

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 12, 2021 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 15, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 6, 10, 11, 12 & 19)**
6. * **515 NORTH COLBERT AVENUE**
The request of Jose Castillo Torres and Crisalida Serrano Gonzales (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 515 North Colbert Avenue, being 0.276 acres in the C. Carter Survey, Abstract No. 229, also being all of Lots 118 and 119, Belmont Addition, as follows;
Planning and Zoning Commission
Replat approval of Lots 118 and 119, Belmont Addition
7. **515 NORTH COLBERT AVENUE**
The request of Jose Castillo Torres and Crisalida Serrano Gonzales (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 515 North Colbert Avenue, being 0.276 acres in the C. Carter Survey, Abstract No. 229, also being all of Lots 118 and 119, Belmont Addition, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District.

8. **2213 SOUTH CROCKETT STREET**

The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, also being the proposed Lot 1, Block 1, Meadow View Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(a) to allow a living screen (24" - 36" Red Tip Photinias – east property line and Crepe Myrtles – north property line) in lieu of the required 6' screening device abutting residential in a C-1 (Retail Business) District.

9. **1300 SOUTH SAM RAYBURN FREEWAY**

The request of SSCGC Holdings, LLC (Owner) and Hope Concrete, Donnie Snider (Applicant/Representative) for the property located at 1300 South Sam Rayburn Freeway, being 78.4610 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for the TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District.

10. * **3700 NORTH U.S. HIGHWAY 75**

The request of JMCR Sherman LLC (Owner), Raising Cane's Restaurants, LLC (Developer), Benchmark Design Group, LLC (Civil Engineer) and Freeman Surveying & Mapping, LLC (Surveyor) for the property located at 3700 North U.S. Highway 75, being Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

- Replat approval Lot 5, Block 3, Sherman Town Center
- Site plan approval for Raising Cane's Restaurant

11. * **6104 TEXOMA PARKWAY**

The request of Systems Inc. (TAPS) (Owners), Josh Walker (Representative), Vilbig & Associates, Inc. (Civil Engineer/Surveyor) and Brad Nass (General Contractor) for the property located at 6104 Texoma Parkway, being 4.29 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

Site plan approval for Three Parking Canopies for Systems Inc. (TAPS)

12. * **200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Stonehollow Homes (Owners) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 block of South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Estates at Baker Park.

13. **5112 AMBERGATE LANE**
The request of Stonehollow Homes LLC (Owners) and Rich Baggs (Representative) for the property at 5112 Ambergate Lane, being Lot 7, Block H, Austin Landing, Phase 3, as follows;
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' tall privacy fence on the property line in lieu of the allowed 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District.
14. **1406 DEL MAR DRIVE**
The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 1406 Del Mar Drive, being Lot 12, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 24' rear setback in lieu of the required 25' and 6' side setbacks in lieu of the required 6.8' for a residential dwelling in an R-1 (One-Family Residential) District.
15. **4001 CROWN STREET**
The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 4001 Crown Street, being Lot 13, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 5' side setbacks in lieu of the required 6.9' and a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District.
16. **4005 CROWN STREET**
The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 4005 Crown Street, being Lot 14, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 22' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District.
17. **1301 ASCOT AVENUE**
The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 1301 Ascot Avenue, being Lot 25, Block 3, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;
Board of Adjustments
Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 24' rear setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District.

18. **3201 NORTH U.S. HIGHWAY 75, SUITE 101**

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) for the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow an open mesh fence (chain link) to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Site plan approval for a Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply.

19. * **2801 NORTH U. S. HIGHWAY 75**

The request of Teachers Retirement System of Kentucky (Owners), Lowe's (Tenant) and Kyle Hymel, Duplantis Design Group (Representative) for the property at 2801 North U.S. Highway 75, being Lots 3 & 4, Texoma Crossing, as follows:

Planning and Zoning Commission

Site plan approval for a Lumber Canopy for Lowe's

20. **910, 914, 916 & 918 NORTH THROCKMORTON STREET**

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) for the properties located at 910, 914, 916 and 918 North Throckmorton Street, being Lots 5, 6, 7 & 8, Block 5, W.P. Carter's 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-family, single-story patio homes with no more than two structures attached in a grouping in an R-1 (One Family Residential) District/College Park Overlay District.

21. **2400-2600 BLOCKS WEST TRAVIS STREET**

The request of SSCGC Holdings, LLC (Owners), Bill Magers (Representative) and Underwood Drafting and Surveying (Surveyor) for the properties in the 2400-2600 blocks of West Travis Street, being 33.996 acres in the Preston Kitchen Survey, Abstract No. 667 and Elizabeth Jones Survey, Abstract No. 625, as follows;

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 to a C-1 (Retail Business) District.

22.

821 NORTH EAST STREET

The request of Holley Jolly Homes LLC (Owners), Josh Holley (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 821 North East Street, being 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 6, Block 1, Hall and Jones Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 35.75' wide lot in lieu of the required 60' lot width and a 5,005 square foot lot area in lieu of the required 6,000 square foot for residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Replat approval of East Holley Addition, Block 1, Lot 1, beina a Replat of part of Lot 6, Block 1, Hall and Jones Addition

23.

821 NORTH EAST STREET

The request of Holley Jolly Homes LLC (Owners), Josh Holley (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 821 North East Street, being 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 6, Block 1, Hall and Jones Addition, as follows;

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' front setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4)(c) to allow 1,168 square foot living area in lieu of the required 1,200 square foot for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.

24.

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being 60.038 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 the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed Grove Addition in an R-1 (One-Family Residential) District:

Lot 10, Block B – 33.32'

Lot 11, Block B – 46.31'

Lot 57, Block B – 46.24'

Lot 58, Block B – 49.73'

Lot 59, Block B - 48.69'

Lot 60, Block B – 41.29'

Planning and Zoning Commission

Preliminary Plat approval of The Grove Addition

25. **2100 BLOCK WEST MOORE STREET**

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being Lots 2-18, Block A, Lots 1-9, Block B, Lots 1-11, Block H and Lots 10-20, Block G of the proposed The Grove 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.

26. **2100 BLOCK WEST MOORE STREET**

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, as follows:

Planning and Zoning Commission

- **Tract 1:** Being 1.649 acres in the Elizabeth Jones Survey, Abstract No. 625 and the proposed Lots 12-20, Block B of The Grove Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) in an R-1 (One-Family Residential) District.
- **Tract 2:** Being 3.183 acres in the Elizabeth Jones Survey, Abstract No. 625 and proposed Lots 1-13, Block J of The Grove Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) in an R-1 (One-Family Residential) District.

27. **OTHER BUSINESS**

Appoint Planning and Zoning Commission Member to Patio Home Ordinance Subcommittee.

28. **ADJOURNMENT**

29. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Rob Rae, 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 7, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 7th day of January, 2021
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 01/12/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

**APPROVE MINUTES OF THE REGULAR DECEMBER 15, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

December 15, 2020 Draft Minutes

STATE OF TEXAS

§

December 15, 2020

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 15, 2020.

MEMBERS PRESENT: CHAIRMAN MAHONE AND VICE-CHAIRMAN DOWNTAIN
COMMISSION MEMBERS: SIMS, DAVIS, WOOD, MANLEY
AND WHITAKER

ALTERNATE: NONE

MEMBERS ABSENT: NONE

STAFF PRESENT: ROB RAE, INCOMING DIRECTOR OF DEVELOPMENTAL
SERVICES, SCOTT SHADDEN, DIRECTOR OF
DEVELOPMENTAL SERVICES, PATSY REEVES,
DEVELOPMENTAL SERVICES COORDINATOR, WAYNE
LEE, DIRECTOR OF ENGINEERING, AND CHRISTOPHER
ARMSTRONG, ASSISTANT CITY ENGINEER,

CITY ATTORNEY: RYAN PITTMAN

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:01 p.m.

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 17, 2020 regular meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Chairman Mahone informed the audience there was a letter circulated referring to the Estates at Baker Park and if anyone is at the meeting tonight, that item would not be discussed at tonight's meeting because it is not on the agenda.

Rob Rae stated the neighborhood association sent a letter that the item would be discussed tonight and that is not the case.

ESTATES AT BAKER
PARK

ANNOUNCEMENTS

Chairman Mahone informed the board the next Planning and Zoning Commission Meeting will be January 12, 2021, moved up a week because of the Martin Luther King Holiday.

JANUARY 12, 2021
MEETING

ANNOUNCEMENTS

Chairman Mahone stated “tonight we are going to say good-bye to Mr. Scott Shadden, he has worked for the City of Sherman for forty years. He is a tremendous asset to our City, he has taught me a lot in the small time that I have spent on this board. I really appreciate you and all you have done for the City.”

Judge Bill Magers commended Scott Shadden on the job he has done for the City. “As a Mayor for the City of Sherman, he made our lives come true; he can make it happen. Two things he has done for the City that has impacted our City; the College Park Overlay District and Blalock Industrial Park revamp. Sherman Crossroads is going in, it doesn’t happen without Scott Shadden, The millions of dollars in vertical development that is taking place in East Sherman in an area from 1990 to 2000 had zero property tax increase. With that, I think it is appropriate that Scott be thanked for the financial impact he has had on the City. I appreciate all that he has done for the City of Sherman and Grayson County.”

Chairman Mahone presented Scott Shadden a plaque for his many years of Guidance, Exceptional Leadership and Unconditional Commitment as the Secretary of the Planning and Zoning Commission from August 1994 to December 15, 2020. Mr. Shadden is retiring in January 2021.

Mr. Shadden thanked all the staff, City Council, Commissioners and everyone I have worked with over the years, the citizens and everyone that has come in with great ideas to make Sherman a better place.

ANNOUNCEMENTS

Chairman Mahone informed the Board, “this will be Trish Wood’s last meeting; she has served on the board for three years and has had a lot of great ideas and input on the Planning and Zoning Commission.”

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: MAHONE, DOWNTAIN, DAVIS, WOOD AND SIMS.

CONSENT AGENDA (ITEMS 9, 17 & 22)

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

Chairman Mahone explained Item #9 “Ladd Estates #1 Addition was withdrawn from the agenda.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent Agenda Items 17 and 22 subject to the Staff Review Letters. Second by Commission Member Whitaker. All present voted AYE. All present voted AYE.

**PLAQUE
PRESENTATION TO
SCOTT SHADDEN**

**RECOGNITION OF
OUTGOING
COMMISSION
MEMBER TRISH
WOOD**

**BOARD OF
ADJUSTMENTS**

CONSENT AGENDA

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF ROBERT LADD HOLTON (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1744 LADD ROAD, BEING 6.0 ACRES IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF LADD ESTATES #1 ADDITION IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ).

FINAL PLAT – LADD ESTATES #1 ADDITION (ETJ)
1744 LADD ROAD
(ROBERT LADD HOLTON)

(WITHDRAWN)

Ladd Holton sent an email 12/14/2020, 10:45 a.m. withdrawing the request.

The property is located at 1744 Ladd Road in east off State Highway 11 in the City of Sherman Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into four lots for residential development.

THE REQUEST WAS WITHDRAWN.

