenue and Richards Street. The property is zoned an R-1 (One Family Residential) District and the College Park Overlay District.

Mr. Gray explained, "currently there are two lots and the owner is requesting a Specific Use Permit to allow duplexes on each of the lots. I did receive the Staff Review Letter stating it would have to be replatted. The duplexes will be approximately 2,312 square foot with three bedrooms in each unit. Six parking spaces will be provided for each duplex. The number of bedrooms could be reduced if need be; two bedrooms, two baths per side." They had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Vanderveer asked if they could have parking in the back of the lots.

Mr. Gray responded, "that is possible, we have plenty of room in the back and we could access it from the alley."

Truett Cates, 1102 N. Cleveland, Sherman, TX

Mr. Cates explained, "my house is right across the street from this property. We are not happy about this project; it would mean putting two duplexes on a single lot right across the street where single-family residents have been for many years. Our house is from 1911; it is an old neighborhood. I have brought some neighbors here today and we do not think this is a good idea; it clearly inconsistent with the College Park Overlay, which is restricted to college structures and single-family residences. We were very pleased when that ordinance was passed setting up the overlay zone and that is one of the reasons we improved our structure and stayed there because we thought it was a good neighborhood."

"We know that putting duplexes on that lot, the only duplexes within three or four blocks would decrease all our property values. We have looked at the ordinance; we know what it allows, one of the things it says is it allows the Planning and Zoning Commission when justified by certain circumstances and specific conditions to award variances. I have heard no argument about the certain circumstances or specific conditions that would merit changing the character of this neighborhood in such a dramatic way. The real circumstance is right now that it is problematic enough with parking; Richards Street has no parking on it on either side in that block. To face a house out onto that street, it

does not make any sense. This would create an enforcement problem for the police because there will be many calls about people illegally parked there; I can promise you that we would call frequently. All of our neighbors are strongly opposed to this. Your granting this variance would be the opposite of supporting community standards and would make the City complicit in damaging a volatile community.”

Heidi Ellis, Austin College VP Business Affairs, 900 N. Grand, Sherman, TX

“I am here to speak on behalf of Austin College; we would oppose this request as well. This property is within 200’ of our property on Grand Avenue.”

Lynn Cates, 1102 N. Cleveland, Sherman, TX

Mrs. Cates explained, “1024 N. Cleveland is a very sad situation for us, there was a house there, a beautiful house that we were trying to help two different people contact the owner in Dallas to buy it and had helped them send off a certified letter and at that time the owner’s ex-roommate from college contacted him and said I have parents who need a project to keep busy and to make some money. We are going to tear the house down and I learned from the people that we watched it go down made us all very sad; we have lived in the neighborhood for forty years, we care about our neighborhood. My husband and I invested later in our lives quite a bit of money to renovate and add to the historic home; it had a historic marker on it from 1911, but it would not have that anymore because we added to it to make it better to serves us with a third bedroom and an attached garage. This property at 1024 North Cleveland, I just learned tonight would face Richards Street; what we look out onto to and love. Our house is right there across on that narrow street, we have been in the Austin College neighborhood for forty years. We have invested in the neighborhood and would love to see our investment still good and I just do not think or know it would do that to have a duplex facing our house. The City just put in bike boulevards, four of them in the City, Cleveland Avenue was chosen as one of those streets because it is a quite street. The bike boulevard goes all the way to Old Settler’s Park to Lamar Street. This certainly would not help to have all the parking forced out onto Cleveland Avenue or the block beyond on Richards Street.”

Mr. Gray understood the concerns of the neighborhood. “I would work to alleviate the density of traffic flow by putting in an extra drive or whatever and as the stylist nature of the duplex trying to blend with the neighborhood.”

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

A letter was received from:

Christopher & Dianna Butler, 1002 N. Cleveland, Sherman, TX

"I would like to register my opposition to changing the zoning at this lot. We already have enough multi-family housing around the college. Two duplexes on this lot would further congest the streets with so many more cars parking on the street. Please keep the lot single one-family residential."

ACTION TAKEN.

Motion by Commission Member Downtain to deny the request for a Specific Use Permit to allow two duplexes in an R-1 (One Family Residential) District/College Park Overlay District at 1024 North Cleveland Avenue based on the information presented tonight. Second by Commission Member Vanderveer.

VOTING AYE: MAHONE, DOWNTAIN, BETHEL, TANKERSLEY AND VANDERVEER

VOTING NAY: NONE

ABSTAIN: SIMS

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:50 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

4.

Meeting Date: 01/14/2020

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

Issue:

CONSENT AGENDA (ITEM 8)

List of Agenda Items:

10. * 59 AND 101 BLUEBONNET LANE (ETJ)

The request of Matthew Petz (Owner) and CBG Surveying Texas, LLC (Surveyor) concerning the property at 59 and 101 Bluebonnet Lane, being all of Lots 8 & 9, Block 1, Preston Meadows Subdivision, containing 2.926 acres in the Robert Atchison Survey, Abstract No. 28 as follows:

Planning and Zoning Commission

Replat approval Bluebonnet Petz Addition, being a Replat of all of Lots 8 & 9, Block 1 of the Preston Meadows Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2625 DRIPPING SPRINGS ROAD

The request of Meredith Offutt (Owner) and Matt Offutt (Representative) concerning the property located at 2625 Dripping Springs Road, being 9.485 acres in the John Hendrix Survey, Abstract No. 503, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow two dwellings on one lot for a period of one year in an R-1 (One Family Residential) District.

Background:

The property is located at 2625 Dripping Springs Road between Frisco Road and Cox Street. The property is zoned an R-1 (One Family Residential) District.

The owners would like to construct a new home at this location and live in the existing home while it is under construction. The existing home will be demolished after construction is complete.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Meredith Offutt (Owner)

Matt Offutt (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

0

Attachments

Location Map

Zoning Map

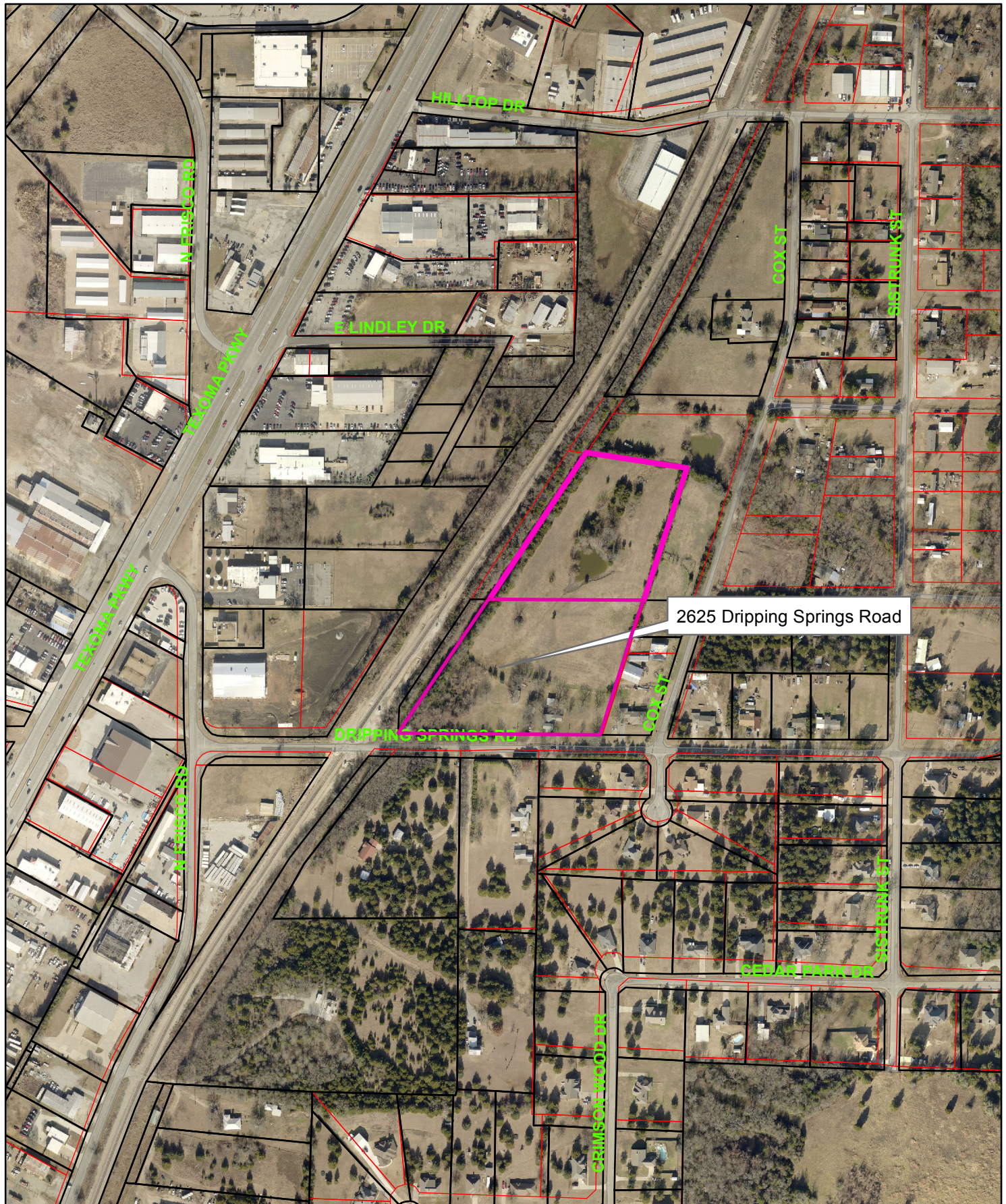
Zoning Sign Photo

Survey

Site Plan

Existing House

Staff Review Letter

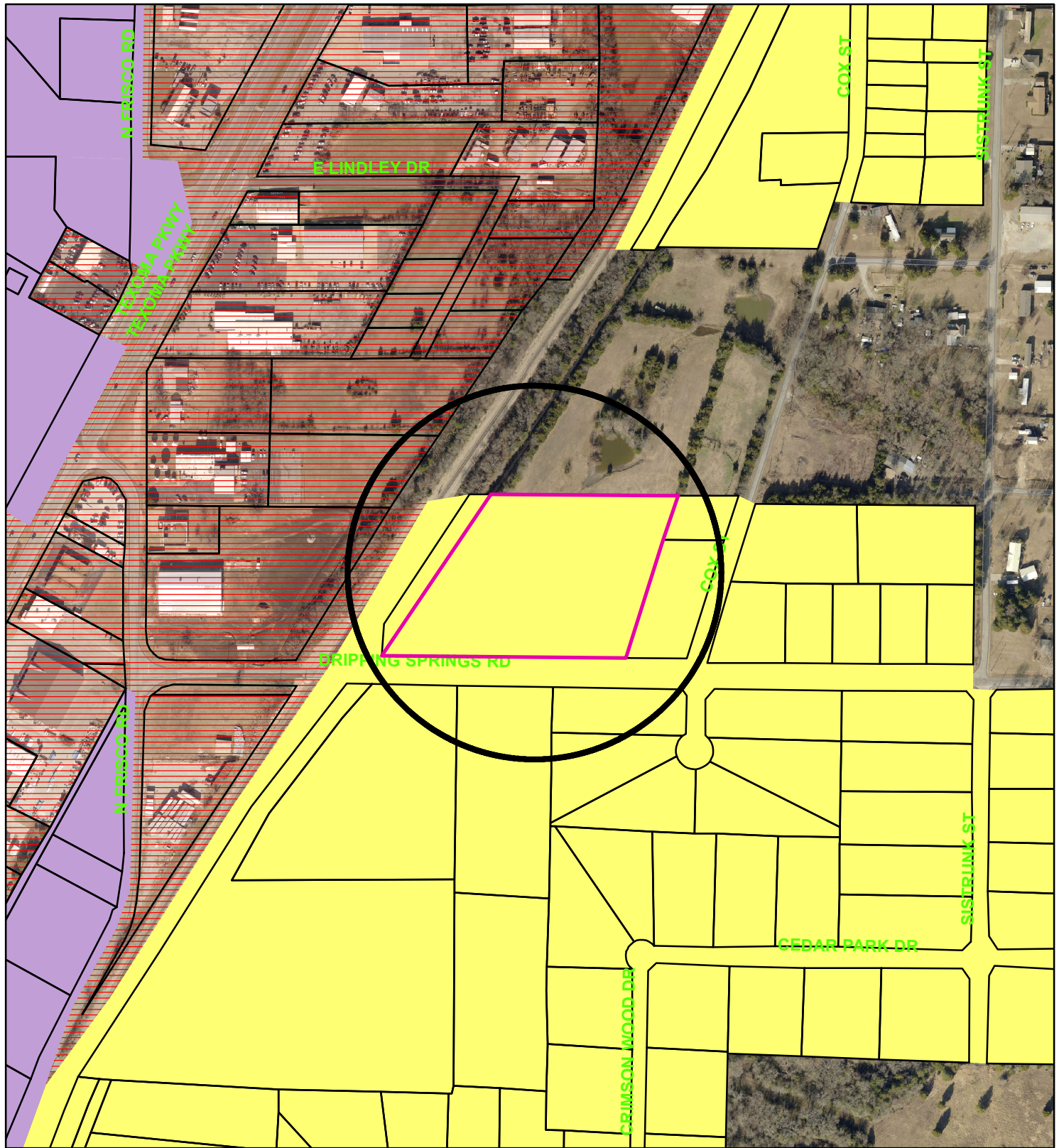


2625 Dripping Springs Road



1 in = 400 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2625 Dripping Springs Road

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_1

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
PD Planned Development



City of Sherman, Texas
Developmental Services Department



1 in = 349 ft

2625 Dripping Springs Road





All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999914727.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the John Hendrix Survey, Abstract No. 503, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 9.533 acre tract of land described in the deed to Meredith Offutt II and wife, Delorse Offutt, recorded in Volume 2578, Page 469, 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 "PRESTON TRAIL LAND SURVEYING RPLS 6585" found for the northeast corner of said 9.533 acre tract, common to the northeast corner of a called 1.269 acre tract of land described in the deed to John Pack and Jenny Pack Omundson, recorded in Instrument No. 2018-5704, said Official Records, and common to the southeast corner of a tract of land described in the deed to Luis Alva, recorded in Volume 4726, Page 743, said Official Records, and common to the westernmost southwest corner of a tract of land described as Tract Two in the deed to the Donald Ray Ersh and Anita Marie Ersh Revocable Living Trust, recorded in Volume 5352, Page 838, said Official Records, and common to the westernmost southwest corner of Block 22 of Hilltop Estates, according to the plat thereof recorded in Volume 662, Page 377, Deed Records of Grayson County, Texas;

THENCE South 83°35'05" East, with the northerly line of said 9.533 acre tract, and with a southerly line of said Tract Two, along or near a fence, a distance of 282.41 feet to a metal fence corner post found for the northeast corner of said 9.533 acre tract, common to a re-entrant corner of said Tract Two, and common to a re-entrant corner of said Block 22;

THENCE South 17°33'45" West, with the easterly line of said 9.533 acre tract, and with a westerly line of said Tract Two, passing en route at a distance of 627.39 feet a 1-inch iron pipe found for the southernmost southwest corner of said Tract Two, and continuing on said course, with the westerly line of a called 1.00 acre tract of land described as Tract One in aforesaid deed, to the Donald Ray Ersh and Anita Marie Ersh Revocable Living Trust, a total distance of 929.42 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southeast corner of said 9.533 acre tract, common to the southwest corner of said 1.00 acre tract, and on the northerly line of Cedar Park Addition, according to the plat thereof recorded in Volume 14, Page 11, Plat Records of Grayson County, Texas, and in Dripping Springs Road (no record found);

THENCE North 89°06'47" West, with the southerly line of said 9.533 acre tract, and with the northerly line of said Cedar Park Addition, and in said Dripping Springs Road, a distance of 175.06 feet to a 600 Nail found for the northeast corner of said Cedar Park Addition, common to the northeast corner of a called 3.00 acre tract of land described in the deed to Susan Renea Beal, recorded in Volume 6001, Page 665, said Official Records;

THENCE North 89°33'30" West, continuing with the southerly line of said 9.533 acre tract, and with the northerly line of said 3.00 acre tract, and in said Dripping Springs Road, passing en route at a distance of 86.98 feet a 600 Nail found for witness, and continuing on said course a total distance of 237.00 feet to a 600 Nail found for the northeast corner of said 3.00 acre tract, common to the northeast corner of a called 4.978 acre tract of land described in the deed to Vicki J. Wood recorded in Volume 2598, Page 20, said Official records;

THENCE North 89°32'56" West, continuing with the southerly line of said 9.533 acre tract, and with the northerly line of said 4.978 acre tract, and in said Dripping Springs Road, a distance of 208.69 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of said 9.533 acre tract, common to the southeast corner of aforesaid 1.269 acre tract;

THENCE North 34°15'14" East, with the westerly line of said 9.533 acre tract, and with the easterly line of said 1.269 acre tract, a distance of 1102.37 feet to the POINT OF BEGINNING and enclosing 9.485 acres (413,146 square feet) of land, more or less.

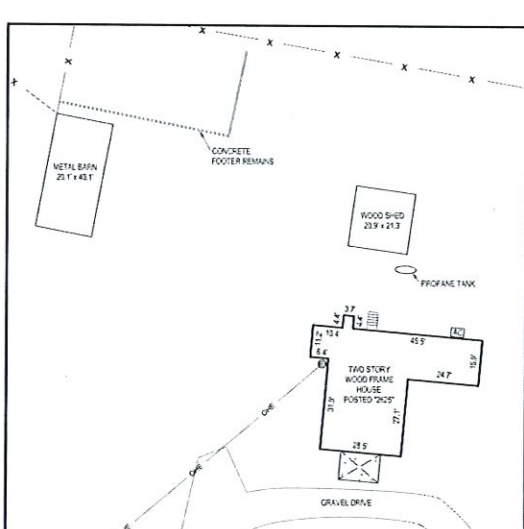
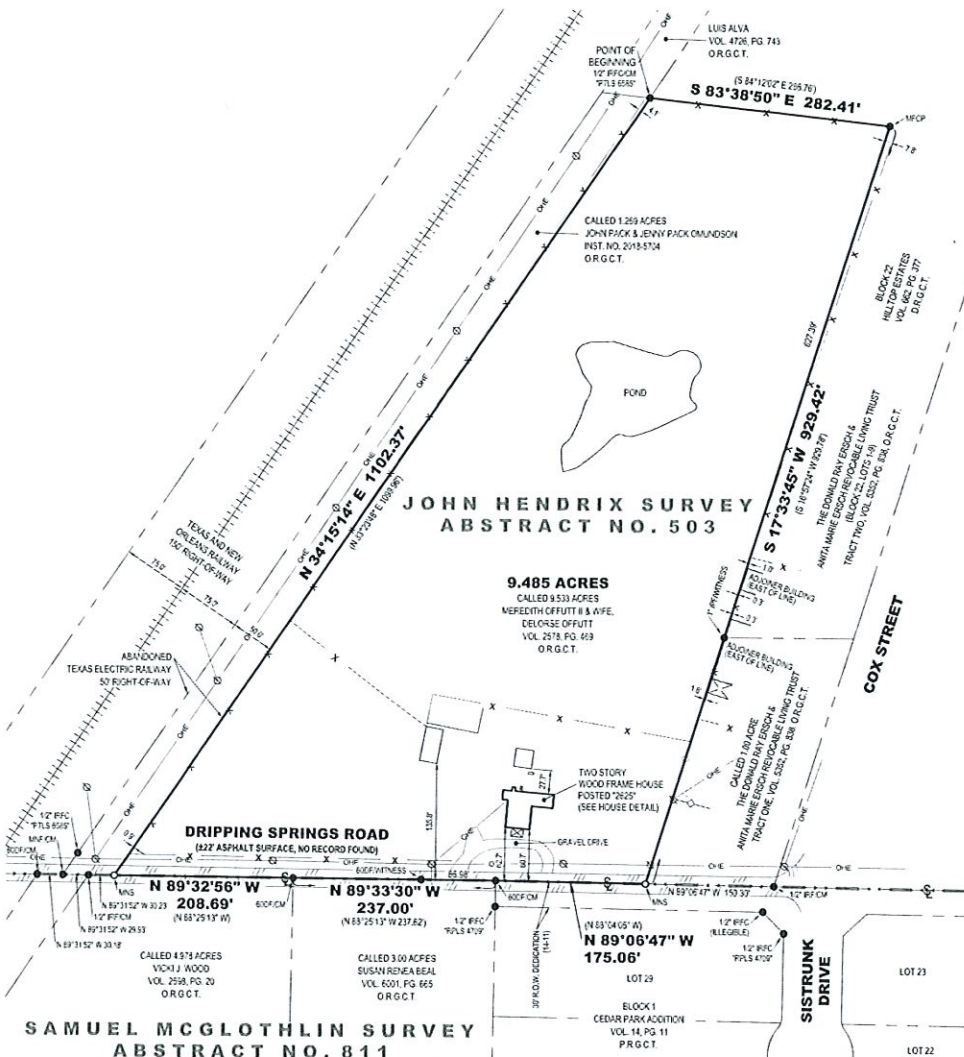
FLOOD STATEMENT:

I have examined the FEMA Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 455509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0131324, issued by Title Resources Guaranty Company, countersigned by Red River Title Company, with an effective date of October 21, 2019, and an issued date of October 30, 2019, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

(No Survey Items)



HOUSE DETAIL
SCALE: 1"=30'

LEGEND

● FOUND MONUMENT	OR.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	OR.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
MNS MAG NAIL SET W/ "PRESTON TRAIL RPLS 6585" ALUMINUM WASHER SET	VOL. PG.	VOLUME, PAGE
IRF IRON ROD FOUND	INST. NO.	INSTRUMENT NO.
IFPC IRON PIPE FOUND W/ PLASTIC CAP	AC UNIT	AC UNIT
IRF IRON PIPE FOUND	⊙	ELECTRIC METER
SCFP 600 NAIL FOUND	⊕	UTILITY POWER POLE
WNF MAG NAIL FOUND	---	BOUNDARY LINE
MFCP METAL FENCE CORNER POST	---	ADJACENT LINE
BRS BEARS	---	ABSTRACT LINE APPROXIMATE
CM CONTROLLING MONUMENT	---	WIRE FENCE
() DEED OR PLAT CALL	---	CHAIN LINK FENCE
R.O.W. RIGHT-OF-WAY	---	ASPHALT
PR.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS	---	OVERHEAD ELECTRIC UTILITY

TITLE SURVEY
9.485 ACRES
JOHN HENDRIX SURVEY, ABSTRACT NO. 503
2625 Dripping Springs Road, Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75706
www.prestontrailandsurveying.com
903.786.6029

TSPLS Firm No. 1034105
Drawn by: BNM
Checked by: GBN

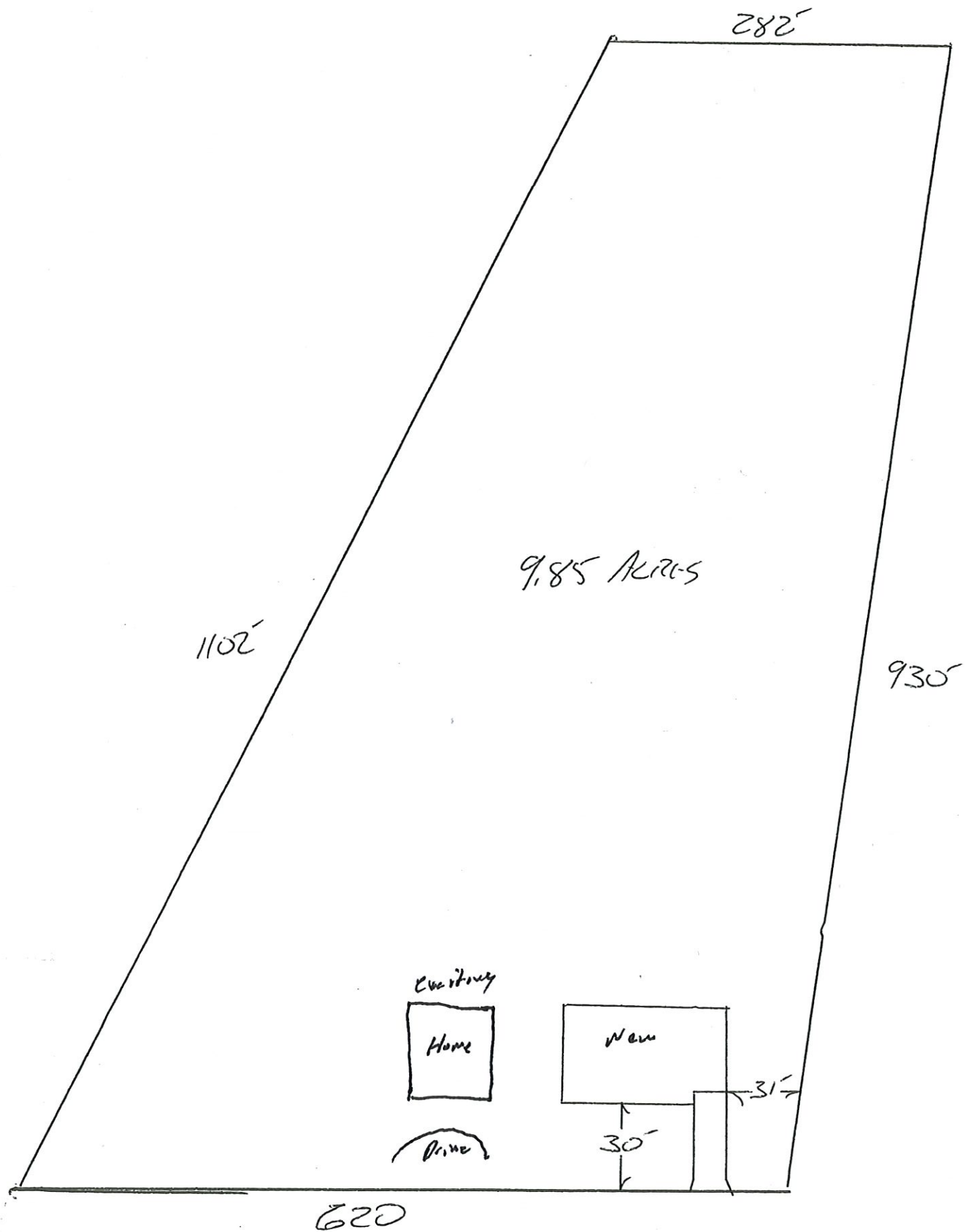
Scale: 1"=300'
Date: 11/07/2019
Project No: 190493
Sheet No: 1 of 1

Certify to: Meredith Offutt II, Delorse Offutt, First United Bank & Trust Company, Title Resources Guaranty Company, Red River Title Company.

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 11/04/2019, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585





2625 Snipping Springs Rd







STAFF REVIEW LETTER

January 6, 2020

Meredith Offutt
2625 Dripping Springs Rd.
Sherman, TX 75090

Matt Offutt
1721 W. McGee
Sherman, TX 75092

Dear Applicants,

The request for a Temporary Use Permit to allow two dwellings on one lot for a period of one year in an R-1 (One Family Residential) District for the property located at 2625 Dripping Springs Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow two dwellings on one lot will expire on January 14, 2021 (if approved).
4. Parking shall be provided for one (1) space per bedroom.
5. Parking is permitted on paved surfaces only; concrete or asphalt.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
9. Sanitary sewage not available to site. On-site sewage facility must meet County requirements.
10. Only one (1) water service per structure will be permitted.
11. Plat required if two dwellings remain on property as of February 01, 2021.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

910 SOUTH SAM RAYBURN FREEWAY (TABLED)

The request of 6M Holdings, LTD (Owners), Sunbelt Rentals, Inc. (Tenant), Dustin Tippetts (Representative), UPI Builders (Contractors) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 910 South Sam Rayburn Freeway, being 9.27 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.2, Subsection (7)(c) to allow a chain link fence in lieu of the permitted wood, stone, brick or concrete block in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Planning and Zoning Commission

Specific Use Permit amendment and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District.

Background:

This item was tabled at the December 17, 2019, Planning and Zoning Commission Meeting.

The property is located at 910 South Sam Rayburn Freeway between Center Street and Gateway Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. They would also like to erect a chain link fence to protect the building and heavy equipment.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

6M Holdings, LTD (Owners)

Sunbelt Rentals, Inc. (Tenant)

Dustin Tippetts (Representative)

UPI Builders (Contractors)

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:

11

Objections Received:

1

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Survey

Aerial

Site Plan

Building Elevations

Wash Bay Elevations

Fence Elevations

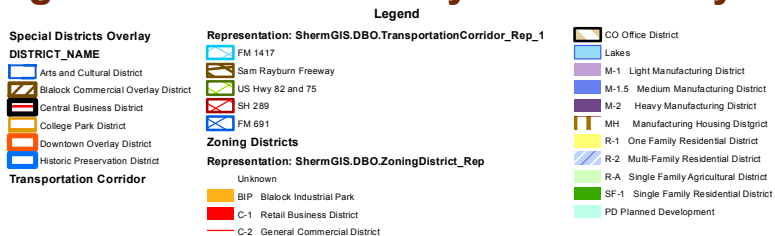
Staff Review Letter

Letter from SSCGC Holdings LLC

Zoning - 910 South Sam Rayburn Freeway



City of Sherman, Texas
Developmental Services Department



1 in = 300 ft

910 S. Sam Rayburn Freeway





UPI Builders, LLC
5008 Fuqua Street
Houston, TX 77048
Telephone: 281-286-2000

City of Sherman – Zoning Application

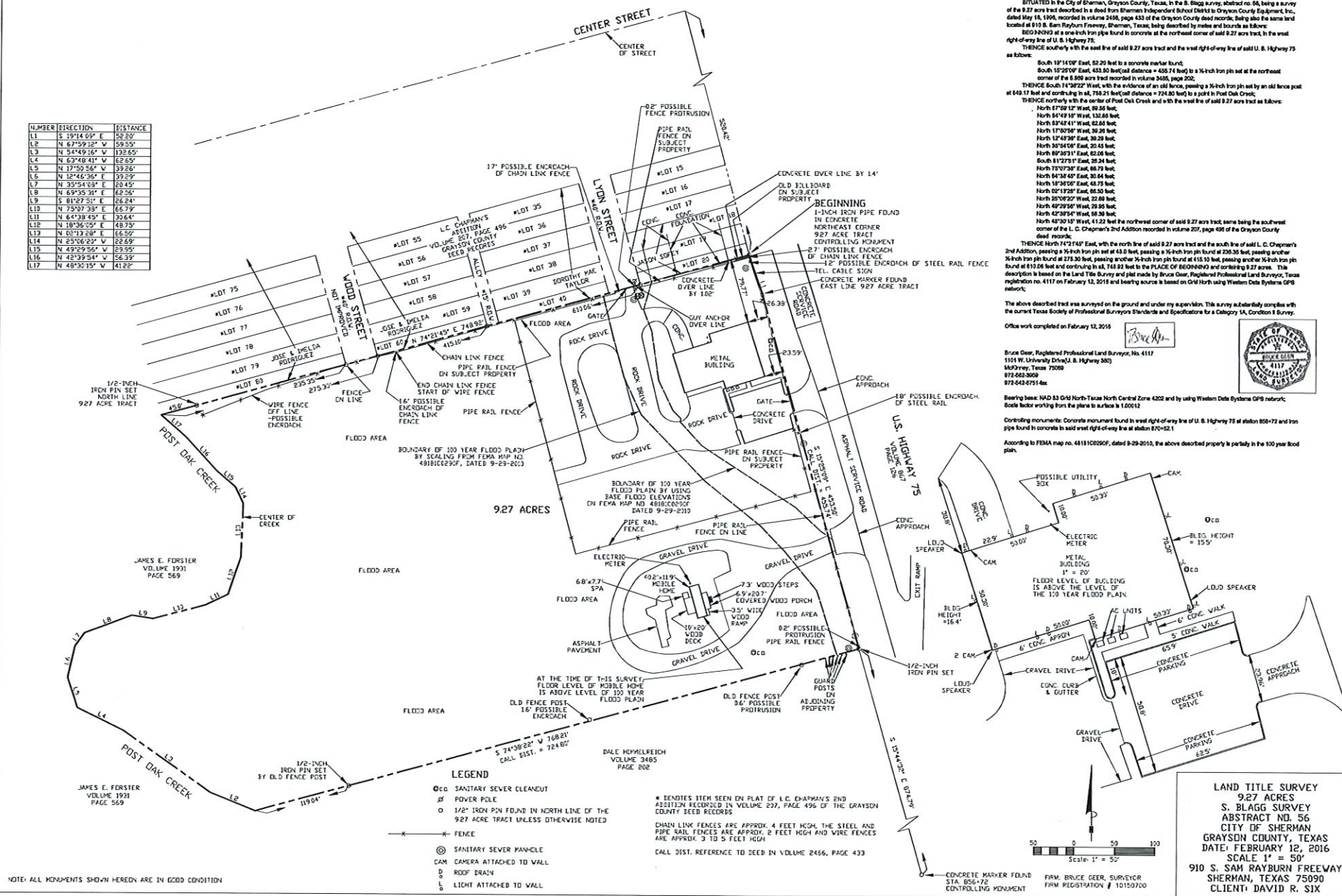
Narrative Explanation of Project

Sunbelt Rentals
901 S. Sam Rayburn Frwy
Sherman, TX 75090

We are going to put in a 20 x 40 Wash Bay (cleaning station) in order for the company to clean the heavy equipment and dispose the waste utilizing an oil and water separator.

Also, we are putting a Chain Link Fence to protect the building as well as all heavy equipment and if needed we can also put a privacy screen into the chain link fence.

NUMBER	DIRECTION	DISTANCE
L1	S 19°14'09" E	58.20'
L2	N 67°59'32" W	59.55'
L3	N 54°49'16" W	132.65'
L4	N 63°48'41" W	62.65'
L5	N 17°50'56" W	39.26'
L6	N 12°46'56" E	39.29'
L7	N 35°54'03" E	20.45'
L8	N 69°35'31" E	62.56'
L9	S 81°27'51" E	26.24'
L10	N 75°07'39" E	66.79'
L11	N 64°38'43" E	30.64'
L12	N 10°36'15" E	48.75'
L13	N 0°13'20" E	16.56'
L14	N 25°06'23" W	28.69'
L15	N 49°29'56" W	29.55'
L16	N 48°39'54" W	56.39'
L17	N 48°35'19" W	41.22'





Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©201 50 ft

PROJECT DESCRIPTION SCOPE:
1000 SQUARE FOOT EQUIPMENT WASH BAY

- A) STRUCTURAL - STRUCTURAL FRAMING NON ENCLOSURE.
B) ELECTRICAL - LIGHTING AND POWER.
C) MECHANICAL - PUMP EQUIPMENT BY OTHERS.
D) PLUMBING WATER AND SANITARY TIE IN ON PROPERTY ONLY.
E) SITE: NO SITEWORK

PRIMARY: OFFICE /WAREHOUSE

CONSTRUCTION TYPE: BB

USE AND OCCUPANCY CLASSIFICATION: B GROUP

IBC 2015
GENERAL: STRUCTURES OR PORTIONS OF STRUCTURES SHALL BE CLASSIFIED WITH RESPECT TO OCCUPANCY IN ONE OR MORE OF THE GROUPS LISTED BELOW. STRUCTURES WITH MULTIPLE USES SHALL BE CLASSIFIED ACCORDING TO SECT. 302.3. WHERE A STRUCTURE, OR PORTION THEREOF, IS PROPOSED FOR A PURPOSE WHICH IS NOT SPECIFICALLY PROVIDED FOR IN THIS CODE, SUCH STRUCTURE, OR PORTION THEREOF SHALL BE CLASSIFIED IN THE GROUP WHICH THE OCCUPANCY MOST NEARLY RESEMBLES, ACCORDING TO THE FIRE SAFETY AND RELATIVE HAZARD INVOLVED.

BUILDING PROPOSED USE:

1- S-2 GROUP (IBC SECT. 304)

2- COMPLIANCE CODES ARE AS FOLLOWS: 2015 IBC, 2015 IECC, 2015 IFC, 2015 IPC, 2015 IMC, 2015 IRC, 2015 NEC, 2017 NEC AND 2017 NEC AS ADOPTED BY THE CITY OF SHERMAN CITY COUNCIL.

CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 WITH CITY OF SHERMAN AMENDMENTS, AND ALL LOCAL CODES. THE DESIGN COMPLIES WITH IBC 2015 BASIC WIND SPEED OF 110 MPH/3 SEC GUSTS.

COMPLYING WITH SEC. 1609.11 AND 1609.3

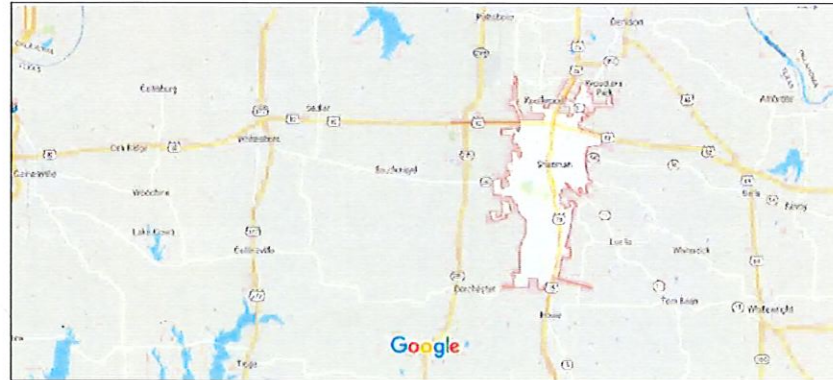
SUNBELT RENTAL WASH BAY

910 S SAM RAYBURN FWY

SHERMAN TEXAS 75090



SITE IMAGE



VICINITY MAP

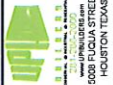
INDEX OF SHEETS

SHEET No.	SHEET TITLE
AT-1	COVER SHEET
A-1	ARCHITECTURAL DRAWINGS
A-2	ARCHITECTURAL DRAWINGS
S-1	STRUCTURAL DRAWINGS
S-2	STRUCTURAL DRAWINGS
S-3	STRUCTURAL DRAWINGS
E-1	ELECTRICAL DRAWINGS

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
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4		

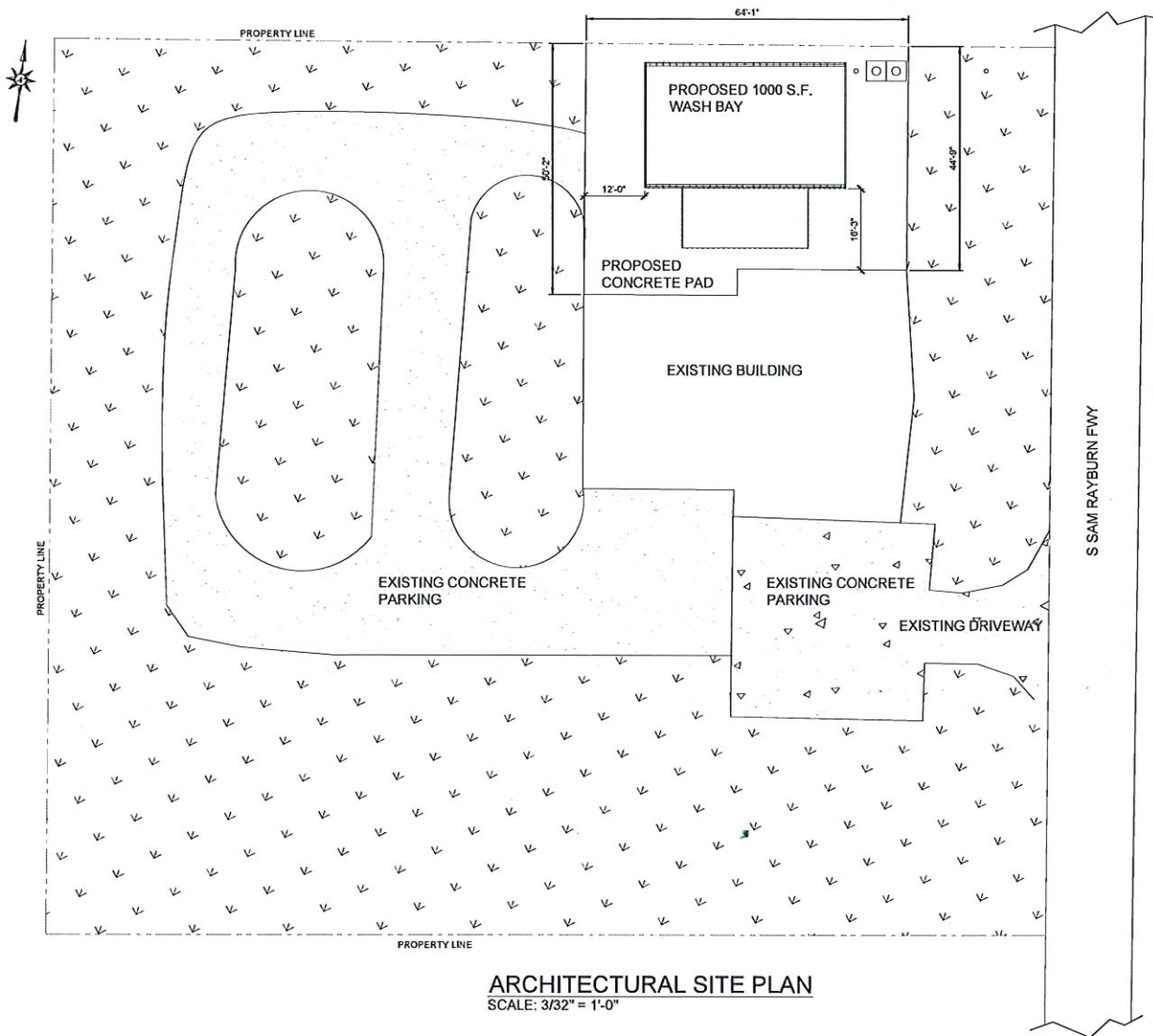
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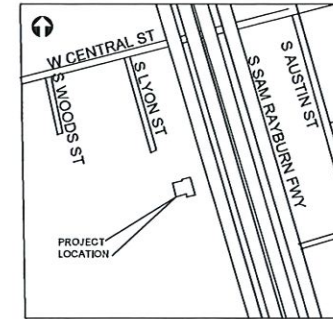
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
910 S SAM RAYBURN FWY
SHERMAN, TEXAS
GRAYSON COUNTY, 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB No.: XXX-XXX
FILE: LOCATION

SHEET:
AT-1
01 OF 07



ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



VICINITY MAP

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

LEGAL DESCRIPTION:
A LAND TITLE SURVEY OF TRACT OF LAND CONTAINING 9.27 ACRES, DESCRIBED BY A DEED TO 6M HOLDINGS RECORDED IN VOLUME 5767, PAGE 38 OF THE OFFICIAL PUBLIC RECORD OF GRAYSON COUNTY, TEXAS.

REVISIONS	
No.	DESCRIPTION
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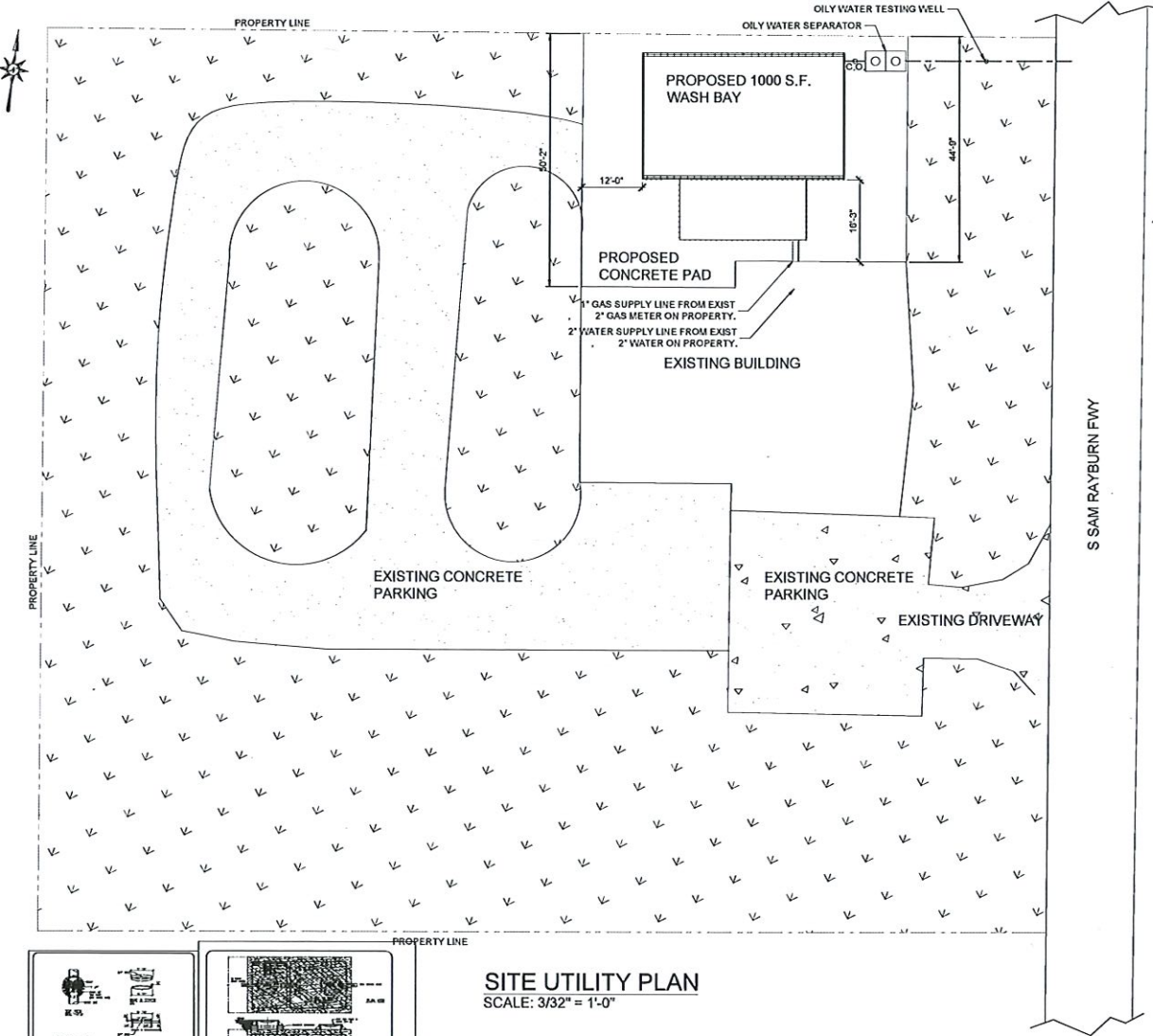
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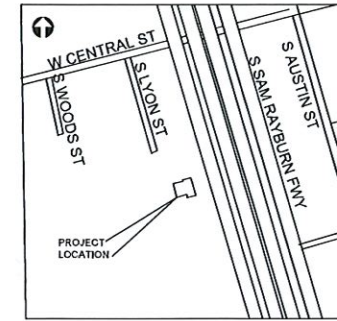
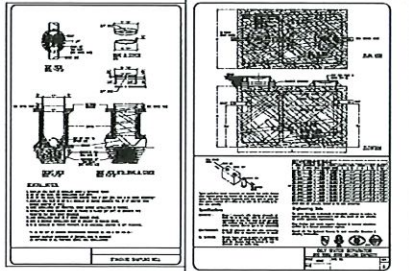
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

SHEET:
A-1
02 OF 07



SITE UTILITY PLAN
SCALE: 3/32" = 1'-0"



VICINITY MAP

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED

REVISIONS	DATE	DESCRIPTION
1		
2		
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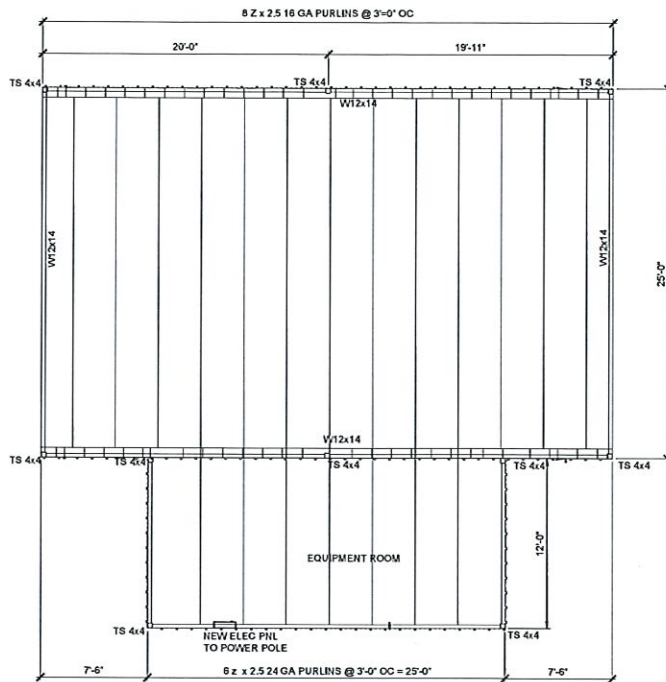
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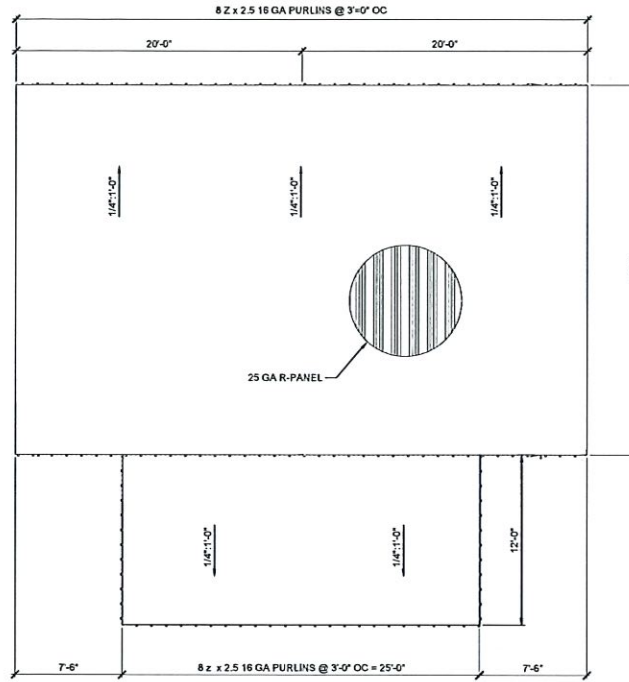
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE: 10-14-18
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

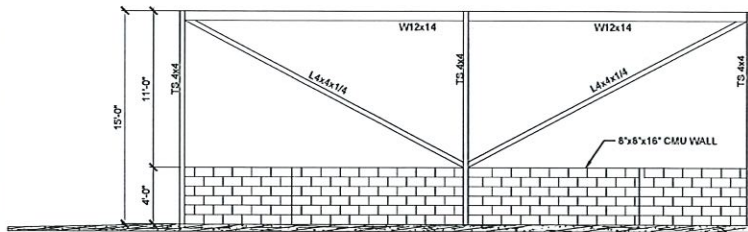
SHEET:
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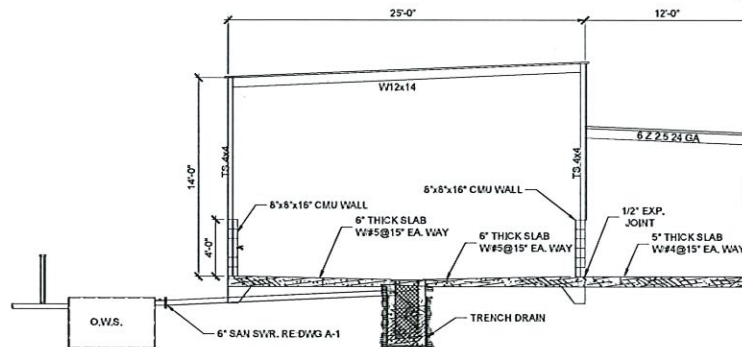
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



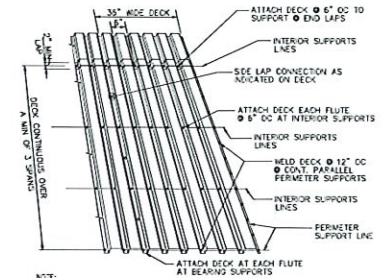
ROOF PLAN
SCALE: 1/4" = 1'-0"



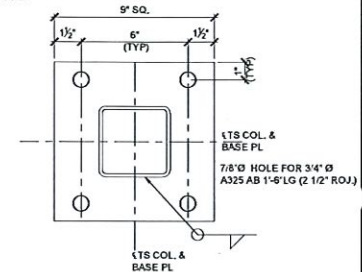
LEFT AND RIGHT SIDE VIEW
SCALE: 1/4" = 1'-0"



FRONT AND BACK VIEW
SCALE: 1/4" = 1'-0"



TYPICAL ROOF DECK FASTENING
SCALE: NTS



BASE PLATE DETAIL
SCALE: NTS

NO.	DATE	DESCRIPTION
1		
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CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE DRAWING. SUNBELT RENTALS, TEXAS, SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY.

DATE: 04/26/2018

SUNBELT RENTALS
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

SUNBELT RENTALS
PROPOSED WASH BAY SHERMAN
810 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB No: XXX-XXX
FILE LOCATION

SHEET:
S-1
04 OF 07

SITE: PROPOSED BUILDING AT S SAM RAYBURN FWY

- | REVISIONS | | |
|-----------|------|-------|
| No. | DATE | DESCR |
| 1 | | |
| 2 | | |
| 3 | | |
| | | |

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PERMISSION FROM UPL BUILDING.