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF FIRST UNITED BANK & TRUST (OWNERS), DEAN GILBERT (REPRESENTATIVE) AND ALL AMERICAN SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES AT 2007 AND 2011 TEXOMA PARKWAY, BEING 5.583 ACRES IN THE J.B. MCANAI SURVEY, ABSTRACT NO. 763, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL APPROVAL OF LOTS 1 & 2, BLOCK A, FIRST UNITED BANK ADDITION

FINAL PLAT – LOTS 1 & 2, BLOCK A, FIRST UNITED BANK ADDITION
2007 & 2011 TEXOMA PARKWAY
(FIRST UNITED BANK & TRUST)

The properties are located at 2007 and 2011 Texoma Parkway between Grand Avenue and Texoma Drive; First United Bank and an Office Building. The property is zoned a C-2 (General Commercial) District. The owner would like to plat the property into two lots to sell one of the lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF 680 INVESTMENT PROPERTIES, LLC (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 4805 NORTH FM 1417 (HERITAGE PARKWAY), BEING 4.250 ACRES IN THE ALFRED HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF GLITZY GIRLZ ADDITION

FINAL PLAT – GLITZY GIRLZ ADDITION
4805 NORTH FM 1417
(HERITAGE PARKWAY)
(680 INVESTMENT PROPERTIES, LLC)

The property is located at 4805 North FM 1417 (Heritage Parkway) between U.S. Highway 82 and Plainview Road, Glitzy Girlz is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District. The owners would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT

THE REQUEST OF LENNIE & LISA LUNDERVOLD (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1318 NORTH LUCKETT STREET, BEING LOT 2R, BLOCK 5, REPLAT MILDRED HEIGHTS ADDITION, BLOCK 5, LOTS 1R & 2R, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

SUP – PRESCHOOL
1318 N. LUCKETT ST.
(LENNIE & LIA
LUNDERVOLD)

Lennie & Lisa Lundervold, 413 Carneros Dr., Sherman, TX
Mr. and Mrs. Lundervold appeared to represent the request and answer any questions. The property is located at 1318 North Lockett Street between Dorchester and Tuck Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

Mrs. Lundervold explained she would like to open a State Licensed Preschool with a maximum of ten children at this location. "I have twenty years of experience working with children in an early childhood setting. I have never owned my own but I have worked in centers. The hours of operation will be Monday thru Friday, 8:30 a.m. to 3:30 p.m. with morning and afternoon sessions. No one will be living in the home; we live nearby." They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked how children would be dropped off; "will they dropped off at the street or in the driveway."

Mrs. Lundervold explained "there is a really long driveway; enough for three to four cars. They will not be all pulling in at the same time. Children will be dropped off quickly."

Mr. Lundervold asked if they could have a sign for the Preschool.

Rob Rae, Director of Development Services explained "they would need approval of an exception for any signage because it is in a residential area."

Commission Member Davis asked how many employees they would have.

Mrs. Lundervold responded “just me, if I am sick, the preschool will be closed. I will not be parking a car in the driveway; my husband will drop me off and pick me up.”

Commission Member Manley stated “due to the restrictions of using the driveway for drop off and pickup would you be okay if the Specific Use Permit limited the number of children to ten.”

Mrs. Lundervold responded, “that would be fine.”

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

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow a preschool in an R-1 (One-Family Residential) District/College Park Overlay District limiting the number of children to a maximum of ten and subject to the Staff Review Letter at 1318 North Lockett Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, MANLEY, WOOD, SIMS AND WHITAKER.

VOTING NAY: DAVIS AND DOWNTAIN

MOTION CARRIED

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

PLANNED DEVELOPMENT

THE REQUEST OF TPJ PROPERTIES LTD & HERITAGE RANCH LAND HOLDINGS, LTD (OWNERS), RYAN JOHNSON (REPRESENTATIVE), COVENANT DEVELOPMENT (DEVELOPER), NORRIS DESIGN (PLANNER/LANDSCAPE ARCHITECT), JHP (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) AND 600-1900 BLOCKS WEST U.S. HIGHWAY 82, BEING 439 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 AND THE URIAH BURNS SURVEY, ABSTRACT NO. 121, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PLANNED DEVELOPMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 6.11, FOR HERITAGE RANCH PLANNED DEVELOPMENT

PLANNED
DEVELOPMENT –
HERITAGE RANCH
PLANNED
DEVELOPMENT
3500-4500 BLKS.
NORTH FM 1417
(Heritage Parkway) &
600—1900 BLKS. W.
HIGHWAY 82
(TPJ PROPERTIES
LTD & HERITAGE
RANCH LAND
HOLDINGS, LTD)

Ryan Johnson, 5523 W. Houston, Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The properties are located in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and the 600-

1900 blocks West U.S. Highway 82' on the north side of U.S. Highway 82 between Travis Street and FM 1417 (Heritage Parkway). The properties are zoned an R-A (Single Family Agricultural) District, R-1 (One Family Residential) District and C-1 (Retail Business) District.

Mr. Johnson explained, "The Heritage Ranch Planned Development is a multi-use development and community encompassing approximately 439 acres. The Planned Development offers a potential future mix of commercial and residential opportunities complimented with areas set aside as parks, lakes and open space amenities. The development is located within the growing northwest quadrant of Sherman having Highway 82 as its southern boundary and being less than a mile from Highway 75 to the east. The site is bound by FM 1417 (North Heritage Parkway) on the west and connected to North Travis to the east."

"It is a balanced and integrated community from a master plan standpoint. It offers multiple residential types, commercial, retail, entertainment, park and open green space with pedestrian trail amenities. These locations and alignments relate to future roadways and possible divisions of land use types. It is the desire that these locations will correspond to a well-planed and pedestrian connected community."

"The commercial/retail development will be approximately 105 acres, the entertainment area will be 112 acres, the residential area will be 138 acres and the park and open area will be 60 acres." He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, "Item #10 on the Staff Review Letter states Proposed development lies within Airport Airspace Map for North Texas Regional Airport (NTRA). Verify development is a compatible with NTRA airspace. Have you contacted the Grayson County Airport to verify the development is compatible with NTRA airspace?"

Mr. Johnson responded, "yes, we did several years ago when we first started this development."

Commission Member Davis asked about the park/open space.

Mr. Johnson explained, "features such as pedestrian shade structures, tables, pedestrian benches and walking paths with the possibility that some or all of the park and open space around the future lakes could be co-developed with the City of Sherman Parks Department for use of citizen and flood retention similar to Pecan Grove West and East Parks."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Heritage Ranch Planned Development subject to the Staff Review Letter in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and 600-1900 blocks of West U.S. Highway 82. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, MANLEY, SIMS, DAVIS AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF JOSE MENJIVAR (OWNER) AND JAMES GREEN (REPRESENTATIVE/GENERAL CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 405 WEST MCLAIN DRIVE, BEING LOT 1, BLOCK 1, PAUL D. CRAVENS ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

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

SUP - DUPLEX
405 W. MCLAIN DR.
(JOSE MENJIVAR)

James Green, PO Box 12, Denison, TX

Mr. Green appeared to represent the request and answer any questions. The property is located at 405 West McLain Drive Street between Woods and Hickory Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Green explained, “the owner would like to construct a two-bedroom, 2 bath per side duplex on the property. Parking will be provided for two cars per side for a total of four spaces. There is a duplex located next door and a four-plex on the other side.” 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 Specific Use Permit.

ACTION TAKEN.

Motion by Commission Member Wood to approve the Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District subject to the Staff Review Letter at 405 West McLain Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, MANLEY, SIMS, DAVIS AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF RFJ AUTO PROPERTIES, LLC (OWNERS) AND ALAN KAINRAD, DIAMOND K CONTRACTORS (REPRESENTATIVE/GENERAL CONTRACTOR) CONCERNING THE PROPERTY AT 2500 TEXOMA PARKWAY, BEING 5.919 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8, SUBSECTION (4)(B) TO ALLOW AN EXISTING METAL BUILDING FOR AN AUTOMOBILE RESTORATION CENTER IN LIEU OF THE REQUIRED MASONRY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOBILE RESTORATION CENTER WITH PAINT BOOTH IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Commission Member Davis abstained from this request because of a conflict of interest. Chairman Mahone appointed Paul Manley as an alternate on the Board of Adjustments.

Alan Kainrad, 1909 Keyes Rd., Sherman, TX , Shawn Fort, 5558 FM 1571, Lone Oak, TX and Chase Fort, 2138 Mossbrook Dr., Royse City, TX

Mr. Kainrad, Shawn Fort and Chase Fort appeared to represent the request and answer any questions. The property is located at 2500 Texoma Parkway, the corner of Texoma Parkway and East U.S. Highway 82; the Texoma Hyundai Dealership. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Mr. Kainrad explained, "Texoma Hyundai would like to renovate an existing metal building that is located in the rear of the property to restore used cars for wholesale sales. Restoration of the vehicles will include automobile repair including light paint and bodywork. The cars are coming off an auction, they are in good shape but need light changes made to be sold."

"The building is a metal building; it is quite large; it is away from the highway and is not visible from Texoma Parkway or Highway 82. There are many metal buildings along that stretch of highway that are visible. The interior of the building will be renovated; the exterior will remain as is." They had seen the Staff Review Letter and would abide by the Recommendations.

**EXCEPTION –
FAÇADE**

SUP - AUTOMOBILE
RESTORATION
CENTER WITH PAINT
BOOTH
2500 TEXOMA PKWY.
(RFJ AUTO
PROPERTIES, LLC)

Shawn Fort explained, “the center is a restoration center with a paint booth; it really is a lot less than that. My brother is going to be the operator, he will purchase cars throughout the Country, they will come to this facility, they go through an inspection station, if there are any mechanical defects, they will be sent back out to auction, we won’t be turning any wrenches or replacing any parts at this facility. If they pass immediate inspection, they will go on to the limited finishing station, the paint booth, we won’t be painting cars, it will just be touch up, minor cosmetic touch up. Once they complete that, they will go to the detailing station for full detail and then to a photo booth and placed up for sale at our Texoma facility or other dealerships. We plan to employ thirty employees at this facility.”

Chairman Mahone asked, “approximately how many cars do you plan to have in that building at a time.”

Chase Fort explained, “there will be constant rotation inside the building, anywhere from 15-20 cars inside at any given point or time. Outside the building, we expect 150-200 cars. There will be a quick turn on the cars to control our expenses.”

Chairman Mahone asked if they have adequate parking for 150-200 cars.

Shawn Fort responded, “there are several existing parking canopies onsite for the cars.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Manley to approve the exception to allow an existing metal building for an automobile restoration center in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 2500 Texoma Parkway. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, WOOD AND SIMS.

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Manley to approve the Specific Use Permit to allow an automobile restoration center with paint booth in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District subject to the

Staff Review Letter at 2500 Texoma Parkway. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY, SIMS, WOOD AND WHITAKER.

VOTING NAY: NONE

ABSTAIN: DAVIS

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY IN THE 2400-2700 BLOCKS OF SOUTH FM 1417 (HERITAGE PARKWAY), AS FOLLOWS;

PLANNING AND ZONING COMMISSION

- TRACT 1 - ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT, BEING 46.339 ACES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625
- TRACT 2 - ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT, BEING 21.799 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625.

ZONE CHANGE – R-A
& M-1 TO C-1
2400-2700 BLKS.
SOUTH FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS, LLC)

Robert Tesch, 6950 TPC Pkwy., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located in the 2400-2700 blocks of South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School. A portion of the property (46.339 acres) was annexed into the City Limits of Sherman at the December 7, 2020, City Council Meeting as an R-A (Single-Family Agricultural) District. Another portion of property (21.799 acres) is zoned an M-1 (Light Manufacturing) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Tesch explained, "Tesch Development and Management Company has 40 plus years of experience identifying, planning, entitling and developing various mixed use sites in the Houston, Austin and DFW area. We are requesting to rezone the subject property, the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed-use development. The property is well suited for a variety of things, the uses being proposed are Commercial Retail, Multi-Family with two types (apartments and build to rent

single-story units) and a self-storage facility. We have done market studies showing a strong demand for a variety of residential rental including traditional apartments, as well as self-storage, commercial/retail/office uses with a close proximity to schools and work.” They had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Larry Boring, 2714 S. Rolling Hills, Sherman, TX

“I would like to speak out against the multi-family request, we have enough apartments up and down FM 1417 (Heritage Parkway) already to choke a hog. The traffic is so bad that people are coming out of the apartments and using the middle lane as a yield. Every time I drive up and down there it looks like I am going to get hit. If we could keep it to single-family homes; that would be the best thing to have there.”