CONTRACTOR IS RESPONSIBLE FOR ANY
DISCREPANCY WITHIN THE PLANS &
SCHEDULES ON FIELD TO CONTACT ENGINEER
ON RECORD IMMEDIATELY FOR ADJUSTMENT

Seal:  Date: Oct 26, 2019



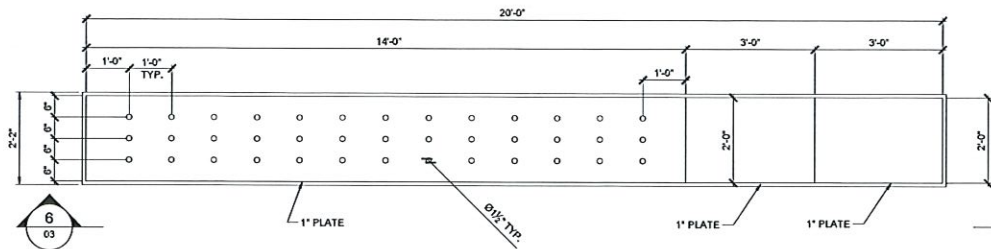
CONCRETE • METAL • STRUCTURAL
201-274-1100
www.UPIBUILDERS.com
5000 FUQUA STREET
LITTLE ROCK, AR 72205

SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
910 S SAM RAYBURN FWY
SHERMAN, TEXAS 75090

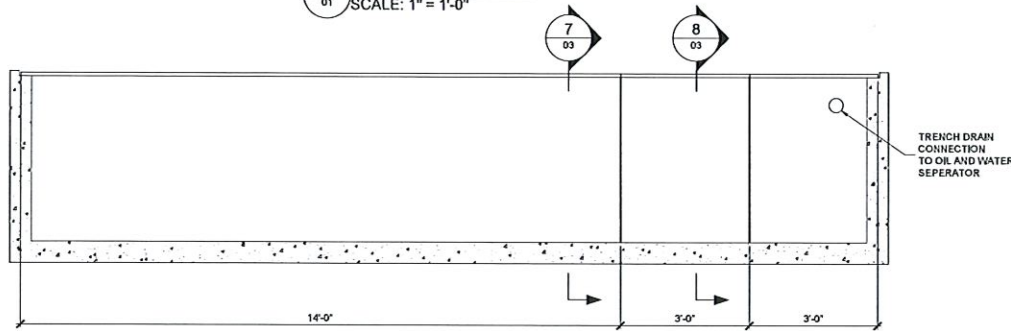
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DESIGNED BY: T. SOPER
SCALE: NOTED
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SHEET:
S-2
05 OF 07





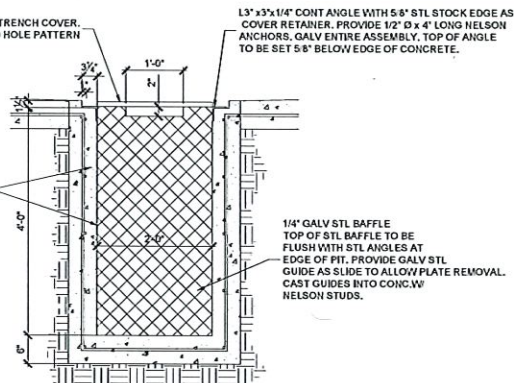
5 TRENCH PLAN
SCALE: 1" = 1'-0"



6 TRENCH ELEVATION
SCALE: 1" = 1'-0"

1" THICK GALV. STL. PLATE TRENCH COVER.
SEE PLAN AND DETAIL FOR SIZE AND HOLE PATTERN.

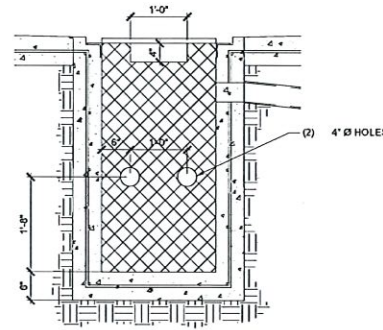
POUR IN PLACE
CONC. TRENCH REINF.
W #4S AT 12" O.C.
EA WAY



7 TRENCH DRAIN DETAIL
SCALE: 1" = 1'-0"

L3" x 3 1/4" x 1/4" CONT ANGLE WITH 5/8" STL STOCK EDGE AS
COVER RETAINER. PROVIDE 1/2" D x 4" LONG NELSON
ANCHORS. GALV. ENTIRE ASSEMBLY. TOP OF ANGLE
TO BE SET 5/8" BELOW EDGE OF CONCRETE.

1/4" GALV. STL. BAFFLE
TOP OF STL BAFFLE TO BE
FLUSH WITH STL ANGLES AT
EDGE OF FIT. PROVIDE GALV. STL.
GUIDE AS SLIDE TO ALLOW PLATE REMOVAL.
CAST GUIDES INTO CONC. W/
NELSON STUDS.



8 TRENCH DRAIN DETAIL
SCALE: 1" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
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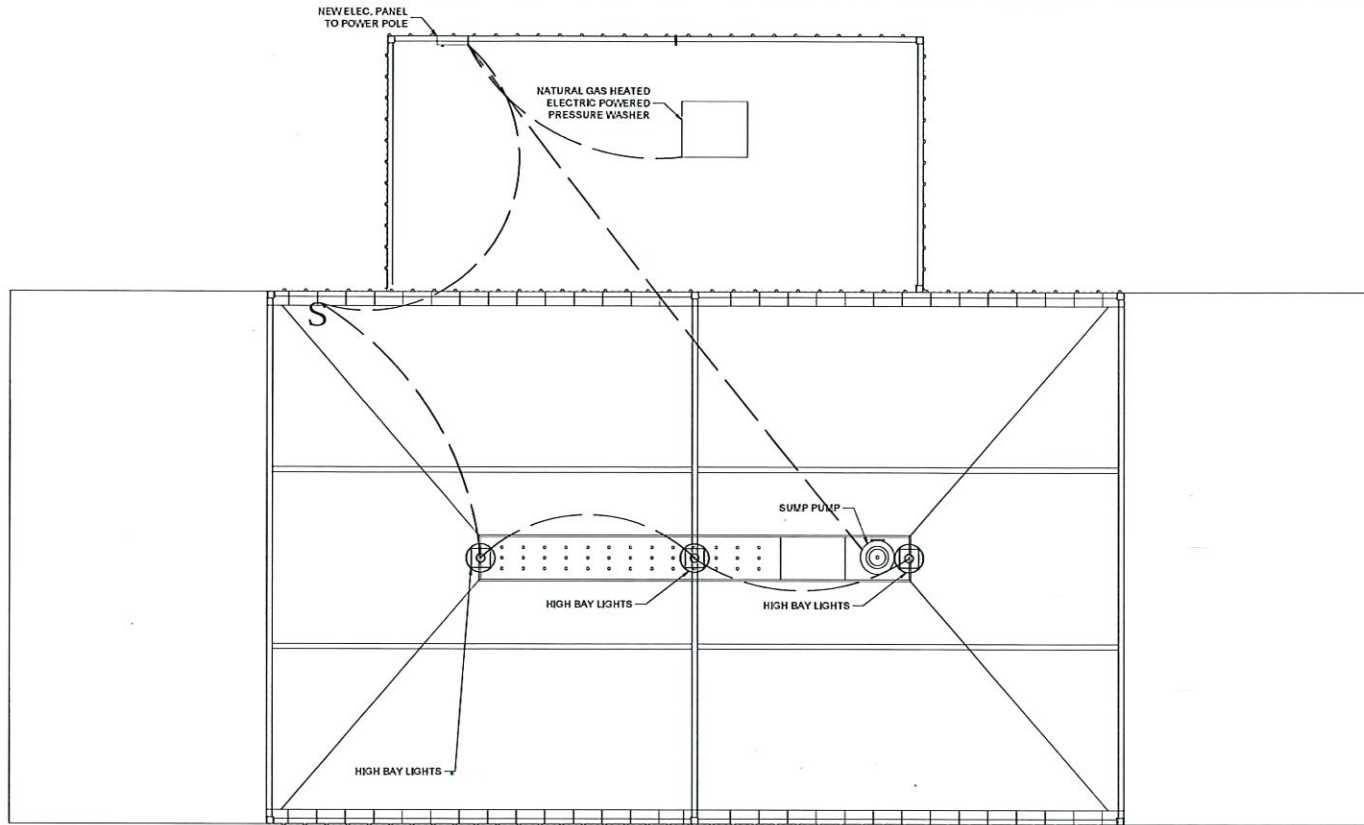
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ON RECORDING.



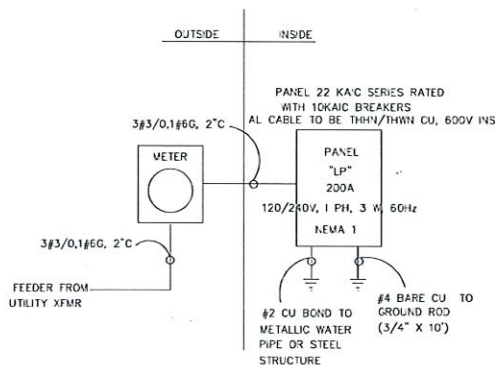
SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
8710 S SAM RAYBURN Fwy
SHERMAN, TEXAS 75090

DATE: 10-14-19
CHECKED BY: T. SOPER
DESIGNED BY: T. SOPER
SCALE: NOTED
JOB NO.: XXX-XXX
FILE: FILE LOCATION

SHEET:
S-3
06 OF 07



ELECTRICAL PLAN SCALE: 3/8" = 1'-0"



ELECTRICAL ONE LINE DIAGRAM

ELECTRICAL POWER GENERAL NOTES:

1. ALL BRANCH CIRCUITS SHALL HAVE A GROUNDING CONDUCTOR EXCLUSIVE OF THE CONDUIT RACEWAY.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION MOUNTING HEIGHT, ORIENTATION, AND FINISH FOR ALL WALL MOUNTED DEVICES INCLUDING ALL DATA AND POWER OUTLETS.
3. COORDINATE AND INSTALL J-BOX FOR PROVIDING POWER FOR GAS RANGE ELECTRICAL SPARK IGNITION.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL KITCHEN APPLIANCE AND SHOP EQUIPMENT JUNCTION BOXES AND RECEPTACLES WITH OWNER, ARCHITECTURAL DRAWINGS AND OTHER TRADES TO ENSURE CORRECT INSTALLATION LOCATIONS AND VOLTAGE REQUIREMENTS.
5. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND BETWEEN APPLIANCE/EQUIPMENT VOLTAGE AND PANEL SCHEDULE INDICATION.
6. DISHWASHER AND GARBAGE DISPOSAL DISCONNECT MEANS VIA "DECOR" STYLE LIGHT SWITCHES. MOUNT DISHWASHER SWITCH UNDER COUNTER AND GARBAGE DISPOSAL SWITCH ABOVE COUNTER. COORDINATE WITH OWNER.
7. ALL EXTERIOR MOUNTED RECEPTACLE OUTLETS SHALL BE HORIZONTALLY FLUSH MOUNTED GCI "DECOR" RECEPTACLES. PROVIDE WITH RACO MODEL #5101.
8. ALL MULTI-CABLE (CAT3, CAT5 AND COAX) RUNS SHALL TERMINATE AT AUDIO, VIDEO, DATA HUB. COORDINATE WITH OWNER.
9. COORDINATE SECURITY AND SOUND CABLING REQUIREMENTS WITH SECURITY AND CABLING CONTRACTOR AND OWNER PRIOR TO INSTALLATION.
10. ELECTRICAL CONTRACTOR SHALL INSTALL (1) 2" SPARE CONDUIT FOR USE BY SOUND CONSULTANT. CONDUIT SHALL RUN FROM MASTER BEDROOM TO ENTERTAINMENT CENTER AREA. STUB-OUT CONDUIT 4" A.F.F. AT ENTERTAINMENT CENTER. COORDINATE EXACT INSTALLATION METHOD AND REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
11. REFER TO A312, REFLECTED CEILING PLAN FOR J-BOX AND EQUIPMENT LOCATIONS IN THE CEILING AND ATTIC.

ELECTRICAL NOTES:

- ALLOW FOR A/C UNITS. ()
- PROVIDE G.F.I. PROTECTION AS REQUIRED.
- SMOKE DETECTORS REQUIRES 110V CONNECTION TO HOUSE WIRING, IN ADDITION TO BATTERY BACK-UP.
- VENT EXHAUST FANS TO OUTSIDE.
- PROVIDE P.C. LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT IN ATTIC.
- PROVIDE W.P. DISCONNECT AT EACH A/C UNIT COMP. LOCATION.
- PROVIDE LOW VOLTAGE CIRCUIT FOR BURGLAR ALARM.
- PROVIDE LOW VOLTAGE CIRCUIT FOR INTERCOM / PHONE SYSTEM WITH BASE AND SPEAKERS LOCATED BY OWNER.

NOTE: COORDINATE LOCATION AND ELECTRICAL REQUIREMENTS OF MECHANICAL EQUIPMENT WITH EQUIPMENT SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL COMPONENTS REQUIRED FOR A COMPLETE OPERATING SYSTEM

REVISIONS

No.	DATE	DESCRIPTION
1		
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4		

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SUNBELT RENTALS
PROPOSED WASH BAY-SHERMAN
970 S SAM RAYBURN FWY
SHERMAN, TEXAS
GRAYSON COUNTY, 75090

DATE: 10-14-19
CHECKED BY: J. SOPER
SCALE: NOTED
JOB NO: XXX-XXX
FILE: FILE LOCATION

SHEET
E-1
07 OF 07









CUSTOM COMMERCIAL CHAINLINK CANTILEVER / SLIDE GATE ORDER <>

By UPI BUILDERS - Frank Shemshad ☒ Customer pickup / ☐ To Be Delivered / ☐ Other _____
 Phone # 281-286-2000 Email Address _____

DATE ORDERED 10/03/2019 ESTIMATED LEAD TIME _____ BUS.DAYS DATE FINISHED ____/____/____

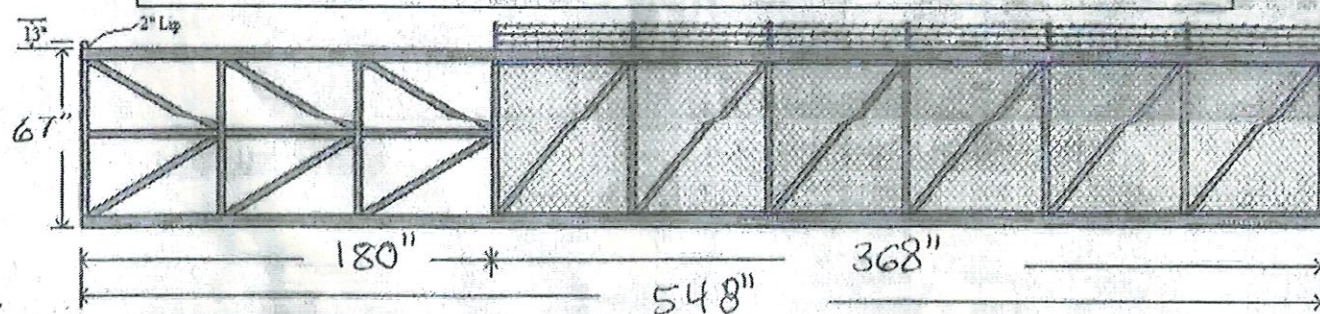
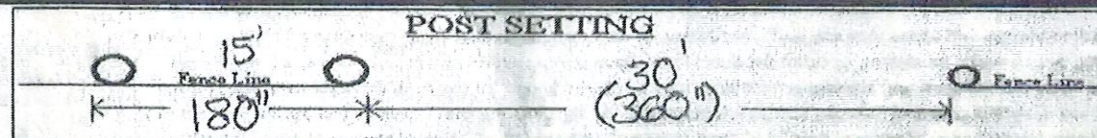
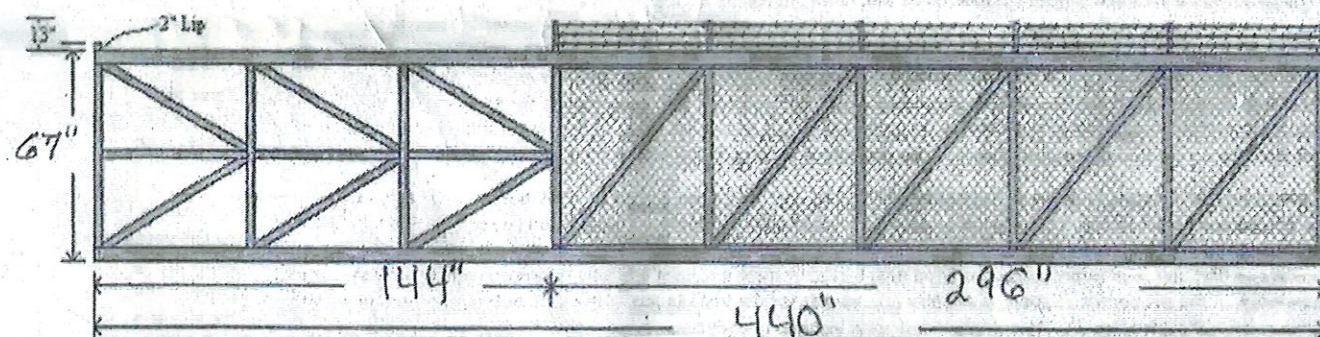
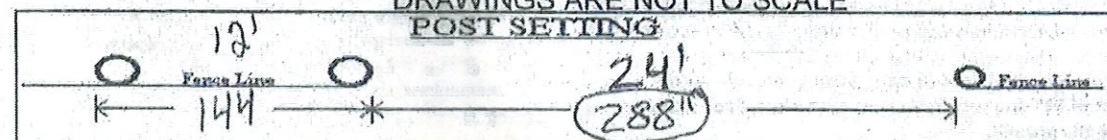
PART # 030 - CLG247 QUANTITY 1 SELLING\$ 1274⁰⁰
 PART # 030 - CLG307 QUANTITY 1 SELLING\$ 1562⁰⁰ SALES PERSON ERIC G.

☐ PARTS SOLD SEPARATE: _____ ; _____ ; _____ ; _____

Actual Gate Opening (Inside Post To Inside Post)	<u>288"</u> <u>360"</u>	Fabric height : 4' 5' <u>6'</u> 7' 8'
Cantilever Style ☒ Roller Post Spacing Outside to Outside	<u>144"</u> <u>180"</u>	☐ STRAIGHT UP / ☐ 3 STRAND <u>2PT</u> <u>24PT</u> ☐
Additional Length for Cantilever Gate (8")	<u>+8"</u> <u>+8"</u>	Chainlink Ga. <u>9GA</u> / ☐ Points up / ☒ Knuckles up
V-Track Style ☐ / Roller Box Size ☐ 4" ☐ 6"		Top / Bottom frame size & gauge <u>2 1/2" sch 40</u>
Add Length Main Section(5") _____" / Add for Tail(36") _____" / TOTAL(41") _____"		Vertical Member size & gauge <u>1 1/2" sch 20</u>
Total Gate Frame Length	<u>440"</u> <u>548"</u>	Diagonal Member size & gauge <u>1 1/2" sch 20</u>

SLIDE OPEN DIRECTION	If any adjacent fencing or structure within 16" of the path of this sliding gate has vertical openings wider than 2.25"	
>>>Outside Looking In<<<	always cover the adjacent fencing of structure with safety screening up to a height of 6'	
Slide Open Left <u>(2)</u>	Always purchase and use only rollers with safety covers for this gate	
Slide Open Right _____	Always install auxiliary support post to prevent gate from falling over more than 45 degrees	
Double Drive Gate _____	***GATE SLIDES ON INSIDE OF FENCELINE UNLESS OTHERWISE NOTED***	
	Quantity To Build As Per Drawing <u>X 2 total</u>	

DRAWINGS ARE NOT TO SCALE



I hereby acknowledge that by executing my signature hereon I am ordering a custom built, non-stock gate from American Fence & Supply Co., Inc. and I agree that I will purchase and pay the agreed price listed hereon for the gate built to the size and specifications indicated hereon. I understand that there are no returns or refunds allowed on this custom built gate. I further acknowledge that I have read and understand the customer / purchaser acknowledgement, agreement, and acceptance of responsibility concerning gate safety and gate operator safety printed on the reverse side of this order form.

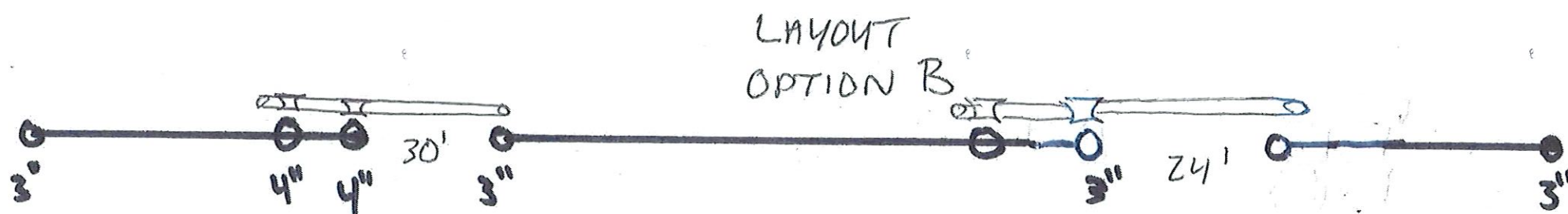
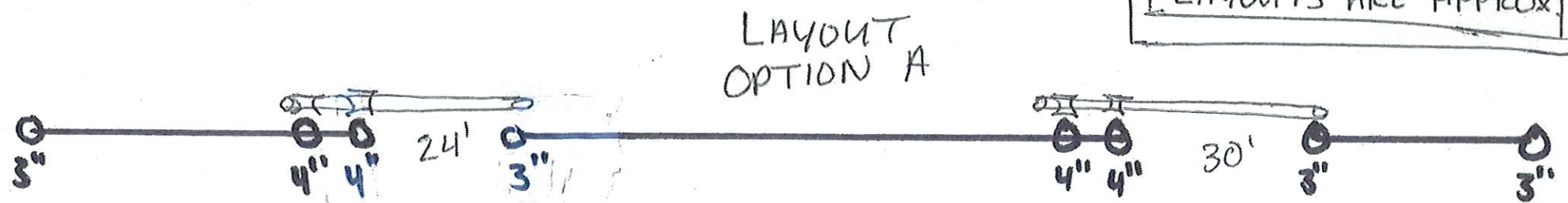
Customer / Purchaser Signature: _____

Print Name Frank farshad

Doc ID: ae87027a7813221a7bd5d716905b34b04ae61e1d

Qty: 4 -	4" x 10 1/2' sch 40
	Roller Posts
Qty: 4 -	3" x 10 1/2' sch 20
	Catch Posts + End Posts
Qty: 48 -	2" x 8' sch 20
	Line Posts (every 10')
Qty: 25 -	5/8" x 21' sch 20
	TOP RAIL

Not To Scale
LAYOUTS ARE APPROX.



STAFF REVIEW LETTER

January 7, 2020

6M Holdings, LTD
6440 Danbury Ln.
Dallas, TX 75214

Sunbelt Rentals
Dustin Tippetts
2341 Deerfield Dr.
Fort Mill, SC 29715-8298

UPI Builders
5008 Fuqua St.
Houston, TX 77048

Underwood Drafting and Surveying
3404 Interurban Rd.
Denison, TX 75020

Dear Applicants,

The request for a Specific Use Permit amendment and site plan approval to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay) District for the property located at 910 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.2 (Sam Rayburn Overlay) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. The lifts on the front-end loaders shall be stored in the down position.
6. Parking of heavy equipment shall be on an improved surface; concrete.
7. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
8. Service bays shall be screened from all thoroughfares.
9. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
10. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Violation of the conditions of the SUP will terminate the Specific Use Permit.
13. All requirements of the Floodplain Ordinance shall be followed.
14. Review the zoning and development ordinance for additional requirements.
15. 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:

16. New drive approaches must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
17. Wash Bay separator must be maintained and tested as required by TCEQ and City of Sherman regulations.
18. Entrance/Exit will be right-in, right-out only.
19. All requirements of the Floodplain Ordinance should be followed.
20. Fencing design must be structurally engineered to withhold machinery in the event of flooding on site. This requirement is solely for the fence located within the Floodplain.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager

December 17, 2019

RECEIVED

DEC 17 2019

Mr. Scott Shadden
Director of Development Services
City of Sherman
220 W. Mulberry
Sherman TX. 75092

RE: SSCGC Holdings, LLC opposition to exception allowing a chain link fence in the Sam Rayburn Overlay District

Dear Scott,

I am writing on behalf of SSCGC Holdings, LLC, the owner of Stone Creek Golf Club and the adjacent property to oppose the requested variance of a chain link fence in the Sam Rayburn Overlay District. SSCGC has a sizable investment along highway 75. This variance will undermine the efforts to upgrade and bring high-quality development to the "Gateway of Sherman".

This property is in plain sight of the highway. SSCGC Holdings, the City of Sherman, TxDOT and other parties have made, and will continue to make, significant investments in this corridor. SSCGC Holdings believe that all future development should comply with the current standards in the overlay district which does not allow chain link fencing. Furthermore, the equipment should be stored in the "down" position.

Thank you for your consideration of position.

Sincerely,



Bill Magers
Member
SSCGC Holdings, LLC

Mc: Chairman Mahone and Planning and Zoning Commissioners



Planning & Zoning Commission and Board of Adjustments

7.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

1301 & 1305 SARATOGA DRIVE

The request of Wyldewood Homes (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1301 and 1305 Saratoga Drive, being Lots 20 and 21, Block 4 of Heritage Farms Estates, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow two model homes for a period of one year in an R-1 (One Family Residential) District.

Background:

The property is located at 1301 and 1305 Saratoga Drive off Quail Run Road in the Heritage Farms Estates subdivision. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Temporary Use Permit to allow model homes for a period of one year on these two lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes (Owner)

Tim Pike (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

None - Same owner within 200'

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo - 1301 Saratoga Drive

Zoning Sign Photo - 1305 Saratoga Drive

Plat

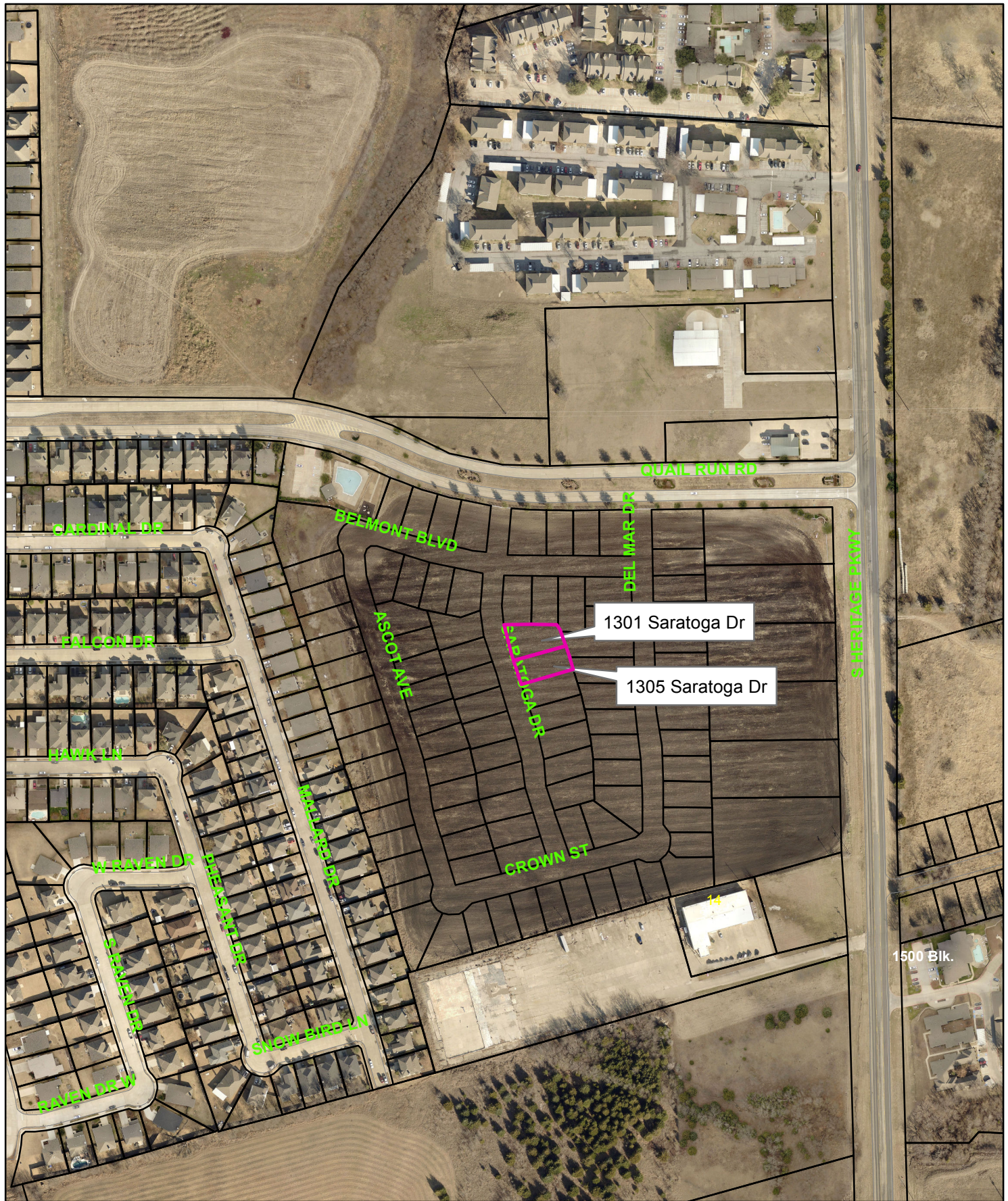
Site Plan - 1301 Saratoga

Building Elevations - 1301 Saratoga

Site Plan - 1305 Saratoga

Building Elevations - 1305 Saratoga

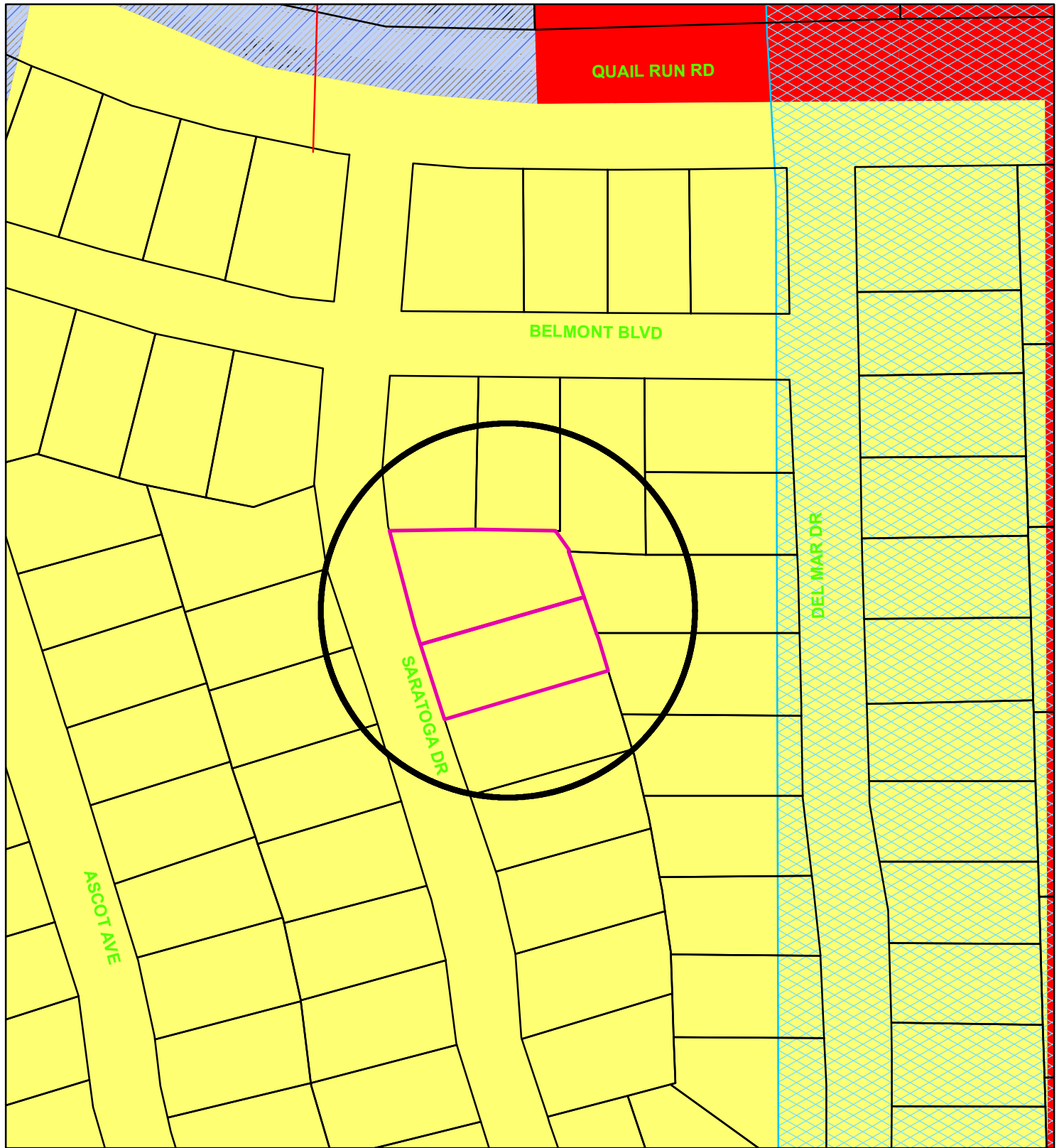
Staff Review Letter



1301 & 1305 Saratoga Drive



1 in = 300 ft



Zoning - 1301 & 1305 Saratoga Drive

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_1

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
PD Planned Development



City of Sherman, Texas
Developmental Services Department



1 in = 100 ft

1301 Saratoga Drive



1305 Saratoga Drive



El County VMap, Ltd
1383 Alford St
Vol 8172, Pg 32P
D.R.O.M.

Lot 3-R
Replat of Lots 2 & 3,
Chief's Addition
City of Sherman, Texas
Doc. No. 2018-125, P.R.O.C.T.

Block One
Lot 2-R

Chief's Addition
City of Sherman, Texas
Vol. 8, Pg. 82 P.R.

L=397.68' R=900.00' A=25'19'01"
Chord=570'47'26"E 394'45'

Lot 1

Quail Run Road

a public street - encls. curb & gutter

P.O.B.
1/2" capped
label not

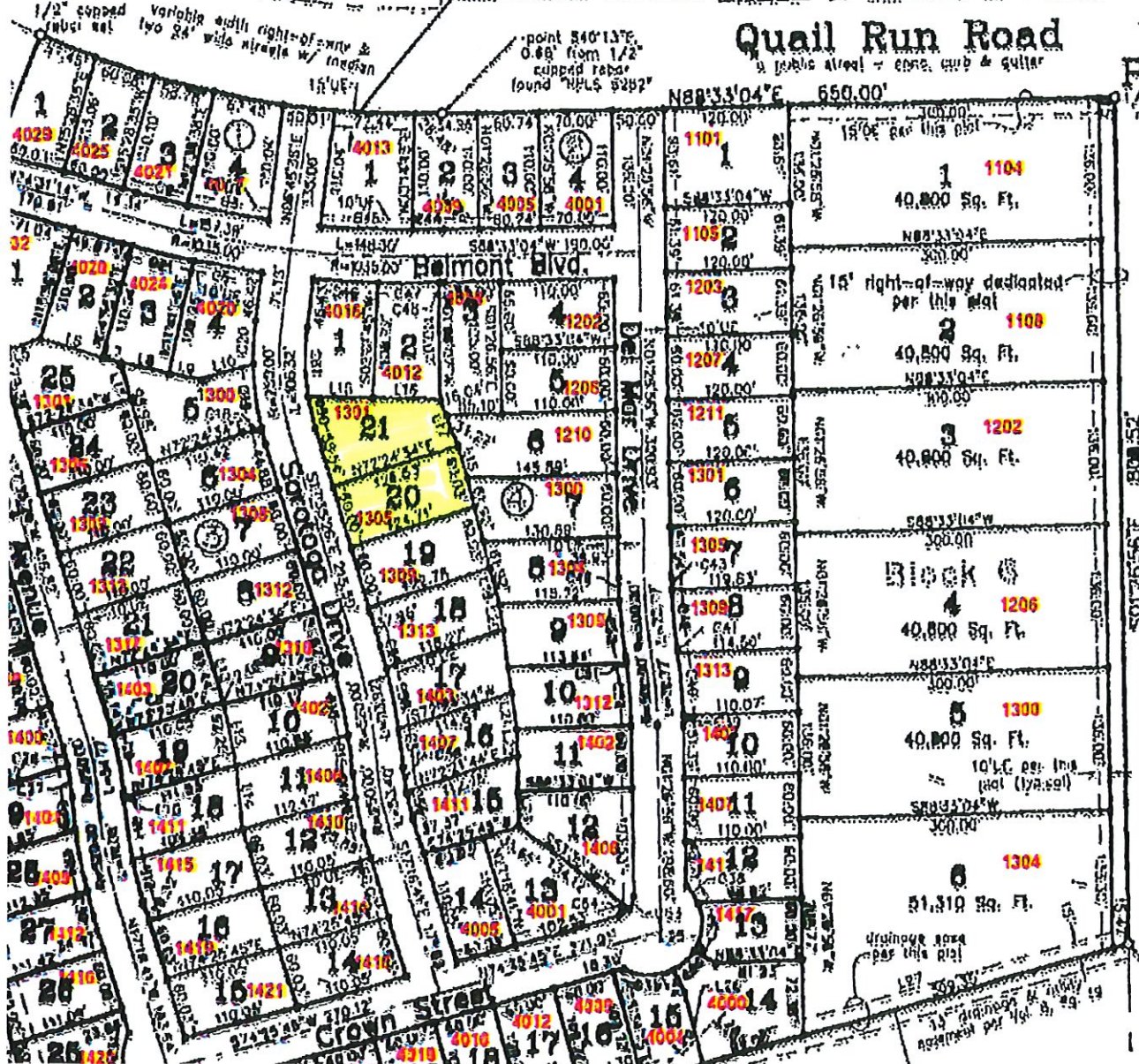
Line #	Length	
1	44.67'	A
2	118.41'	B
3	111.88'	B
4	120.72'	A
5	42.31'	A
6	61.94'	B
7	18.52'	B
8	47.68'	B
9	31.25'	A
10	22.48'	A
11	25.48'	A
12	54.92'	B
13	62.12'	B
14	62.83'	B
15	62.76'	B
16	64.87'	B
17	47.30'	B
18	31.05'	B
19	35.03'	B
20	24.00'	B
21	25.58'	B
22	25.00'	B
23	35.33'	B
24	25.50'	B
25	22.00'	B
26	21.94'	B
27	37.17'	B
28	20.80'	B
29	45.04'	B
30	15.00'	B
31	45.65'	B

F. M. HWY. 1417

251008 219592105

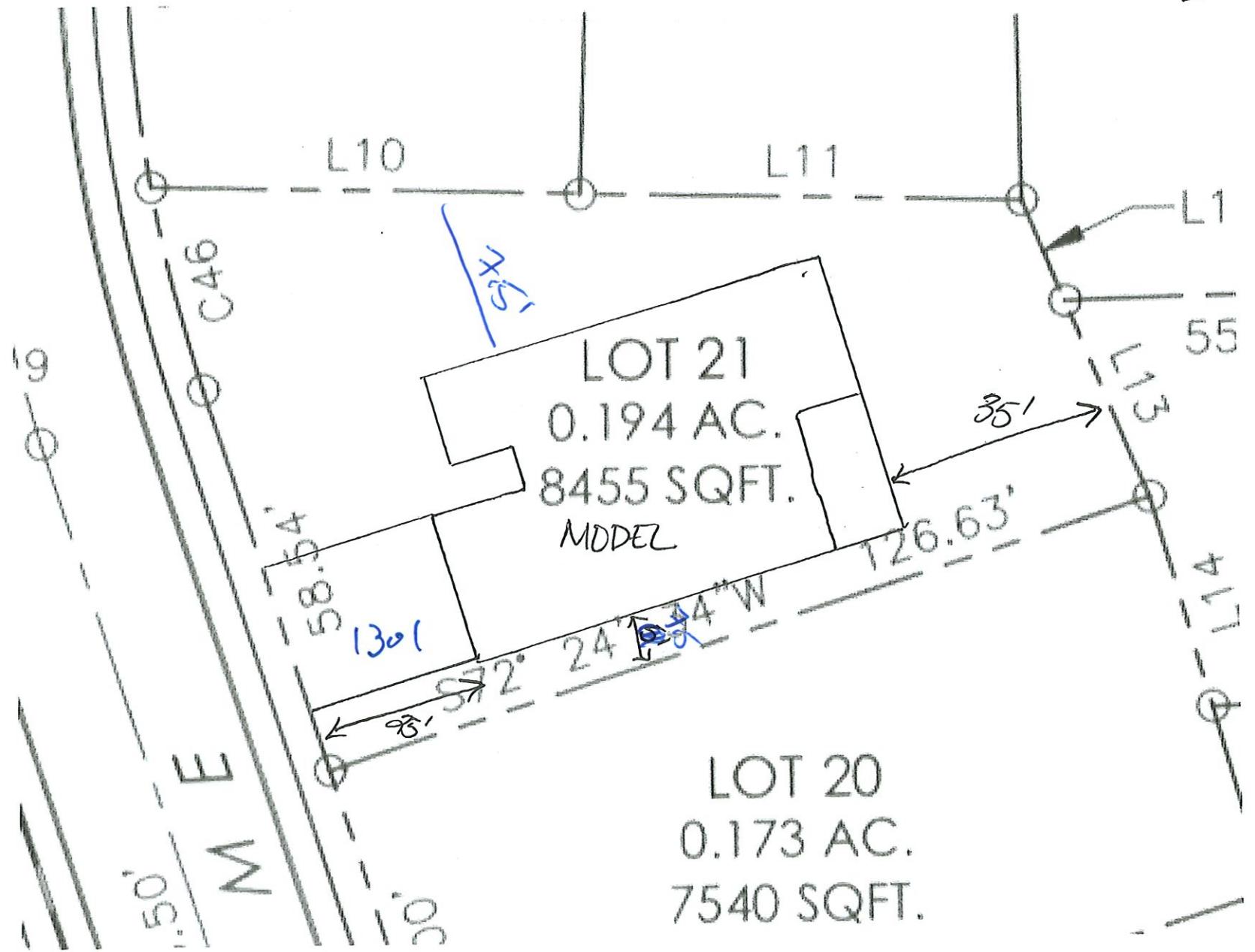
variable width right-of-way, 45 ft. wide asphalt pavement

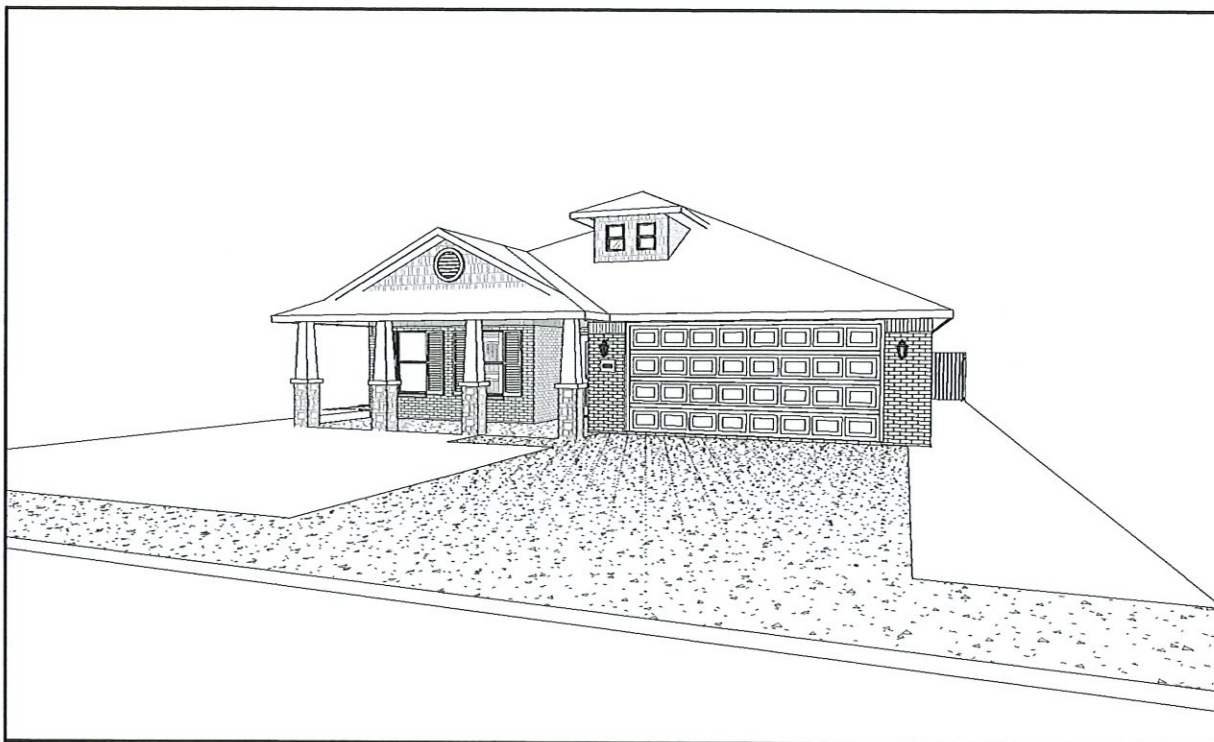
1/2" capped
rebar located
141000



MODEL - Ann Plan

Block 4
LOT 21





PLAN: Ann

ADDRESS: Enter address here 1301 SCARPOGA

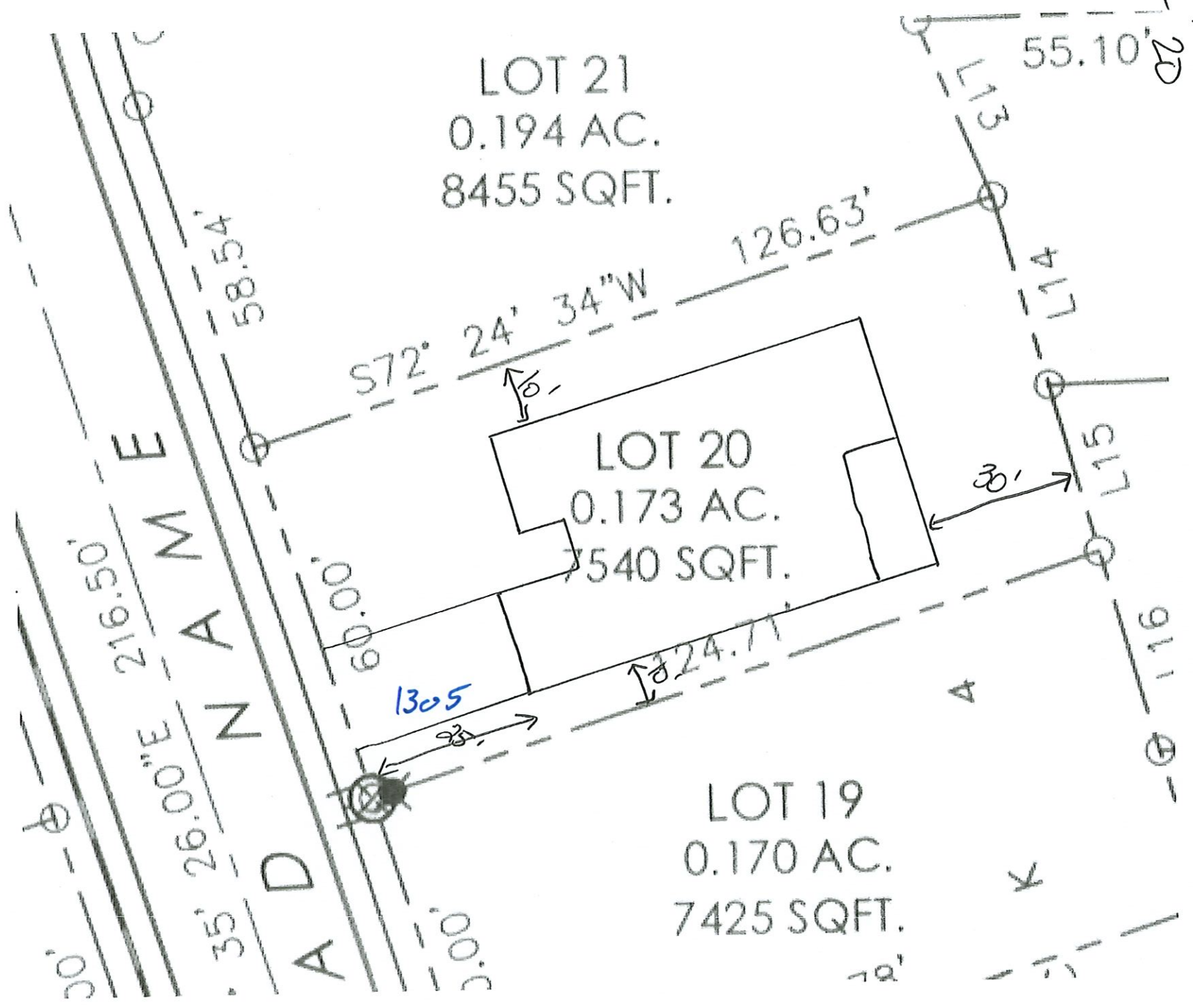
CUSTOMER: CUSTOMER NAME

 BETTENBOUGH HOMES®	PLAN: <u>Ann</u> ADDRESS: <u>Enter address here</u> CUSTOMER: <u>CUSTOMER NAME</u>	This plan has been produced for the address listed for the construction by Bettenbough Homes. Any unauthorized use of this plan without the express written consent of Bettenbough Homes is prohibited.	PROGRESS PRINT NOT FOR CONSTRUCTION	DATE: <u>8/31/2015</u> VERSION: <u>3.0</u>	1.0
---	--	---	--	---	-----

MODEL - NICKI PLAN

Block 4

Lot 20





PLAN: Nikki

ADDRESS: Enter address here 1305 SCARATOGA

CUSTOMER: BETENBOUGH HOMES

Living- 1760
Garage- 450
Patio- 360

Total- 2570

 BETENBOUGH HOMES®	PLAN: Nikki	The plan has been produced for the purpose of providing information only. It is not to be used for construction. Any unauthorized use is prohibited by law.	DATE: 2/6/2017 VERSION: 3.0	COVER PAGE 1.0
	ADDRESS: Enter address here CUSTOMER: BETENBOUGH HOMES © Copyright Betenbough Companies Printed in the USA			

STAFF REVIEW LETTER

January 7, 2020

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Tim Pike
735 Mulberry Ct.
Celina, TX 75006

Dear Applicants,

The request for a Temporary Use Permit to allow two model homes for a period of one year in an R-1 (One Family Residential) District for the properties located at 1301 and 1305 Saratoga Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow a model home sales center will expire on January 14, 2021 (if approved); renewal of the request will be required if the model homes sales center is to remain after that time.
4. After the Temporary Use Permit expires, parking spaces shall be provided for one (1) space per bedroom.
5. Parking is permitted on paved surfaces only; concrete or asphalt.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City standard and a permit is required from City of Sherman Engineering Department.

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

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

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

Respectfully,



Scott Shadden

Secretary, Planning and Zoning Board and Board of Adjustment

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

8.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4016 BELMONT BOULEVARD

The request of Wyldewood Homes (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4016 Belmont Boulevard, being Lot 1, Block 4 of Heritage Farms Estates, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a Construction Office and parking lot for a period of one year in an R-1 (One Family Residential) District.