Mr. Tesch appreciated the speaker’s comments. “We did do market studies, this is one of those properties that is so prime with the proximity to jobs on Highway 75 and everything that is ideal for multi-family rental. There is a continuing and growing need in Sherman for multi-family.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-A (Single-Family Agricultural) District and M-1 (Light Manufacturing) District to a C-1 (Retail Business) District subject to the Staff Review Letter in the 2400-2700 blocks of South FM 1417 (Heritage Parkway). Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, MANLEY, DAVIS, SIMS AND WHITAKER
VOTING NAY: NONE
MOTION CARRIED

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

SPECIFIC USE PERMIT

THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2602 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 3.545 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

SUP – STORAGE
FACILITY
2602 S. FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS)

**ALLOW A STORAGE FACILITY IN A C-1 (RETAIL BUSINESS)
DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.**

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2602 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we did a similar project in Princeton, we are requesting a Specific Use Permit to allow a storage facility on 3.55 acres of the development. The storage facility will include eighteen buildings, three hundred twenty units (320) with an overall 49,000 square foot. Screening will be provided abutting the residential. Based on the market study there is a need for this type of use.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis stated, “the building elevation shows lap siding. This property is located in the O-1.1 (FM Highway 1417) Overlay District, which I thought requires masonry.”

Mr. Tesch explained, “it wasn’t their intention to get into the materials at this point, but we will certainly meet whatever is required for the building materials.”

Rob Rae explained, “they will need to meet the requirements in the O-1.1 (FM Highway 1417) Overlay District, which requires masonry materials.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow a storage facility in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2602 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED.

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

SPECIFIC USE PERMIT

THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC,

SUP – SHERMAN
HEIGHTS
APARTMENTS

(PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2610 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 13.022 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

2610 S. FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS)

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SHERMAN HEIGHTS APARTMENTS (276 UNITS) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2610 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we are requesting a Specific Use Permit to allow apartments, Sherman Heights Apartments is not necessarily the name of the apartments. The complex will include 114 one-bedroom units, 126 two-bedroom units and 36 three-bedroom units for a total of 276 units. The complex will have ten buildings, (5) 28,185 square foot, (1) 25,707 square foot, (1) 56,472 square foot, (2) 36,336 square foot, (1) 46,995 square foot, a clubhouse and pool. Parking will be provided for 588 spaces.” He had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Bill Magers, #4 Timber Creek, Sherman, TX

“I am confused, we have property on FM 1417 (Heritage Parkway) and Center Street that is zoned C-1 (Retail Business) District. You have C-1 (Retail Business) District zoning, but you have R-2 (Multi-Family Residential) District in a commercial district.”

Rob Rae responded, “that is correct, you can do that with a Specific Use Permit.”

Mr. Magers stated, “what I am trying to get down to from a zoning prospective, because there is R-2 (Multi-Family Residential) District up and down FM 1417 (Heritage Parkway). If we have C-1 (Retail Business) District, we can change that with a Specific Use Permit. I am trying to understand why in an R-2 (Multi-Family Residential) District designation and a C-1 (Retail Business) District designation. If there is an opportunity here, this is first time I have heard of this, y’all have typically done C-1 (Retail Business) District and R-2 (Multi-Family Residential) District.”

Rob Rae explained, “this is not a new deal, R-2 (Multi-Family Residential) District has been allowed as a Specific Use

Permit in a C-1 (Retail Business) District. It is a similar situation for duplexes in an R-1 (One-Family Residential) District.”

Larry Boring, 2714 S. Rolling Hills, Sherman, TX

“It is going to be hard enough to get out on FM 1417 (Heritage Parkway) now with the high school, I am not opposed to the high school, but if you put another 600 units of people on that corner, you are just asking for it. I’m not sure how far off of FM 1417 (Heritage Parkway) these apartments are going to be located; are they going to be coming to the back yards of the houses on Rolling Hills.”

Commission Member Davis explained, “there is a large tract of land between the apartments and the houses on Rolling Hills that is outside the City.”

Mr. Boring explained, “I know there is going to be some construction along FM 1417 (Heritage Parkway), I don’t know if it is going to be two or four lanes or just keep the middle turning lane. You can see where we are going to have a traffic problem. We also have a dumping problem. The more apartments that you build in that area, it seems like there is more dumping. I have the Precinct 1 Commissioner on speed dial for reporting dumping. Maybe the apartments could have an area when people move out and want to throw away their couches and easy chairs they would have a place on their grounds maybe to put it instead of dumping it in our neighborhood.”

Commission Member Manley asked if the City had done a traffic study in the area.

Wayne Lee, Director of Engineering explained, “TXDOT is in the process of designing plans for FM 1417 (Heritage Parkway) from their current project from Highway 56 to O.B. Groner Road that would turn it into a four lane with median. The funding has not been setup for construction, but they will be asking for that in the near future.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow apartments in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2610 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter.
Second by Commission Member Whitaker

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED.

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

SPECIFIC USE PERMIT

THE REQUEST OF ARC STX HOLDINGS, LLC (OWNERS), TESCH DEVELOPMENT & MANAGEMENT CO., LLC, (PROSPECTIVE BUYER), ROBERT TESCH (REPRESENTATIVE), PAPE-DAWSON ENGINEERS (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 2610 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 13.022 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW SHERMAN HEIGHTS APARTMENTS (276 UNITS) IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

SUP – MULTI-FAMILY
DEVELOPMENT
2500 S. FM 1417
(HERITAGE
PARKWAY)
(ARC STX
HOLDINGS)

Robert Tesch, 6950 TPC Dr., Ste. 110, McKinney, TX

Mr. Tesch appeared to represent the request and answer any questions. The property is located at 2610 South FM 1417 (Heritage Parkway), the northwest corner of FM 1417 (Heritage Parkway) and O.B. Groner Road; across the highway from the new Sherman High School.

Mr. Tesch explained, “we are requesting a Specific Use Permit to allow a Multi-Family Development, single-story buildings for a total of 329 units; 104 - one bedroom units, 158 - two bedroom units and 67 - three bedroom units. The market study called for a variety for rent residential developments and we have reached out to WRW Capital.” He had seen the Staff Review Letter and would abide by the Recommendations.

Will Hancock, WRW Capital, 13300 Rivertail Rd., Frisco TX

Mr. Hancock explained, “the project is a Build to Rent and is very similar to single-family homes where every rooftop is separate from itself with the exception of the one-bedroom units. Every unit has a back yard, separate entrance on the front, the rear yard is fenced. The whole goal of this project is to bring affordability you get with traditional apartments without the same stigma attached to it. The recent pandemic brings all this to mind, people are looking for space to be separate from one another; this gives them that ability while still being affordable.”

Chairman Mahone asked about the one-bedroom units, are they like duplexes.

Mr. Hancock responded, “correct. The project will operate similar to a multi-family, it has all the amenities, green space, parks, pool, playgrounds; all those are typical amenities you see in this type of product, the difference is it is all aggregated into one. People can come and do a

traditional lease; it gives you the affordability to not be a single family. These will all be constructed Certificate of Occupancy batches of twenty units at a time and go through that series of construction.”

Commission Member Manley asked if there would be one owner.

Mr. Hancock responded, “correct, one owner and one tax parcel. They could not be fabricated into individual units and sold off. It is more or less a horizontal apartment complex. Rather than stacking everyone on top of each other, we spread it out over 40 acres. We have the number of units spelled out on the site plan, sixty percent are two-bedrooms and the rest are split between one and three-bedrooms. The homes are slab construction with the same building standards as multi-family. We have different elevations so it doesn’t look like a barracks or like an apartment; every unit will have slight variations so they do not repeat each one. Water is master metered, trash receptacles, everything like a traditional multi-family development; but you don’t have the same issues. Our target area is the teachers across the street, the single parents that want that availability to have a dog and backyard and don’t want to have people above them.”

Commission Member Davis stated, “forty or fifty years down the road, there is this community, how long have these been going, this is fairly new to me.”

Mr. Hancock responded, “these started in the 1980’s in a suburb of Phoenix, AZ and they are still standing, the people that built the original ones are still the owners of them today. They are built for longevity. Our goal is, we’re not a merchant developer where we build them and sell them, our goal is to amass a portfolio of this type of product because long term it is easier than owning a single-family rental over here and over there, you have a scalability of keeping that continuity. You also have standards where you don’t have to worry about this one-person motive versus the other; this is all maintained by one commercial contract. These stay clean and crispy. All streets are private, one property, and one value. That is a big goal of ours, to save taxes; you don’t have to go to each individual parcel.”

Commission Member Davis asked Rob Rae, when these impact fees start going, what would happen to this place.

Rob Rae explained, “it would be treated the same as a multi-family property, so it would be charged per unit, multi-family has a little bit lower rate than single family; they would probably get a little bit of a discount on the impact fee.”

Commission Member Davis stated, "I hate this word but convince me Sherman is not getting a mobile home park on concrete."

Mr. Hancock explained, "these are built to the same or higher building standards than what you see in a traditional single family house."

Commission Member Davis explained, "I see 900 square foot homes, the biggest one you have is 1,140 square foot. Y'all go belly up and you say, see you later Sherman, we are stuck with little bitty places."

Mr. Hancock explained, "the reason for being smaller is to have single people, teachers, police who may not have the ability to afford living in a 2,200 square foot home and don't want to maintain that. These have hard surface counter tops, things like granite fixtures, large ceilings. The problem with mobile home communities is the people actually own the structure, so they choose not to maintain it and there is not a lot you can do, but these are all owned by us, it is maintained by us, very similar to multi-family. In the event something were to occur, people are still going to live there just like a normal apartment complex. You have the ability to have a one-bedroom for less than \$1,000 a month with your own back yard."

Commission Member Davis stated, "or you have a place like the old mall that just looks bad. It is in a part of town with a lot of growth and out of town will see as an influence on Sherman across from the high school and the stadiums and everything going on out there."

Mr. Hancock stated, "we definitely took that into our design as well. It is the last thing we want to have is something like that project. You should have some sample elevations with different style homes."

Chairman Mahone explained, "the Staff Review Letter states all finishes shall be masonry veneer unless an exception is approved. These elevations look like they have siding."

Mr. Hancock responded, "it is a hardy siding made out of concrete. The elevations I submitted are from a competitor, we don't have any built in Texas, ours are in Arizona and they are all stucco. A competitor of ours have built these homes in the DFW area as well as Colorado. There are some in Grand Prairie, McKinney and some are under construction in Arlington, Celina and Ft. Worth."

Commission Member Manley asked about screening.

Mr. Hancock explained, "when we first talked about this a perimeter wall with masonry columns and something that connects it with either wood or wrought iron."

Rob Rae explained, “if they didn’t do what the Staff Review Letter states then they would have to come back for an exception.”

Commission Member Wood asked if the private streets would be appropriate for emergency vehicles.

Mr. Hancock responded, “yes, they will still meet the fire code and we have talked to the Fire Marshal.”

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for a Specific Use Permit to allow a Multi-Family Development in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District at 2500 South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED.

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

EXCEPTION & FINAL PLAT

THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1103 NORTH BROUGHTON STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 ALSO BEING THE WEST 104 FOOT OF LOTS 21-24, BLOCK 7 OF W.P. CARTER’S ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50’ LOTS IN LIEU OF THE REQUIRED 60’ LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN THE PROPOSED MORA’S ADDITION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MORA’S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOTS 21 THRU 24, BLOCK 7 OF THE W.P. CARTER’S ADDITION.

EXCEPTION – LOT WIDTH

FINAL PLAT – MORA’S ADDITION, A REPLAT OF THE WEST 104 FT. OF LOT 21-24, BLOCK 7, W.P. CARTER’S ADDITION 1103 N. BROUGHTON ST. (M&G HOMEBUILDERS, LLC)

(TABLED)

Martin, Covarrubias sent an email 12/11/2020, 4:38 p.m. requesting to table the request.

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

ACTION TAKEN.

Motion by Commission Member Sims to table the request at 1103 North Broughton Street. Second by Commission Member Davis.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION & FINAL PLAT

THE REQUEST OF M&G HOMEBUILDERS, LLC (OWNERS), MARTIN COVARRUBIAS (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 1014 EAST EPSTEIN STREET, BEING 0.367 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW TWO 50' LOTS IN LIEU OF THE REQUIRED 60' LOT WIDTHS FOR RESIDENTIAL DEVELOPMENT IN THE PROPOSED M&G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF M&G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2

EXCEPTION – LOT WIDTH

FINAL PLAT – M&G HOME BUILDERS EPSTEIN ADDITION, LOTS 1 & 2
1014 E. EPSTEIN ST.
(M&G HOMEBUILDERS, LLC)

Martin, Covarrubias, 1218 N. Brents, Sherman, TX

Mr. Covarrubias appeared to represent the request and answer any questions. The property is located at 1014 East Epstein Street between Hazelwood and Vaden Streets. The property is zoned an R-1 (One Family Residential) District.