Background:

The property is located at 4016 Belmont Boulevard off Quail Run Road in the Heritage Farms Estates subdivision. The property is zoned an R-1 (One Family Residential) District.. The owner is requesting a Temporary Use Permit for a period of one year to allow a construction office and parking lot.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes (Owner)

Tim Pike (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

None - Same owner within 200'

Objections Received:

0

Attachments

Location Map

Zoning Map

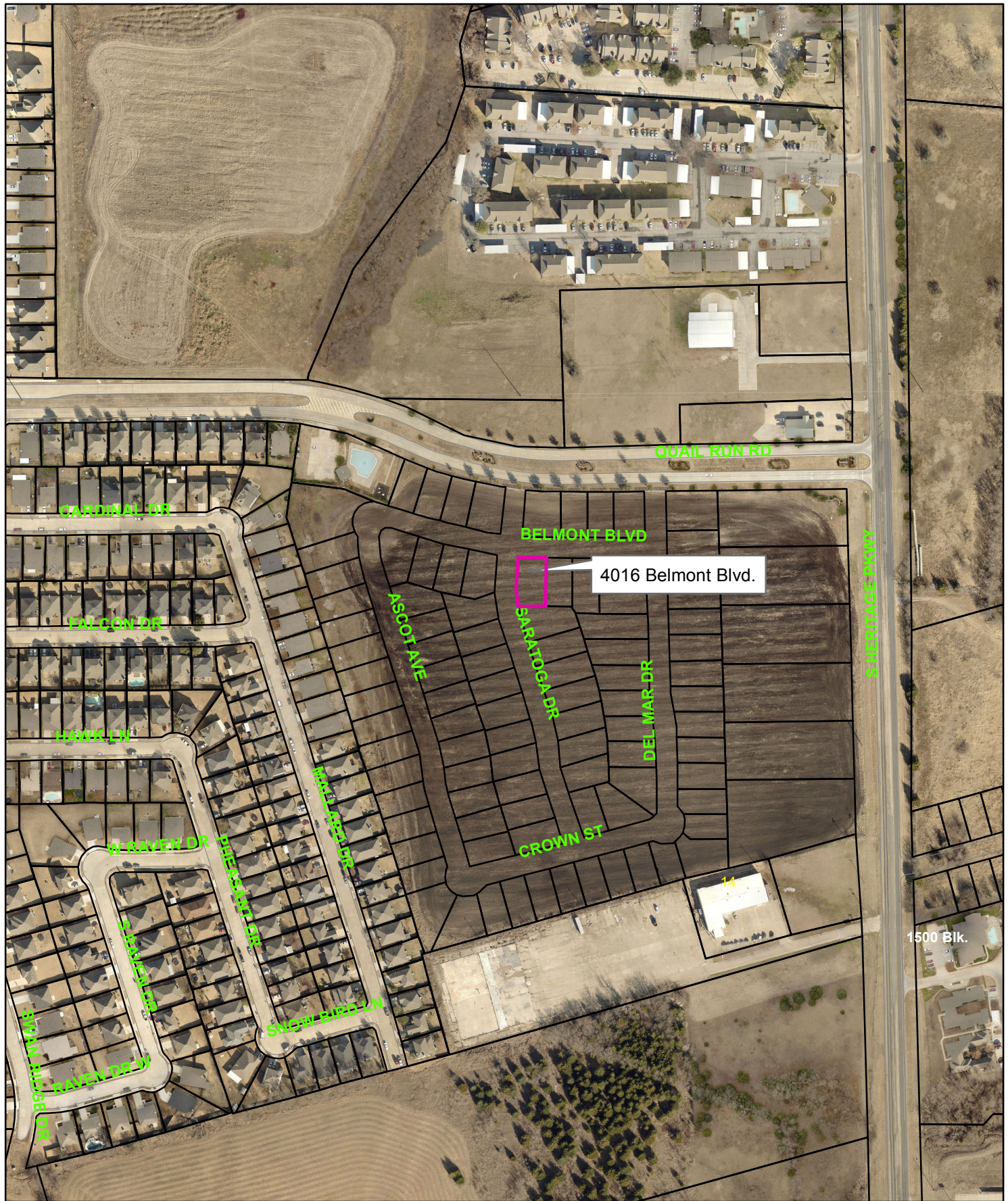
Zoning Sign Photo

Plat

Site Plan

Building Elevations

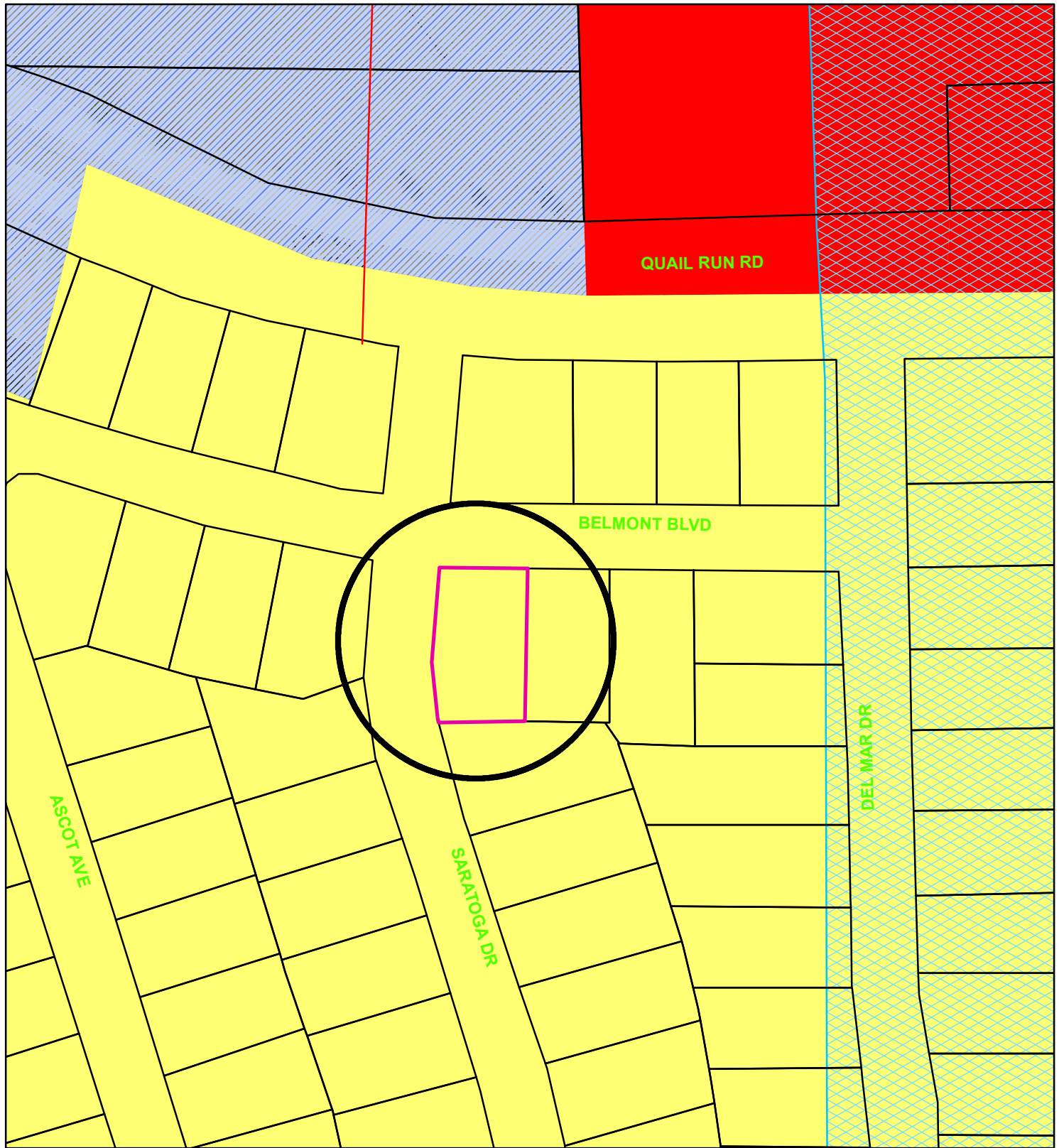
Staff Review Letter



4016 Belmont Boulevard



1 in = 300 ft



Zoning - 4016 Belmont Boulevard

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_1

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
PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

4016 Belmont Blvd.



FL County Volo, Md
13.83 Acres in
Vol. 8172, Pg. 32P
D.R.G.S.I.

Block One
Lot 2-R
Lot 3-R
Replat of Lots 2 & 3,
Chief's Addition
City of Sherman, Texas
Doc. No. 2018-125, P.R.C.T.

Chief's Addition
City of Sherman, Texas
Vol. 9, Pg. 32 P.R.

L=397.68' R=900.00' A=25°19'01"
Chord=570°47'26"E 384.48'

Lot 1

Quail Run Road

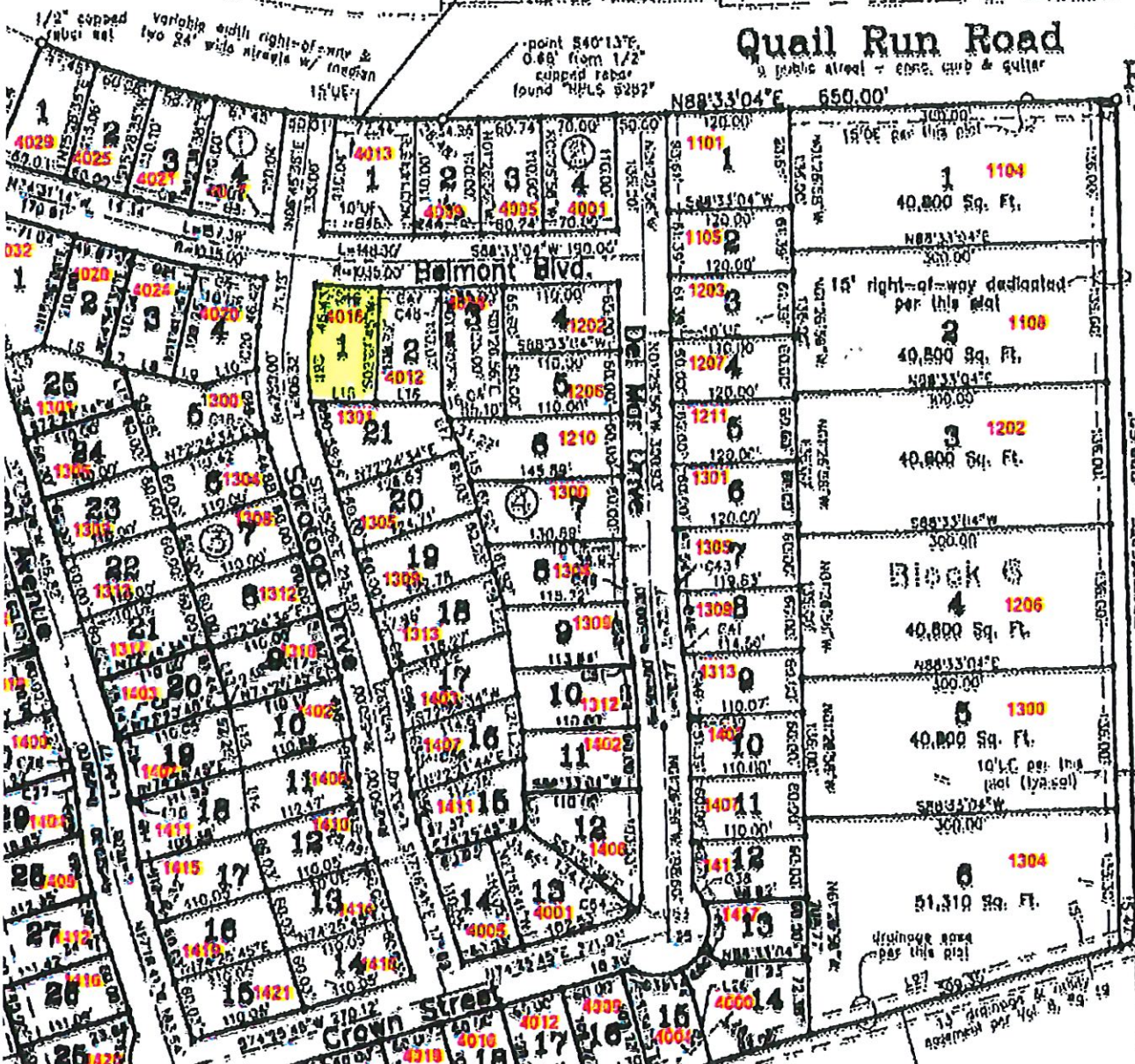
a public street - conc. curb & gutter

P.O.B.

F. M. HWY. 1417

(aka: Heritage Parkway) 48 ft. wide asphalt pavement

Line #	Length	
L1	84.67'	
L2	118.41'	
L3	111.88'	
L4	120.22'	
L5	62.31'	
L6	61.94'	
L7	18.32'	
L8	17.68'	
L9	31.03'	
L10	62.08'	
L11	35.48'	
L12	61.82'	
L13	60.12'	
L14	60.83'	
L15	62.79'	
L16	64.87'	
L17	47.30'	
L18	31.05'	
L19	15.03'	
L20	24.00'	
L21	35.58'	
L22	25.02'	
L23	31.31'	
L24	25.00'	
L25	92.00'	
L26	71.24'	
L27	378.12'	
L28	25.80'	
L29	45.04'	
L30	118.78'	
L31	15.00'	
L32	85.65'	



NORTH PARKING
Block 4
Lot 1

S6° 46' 36" W
71.13'

C71

R

C32

46.43'

PARKING

LOT 1

0.165 AC.
7203 SQFT

20 X 30
Garage

12.72

N2° 01' 45" E

108.72'

LC
0.15
6724

C47

25

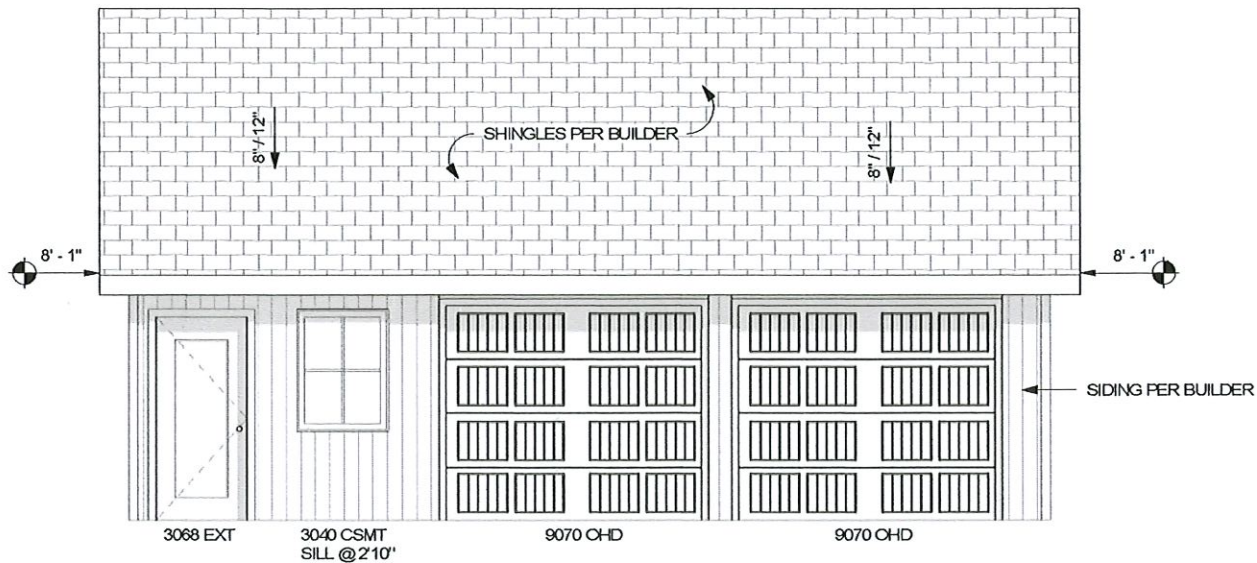
L10

5

C46

C19

LOT 21
0.194 AC.



① Front Elevation
1/4" = 1'-0"

4016 Belmont



FIRM FOUNDATION
DRAFTING & DESIGN

DRAWING PROVIDED BY

**Firm Foundation
Drafting & Design, LLC**

0305 Turner Ave.
Lubbock, TX 79424
809.281.0132
rlamp@firmfoundationdesign.com

DATE	DESCRIPTION

Project Number 1007

Date 11.20.19

Drawn By AWP

Sheet Size B 11X17



Wyldewood
Homes

ADDRESS

Elevations

A5

STAFF REVIEW LETTER

January 7, 2020

Al Denson
3803 Ward Neal Rd.
Bells, TX 75414

Tim Pike
735 Mulberry Ct.
Celina, TX 75006

Dear Applicants,

The request for a Temporary Use Permit to allow to allow a Construction Office and parking lot for a period of one year in an R-1 (One Family Residential) District for the property located at 4016 Belmont Boulevard has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The Temporary Use Permit to allow a construction office and parking lot will expire on January 14, 2021 (if approved); renewal of the request will be required it continues after that time.
4. After the Temporary Use Permit expires, parking spaces shall be provided for one (1) space per bedroom.
5. Parking is permitted on paved surfaces only; concrete or asphalt.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Drive approaches and sidewalks must conform to City standards and a permit is required from City of Sherman Engineering Department.
9. Drive approach for parking area must be in same location as proposed drive approach for residential dwelling. No additional curb cuts will be permitted.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

4708 NORTH FM 1417 (HERITAGE PARKWAY)

The request of Bluestone Partners, LLC (Owners) and Kyle Boothe (Representative) concerning the property at 4708 North FM 1417, being part of Lot 5, Block 1, Northwest Addition, containing 1.78 acres, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8.1, Subsection (4) to allow siding on the south and west elevations for an office addition in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District.

Planning and Zoning Commission

Site plan approval for an office addition for Bluestone Partners

Background:

The property is located at 4708 North FM 1417 (Heritage Parkway). The property is zoned a C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District. Bluestone Partners, LLC would like to expand their office in the rear of the existing building. The expansion will add 3,474 square feet of office, including a new entrance on the north side of the building. The entry will incorporate limestone masonry matching the existing building storefront glazing and a gabled, covered patio. New parking will be added for a total of forty-four (44) spaces. They are requesting an exception to allow siding on the south and west elevations of the addition.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-2 (General Commercial) District

Origination:

Bluestone Partners, LLC (Owners)

Kyle Boothe (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:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

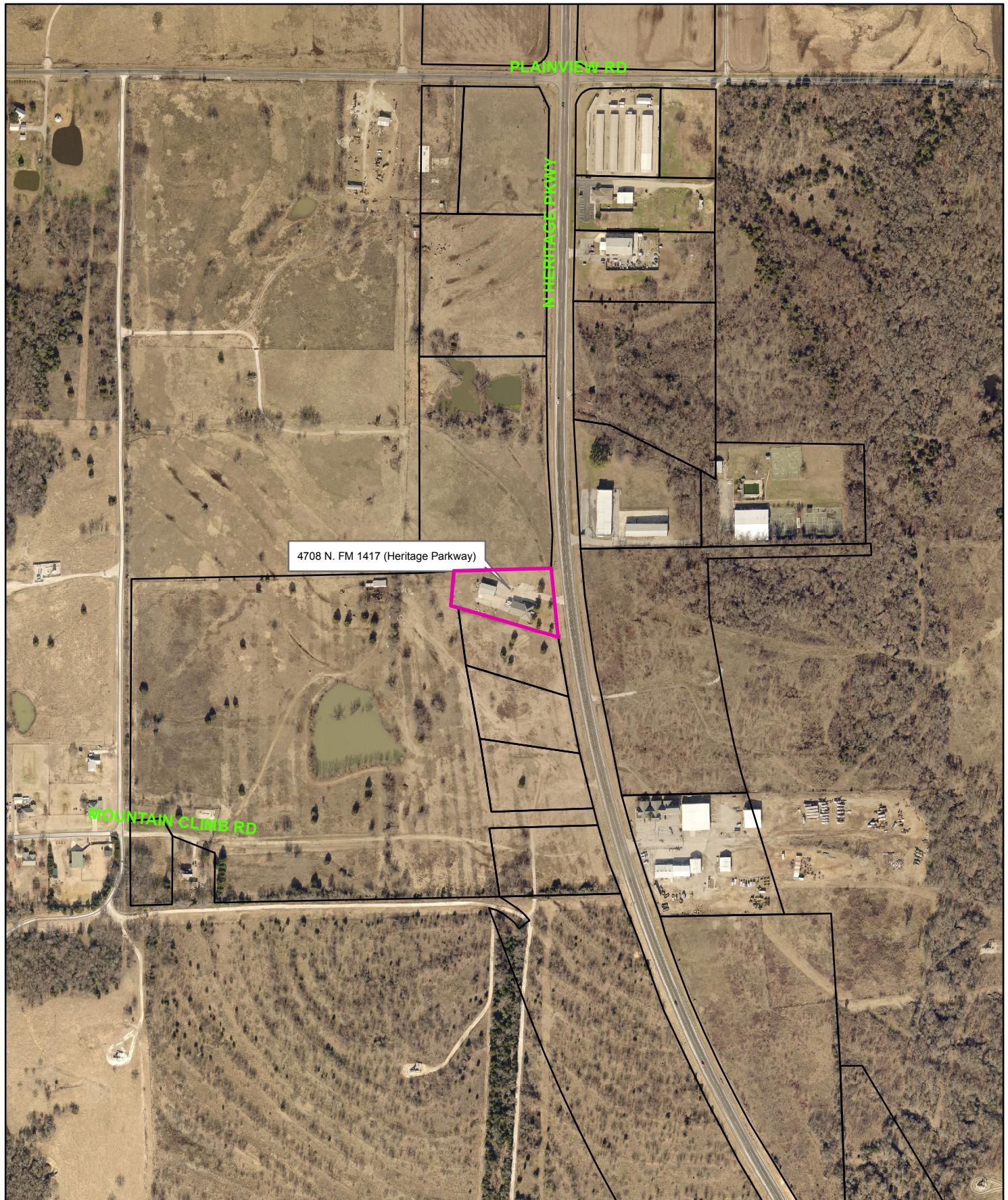
Zoning Sign Photo

Narrative

Site Plan

Building Elevations

Staff Review Letter

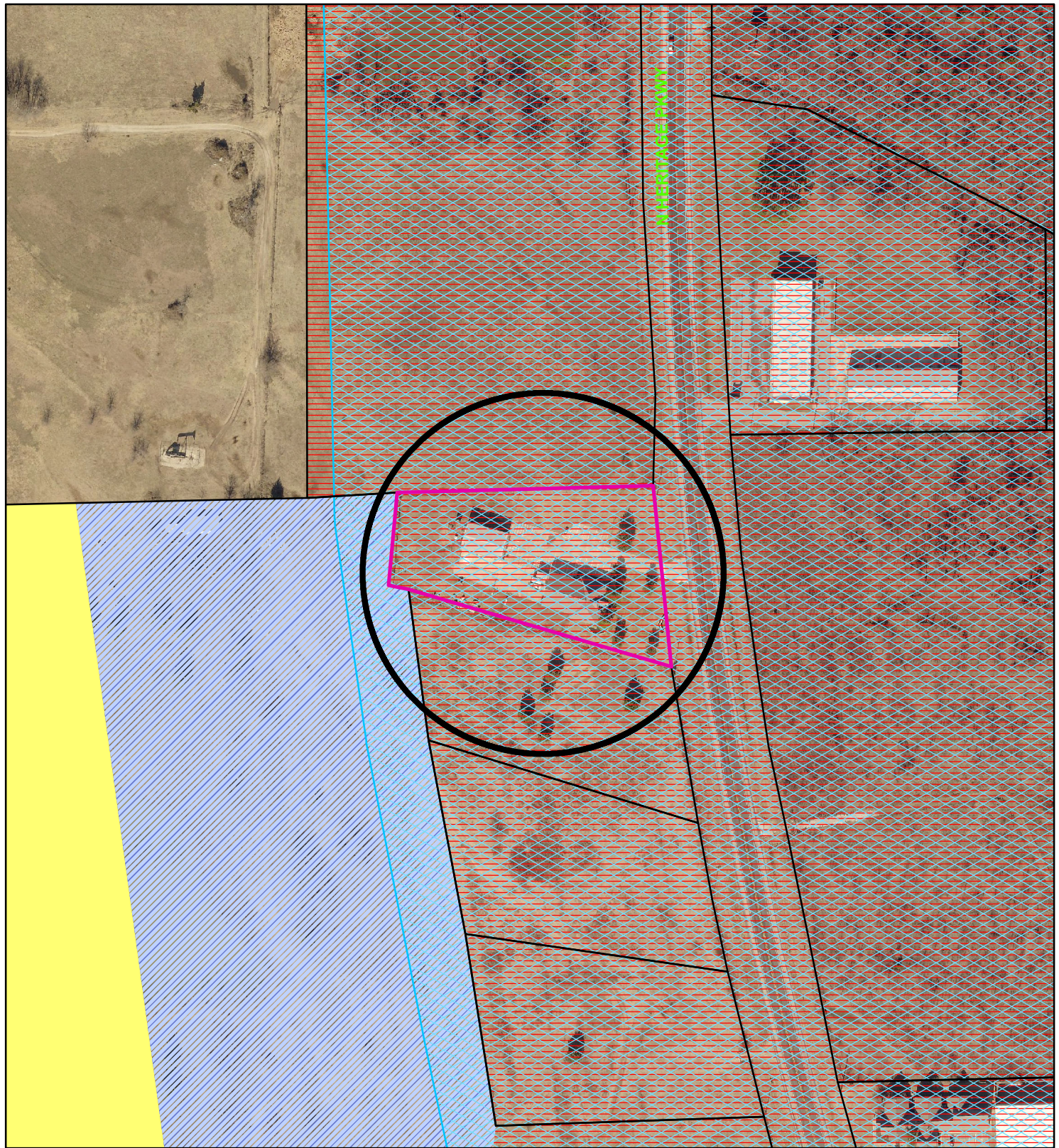


4708 North FM 1417 (Heritage Parkway)



NOT TO SCALE

1 in = 500 ft



Zoning - 4708 North FM 1417 (Heritage Parkway)

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: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.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
PD Planned Development



City of Sherman, Texas
Developmental Services Department

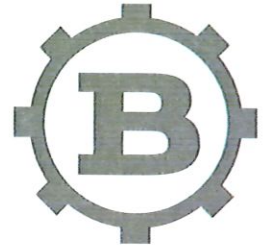


NOT TO SCALE

1 in = 200 ft

4708 N. FM 1417





To:

City of Sherman
Developmental Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75091

Zoning Application
for the
Bluestone Office Expansion

Project Narrative:

Bluestone Partners, LLC. is needing to expand their current company headquarters office building, located at 4708 N. F.M. 1417. The expansion will occur to the rear of the existing building, not impacting the existing elevation that faces F.M. 1417.

The new expansion will add 3,474 square feet of office, including a new grand entrance on the North side of the building. This entry will incorporate limestone masonry (matching the existing building) storefront glazing, and a gabled, covered patio. The office addition will contain multiple offices, restrooms, break room, and a large conference / design space.

Also, as part of the expansion, new parking will be added to both the front and side of the office to allow for a larger capacity. Currently at 16 spaces, the expansion will give Bluestone 44 parking spaces, including new handicap parking. The new parking at the front of the office will also include the expansion of current landscaped areas.

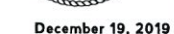
Bluestone is excited that this new office expansion will enhance the current, existing office building, and exemplify the growth that Sherman has seen along the F.M. 1417 corridor.

Variance:

Per Ordinance No. 5938 for the F.M. Highway 1417 Overlay District, it states that commercial buildings must have 85% masonry on all elevations. For the addition discussed above, the masonry requirements will not be met on the two rear elevations (South and West).

Bluestone is requesting a variance to this requirement; instead, pouring their effort and budget into the design and construction of the North elevation of the building. The North elevation is the most visible elevation from F.M. 1417, after the existing East elevation that will remain, and is also adjacent to the existing parking for the building. Bluestone truly believes that the proposed design of this elevation and the new grand entry are far more impactful and resonating than the two rear elevations to the West and South. In order to meet the masonry requirements on all three sides of the addition, the design of that North elevation would be greatly reduced in scale and grandeur.

SYMBOL	PRODUCT	DESCRIPTION	SUPPLIER	NOTED
1	STONE	AUSTIN QUARRY CHOP - 4-12, 25% CREAM 75% WHITE	AUSTIN QUARRY	MATCH EXISTING
2	WINDOWS	T.B.D.		MATCH EXISTING
3	STOREFRONT	T.B.D.		REFER TO STOREFRONT SCHEDULE FOR SIZING
4	SHINGLES	CERTANTEED CARRIAGE HOUSE - STONE GATE GRAY	CARRIAGE HOUSE	MATCH EXISTING
5	TRIM PAINT	PPG 10-09 SMOOTHING SAPPHIRE		MATCH EXISTING
6	GUTTERS	ACM - BLACK	ACM	MATCH EXISTING
7	SIDING	PPG 10-09 SMOOTHING SAPPHIRE		MATCH EXISTING



Bluestone Office Expansion
4708 N. FM. 1417
Sherman, Texas 75092
ZONING PERMIT

A-201

STAFF REVIEW LETTER

January 7, 2020

Bluestone Partners, LLC
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

Kyle Boothe
2414 Westhaven Ct.
Sherman, TX 75092

Dear Applicants,

The request for site plan approval for an office addition for Bluestone Partners for the property located at 4708 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.1 (FM 1417 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Outdoor storage shall be screened from public view and residential uses.
7. The dumpster will need to be located inside the main building area.
8. An encroachment easement will need to be approved by the City Council if any structures, signs, etc. are located inside any easements.
9. Screening is required and to be maintained abutting residentially zoned property.
10. Violation of the conditions of the SUP will terminate the Specific Use Permit.
11. Shall comply with all EPA, City, Federal and State regulations for this use.
12. Review the zoning and development ordinance for additional requirements.
13. 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:

14. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
15. The location of the trash receptors must be approved by the Public Works Department
16. Verify fire lane requirements with Fire Marshall.
17. Privately owned and maintained detention in accordance with City criteria is required upon development.
18. City sanitary sewer is not available to this site. On-site sewage facilities must meet County requirements.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

10.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 59 AND 101 BLUEBONNET LANE**

The request of Matthew Petz (Owner) and CBG Surveying Texas, LLC (Surveyor) concerning the property at 59 and 101 Bluebonnet Lane, being all of Lots 8 & 9, Block 1, Preston Meadows Subdivision, containing 2.926 acres in the Robert Atchison Survey, Abstract No. 28 as follows:

Planning and Zoning Commission

Replat approval Bluebonnet Petz Addition, being a Replat of all of Lots 8 & 9, Block 1 of the Preston Meadows Subdivision in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located at 59 and 101 Bluebonnet Lane near State Highway 289 west of Highway 56 in the City of Sherman's Extra Territorial Jurisdiction. The owner recently purchased the property next door to his and he would like to move the lot lines enlarging one of the lots.