Mr. Covarrubias explained, "I would like to plat the property into two 50' lots for residential development. The intention is to build two single-family residences. There are lots across the street that are 50' wide. It looks like that is the average size lots for that part of the City. The lot had a house on the lot, but it has been demolished."

"I have a question about the Staff Review Letter regarding #4 "Dedicate a 10' Private Sanitary Sewer Easement on South end of Lot 1 to serve Lot 2 with sanitary sewer." Based on the map, It looks like there is sewer for that Lot on the east part of Lot 1 that actually ends at Lot 1." Mr. Covarrubias provided a copy of the map. "We have the sewer line at the front and back of Lot 1 so we would have a sewer line to tap into for Lots 1 and 2." He had seen the Staff Review Letter and would abide by the Recommendations.

Wayne Lee stated, "we would have to verify that."

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 Davis to approve the request for an exception to allow two 50' lots in lieu of the required 60' lot widths for residential development at 1014 East Epstein Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of M&G Home Builders Epstein Street Addition, Lots 1 & 2 at 1014 East Epstein Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & VARIANCE

THE REQUEST OF FIRST UNITED BANK & TRUST (OWNERS) AND J. SCOTT CRAIN, TEXOMA MFG, LLC (REPRESENTATIVE) CONCERNING THE PROPERTY AT 401 EAST TAYLOR STREET, BEING LOT 1, BLOCK 1, FIRST UNITED BANK SHERMAN ADDITION, A REPLAT OF PART OF BLOCK 1, INDEPENDENCE SQUARE, SECTION 1, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION AND VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (5)(D), SECTION 6.8, SUBSECTION (5) AND SECTION 7, SUBSECTION (14)(I)(1) & (3) TO ALLOW A 391 SQUARE FOOT LED DIGITAL SIGN FREESTANDING SIGN WITH A 10' FRONT SETBACK FROM TAYLOR STREET IN LIEU OF THE ALLOWED 300 SQUARE FOOT, 25' FROM THE TAYLOR STREET PROPERTY LINE AND A 68 SQUARE FOOT MONUMENT SIGN WITH A 6' SETBACK FROM THE TAYLOR STREET PROPERTY LINE AND 14' FROM THE INDEPENDENCE STREET PROPERTY LINE IN LIEU OF THE ALLOWED ONE FREESTANDING SIGN PER DEVELOPMENT LOT, 25' SETBACK IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Commission Member Sims abstained from this request because of a conflict of interest. Chairman Mahone

EXCEPTION &
VARIANCE – SIGNS
401 E. TAYLOR ST.
(FIRST UNITED
BANK & TRUST)

(MONUMENT SIGN
APPROVED
DIGITAL SIGN
DENIED)

appointed Paul Manley as an alternate on the Board of Adjustments.

Scott Crain, Texoma MFG, 3324 N. 1st Ave., Durant, OK

Mr. Crain appeared to represent the request and answer any questions. The property is located at 401 East Taylor Street, the northeast corner of Taylor Street and U.S. Highway 75; First United Bank is under construction at this location. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Crain explained, "First United Bank is requesting exceptions and variances to add a 9'x19' digital sign to an existing 10' x 22' freestanding pole sign for a total square footage of 391 square foot, located 10' from the Taylor Street property line. They are also requesting a 68 square foot monument sign at the corner of Taylor and Independence Drive, 6' from the Taylor Street property line and 14' from the Independence Drive property line."

Commission Member Davis stated, "you are wanting to add to the existing pole sign. What information is going to be coming across the digital sign?"

Mr. Crain responded, "that is correct. Bank information and maybe community messages, such as events and school closings."

Commission Member Davis stated, "that is in a busy section for community messages to be seen."

Commission Member Manley asked, "if the feeling is the existing sign is difficult to see."

Mr. Crain explained, "the existing sign is for First United Bank and we are changing those faces out with a new logo and colors. This request is to more add the digital portion to the sign."

Commission Member Manley wanted to be clear, "you are asking for two variances to add digital to an existing sign, so it will be larger than allowed and add a second sign."

Rob Rae explained, "because their sign and setback is not conforming and they make any changes to the sign; that is what they need to get a variance for because their setback is not conforming to the current ordinance."

Chairman Mahone stated, "if they did not want to add that LED screen they would be fine with the sign as it is."

Rob Rae stated, "they would be able to reface using the existing cabinet. They can't add the digital sign without a variance on the setback."

Commission Member Davis asked, “how many square foot is the existing sign.”

Mr. Crain responded, “220 square foot, the new portion would be 171 square foot; 391 square foot total. I think the sign is 45’ tall. If you go down the highway, you see signs that are bigger than that; they look smaller because they are higher.”

Commission Member Davis stated, “the sign is 15’ closer than the other signs. You are 10’ instead of 25’.”

Mr. Crain stated, “the sign is not getting closer; the sign is not changing the setback. The digital sign underneath the existing sign is going to be smaller.”

Chairman Mahone stated, “in the past we have had concerns with LED signs especially on main thoroughfares. I can’t remember anything we have granted on main thoroughfares since I have been on the board. I can only think of one that we have granted that was much smaller than this one.”

Mr. Crain explained, “the closest thing to it is McAlister’s, there is a 10’x30’ digital and this is 2/3 smaller than that on Highway 75, way down the highway.”

Commission Member Wood explained, “that is a billboard.”

Mr. Crain stated, “it got changed to a LED digital; it was a static board.”

Vice-Chairman Downtain stated, “the Chevrolet Dealership at the corner; they came back with revisions for their sign.”

Chairman Mahone stated, “we denied it. I don’t remember what size it was.”

Commission Member Wood stated, “it was a full billboard.”

Mr. Crain explained, “this won’t be used for any outside advertising, just bank related and community information.”

Commission Member Manley recalled another bank farther north that applied for an exception to the sign variance due to it being in a valley and surrounded by trees; “it was approved for that reason.”

Mr. Crain explained, “this one is surrounded by trees also. You really won’t see it that much because the sign is going to be running north and south, so when you are going down the highway it will be parallel to the highway. I don’t think they are wanting to reach highway traffic.”

Vice-Chairman Downtain stated, “the sign is 26’ from the ground to the sign for the traffic coming to the intersection that is a good thing.”

Commission Member Davis stated, “at the end of the day it is still Taylor Street, not Taylor Highway. Will you be doing a sign on Highway 75?”

Mr. Crain responded, “no, I’m not.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone explained, “391 square feet; that is an additional 91 square feet that is not already there, part of which will be digital, otherwise the sign is the same as what they have, just being rebuilt in the same spot.”

Commission Member Wood asked if it would be feasible to reduce the size of the sign to the allowed 300 square foot total.

Chairman Mahone explained, “the existing is 220 square feet; that would only give you 80 square feet for the digital.”

Rob Rae explained, “it that happened, the variance would not be on the size of the face because they would be fulfilling that requirement, but they would still need the variance on the setback.”

Chairman Mahone explained they would still need approval for the additional sign.

Mr. Crain explained, “we are doing a 6x12 locally now and aesthetically that would be a big huge lighted sign and a smaller sign and I don’t think people would be able to read much on it.”

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the freestanding monument sign and the 10’ setback only on the big sign and deny the digital billboard at 401 East Taylor Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS AND WOOD.

VOTING NAY: MANLEY

ABSTAIN: SIMS

MOTION CARRIED

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

Mr. Crain wanted clarity on the request. "You brought up a sign that did not exceed 300 square foot would be approved."

Chairman Mahone explained, "it did not include the LED digital sign in his motion. His motion is basically the sign that used to be there without the digital sign."

Mr. Crain asked, "if they added a digital to the existing sign and did not exceed 300 total square foot, we could get a permit without a variance."

Rob Rae explained, "it does not sound like Commissioner Davis motion approved that."

Chairman Mahone explained, "his motion was everything you wanted except the digital sign."

Rob Rae wanted clarification. "If the applicant comes into our office and applies since he has been given a variance on the 10' setback, technically they are permitted to have 300 square foot of sign facing, now that they have the setback variance, they would be able to have that 300 square foot; they would be able to build a bigger sign."

Chairman Mahone stated, "that was his understanding but it could not be bigger or digital".

Rob Rae asked if that was something, they would be able to enforce as an office.

Mr. Pittman, City Attorney explained, "they would have to come back for an exception to allow an LED sign because that is an addition to what is there today because that would be a modification."

Rob Rae explained, "their setback is based on their existing nonconforming sign, if they change that sign in any way they would have to come back through the same process to get an exception for that or a variance. They would not be able to come in and get a permit for more sign face without moving it 25' back."

EXCEPTION & SPECIFIC USE PERMIT

THE REQUEST OF LAMBERTH CROSSING JOINT VENTURE (OWNERS) AND D2L DESIGNS, LLC (DESIGNER) CONCERNING THE PROPERTY AT 2708 WEST LAMBERTH ROAD, BEING LOT 17, THE GARDENS AT O'HANLON RANCH, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO NOT REQUIRE A 6-FOOT MASONRY PERIMETER WALL FOR O'HANLON RANCH LUXURY TOWNHOMES IN A C-O (OFFICE).

PLANNING AND ZONING COMMISSION

**EXCEPTION –
SCREENING**

**SUP - TOWNHOMES
2708 W. LAMBERTH
RD.
(LAMBERTH
CROSSING JOINT
VENTURE)**

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW O'HANLON RANCH LUXURY TOWNHOMES IN A C-O (OFFICE) DISTRICT.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2708 West Lamberth Road, the southeast corner of Lamberth Road and Shady Oaks Lane. The property is zoned a C-O (Office) District.

Mr. Gilbert explained, "I would like to construct O'Hanlon Ranch Luxury Townhomes. The proposed project consists of two buildings, four units per building for a total of eight units, two-bedrooms per unit for a total of sixteen bedrooms. We plan to build them to the same quality as the surrounding neighborhood. The exterior of the buildings will be brick with stone accents, composition shingles and metal accents. Sixteen parking spaces will be provided. It will be targeted to young professionals and senior citizens who want low maintenance. The townhomes will be offered for sale individually in units, it would have a common wall with their neighbor. There will be a townhouse association that would be responsible for everything outside. The owners of the property would pay their dues and the managing company would take care of maintenance. There has been one successful project for townhomes in Denison. Mr. Green built it in the early 1990's; this would be a similar concept. There are condominium's at the lake that are called Sunset Condominiums and it would be a similar concept but a smaller scale. It is our intent to build something extremely nice and attract people that want to live in an upscale area with very nice accommodations but without any outside maintenance."

Chairman Mahone asked, "what makes this different from a fourplex."

Mr. Gilbert explained, "the townhomes will not be for rent, they will be for sale and because the association is put in place. Someone is individually buying a unit. They would have to do townhome transfer documents, association and they would be responsible for all things interior for the maintenance."

Vice-Chairman Downtain asked, "if the townhome covenants have a required ratio that can be rental versus owner occupied."

Mr. Gilbert explained, "their intention is to sell all of them. We do not have an association yet, it is too early. I talked with ten or twelve of the neighbors in the community of O'Hanlon and backing up to Shady Oaks and they have expressed that they do not want those to be rental property and I concur. They will more than likely be too expensive to

appeal to an investor to buy and lease it out. I think we can put some language in there to restrict from rental property but I am a little bit of a guinea pig with this project. There is not a successful project in Sherman that is a townhouse; there is not even a townhome ordinance in place. So if these don't sell and nobody wants one before we let them go to the bank we will put a tenant in there."

"We are also requesting an exception to not be required to provide a 6' masonry perimeter wall surrounding the development. There is currently not an ordinance that applies to townhomes; the ordinance has been put in place for R-2 (Multi-Family Residential) District. I don't think it would be aesthetically appealing to have a masonry wall around it. We want it to look like a very nice home." He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley asked if any of the homes around there have wood fences.