Adjacent Zoning:

Outside City

Origination:

Matthew Petz (Owner)

CBG Surveying Texas, LLC (Surveyor)

Master Plan Designation:

Was not included in the Master Plan

Number of notices mailed:

Outside City.

Objections Received:

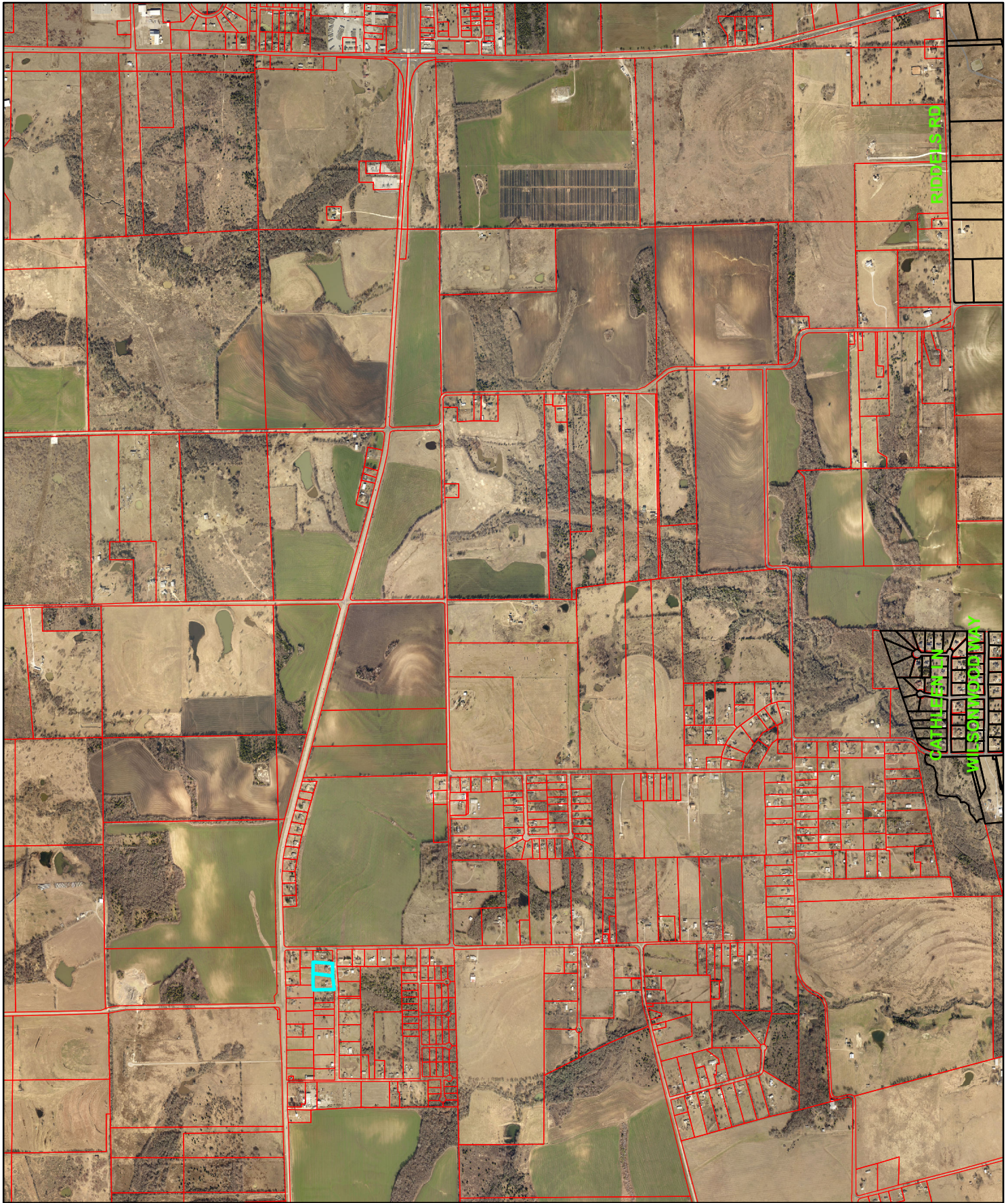
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Attachments

Location Map

Bluebonnet Petz Addition

Staff Review Letter



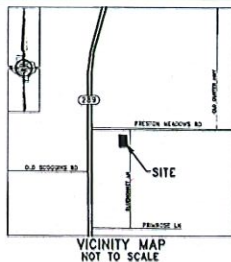
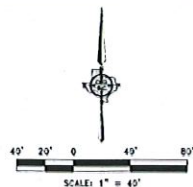
59 & 101 Bluebonnet Lane (ETJ)



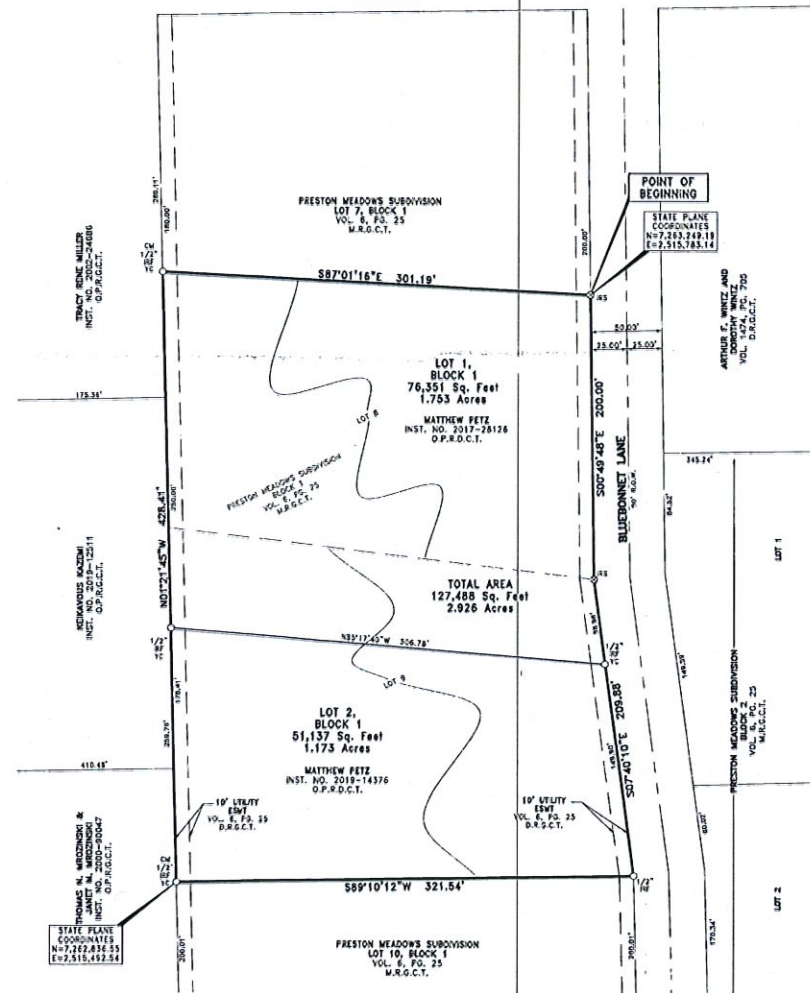
NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



PRESTON MEADOWS ROAD



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, Matthew Petz, is the sole owner of a tract of land situated in the Robert Atchison Survey, Abstract Number 28, Grayson County, Texas, same being all of Lots 8 and 9, Block 1, of the Preston Meadows Subdivision, an addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 6, Page 25, Map Records, Grayson County, Texas, same being all of that tract of land conveyed to Matthew Petz, by General Warranty Deed with Vendor's Lien recorded in Instrument Number 2017-28126 (Lot 8), Official Public Records, Grayson County, Texas, and by General Warranty Deed recorded in Instrument Number 2018-14376 (Lot 9), Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner, said corner being the Southeast corner of Lot 7, Block 1, of said Preston Meadows Subdivision, same being the West Right-of-Way line of Bluebonnet Lane (55 feet Right-of-Way);

THENCE along the West Right-of-Way line of said Bluebonnet Lane, the following bearing and distances:

South 60 degrees 49 minutes 48 seconds East, a distance of 200.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner;

South 67 degrees 40 minutes 10 seconds East, passing by a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for witness at a distance of 58.95 feet and continuing for a total distance of 209.88 feet to a 1/2 inch iron rod found for corner, said corner being the West Right-of-Way line of said Bluebonnet Lane, same being the Northeast corner of Lot 10, Block 1, of said Preston Meadows Subdivision;

THENCE South 89 degrees 10 minutes 12 seconds West, along the North line of said Lot 10, a distance of 321.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for witness at a distance of 178.41 feet, same going along the West line of a tract of land conveyed to Tracy Rene Miller recorded in Instrument Number 2002-24486, Official Public Records, Grayson County, Texas, and continuing for a total distance of 428.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being on the West line of said Tracy Rene Miller tract, same being the Southwest corner of said Lot 7;

THENCE North 01 degrees 21 minutes 45 seconds West, along the East line of said Thomas N. Mrozinski and Janet M. Mrozinski tract, and along the West line of a tract of land conveyed to Kellogg Kozani recorded in Instrument Number 2018-12511, Official Public Records, Grayson County, Texas, passing by a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for witness at a distance of 178.41 feet, same going along the West line of a tract of land conveyed to Tracy Rene Miller recorded in Instrument Number 2002-24486, Official Public Records, Grayson County, Texas, and continuing for a total distance of 428.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being on the West line of said Tracy Rene Miller tract, same being the Southwest corner of said Lot 7;

THENCE South 87 degrees 01 minutes 16 seconds East, along the South line of said Lot 7, a distance of 301.19 feet to the POINT OF BEGINNING and containing 127,488 square feet or 2.926 acres of land.

LEGEND:

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
IRF 1/2 INCH IRON ROD FOUND WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
IRS 1/2 INCH IRON ROD SET WITH A PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
ESMT. EASEMENT
VOL. VOLUME
PAGE PAGE
INST. NO. INSTRUMENT NUMBER
SQ. FT. SQUARE FEET
R.O.W. RIGHT-OF-WAY
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
M.R.G.C.T. MAP RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM TWO PLATTED LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DECLARATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Matthew Petz, does hereby accept this plat, designating the herein described property as BLUEBONNET PETZ ADDITION, an addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. And, any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall of all time have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman.

WITNESS, my hand at Sherman, Texas, this the _____ day of _____, 2020.

BY: Matthew Petz

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Matthew Petz 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires:

SURVEYOR'S STATEMENT

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 215. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(3)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.

RELEASED FOR REVIEW 12/19/2018 PRELIMINARY. THIS DOCUMENT SHALL

NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED ON

YET/ED OR SELL/ED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly, Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My commission expires:

REPLAT
BLUEBONNET PETZ ADDITION
LOT 1 AND LOT 2, BLOCK 1
127,488 SQ.FT. / 2.926 ACRES

BEING A REPLAT OF ALL OF
LOT 8 AND LOT 9, BLOCK 1,
OF THE PRESTON MEADOWS SUBDIVISION,
ROBERT ATCHISON SURVEY, ABSTRACT NO. 28
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



OWNER: MATTHEW PETZ
58 BLUEBONNET LANE
SHERMAN, TX 75091
PHONE: 202-227-8241
EMAIL: MATTHEW@PETZ@GMAIL.COM

SCALE: 1"=40' / DATE: DECEMBER 16, 2018 / JOB NO.: 181013 / DRAWN BY: 19



STAFF REVIEW LETTER

January 7, 2020

Matthew Petz
59 Bluebonnet Lane
Sherman, TX 75092

CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 230
Dallas, TX 75228

Dear Applicants,

The request for approval of the Final Plat for Bluebonnet Petz Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Remove building line.
5. Require 10' Utility Easement along street frontage on Knollwood Road and Hilre Drive.
6. All requirements of the Floodplain Ordinance must be followed.
7. The width of the right-of-way and pavement for streets shall be shown on the plat.
8. Metes and bounds must match drawing.
9. Coordinate with Engineering on Drainage Easement along Hilre Drive.
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. 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.
12. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

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

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

Respectfully,



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

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

Scott Shadden, Director of Development Services
Mark Gibson, Director of Utilities
Clint Philpott, Assistant City Manager



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

11.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

200 W. FM 1417 (HERITAGE PARKWAY)

The request of GlobiTech Incorporated (Owners), Jonathan Payne, Teague, Nall and Perkins (Engineers/Representative) and 3rd Generation Engineering (Engineers) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1R, Block 1 of the Replat of Northgate Technology Park Addition and in Tract 2 of the Blalock Industrial Park, as follows:

Planning and Zoning Commission

Site plan and variance approval to Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Globitech Power Generation Facility and improvements with a 10' rear setback in lieu of the required 55.7' in the Blalock Industrial Park.

Background:

The property is located at 200 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park. This project is to improve the quality and reliability of the power system serving the GlobiTech Facility. During 2017, GlobiTech experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. The proposed layout has chain link fencing and a small portion of the spare transformer located within the setback area requiring a variance.

Adjacent Zoning:

Blalock Industrial Park

Origination:

GlobiTech Incorporated (Owners)

Jonathan Payne, Teague, Nall and Perkins (Engineers/Representative)

3rd Generation Engineering (Engineers)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

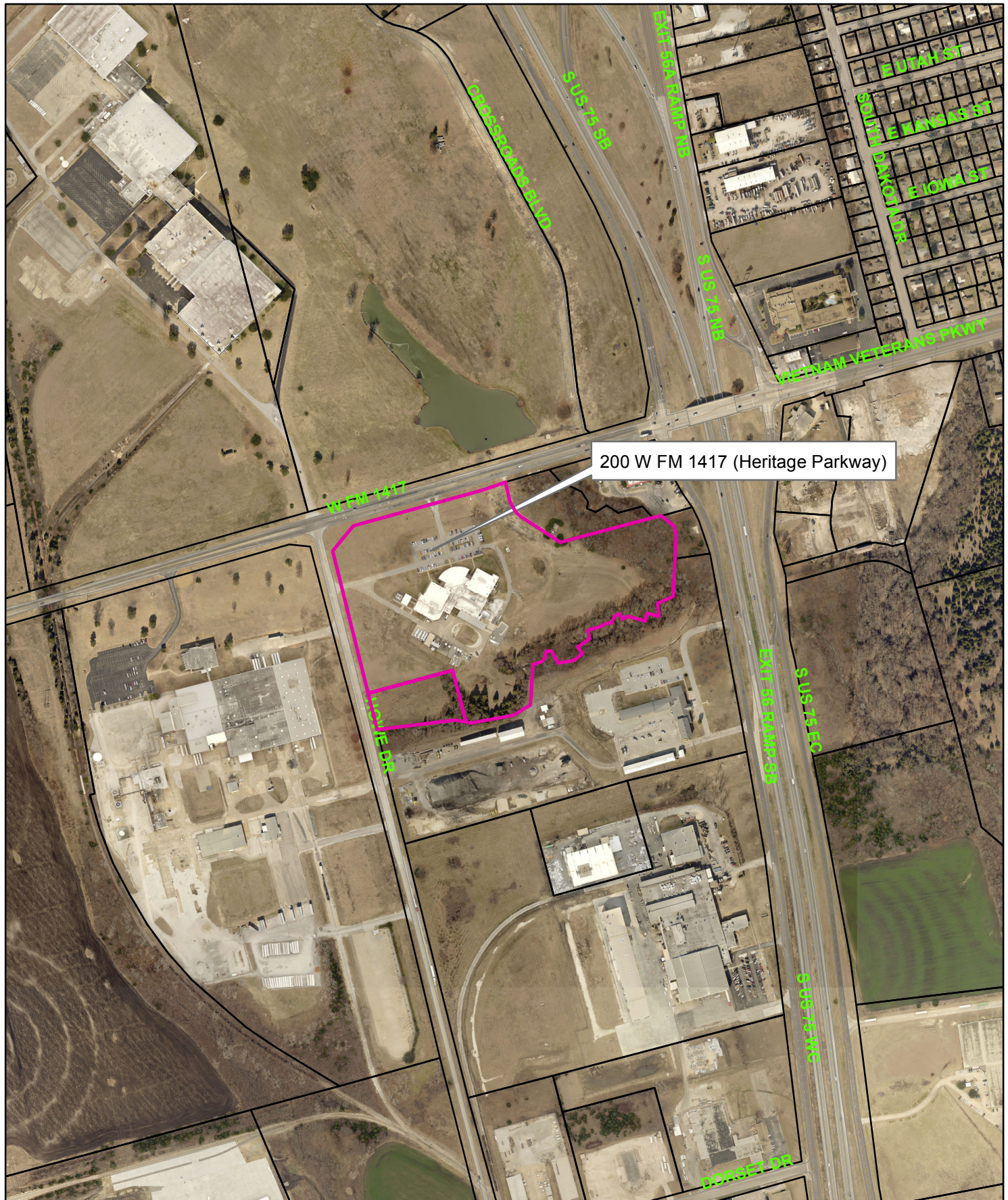
40

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Aerial View of Project
Site Plan
Elevations Generator Bldg
Elevations Control Bldg
Aerial of Screening
Staff Review Letter



200 W FM 1417 (Heritage Parkway)



200 West FM 1417 (Heritage Parkway)



1 in = 600 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 200 West FM 1417 (Heritage Parkway)

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: SpermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: SpermGIS.DBO.ZoningDistrict_Rep

Unknown
BIIP 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
PD Planned Development



NOT TO SCALE

1 in = 500 ft



200 W. FM 1417 (Heritage Parkway)





www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
SAN ANTONIO
CYPRESS
SUGAR LAND

GEORGIA
BLAIRSVILLE
ALBANY

To: Mr. Scott Shadden
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090
RE: GlobiTech Power Reliability Improvements Site Plan Narrative and Variance Request
Date: December 19, 2019

Mr. Shadden,

Per the site plan submittal requirements of the City of Sherman, we have provided below the project narrative and variance request for the site plan submittal of the GlobiTech Power Generation site.

Project Narrative

This project is engineered to improve the quality and reliability of the power system serving the GlobiTech facility. During 2017 the facility experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. Electrical Midstream will replace the four existing 15kV distribution services with a single 138kV transmission service, install a 15/20 MVA, 138kV:12.47kV primary substation with adequate provisions for GlobiTech's projected growth. The substation shall be connected to a 12.47kV microgrid which will distribute power throughout the GlobiTech site and provide full facility back-up generation in case there is a utility outage. The microgrid and distributed generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The distributed generation equipment will be natural gas fueled engine generators and will operate less than 200 hours per year.

Variance Request

On behalf and GlobiTech, we are requesting a variance to the Blalock Industrial Park zoning ordinance for the GlobiTech Power Reliability improvements. Our request for variance is with respect to Section 410.2.g.2. stating the 55.7-foot side yard setback requirement restricting buildings, fencing, equipment, etc. within the setback. Our proposed layout has chain link fencing, a concrete drainage flume, a concrete retaining wall, and a portion of a future electrical substation located within this setback area.

Due to site size constraints, the fencing, retaining wall, and concrete flume along the south side of the site encroaches within the setback area. The existing tree line along the south side of the property will act as screening for the proposed improvements. Adequate screening will be provided along Howe Drive.

Most of the electrical equipment has been located outside of the setback area but, due to site size constraints, a portion of the future substation will encroach approximately fourteen feet into the setback area. This substation will be located within the fenced area. Our proposed layout incorporates both chain link fencing, the existing tree line, and a living screen to screen the view of all equipment from Howe Drive.

The south setback area will not be needed for access to any buildings or other sites and is adequately screened by the existing tree line, therefore we are requesting a variance for these items.

See the attached Exhibit A & B for an aerial of the site location and view from Howe Drive. Exhibit C is the site plan.

Please feel free to contact me if you have any questions or need any additional information.

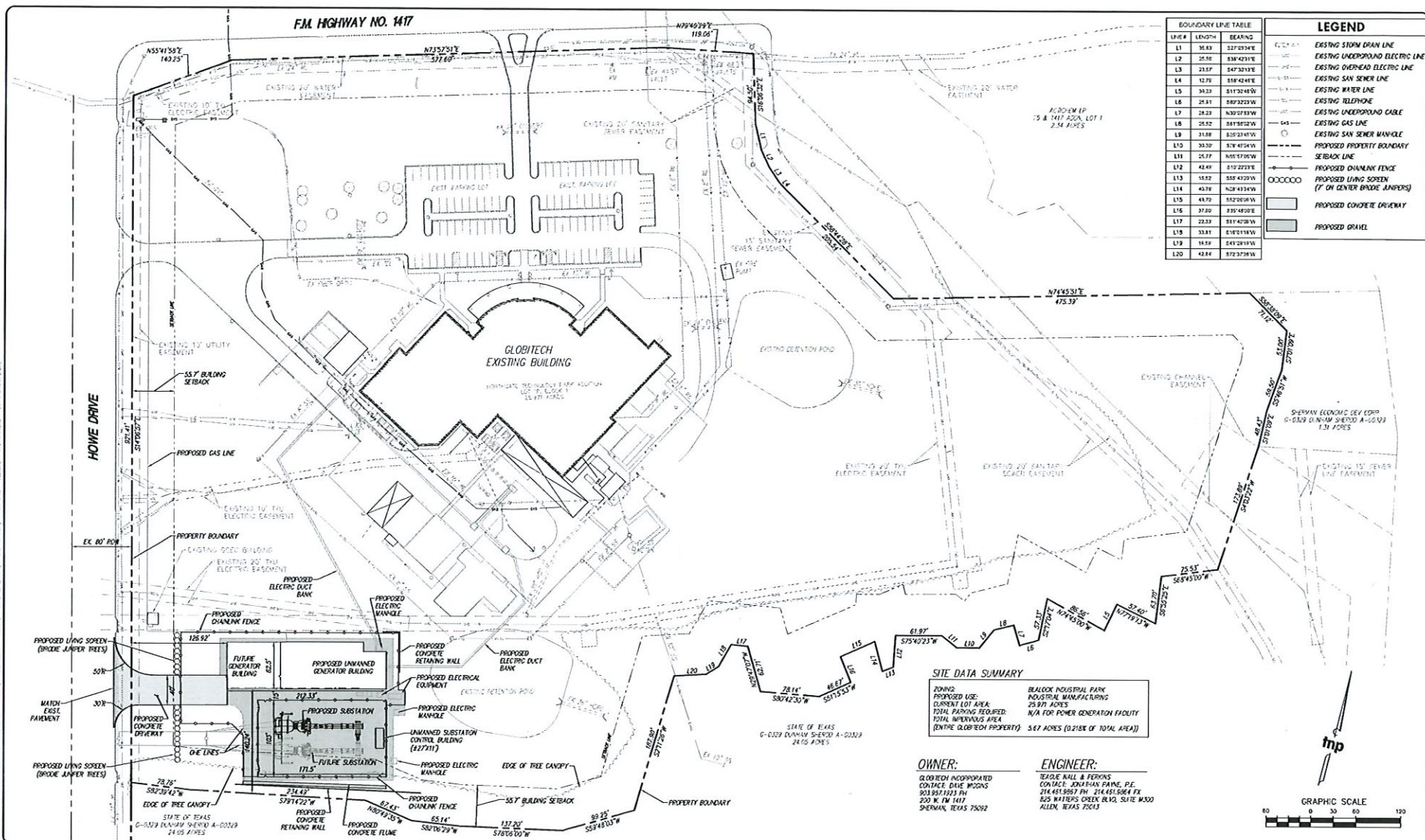
Jonathan Payne, P.E.
jpayne@tnpinc.com
214.461.9867

TNP Firm  Registrations

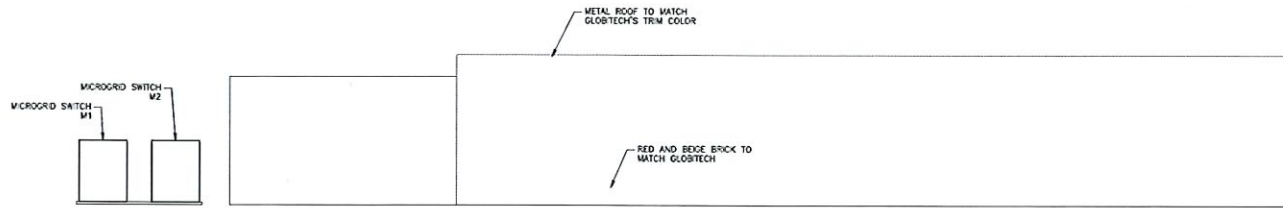
Texas Board of Professional Engineers, Firm No. F-230 | Georgia Board of Professional Engineers, Firm No. PEF007431
Texas Board of Professional Land Surveying, Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners, Firm No. BR 2673

EXHIBIT A

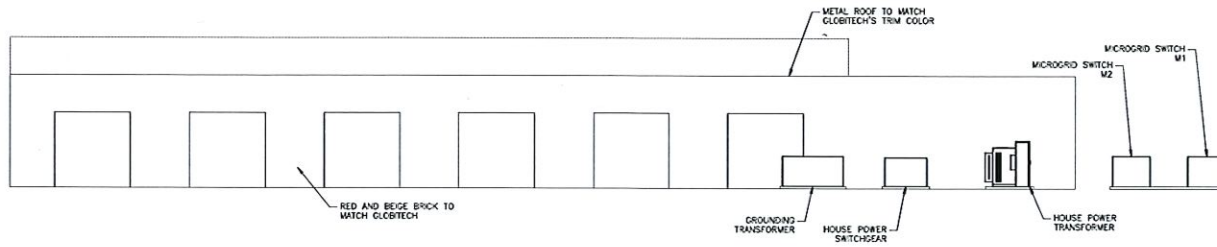




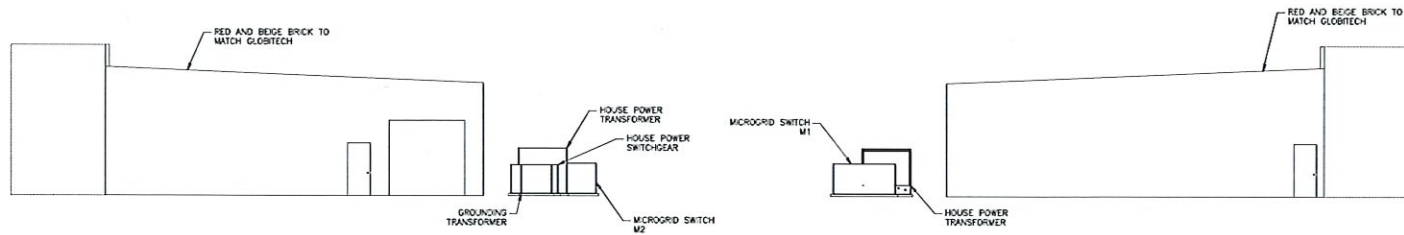
league nall and perkins, inc 825 Matters Creek Blvd., Suite M300 Allen, Texas 75013 214.451.5957 ph, 214.451.5964 fx www.lnp.com				scale when built 1"=60' N/A DEC 2019				This document is for interim review and is not intended for construction, bidding or permit purposes. Jonathan A. Payne, P.E. Date: DEC 2019 Tx. Reg. # 124784		City of Sherman, Texas Improvements for Power Reliability Improvements SITE PLAN		No. project 10618226 sheet 1
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GENERATOR BUILDING
ELEVATION A
1/8" = 1'-0"



GENERATOR BUILDING
ELEVATION B
1/8" = 1'-0"



GENERATOR BUILDING
ELEVATION C
1/8" = 1'-0"

GENERATOR BUILDING
ELEVATION D
1/8" = 1'-0"

1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET E-03-001 FOR ELECTRICAL SYMBOLS ABBREVIATIONS AND GENERAL NOTES.

KEYED NOTES:

- ① NOT USED

TX REG. #10622
1st GENERATION ENGINEERING
7920 BELT LINE ROAD, SUITE 591
DALLAS, TX 75254, (972) 387-8784

THIS DOCUMENT IS RELEASED FOR THE INTERIM REVIEW OF THE PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
P.E. 84447
D.E. 84447

REVISION

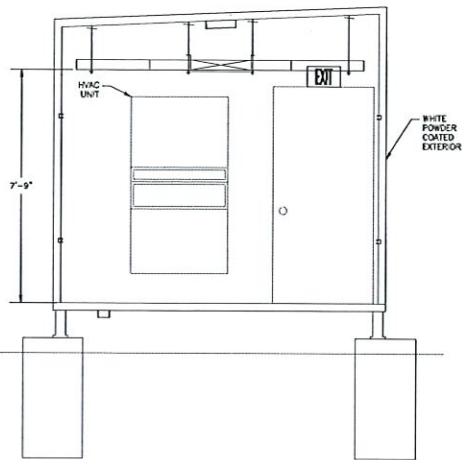
DATE

NO.

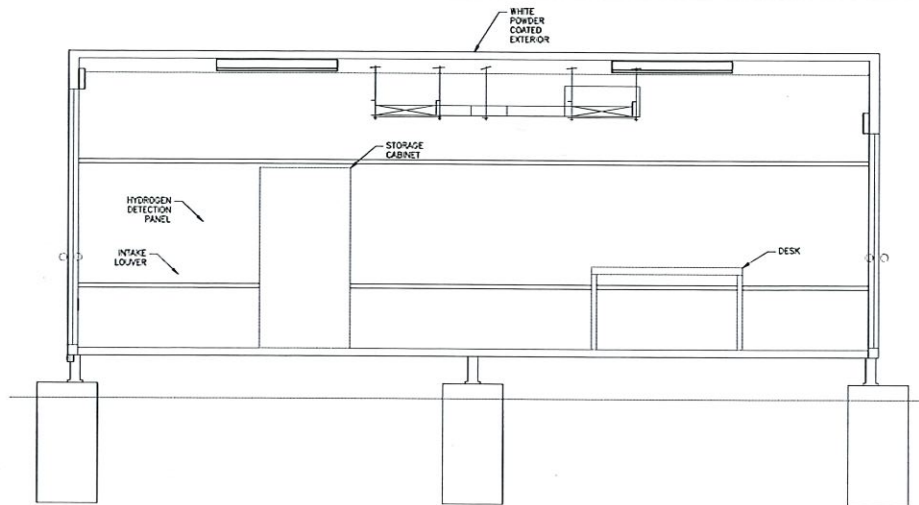
POWER RELIABILITY IMPROVEMENTS
GENERATOR BUILDING
EXTERNAL ELEVATIONS

DATE: 05/05/2020
DESIGNED BY: JRC
DRAWN BY: ---
APPROVED BY: ---
SHEET 27 OF 000

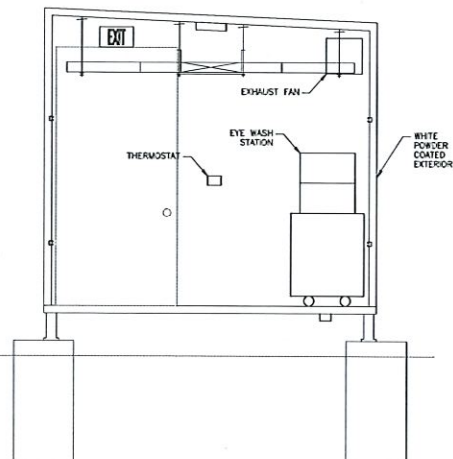
E-23-102



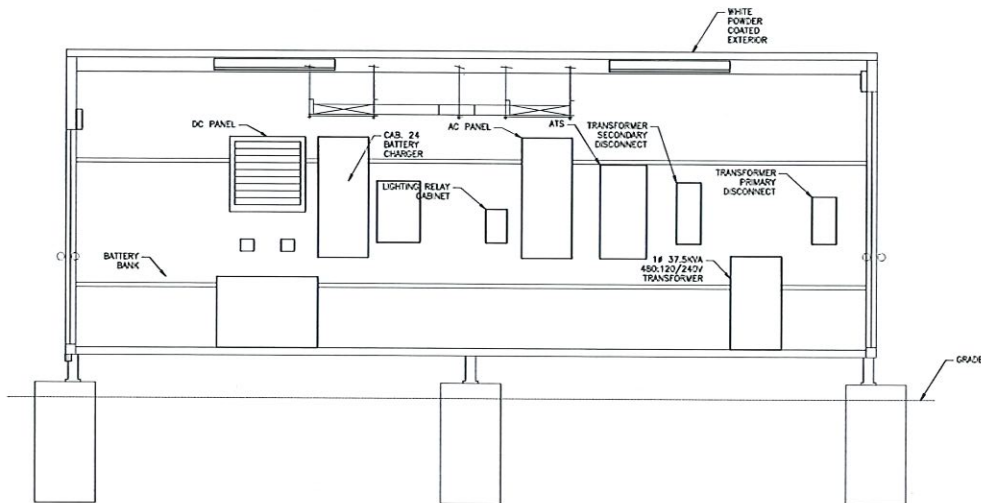
SUBSTATION CONTROL BUILDING
ELEVATION C
1/2" = 1'-0"



SUBSTATION CONTROL BUILDING
ELEVATION D
1/2" = 1'-0"



SUBSTATION CONTROL BUILDING
ELEVATION A
1/2" = 1'-0"



SUBSTATION CONTROL BUILDING
ELEVATION B
1/2" = 1'-0"

1/2" = 1'-0"
0 1 2

GENERAL NOTES:

1. REFER TO SHEET E-03-001 FOR ELECTRICAL SYMBOLS ABBREVIATIONS AND GENERAL NOTES.

KEYED NOTES:

- (1) NOT USED

TX REG. #0822

3rd GENERATION ENGINEERING
7920 BELT LINE ROAD, SUITE 391
DALLAS, TX 75254 (972) 387-3784

THIS DOCUMENT IS
RELEASED FOR THE
INTERIOR REVIEW OF
UNLESS OTHERWISE
MARKED OTHERWISE.
IT IS NOT TO BE USED
FOR CONSTRUCTION PURPOSES.

REVISION

DATE

NO.

POWER RELIABILITY
IMPROVEMENTS
CONTROL BUILDING
ELEVATIONS

DATE: 02/02/2000
DESIGNED BY:
DRAWN BY:
APPROVED BY:

SHEET 18 OF 000

E-23-002

EXHIBIT B



Living screen along setback line would provide screening from Howe Drive.

South fencing would be on the other side of this tree line and would not be visible from Howe Drive.

STAFF REVIEW LETTER

January 7, 2020

Globitech Incorporated
200 W. FM 1417 (Heritage Parkway)
Sherman, TX 75092

3rd Generation Engineering
7920 Belt Line Road, Ste. 591
Dallas, TX 75254

TNP, Inc.
Jonathan Payne
825 Watters Creek Blvd., Ste. M300
Allen, TX 75013

Dear Applicants,

The request for site plan and variance approval for a Globitech Power Generation Facility and improvements with a 10' rear setback in lieu of the required 55.7' in the Blalock Industrial Park for the property located at 200 West FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 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 Blalock Industrial Park Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Howe Drive or FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. No structures shall be built over any easements unless an encroachment easement is approved by the City Council.
7. Shall comply with all EPA, City, Federal and State regulations for this use.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Privately owned and maintained detention in accordance with city criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.

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

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

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

Respectfully,



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

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

12.

Meeting Date: 01/14/2020

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

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2022 NORTH HIGHWAY 75

The request of Medistar Corporation (Owners), Mark Jang (Representative), KAIM Associates, Inc. (Architect), KRG Civil Engineers, Inc. (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2022 North Highway 75, being 2, Block 2, Independence Square Addition, Section Three, a Replat of part of Lot 1, Block 2, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2022 North Highway 75 between Taylor Street and Lamberth Road. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Medistar Corporation would like to build a 9,300 square foot addition to convert the existing emergency center to a specialty hospital. The project will consist of a new patient med-surg wing housing four medical patient rooms which includes: 1 patient isolation room, a MRI suite and holding area and ancillary support spaces. A dietary kitchen has been provided to warm meals which will be catered and pre-plated by a third-party food service vendor. The existing building will contain the 24-hour emergency center (triage and 7 treatment rooms), pharmacy, lab, radiology and administration spaces. The new construction will be single story, steel frame construction with masonry cladding. A new walkway connector will connect the existing building and the new addition to enable the hospital to be a continuous building.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Medistar Corporation (Owners)
Mark Jang (Representative)
KAIM Associates, Inc. (Architect)
KRG Civil Engineers, Inc. (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

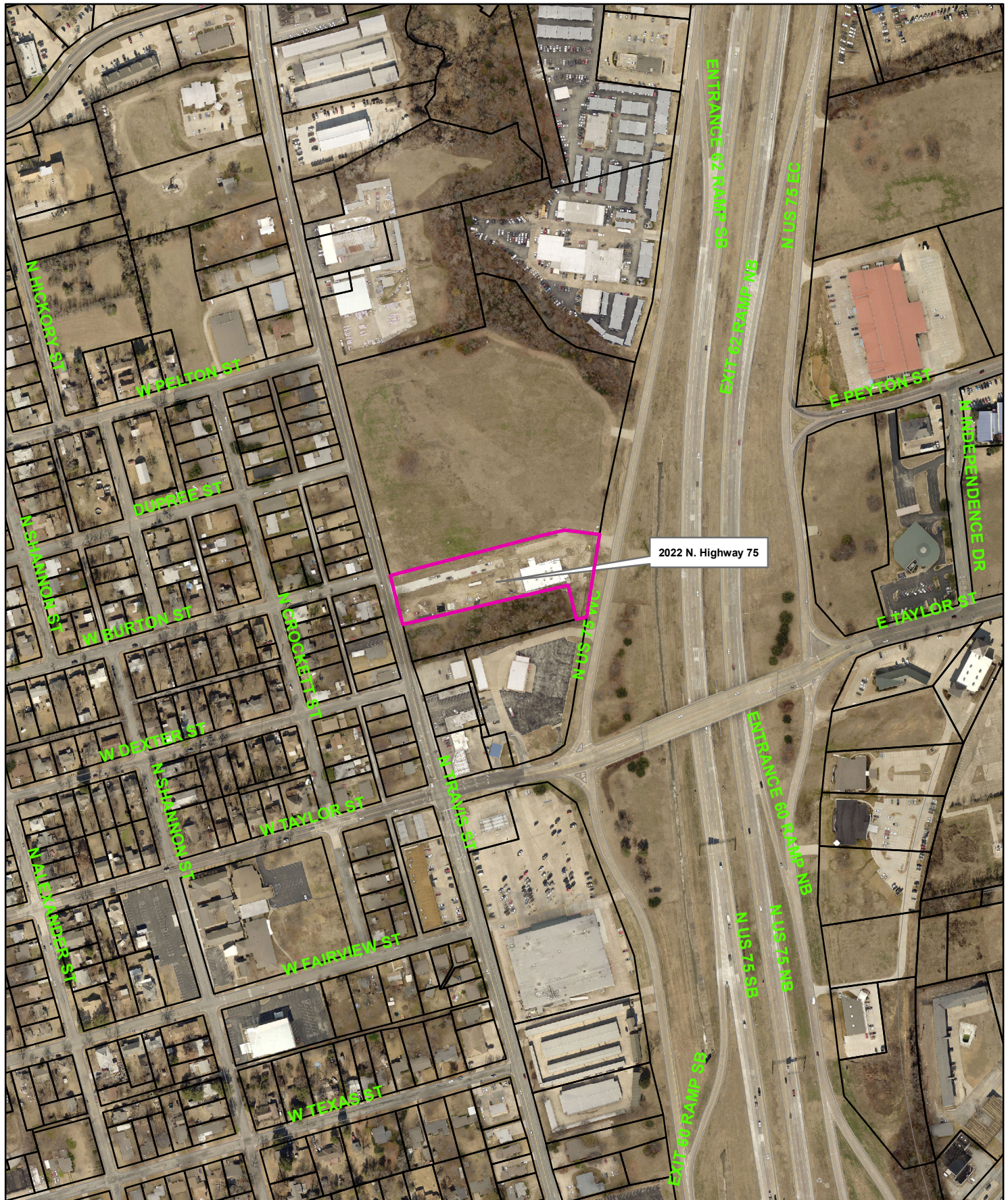
10

Objections Received:

0

Attachments

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



2022 North Highway 75



NOT TO SCALE

1 in = 400 ft



Zoning - 2022 North Highway 75

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Bialack 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
PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

2022 N. Highway 75





December 19, 2019

Medistar Sherman Micro-Hospital Conversion

2022 N. Highway 75
Sherman, TX 75091

Architect:
Kaim Associates Inc.

MEP Engineer:
SW Associates

Project Narrative

Architectural Narrative

Description and Scope Summary

Medistar Corporation intends to build a new 9,300 s.f. addition in order to convert the existing licensed free-standing emergency center to a specialty hospital license. The renovation is approximately 9,300 sf and be licensed under the Hospital Licensing Rules (Chapter 133) of the Department of State Health Services requirements. An application for the proper license will be submitted to TDSHS. The anticipated construction cost is approximately \$4,200,000 and will be constructed in a single phase scheduled to be completed by December 2020. The existing FEC will remain operational until the construction will be completed and inspect by TDSHS for the hospital license.

Department/Area Narratives

The project will consist of a new patient med-surg wing housing 4 medical patient rooms (which includes (1) patient isolation room), a MRI suite and holding area and ancillary support spaces. A dietary kitchen has been provided to warm meals which will be catered and pre-plated by a third-party food service vendor.

The existing building will contain the 24-hour emergency center (triage and 7 treatment rooms), Pharmacy, Lab, Radiology (X-Ray and CT Scanner) and Administration Spaces.

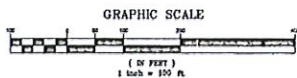
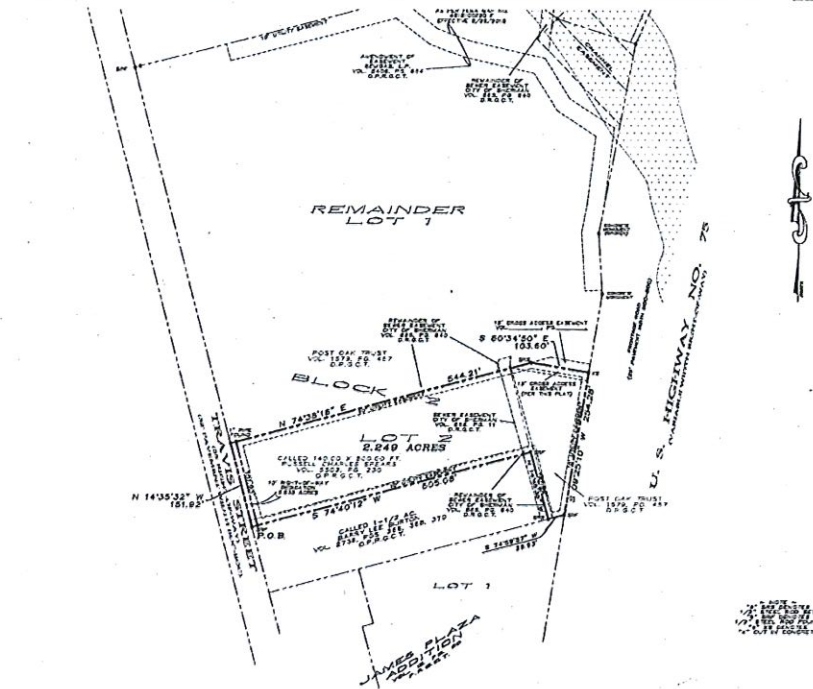
Construction Type, Fire Protection and Fire Safety

The new construction will be single story, steel frame construction with masonry cladding. A new walkway connector will connect the existing building and the new addition to enable the hospital to be a continuous building.

24080 Hwy 59 North, Suite 175
Kingwood, TX 77339
281-358-0964
Fax 281-358-0965
www.Kaim-Inc.com

The construction type will be Type II-B as defined under Table 601 of the International Building Code and the hospital is classified as occupancy type I-2. In addition to the TDSHS requirements, the project complies with NFPA 101 Life Safety Code (Chapter 18 New Healthcare Facilities (2003) and International Building Code (2012 ed.).

The facility will have an approved automatic sprinkler system throughout the building, as well as a fire alarm and smoke detection system. Egress for the 1st Floor is achieved through corridors enclosed by smoke-tight construction to five exits located remotely from each other at grade level (two at the original building and three at the new addition). Bottled air cylinders and oxygen gases will be stocked and stored via cylinders in the Med. Gas Room. A nurse call system will be provided throughout the facility. Emergency power will be provided by the existing on-site diesel generator and a new supplemental diesel generator.



FINAL PLAT
LOT 2, BLOCK 2
INDEPENDENCE SQUARE ADDITION
SECTION THREE
BEING REPLAT OF PART OF LOT 1, BLOCK 2
AND A 1.624 ACRES TRACT
BEING A TOTAL OF 2.284 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER
POST OAK TRUST
RUSSELL SPEARS
727 WESTWOOD
SHERMAN, TEXAS 76699

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENSON, TEXAS 75021 (803)465-2151

3674
FILED FOR RECORD
JAN 17 2017
SHERMAN, TEXAS
COUNTY CLERK, GRAYSON COUNTY, TEXAS

LEGAL DESCRIPTION

Shaded in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 1, Block 2 of the Independence Square Addition, Section Three of the City of Sherman as shown by plat of record in Volume 10, Page 15, First Record, Grayson County, Texas, and being a part of the City of Sherman, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of said Lot 1 for the southeast corner of said Lot 1 and being the northeast corner of a 1-1/2" steel rod found in the east line of said Lot 1, by deed of record in Volume 2736, Page 358, 359, of said Official Public Records;

Thence North 14°35'32" East, along the east line of said Travis Street, a distance of 181.82 feet to a 1" pipe found matching the northeast corner of said Speers Tract;

Thence North 74°38'18" East, along a south line of said Lot 1 and north line of said Speers Tract passing the northeast corner of said Speers Tract and continuing over and across said Lot 1 for a total distance of 844.21 feet to a 1/2" steel rod set;

Thence South 60°14'50" East, continuing over and across said Lot 1, a distance of 103.60 feet to a on set "A" cut in concrete in the West right-of-way line of U.S. Highway No. 75;

Thence South 09°23'10" West, along said West right-of-way line, a distance of 224.28 feet to a 1/2" steel rod found for the northeast corner of Lot 1 of Jones Plaza Addition, on addition to the City of Sherman as shown by plat of record in Volume 13, Page 60, of said Plat Records;

Thence North 14°45'35" West, along the east line of said Burton Tract, a distance of 131.92 feet to a 1/2" steel rod found for the northeast corner of said Burton Tract;

Thence South 74°40'18" West, along the north line of said Burton Tract, a distance of 205.08 feet to the Point-of-Beginning and containing 2.284 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

2/14/17
Date



- GENERAL NOTES:
1. This plat is to be recorded by the City of Sherman.
 2. This plat is to be recorded by the City of Sherman.
 3. This plat is to be recorded by the City of Sherman.
 4. This plat is to be recorded by the City of Sherman.
 5. This plat is to be recorded by the City of Sherman.
 6. This plat is to be recorded by the City of Sherman.
 7. This plat is to be recorded by the City of Sherman.
 8. This plat is to be recorded by the City of Sherman.
 9. This plat is to be recorded by the City of Sherman.
 10. This plat is to be recorded by the City of Sherman.
 11. This plat is to be recorded by the City of Sherman.

FINAL PLAT
LOT 2, BLOCK 2
INDEPENDENCE SQUARE ADDITION
SECTION THREE
BEING REPLAT OF PART OF LOT 1, BLOCK 2
AND A 1.624 ACRES TRACT
BEING A TOTAL OF 2.284 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER
POST OAK TRUST
RUSSELL SPEARS
727 WESTWOOD
SHERMAN, TEXAS 76699

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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENSON, TEXAS 75021 (803)465-2151

CONSTRUCTION
DATE: 06/22/2017

3674
FILED FOR RECORD
JAN 17 2017
SHERMAN, TEXAS
COUNTY CLERK, GRAYSON COUNTY, TEXAS

C0.01

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT THE POST OAK TRUST, RUSSELL CHARLES SPEARS TRUST, and RUSSELL CHARLES SPEARS TRUST, by their duly authorized officers and agents, do hereby certify that the above described land is the property of the City of Sherman, and do hereby certify that the same is being conveyed to the City of Sherman, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of said Lot 1 for the southeast corner of said Lot 1 and being the northeast corner of a 1-1/2" steel rod found in the east line of said Lot 1, by deed of record in Volume 2736, Page 358, 359, of said Official Public Records;

Thence North 14°35'32" East, along the east line of said Travis Street, a distance of 181.82 feet to a 1" pipe found matching the northeast corner of said Speers Tract;

Thence North 74°38'18" East, along a south line of said Lot 1 and north line of said Speers Tract passing the northeast corner of said Speers Tract and continuing over and across said Lot 1 for a total distance of 844.21 feet to a 1/2" steel rod set;

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Thence South 09°23'10" West, along said West right-of-way line, a distance of 224.28 feet to a 1/2" steel rod found for the northeast corner of Lot 1 of Jones Plaza Addition, on addition to the City of Sherman as shown by plat of record in Volume 13, Page 60, of said Plat Records;

Thence North 14°45'35" West, along the east line of said Burton Tract, a distance of 131.92 feet to a 1/2" steel rod found for the northeast corner of said Burton Tract;

Thence South 74°40'18" West, along the north line of said Burton Tract, a distance of 205.08 feet to the Point-of-Beginning and containing 2.284 acres of land.

WITNESS MY HAND THIS 14th day of February, 2017.

Russell Spears
RUSSELL CHARLES SPEARS, PERSONALLY,
AS TRUSTEE OF POST OAK TRUST

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County of Grayson, Texas, on this 14th day of February, 2017, personally appeared Russell Charles Spears, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th day of February, 2017.

Notary Public
My Comm. Expires 1/15/20



APPROVED FOR THE CITY OF SHERMAN, TEXAS, BY THE
CITY CLERK
J. D. Smith
CITY CLERK

Attested by the City Council of the City of Sherman
Mayor of Sherman, Texas
C. H. Smith
CITY CLERK

The undersigned, the City Clerk of the City of Sherman, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as the same appears in the City Clerk's office, and that the same is being recorded by the City of Sherman, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the east line of said Lot 1 for the southeast corner of said Lot 1 and being the northeast corner of a 1-1/2" steel rod found in the east line of said Lot 1, by deed of record in Volume 2736, Page 358, 359, of said Official Public Records;

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WITNESS MY HAND THIS 14th day of February, 2017.

Notary Public
City of Sherman, Texas



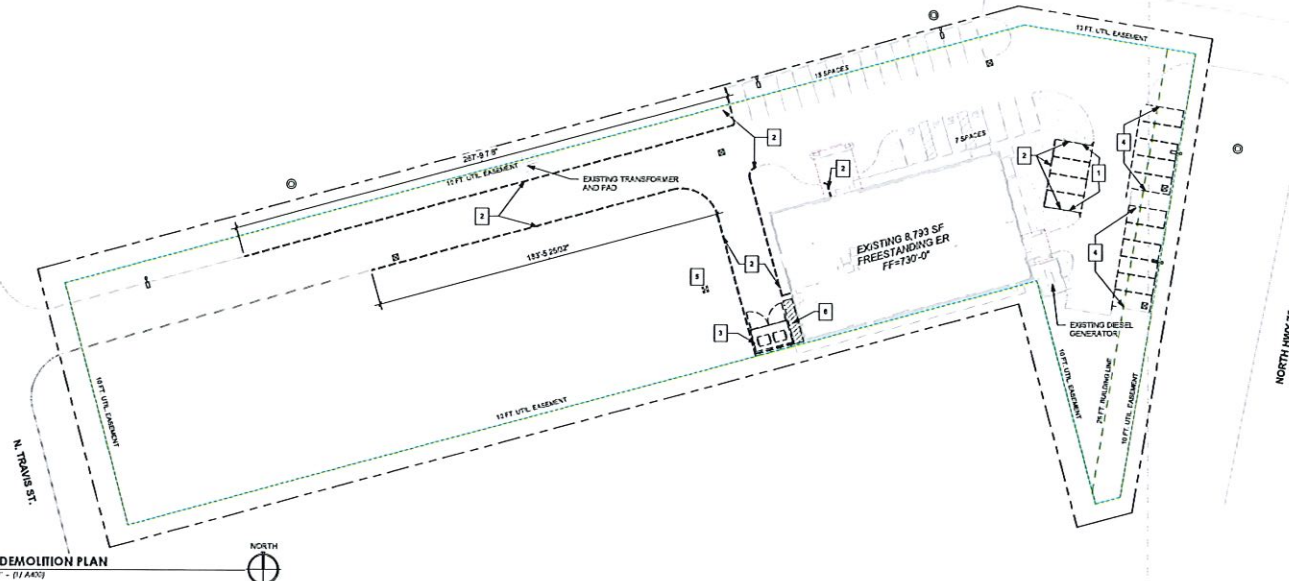
SITE DEMOLITION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING TREES AND LANDSCAPING SURROUNDING THE AREA (BUT NOT WITHIN) THE AREA IN WHICH DEMOLITION/CONSTRUCTION WILL OCCUR.
2. SUBMIT A SCHEDULE INDICATING PROPOSED METHODS AND SEQUENCE OF OPERATIONS FOR THE DEMOLITION AND NEW CONSTRUCTION WORK TO BE PERFORMED, INCLUDING COORDINATION OF SHUT-OFF, CRIMPING, WELDING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED TOGETHER WITH DETAILS FOR DUST AND NOISE CONTROL.
3. ALL WORK SHALL BE DONE IN A MANNER SO AS TO NOT INTERRUPT THE NORMAL USE OF OWNER'S ON-SITE OPERATIONS. MINIMIZE DISRUPTIONS IN REGARDS TO TRAFFIC FLOW, PARKING AND THE ROUTING/ACCESS FOR EMERGENCY VEHICLES.
4. AFTER DEMOLITION IS COMPLETED, REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS AND REUSE.
5. MAINTAIN REQUIRED CLEARANCES AT ENTRANCES AND EXTERIOR EGRESS DOOR LOCATIONS.
6. ALL DIMENSIONS AND ELEVATIONS SHOWN ARE FOR REFERENCE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK. NOTIFY OWNER/ARCHITECT IF DISCREPANCIES OCCUR.
7. MODIFY EXISTING IRRIGATION SYSTEM PER LANDSCAPING DRAWINGS.