Mr. Gilbert explained, "there is an existing wood privacy fence along the whole back of the property. It doesn't really layout well to fence the majority of the property. I have had a conversation with some of the neighbors that we back up to and one positive feedback that I got was they would like me to plant some trees between the fence and the fire lane as a buffer. These are two story, we did that because of the size of space we had to work with; it also provides a real nice elevation. We are going to limit the number of windows on the back of the buildings, also plant some live screening along the wood privacy fence."

Chairman Mahone asked how tall were the buildings.

Mr. Gilbert responded, "30'."

Vice-Chairman Downtain asked if the buildings would have a sprinkler system.

Mr. Gilbert responded, "yes they will."

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

A letter was received from:

Min Zhang, 2524 Naperton Dr., Plano, TX

"Exception shall not be granted. Deny request for multi-family unit."

An email was received from:

Todd Young, 3113 Bandera Dr., Sherman, TX

"Joe Gilbert called me and asked if I would send you an email of support for his townhome project over by O'Hanlon Ranch. I am a homeowner in O'Hanlon and I am in full

support of his project. He has sent me plans and specs of the proposed project and I don't foresee any issues with it in regards to zoning or master plan. Based on site plan and elevations it looks like he has taken into account the traffic flow and any issues with that as well as matching the finished look to surrounding properties. Just wanted to pass that along as support. Hope it helps. Thanks."

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to not require a 6-foot masonry perimeter wall for O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District at 2708 West Lamberth Road. Second by Commission Member Davis.

VOTING AYE: MAHONE, WOOD, DOWNTAIN, DAVIS AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the Specific Use Permit to allow O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District subject to the Staff Review Letter at 2708 West Lamberth Road. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

BREAK

Chairman Mahone called for a short break at 7:04 p.m. We will be back at 7:10 p.m.

RESUME

Chairman Mahone called the meeting back to order at 7:13 p.m.

ZONE CHANGE, SITE PLAN & EXCEPTION

THE REQUEST OF SSCGC HOLDINGS, LLC (OWNER), GROVE ADDITION DEVELOPMENT JV (APPLICANT), DFD ARCHITECTS, INC. (ARCHITECT) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2151 WEST MOORE STREET, BEING 13.466 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

BREAK

RESUME PUBLIC HEARING

ZONE CHANGE – R-1 TO R-2

SITE PLAN – THE GROVE APARTMENT COMMUNITY

EXCEPTION – SCREENING 2151 W. MOORE ST.

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

(SSCGC HOLDINGS, LLC)

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (7) TO ALLOW AN 8' WROUGHT IRON FENCE AND 8' PRIVACY FENCE WITH MASONRY COLUMNS EVERY 30' IN LIEU OF THE REQUIRED 6' MASONRY PERIMETER WALL IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Joe Gilbert, 801 E. Taylor, Sherman, TX

Mr. Gilbert appeared to represent the request and answer any questions. The property is located at 2151 West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District.

Mr. Gilbert explained, "we are requesting a zone change to an R-2 (Multi-Family Residential) District to construct The Grove Apartment Community. The project consists of 192 units, twelve apartment buildings, six garages, twelve carports, a clubhouse and pool. There will be fifty percent two-bedrooms and fifty percent one-bedrooms. We have more than enough parking, 441 parking spaces will be provided. The exterior of the buildings will be stone veneer with lap siding."

"We have spoken to the Flores Family to the north of the project and they do not have any problem with the zone change request. A power line easement is located to the north of the property as well as a solar panel farm, and an electrical substation across the street. We will be coming back in the future for a Preliminary Plat for future development."

"The property is off FM 1417 (Heritage Parkway) and likely to be a residential area in the future on Moore Street; it is unlikely that it will be commercially zoned. We think the best use for the site is lower density apartment complex. We are half of the density allowed with our proposed site plan and it is only a two-story project. There is a lot of green space."

"We are also requesting an exception to allow an 8' wrought iron fence and 8' privacy fence with masonry columns every 30' in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District." He had seen the Staff Review Letter and would abide by the Recommendations.

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

An email was received from:

William Beeghly, TX CREI Corp., PO Box 489, Sherman, TX

"I wanted to express my enthusiasm for development project on West Moore Street near West Park Avenue. I understand Joe Gilbert Construction is wanting to develop Townhome units, multifamily and single family residential units in that area. Additional housing is much needed in that area, and townhome units may offer lower cost housing for families moving into the area."

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District and site plan approval for The Grove Apartment Community subject to the Staff Review Letter at 2151 West Moore Street. Second by Commission Member Wood.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow an 8' wrought iron fence and 8' privacy fence with masonry columns every 30' in lieu of the required 6' masonry perimeter wall in an R-2 (Multi-Family Residential) District at 2151 West Moore Street. Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, SIMS, AND WOOD.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION

THE REQUEST OF WORMINGTON ESTATES, LLC (OWNER) AND JEREMY FRIESEN (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 402 SOUTH CROCKETT STREET, BEING THE EAST PART OF LOT 1, BLOCK 1, DICKERMAN'S 1ST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(A) TO ALLOW A NATURAL LANDSCAPE SCREEN IN LIEU OF THE REQUIRED 6' SCREENING DEVICE ABUTTING RESIDENTIAL IN A C-O (OFFICE) DISTRICT.

EXCEPTION –
SCREENING
402 S. CROCKETT
ST.
(WORMINGTON
ESTATES, LLC)

Jeremy Friesen, 212 E. Virginia, McKinney, TX

Mr. Friesen appeared to represent the request and answer any questions. The property is located at 402 South Crockett Street; the southwest corner of Cherry and Crockett Streets. The property is zoned a C-O (Office) District and located in the Heritage Row Historical District. The property was rezoned to a C-O (Office) District, July 8, 2002 and was used as a law office for the past several years. A Specific Use Permit to allow a Wedding and Party Event Venue with living quarters was approved January 7, 2019. An exception was approved December 18, 2018 to allow off premise parking with the condition of having a lease agreement in place.

Mr. Friesen explained, “we are requesting an exception to allow landscaping in lieu of the required 6' screening device adjacent to residentially zoned property. The residential lot next to us is a vacant lot owned by the Episcopal Church across the street, it has been vacant for a long time, they are very much in favor of the current landscaping plan and would prefer to not have a large six-foot screen. On the other side of the vacant lot is a law office, it also adjoins that vacant lot and does not have a six foot screen. The reason we are seeking to not have the six foot screen is our business is wedding event center and there will be weddings in the first floor of the center, there is a wraparound porch and to maintain openness for the landscaping to be highlighted rather than a large screening. We are seeking the landscaping that is there and not require a six-foot fence or hedges that are fast growing, but we would prefer not to have a six-foot screen.” He had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked Rob Rae if they had the option to tell them they do not have to have a screen at all since the request is for a landscape screen.

Rob Rae explained, “they could grant less strenuous, not more, but the City Attorney can answer that.”

Mr. Pittman explained, “the only request before you tonight is the living landscape screen in lieu of the required six-foot screen.”

Mr. Friesen wanted the board to vote on the six-foot living screen and come back later if necessary.

Commission Member Davis asked, “which side of the property will the living screen be located.

Mr. Friesen explained, “the screen will adjoin the vacant lot to the south.”

Chairman Mahone asked if the natural screen that is there six feet.

Mr. Friesen responded, "it is not six feet yet. They are fast growing Hollies; they grow up to thirty feet tall. I will not let them grow that tall, but that plant has the ability to do that. We planted them closer than what is recommended so they can fill in faster. They should grow up to six feet within two seasons. We would like to see the openness of the property if allowed. We have been working on the property for a while and this is the last item before we receive our Certificate of Occupancy Permit."

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

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to allow a natural landscape screen in lieu of the required 6' screening device abutting residentially zoned property in a C-O (Office) District at 402 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Wood.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, SIMS AND DAVIS

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), TIM PIKE (REPRESENTATIVE), MDJ ENGINEERING, LLC (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 15.983 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW THE FOLLOWING LOTS WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR A RESIDENTIAL DWELLING FOR THE PROPOSED WASHINGTON MEADOWS, PHASE 1 IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:

LOT 3, BLOCK A – 53.20'

LOT 4, BLOCK A – 54.44'

LOT 6, BLOCK B – 59.76'

LOT 3, BLOCK E – 56.03'

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE I

EXCEPTION – LOT WIDTHS

**FINAL PLAT –
WASHINGTON
MEADOWS, PHASE I
900 BLK. N. FM 1417
(HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES, LLC)**

Tim Pike, 518 Bledsoe Rd., Gunter, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 900 block of North

FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting.

Mr. Pike explained, “we would like to plat the property into (57) fifty-seven lots for residential development. We are also requesting an exception for less than 60' lot widths on four of the lots. In the original plat, we did not count for wider turn radius, the Engineering Department commented in the Staff Review Letter, so we made the adjustments, but there are four lots that are not quite wide enough to meet the 60' wide lots.” He had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for an exception to allow Lot 3, Blocks A – 53.20', Lot 4, Block A – 54.44', Lots 6, Block B – 59.76' and Lot 3, Block E – 56.03' width in lieu of the required 60' for a residential dwelling for the proposed Washington Meadows, Phase I in an R-1 (One-Family Residential) District in the 900 block of North FM 1417 (Heritage Parkway). Second by Vice-Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the Final Plat of Washington Meadows, Phase I subject to the Staff Review Letter in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNERS), TIM PIKE (REPRESENTATIVE), MDJ ENGINEERING, LLC (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY

EXCEPTION – LOT WIDTH

IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE PARKWAY), BEING 21.132 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS;

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2, SUBSECTION (1) TO ALLOW LOT 10, BLOCK D OF THE PROPOSED WASHINGTON MEADOWS, PHASE II, A 55.12' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH FOR A RESIDENTIAL DWELLING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT. **PLANNING AND ZONING COMMISSION**

FINAL PLAT APPROVAL OF WASHINGTON MEADOWS, PHASE II

FINAL PLAT –
WASHINGTON
MEADOWS, PHASE I
900 BLK. N. FM 1417
(HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES, LLC)

Tim Pike, 518 Bledsoe Rd., Gunter, Sherman, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located in the 900 block of North FM 1417 (Heritage Parkway); the southeast corner of FM 1417 (Heritage Parkway) and Washington Street. The property was zoned an R-1 (One Family Residential) District at the September 8, 2020 City Council Meeting.

Mr. Pike explained, “we would like to plat the property into (77) seventy-seven lots for residential development. We are also requesting an exception to allow one lot to 55.12' wide in lieu of the required 60'.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Manley thought they could make a minor adjustment on the lot line to the east to get it to sixty feet wide. The lot to the east seems to be eighty feet wide.

Navin Kumar, Civil Engineer, 2770 Main St., Frisco, TX

“If we do that, the lot adjoining the other side will not be sixty feet, either way we would have to ask for a variance.”

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

Board of Adjustments

ACTION TAKEN.

Motion by Vice-Chairman Downtain to approve the request for an exception to allow Lot 10, Block D of the proposed Washington Meadows, Phase II, a 55.12' lot width in lieu of the required 60' for a residential dwelling in an R-1 (One-Family Residential) District in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND SIMS.

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Vice-Chairman Downtain to approve the Final Plat of Washington Meadows, Phase II subject to the Staff Review Letter in the 900 block of North FM 1417 (Heritage Parkway). Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, DAVIS, WOOD, SIMS, MANLEY AND WHITAKER.

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:37 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

5.

Meeting Date: 01/12/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 6, 10, 11, 12 & 19)

List of Agenda Items:

6. * 515 NORTH COLBERT AVENUE

The request of Jose Castillo Torres and Crisalida Serrano Gonzales (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 515 North Colbert Avenue, being 0.276 acres in the C. Carter Survey, Abstract No. 229, also being all of Lots 118 and 119, Belmont Addition, as follows;

Planning and Zoning Commission

Replat approval of Lots 118 and 119, Belmont Addition

10. * 3700 NORTH U.S. HIGHWAY 75

The request of JMCR Sherman LLC (Owner), Raising Cane's Restaurants, LLC (Developer), Benchmark Design Group, LLC (Civil Engineer) and Freeman Surveying & Mapping, LLC (Surveyor) for the property located at 3700 North U.S. Highway 75, being Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

- Replat approval Lot 5, Block 3, Sherman Town Center
- Site plan approval for Raising Cane's Restaurant

11. * 6104 TEXOMA PARKWAY

The request of Systems Inc. (TAPS) (Owners), Josh Walker (Representative), Vilbig & Associates, Inc. (Civil Engineer/Surveyor) and Brad Nass (General Contractor) for the property located at 6104 Texoma Parkway, being 4.29 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

Site plan approval for three Parking Canopies for Systems Inc. (TAPS)

12. * 200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Stonehollow Homes (Owners) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 block of South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Estates at Baker Park.

19. * 2801 NORTH U. S. HIGHWAY 75

The request of Teachers Retirement System of Kentucky (Owners), Lowe's (Tenant) and Kyle Hymel, Duplantis Design Group (Representative) for the property at 2801 North U.S. Highway 75, being Lots 3 & 4, Texoma Crossing, as follows:

Planning and Zoning Commission

Site plan approval for a Lumber Canopy for Lowe's



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

6.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 515 NORTH COLBERT AVENUE**

The request of Jose Castillo Torres and Crisalida Serrano Gonzales (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 515 North Colbert Avenue, being 0.276 acres in the C. Carter Survey, Abstract No. 229, also being all of Lots 118 and 119, Belmont Addition, as follows;

Planning and Zoning Commission

Replat approval of Lots 118 and 119, Belmont Addition

Background:

The property is located at 515 North Colbert Avenue between Pacific Street and Mulberry Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to Replat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose Castillo Torres and Crisalida Serrano Gonzales (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

83

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Belmont Addition Replat

Staff Review Letter



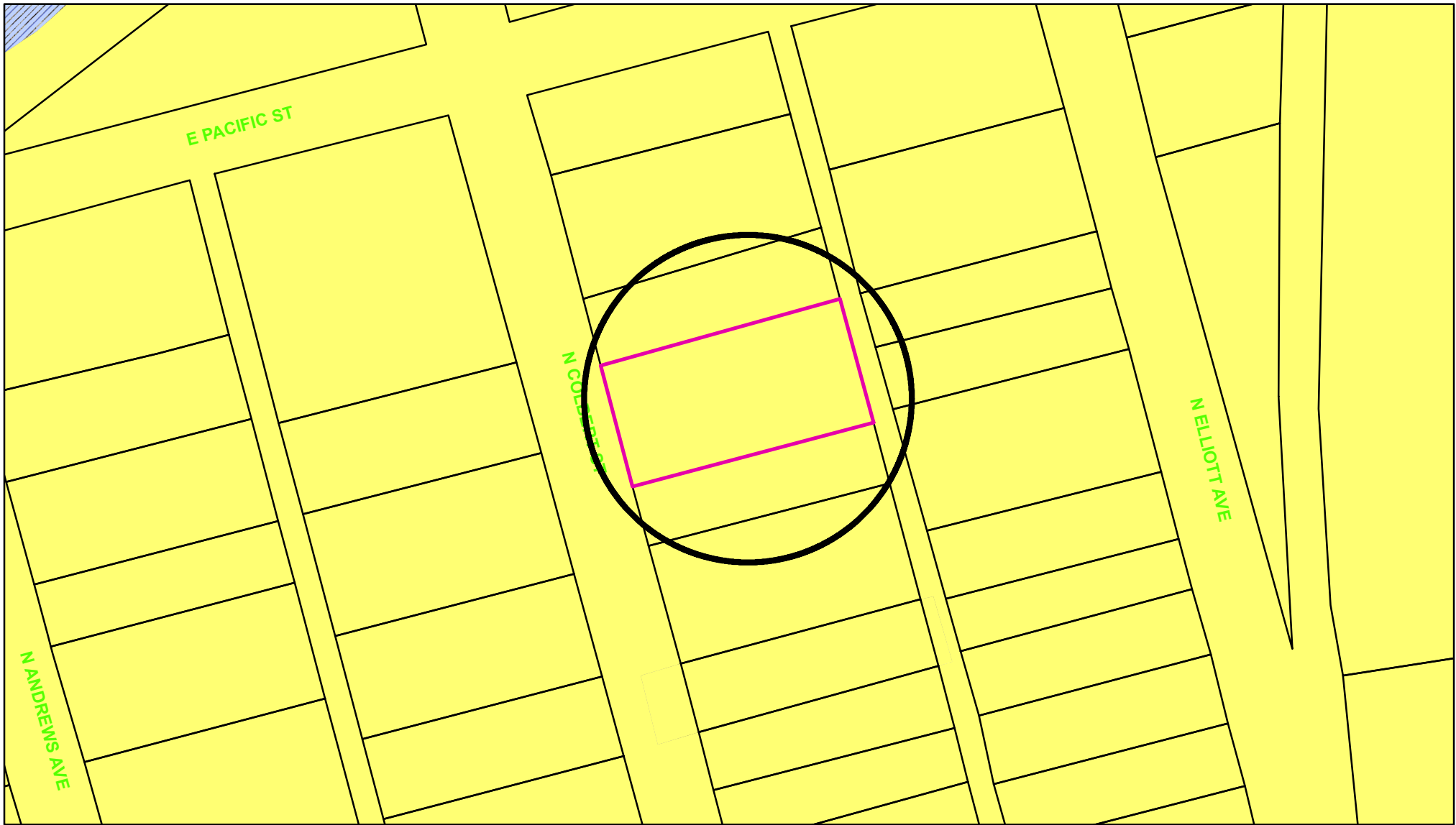
City of Sherman, Texas
Developmental Services Department

515 North Colbert Avenue



NOT TO SCALE

1 in = 150 ft



Zoning - 515 North Colbert Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  Unknown
-  BIP Blalock Industrial Park
-  C-1 Retail Business District
-  C-2 General Commercial District

CO Office District

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



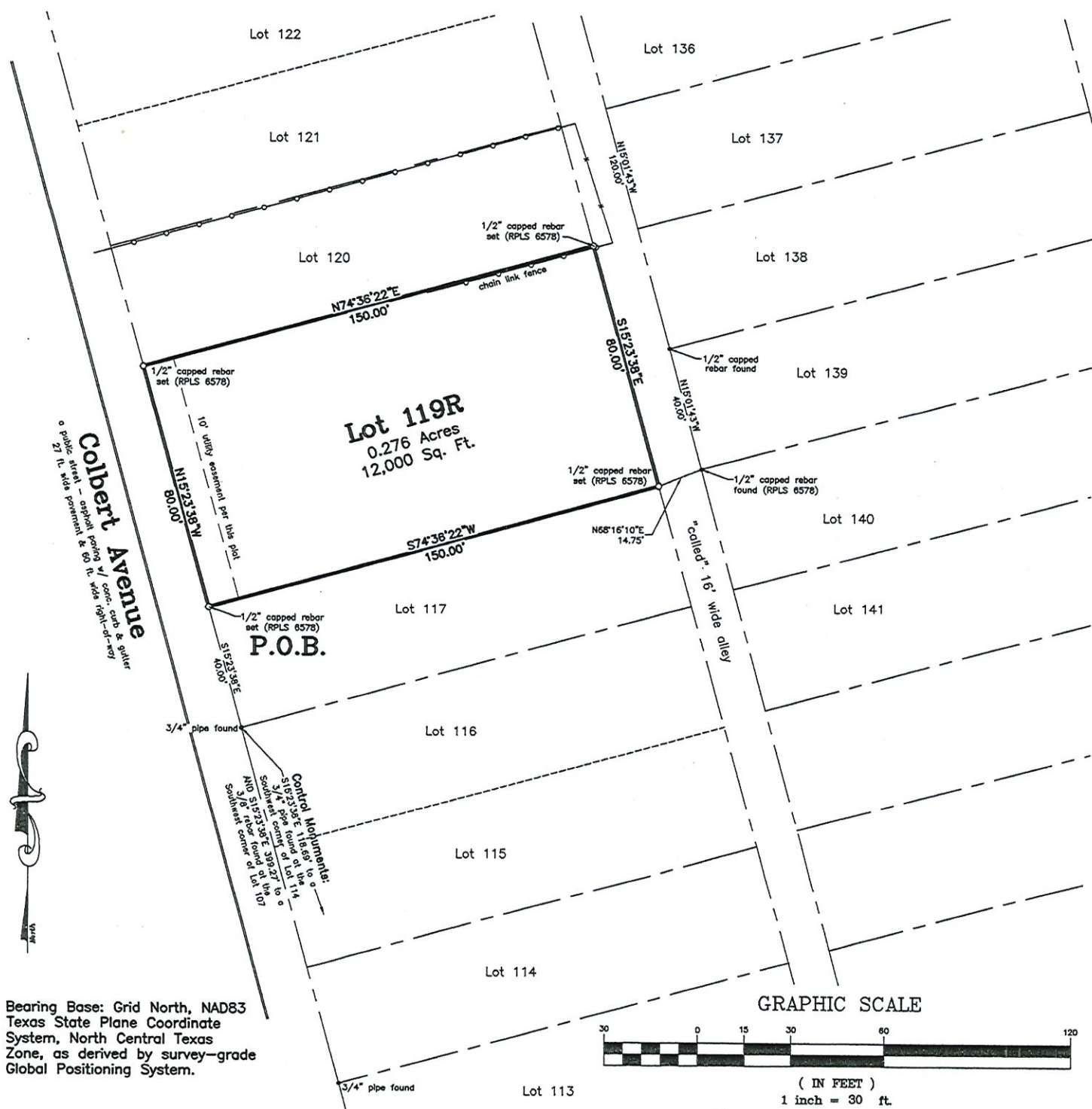
City of Sherman, Texas
Developmental Services Department



1 in = 87 ft

515 North Colbert Avenue





Replat of Lots 119 and 118, Belmont Addition to City of Sherman, Texas 0.276 Acres

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co..
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

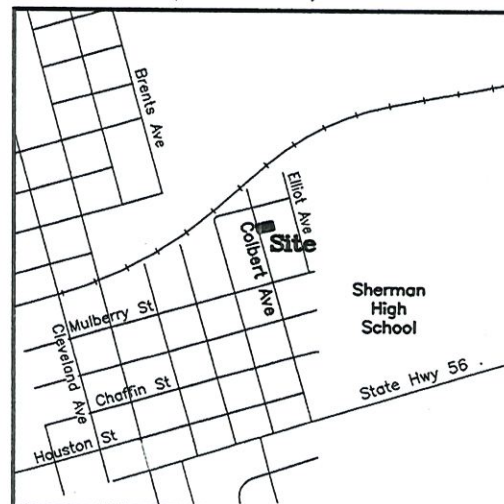
Job No. CGS621220

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

Owner:
Jose Castillo Torres and
Crisalida Serrano Gonzales
724 E. Sears Street
Denison, Texas 75020

in the
C. Carter Survey
Abstract No. 229

Vicinity Map (not to scale)





STAFF REVIEW LETTER

December 31, 2020

Jose Castillo Torres and
Crisalida Serrano Gonzalez
724 E. Sears Street
Denison, TX 75020

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of Lots 119 and 118, Belmont Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 12, 2021 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. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. Metes and bounds description must match drawing.
4. The City of Sherman does not maintain alleys.
5. 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.
6. Upon final staff approval, 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Clint Philpott, P.E.
Assistant City Manager

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

7.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

515 NORTH COLBERT AVENUE

The request of Jose Castillo Torres and Crisalida Serrano Gonzales (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 515 North Colbert Avenue, being 0.276 acres in the C. Carter Survey, Abstract No. 229, also being all of Lots 118 and 119, Belmont Addition, as follows;

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District.

Background:

The property is located at 515 North Colbert Avenue between Pacific Street and Mulberry Street. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a three-bedroom, two-bath per side residential duplex at this location. The exterior will include smart siding with cedar post and brick accents. Six parking spaces will be provided.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose Castillo Torres and Crisalida Serrano Gonzales (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

83

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey

Belmont Addition Replat

Site Plan

Building Elevations

Staff Review Letter



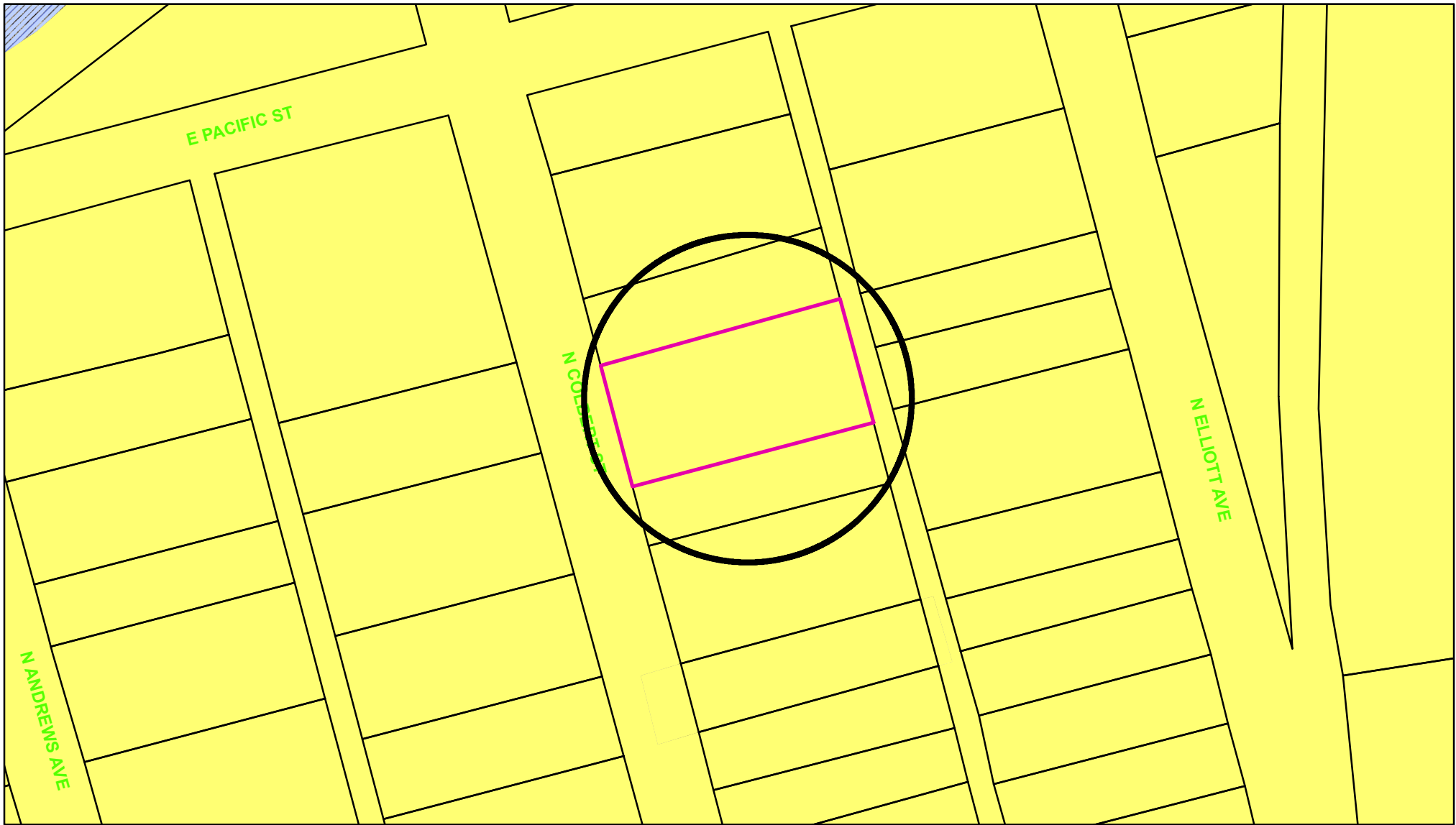
City of Sherman, Texas
Developmental Services Department

515 North Colbert Avenue



NOT TO SCALE

1 in = 150 ft



Zoning - 515 North Colbert Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  Unknown
-  BIP Blalock Industrial Park
-  C-1 Retail Business District
-  C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  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

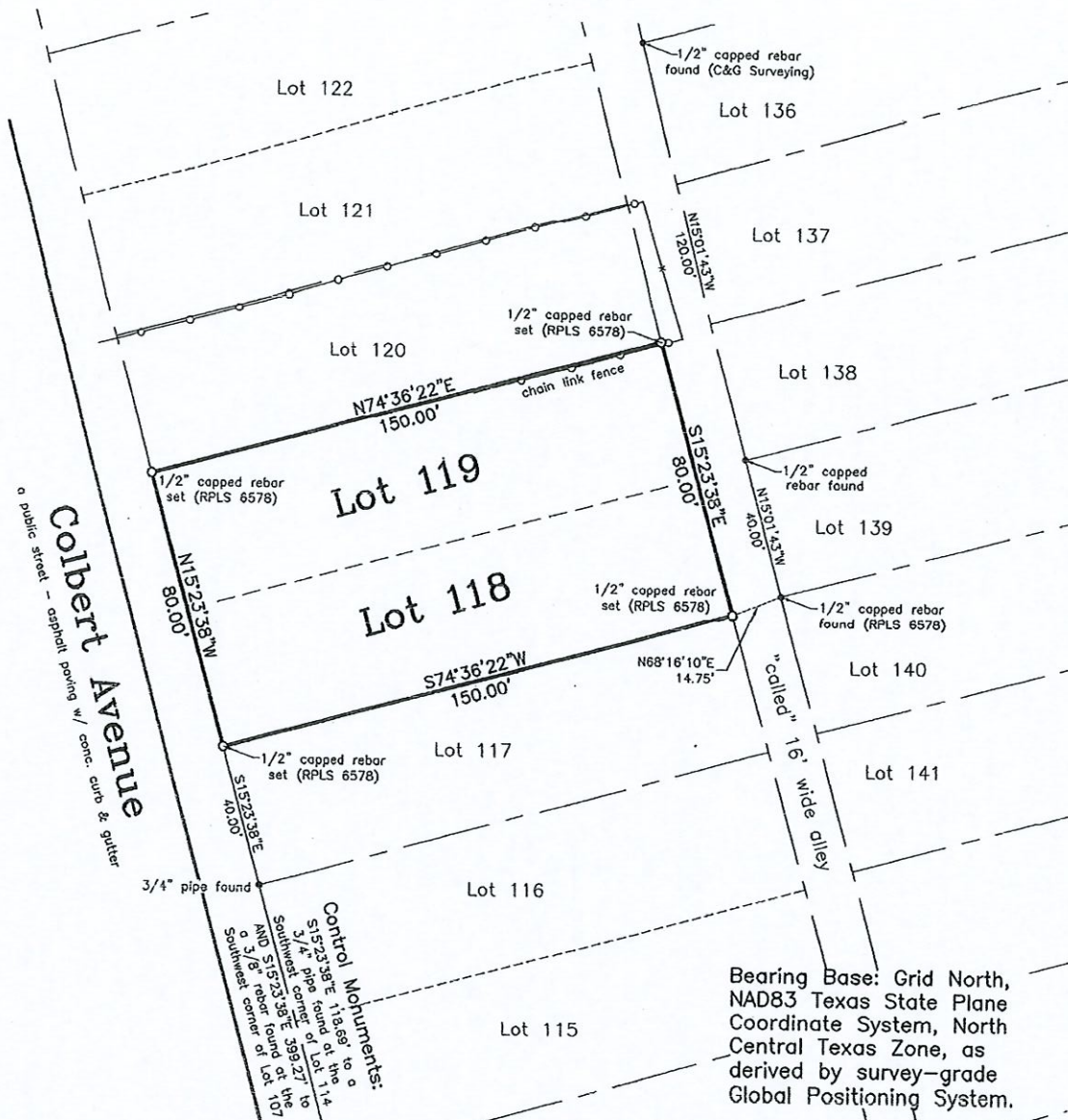


NOT TO SCALE

1 in = 87 ft

515 North Colbert Avenue





Owner: Jose Castillo Torres and
Crisalida Serrano Gonzales
Buyer:
Address: 515 N. Colbert Avenue
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner stated at left, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon.

Legal Description is as follows: Lots 118 and 119, Belmont Addition to the City of Sherman, Texas, as per plat of record in Volume 277, Page 32, Plat Records, Grayson County, Texas.

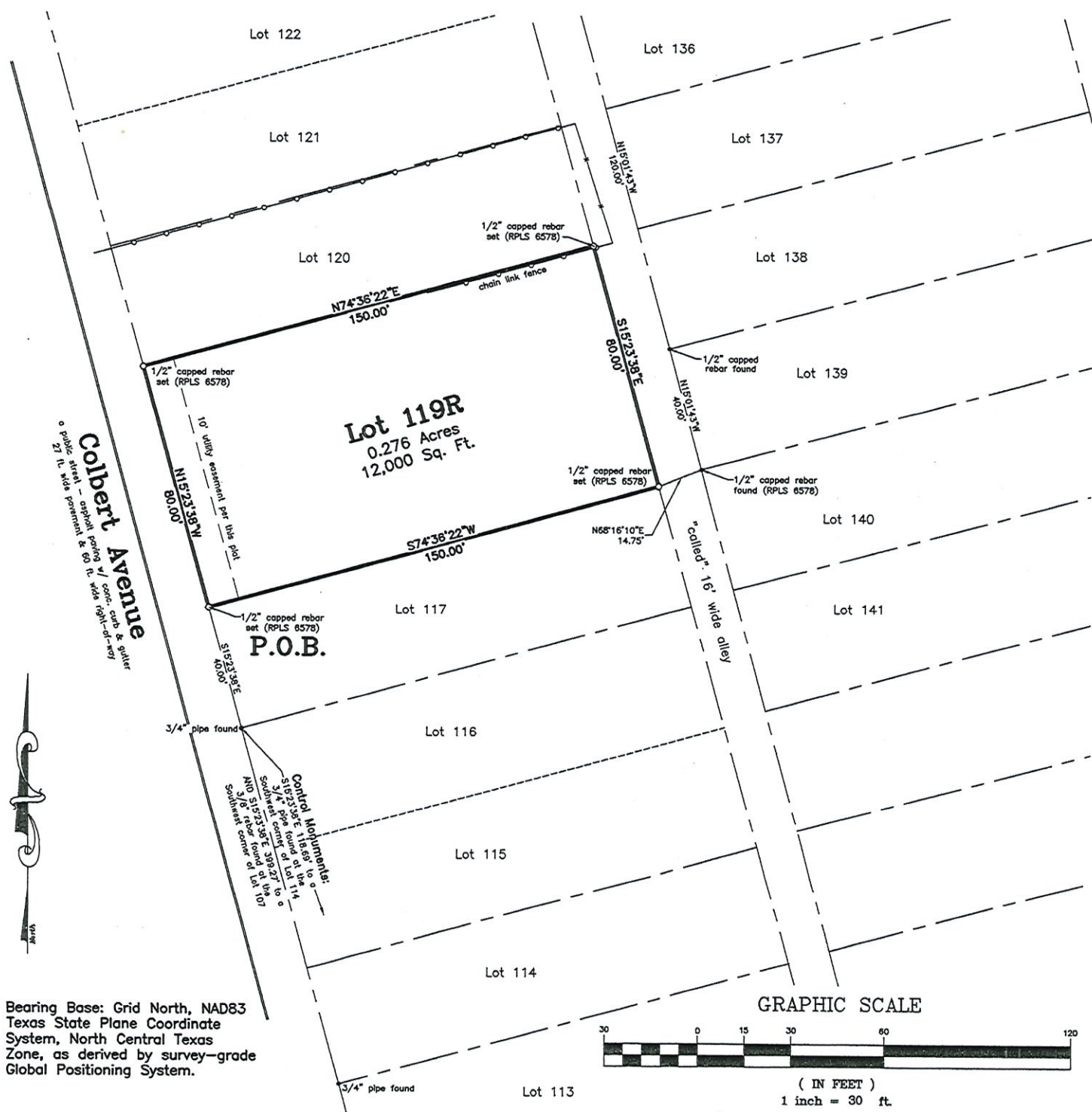
The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment.

Job No. AGS131220

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

Kate A. Wagner, Registered Professional Land Surveyor
Copyright Date: December 3, 2020



Replat of Lots 119 and 118, Belmont Addition to City of Sherman, Texas 0.276 Acres

in the
**C. Carter Survey
Abstract No. 229**

General Notes:

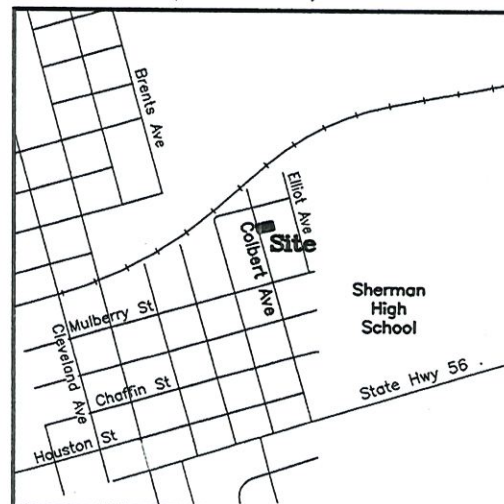
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co..
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS621220

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

Owner:
Jose Castillo Torres and
Crisalida Serrano Gonzales
724 E. Sears Street
Denison, Texas 75020

Vicinity Map (not to scale)





TORRES DUPLEX PLAN

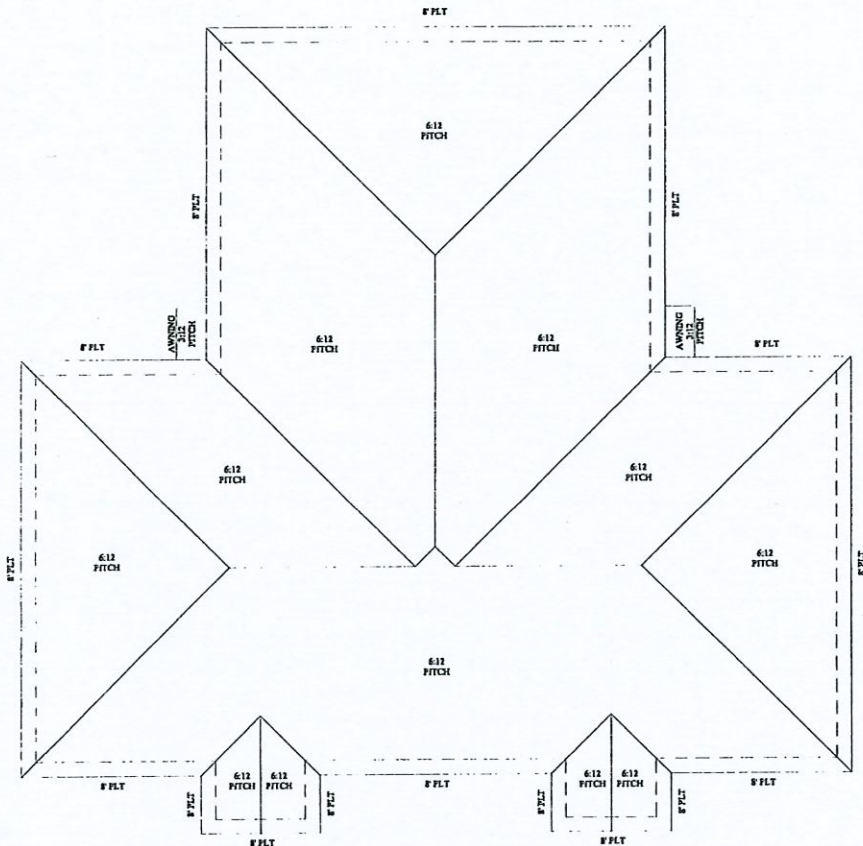
515 N. COLBERT
SHERMAN, TX 75090

D2LDESIGNS@YAHOO.COM

DATE
12/07/20

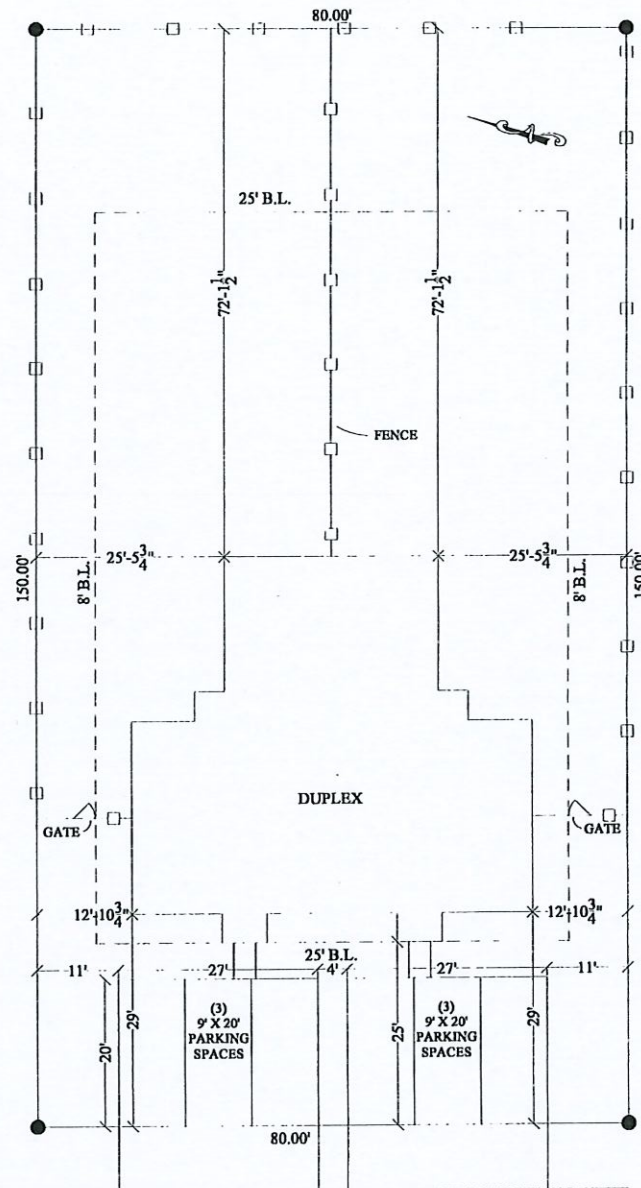
SHEET
ROOF &
SITE

SCALE
AS NOTED



NOTE: 1'
ROOF
OVERHANG

ROOF PLAN
SCALE: 1/4" = 1'



SITE PLAN
SCALE: 1/8" = 1'

COLBERT



NOTES:

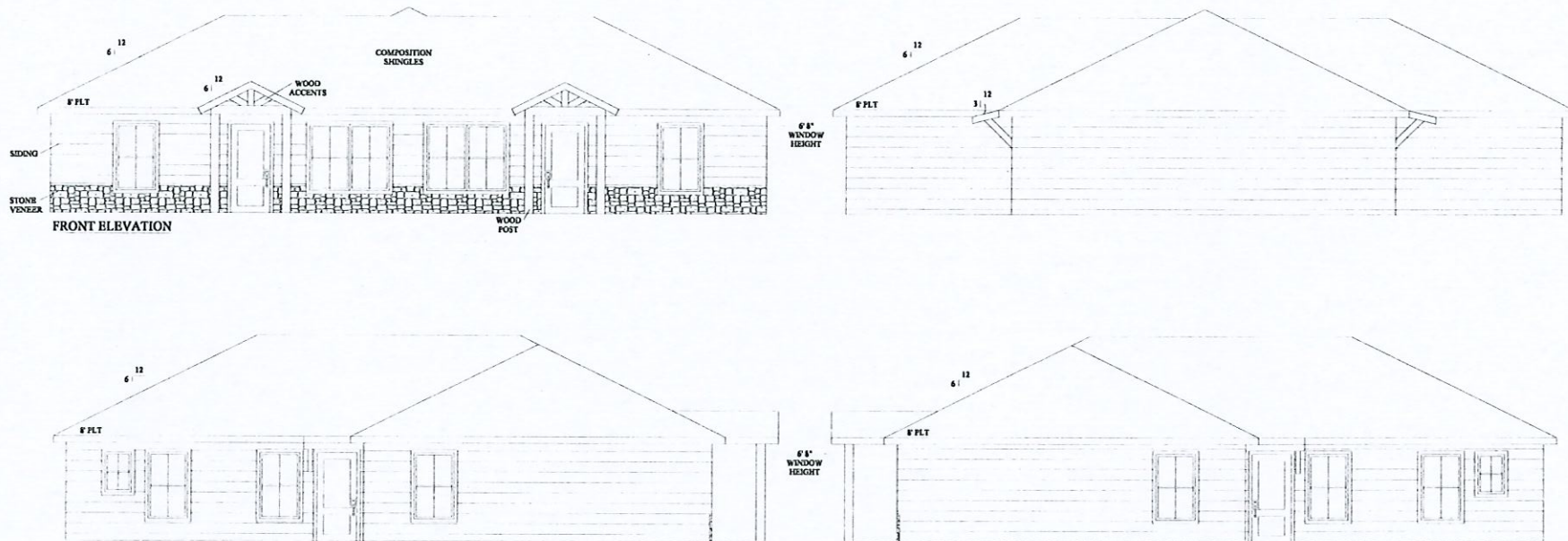
- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- DUPLEX TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- BUILDING TO BE BUILT PER 2017 IRC CODES.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL CEILINGS ARE 8' UNLESS NOTED OTHERWISE.
- ALL WALLS ARE 2X4 UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE

HEATED: 1041
FRONT PORCH: 24
BACK PATIO: 16

PLAN DESIGNER:

D2L DESIGNS, LLC
D2LDESIGNS@YAHOO.COM
903.267.1284



ELEVATION PLAN

TORRES DUPLEX PLAN

515 N. COLBERT
SHERMAN, TX 75090

D2LDESIGNS@YAHOO.COM

DATE
12/07/20

SHEET
ELEVATIONS

SCALE
1/4" = 1'

STAFF REVIEW LETTER

January 5, 2021

Jose & Crisalida Torres
724 E. Sears St.
Denison, TX 75021

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

Dear Applicants,

The request for a Specific Use Permit to allow a Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District located at 515 North Colbert Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. A minimum 6' fence is required in areas abutting residentially zoned property.
6. Violation of the ordinance granting a Specific Use Permit, including but not limited to violation of the conditions of any SUP, may result in termination the Specific Use Permit.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
10. Proposed drive approaches do not meet standard. Max 24' width at property line.
11. Sidewalk is required.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Commission and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

8.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2213 SOUTH CROCKETT STREET

The request of Michael Sterry (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 2213 South Crockett Street, being 0.329 acres in the Preston Kitchen Survey, Abstract No. 667, also being the proposed Lot 1, Block 1, Meadow View Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(a) to allow a living screen (24" - 36" Red Tip Photinias – east property line and Crepe Myrtles – north property line) in lieu of the required 6' screening device abutting residential in a C-1 (Retail Business) District.

Background:

The property is located at 2213 South Crockett Street between Wilson Avenue and Mercer Street. The property was annexed into the City June 30, 1986 by Ordinance 3950 as an R-1 (One Family Residential) District. A zone change to a C-1 (Retail Business) District was approved December 7, 2020 by Ordinance 6337.

The owner is requesting an exception to allow a living screen (24" - 36" Red Tip Photinias and Crepe Myrtles) abutting residentially zoned properties. He would like to plant 24"-36" Red Tip Photinas, 3' apart.

North - Looking north toward the cemetery against South Crockett Street he would like to leave this section as is with crepe myrtles only. Looking north toward the cemetery, he would like to add 24" - 36" tall photinia bushes on 3' centers. The photinias would run between the crepe