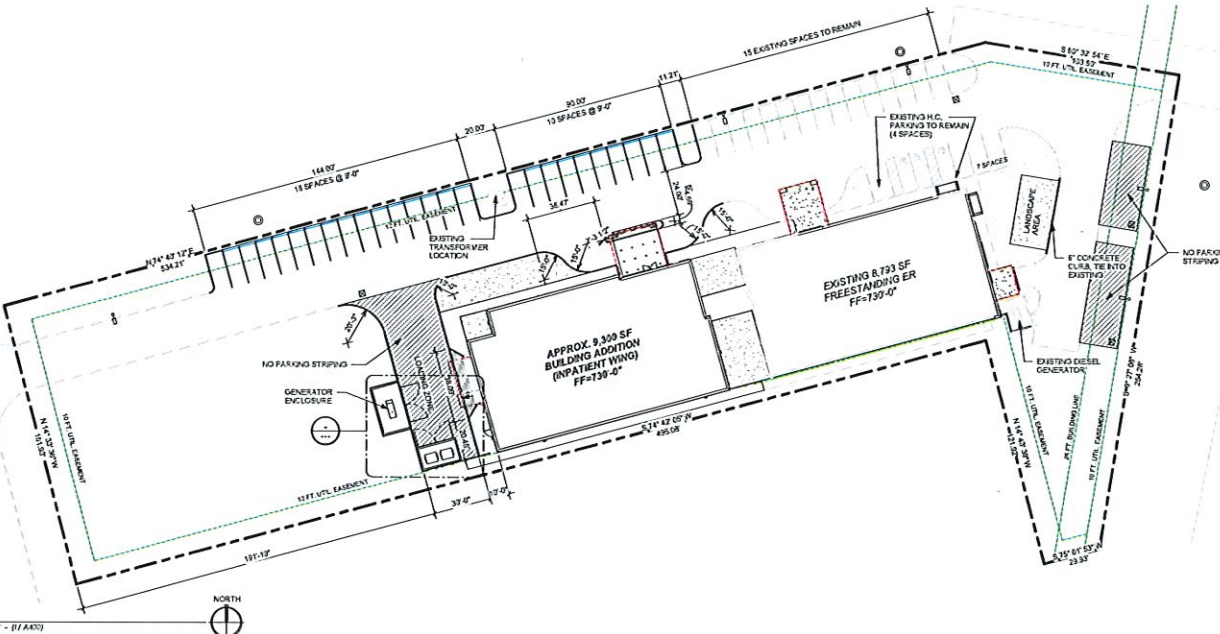
SITE DEMOLITION PLAN KEYED NOTES

1. SAW-CUT AND REMOVE PORTIONS OF EXISTING CONCRETE PAVING
2. SAW-CUT AND REMOVE PORTION OF EXISTING CONCRETE CURB
3. REMOVE EXISTING DUMPSTER GATES AND ENCLOSURE. RELOCATE DUMPSTER TO TEMPORARY LOCATION
4. REMOVE EXISTING PARKING STRIPING
5. RELOCATE EXISTING STORM DRAIN AND PIPING PER CIVIL DRAWINGS
6. REMOVE EXISTING CONCRETE SIDEWALK AND RAMP

2 SITE PLAN DEMOLITION PLAN
SCALE: 1" = 30' 0" - (1/4" AS SHOWN)



1 SITE PLAN
SCALE: 1" = 30' 0" - (1/4" AS SHOWN)



Medistar/Nutex
Sherman Inpatient Wing Addition
Sherman, TX

KAI Project No: 3825 00

Architect Engineer Seal

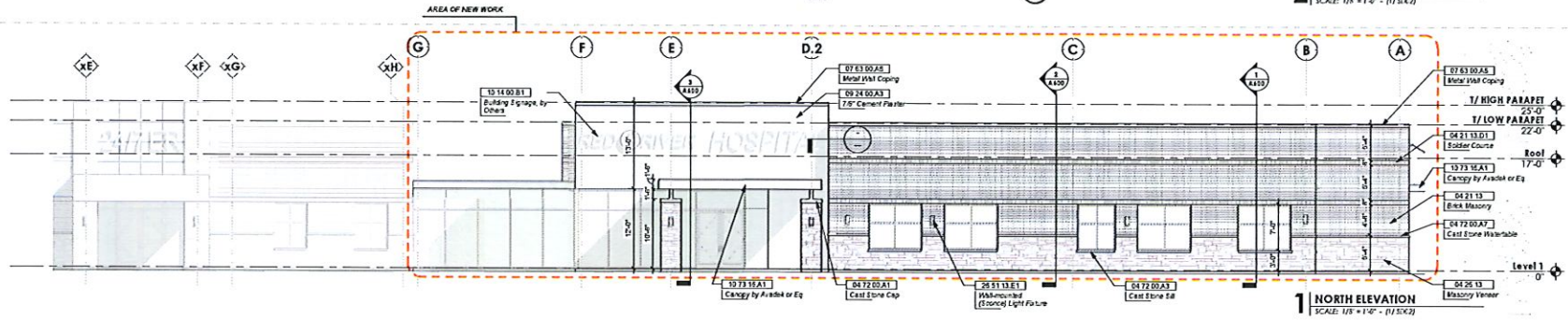
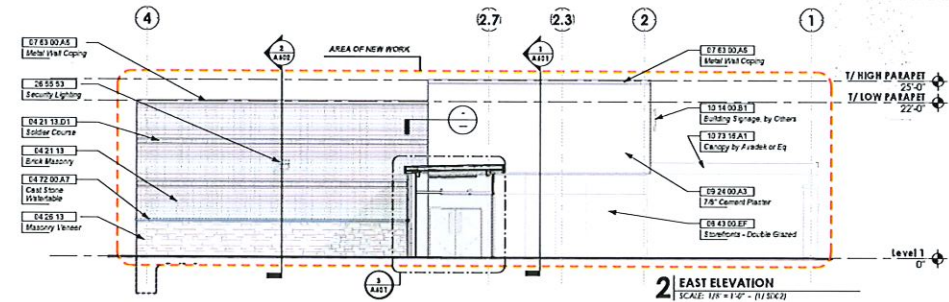
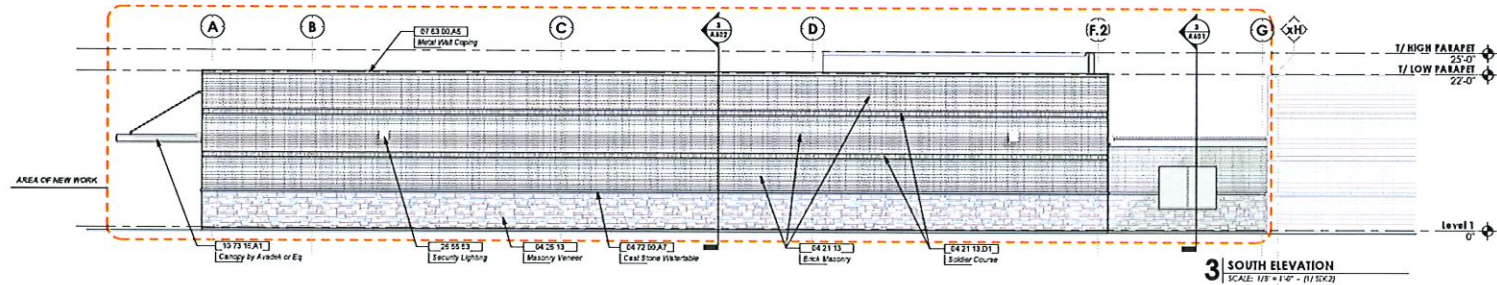
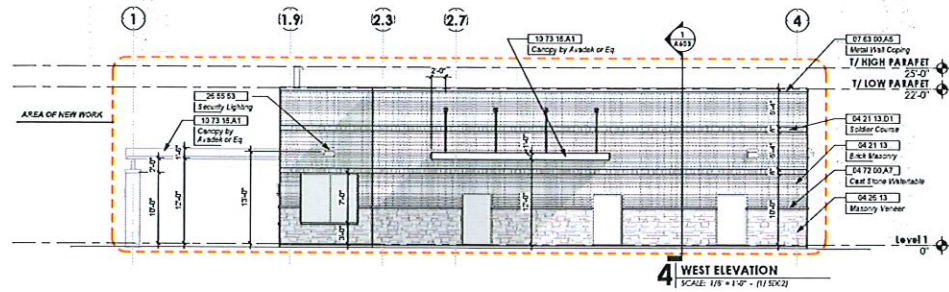
Name: Kaim
TRA# 8277
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Date	Nr	Description
12/19/19	0	P&Z Submission

Sheet	Sheet Name
A100	ARCHITECTURAL SITE PLAN

EXTERIOR COLOR SELECTION	
EXTERIOR STUCCO/MU	EXT. FTE: SHERWIN WILLIAMS (SWH106 FALM BEIGE)
NATURAL THIN STONE VENEER (ADHERED)	UPCHURCH KIMBROUGH COMPANY - UK BLEND 130
CAST STONE CAP/INTERLABLE	CAMARATA MASONRY SYSTEMS (COLOR: AUTUMN)
CAST STONE MASONRY (1324 UNITS)	CAMARATA MASONRY SYSTEMS (COLOR: AUTUMN)
BRICK	UPCHURCH KIMBROUGH COMPANY (FIELD BRICK COLOR: R13 BANGFACE MODULAR) (SOLIDER COULISE COLOR: R18 - SANDTIN)
ALUMINUM STOREFRONT / WINDOW SYSTEM	FINISH: CLEAR ANODIZE
CUSTOM CANOPY / METAL PANEL (SOFFIT AND FASCIA)	FASCIA: ACM - ALUCOBOND (CLEAR ANODIZED - COLOR TO MATCH SOFFIT) SOFFIT: BERRIDGE - ZINC COTE (METALLIC COLORS)
ALUMINUM CANOPIES / TRELLIS / SUNSHADE DEVICES	STANDARD POWDER COAT FINISH (COLOR: ANODIZED ALUMINUM)
EXTERIOR GLAZING	SOLAR-EAN (COLOR: SOLAR BLUE)
HOLLOW METAL DOOR FRAMES	
EXT. FTE:	SHERWIN WILLIAMS (COLOR TO MATCH CLEAR ANODIZED ALUMINUM)

*ALL MATERIALS TO MATCH EXISTING. REFER TO PROJECT MANUAL FOR MORE INFORMATION.



KAIM
KAIM ARCHITECTURE

2400 Hwy 59 N Suite 175
Kingwood, TX 77339
Tel: 281/558-0964
www.kaim-inc.com

MedistarNutex
Sherman Inpatient Wing Addition
Sherman, TX

KAI Project No.: 3825 00

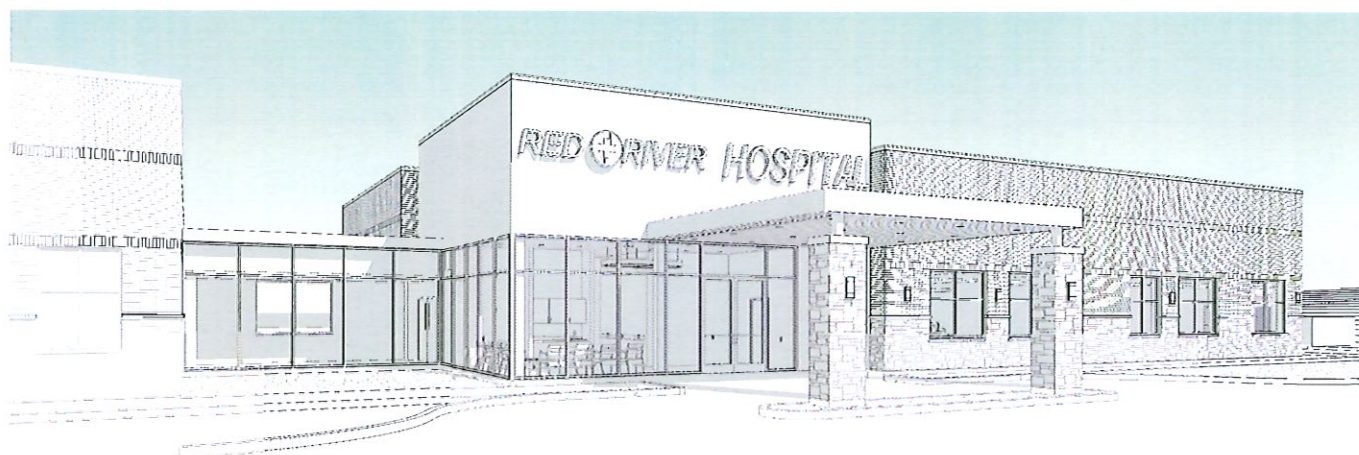
Architect/Engineer Seal

Notar Kaim
TBAE 8227
These drawings and specifications are incomplete and may not be used for regulatory approval, permit, or construction.

Date	Nr.	Description
12/19/19	0	P&Z Submission

Sheet	Sheet Name
A400	EXTERIOR ELEVATIONS

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1 FRONT PERSPECTIVE
SCALE: -

KAIM
architecture

24080 Hwy 59 N Suite 175
Kingwood, TX 77339
Tel: 281/358-0964
www.kaim-lac.com

Medistar/Nutex
**Sherman Inpatient Wing
Addition**
Sherman, TX

KAI Project No.: 3825.00

Architect/Engineer Seal

Nasser Kaim
TBAE 8277

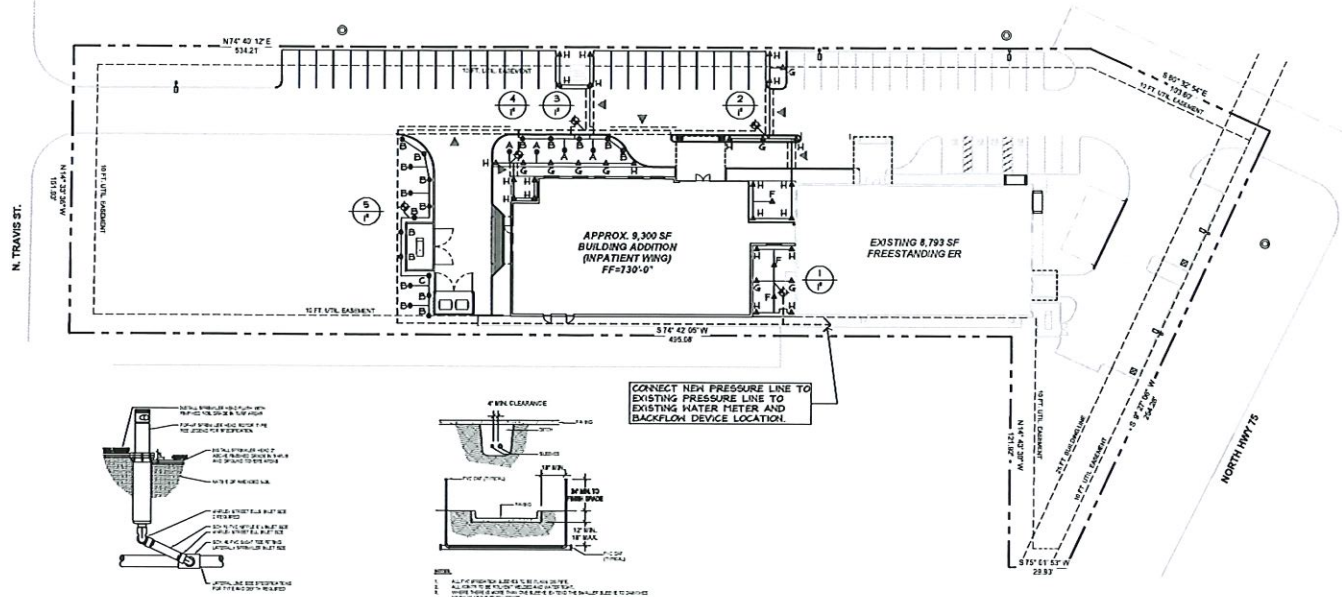
These drawings and specifications
are incomplete and may not be
used for regulatory approval,
permit, or construction.

Date Nr Description

Sheet Sheet Name

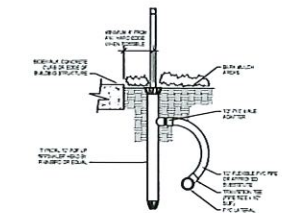
SD01 PROJECT RENDERING

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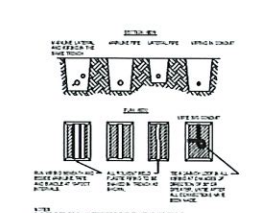
[illegible]

POP-UP SPRINKLER ROTOR TYPE (6")
SCALE: NOT TO SCALE

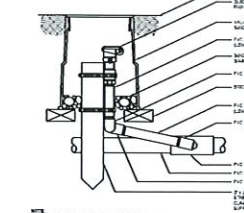
B
LLJ **SLEEVING**
SCALE: NOT TO SCALE



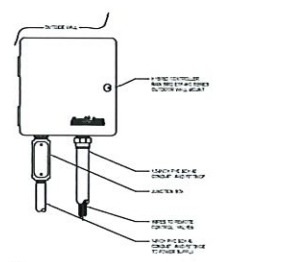
POP UP SPRAY HEAD (12")
SCALE: NOT TO SCALE



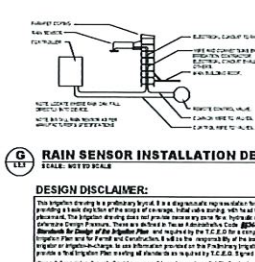
D **TRENCH DETAIL**
SCALE: NOT TO SCALE



 **QUICK COUPLING VALVE**
SCALE: NOT TO SCALE



F IRRIGATION CONTROLLER
L2.3
SCALE: NOT TO SCALE

[illegible]

Disclaimer

Serving & Associates Inc. shall not be responsible for the operation under an emissions inspection system, once the date of final acceptance by the owner is established. All instructions on the project shall be set by the project chief engineer. The Owner shall be responsible for the monitoring and the maintaining of the inspection system. Strictly maintain safe at all periods around areas and all falling parts and in entire property shall be performed. It means that no construction under any inspection system built or given. Emissions contractors shall be responsible for providing all services and maintenance systems. This inspection contractor shall be ultimately responsible for the installation and operation of the inspection system.

Item	Item	Irrigation Equipment and Manufacturer	Applicable Specification	CFR
		Rebuild 1815 Pop Up Sprinkler or equal		
A	●	R 1815 Pop 3/200 sizes	12" - 12" media	2.63
B	●	R 1815 Pop 180 sizes	12" - 12" media	1.29
C	●	R 1815 OS, 90 sizes	12" - 12" media	0.85
D	●	R 1815 Low Angle Left Side Nozzle	6" - 10"	2.61
E	●	R 1815 Low Angle Center Side Nozzle	4" - 22"	
		Rebuild 1815 Strab Pop Up Sprinkler or equal		
F	●	R 1815 180 3/200 sizes required for 18" Sck, 40 mtr	12" - 12" media	2.63
G	●	R 1815 180 180 sizes	12" - 12" media	1.29
H	●	R 1815 180 90 sizes	12" - 12" media	0.85
	◆	Rebuild PEB Series Electric Remote Control Valves with sizes as noted (N/A)		
	■	To be connected to Existing water meter @ Existing Bldg.		Verify point of connection.
	①	To be connected to FERRO EZE 4 ISOLATION VALVE @ Existing Building. Verify location on site.		
	◆	Rebuild 3" EDC quick-coupling valve (valves to be installed below grade inside valve room noted)		
	◆	One (1) Rebuild ESP- MC Irrigation controllers. Verify location and coordinate electrical access needs for controller with General contractor and/or owner. Install Plumbbed Rain Sensor, where close proximity of controller required. Verify location with Owner.		
	---	Pressure line. Install be 2" sch. 40 P.V.C pipe. Install "Street Elbows" as required. Install appropriate Gate Valves when noted.		
	---	4" Sch. 40 P.V.C Irrigation lines unless noted as 6" on plans. Verify location of all valves on project line.		
		12" Sch. 40 P.V.C non pressure line		
		3/4" Sch. 40 P.V.C non pressure line		
		1/2" Sch. 40 P.V.C non pressure line		
		1/4" Sch. 40 P.V.C non pressure line		
	⊕	Sequence of Irrigation Valve Size of Irrigation Valve		

SCALE: 1" = 30'-0"



24060 Hwy 59 N Suite 75
Kingwood, TX 77339
Tel: 281.358-0564
www.Kaim-loc.com

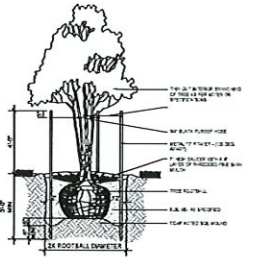
KAI Project No.: 3825-00

Date	Nr.	Description
12 12 19		

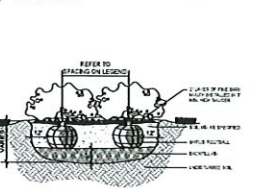
Sheet	Sheet Name
L2.1	IRRIGATION PLAN

1 Factors of work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all equipment and permits required by Federal, State, and local authorities in supply, transportation, and installation of such job.

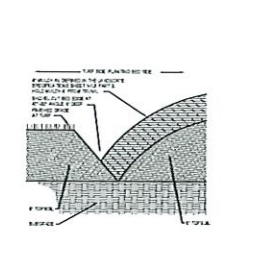
-
- Site plan for the proposed addition to the N. Travis St. building. The plan shows an existing 8,793 SF freestanding structure and a proposed 9,300 SF building addition (inpatient wing) with a footprint of 130'-0". The site is bounded by N. Travis St. to the north and North Hwy 75 to the east. Various utility lines (water, sewer, gas, electric) and easements (10' utility easement, 10' fire lane) are indicated. The plan also shows existing trees and landscaping. A north arrow is located in the bottom right corner.



SCALE: NOT TO SCALE



SHRUB PL



1

SHRUB PL

5. Gross weight
a. Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.

- Landscape Legend:**

[illegible]

NOTE:
Coordinate drainage for all landscape spaces at two courtyard areas plus all other areas around building. Install ADS drain inlets and connect to nearest storm line or storm drain on site (verify locations on civil plans).

[illegible]

1



24060 Hwy 59 N Suite 175
Kingwood, TX 77339
Tel : 281 358-0964
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Medistar/Nutec
Sherman Inpatient Wing
Addition
Sherman, TX

KAI Project No.: 3825 00

Architect/Engineer Seal

Name: Keith
TBAE 8277

Date	Nr.	Description
12 12 19		

Sheet	Sheet Name
L11	LANDSCAPE

STAFF REVIEW LETTER

January 7, 2020

Medistar Corporation
7670 Woodway, Ste. 160
Houston, TX 77063

Mark Jang
7670 Woodway, Ste. 160
Houston, TX 77063

KRG Civil Engineers, Inc.
Kelvin Gomez
2150 South Central Expy., Ste. 277
McKinney, TX 75072

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

KAIM Associates, Inc.
24080 Hwy 59 North, Ste. 175
Kingwood, TX 77339

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an inpatient hospital in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District for the property located at 2022 North Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 14, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82 Overlay) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Highway 75 or Travis Street right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. The parking ratio for a medical office: 1/200 square foot; hospital: 1/3 beds.
6. A parking space is considered to be 9'x20'.
7. The dumpster will need to be located inside the main building area.
8. An encroachment easement will need to be approved by the City Council if any structures, signs, etc. are located inside any easements.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

13. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.

14. Internal water and sewer lines will be privately owned and maintained.
15. Verify fire lane requirements with Fire Marshall.
16. The location of the trash receptors must be approved by the Public Works Department.
17. 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.

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

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Steve Ayers, Asst. City Manager



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

14.

Meeting Date: 01/14/2020

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

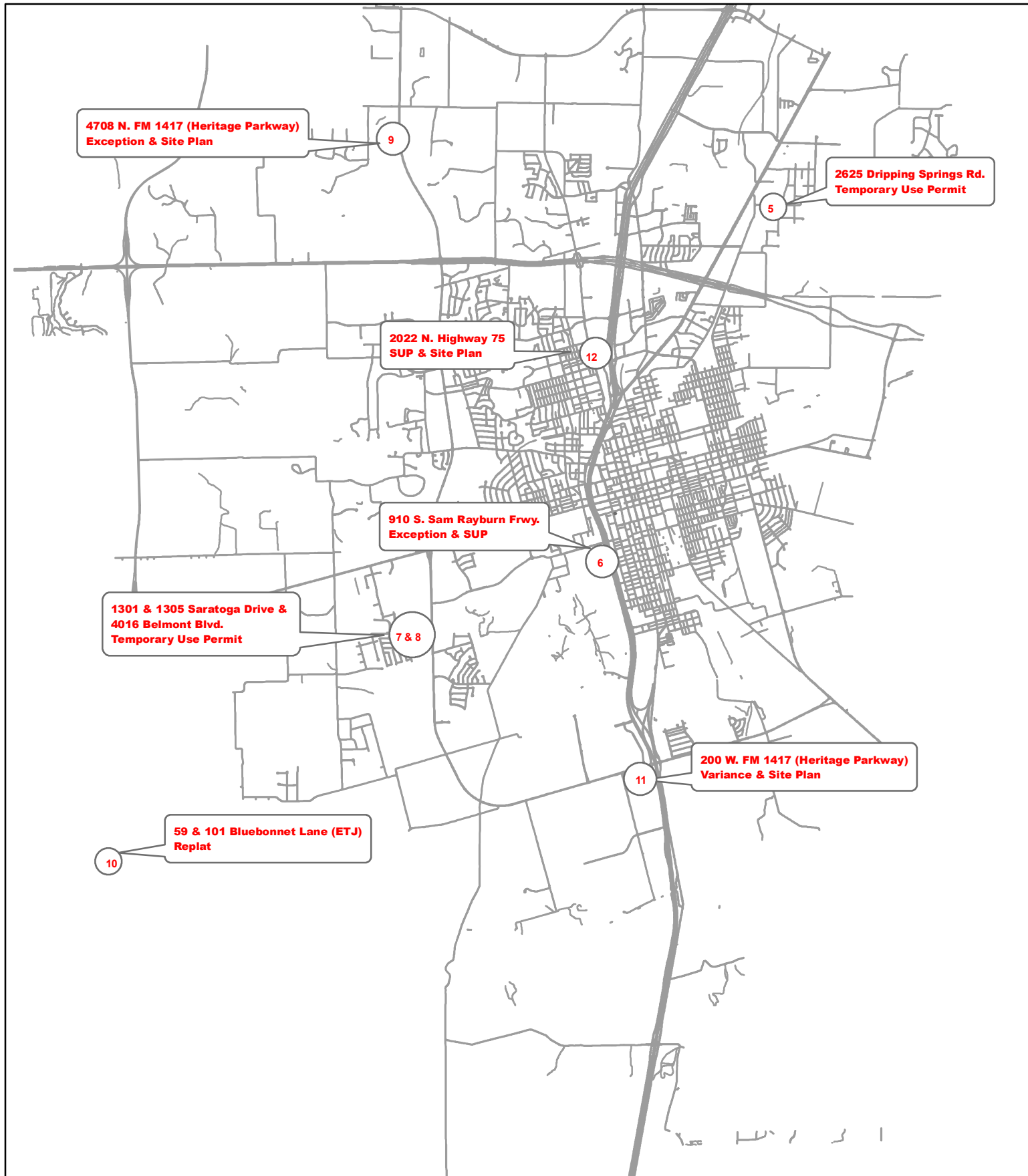
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting January 14, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet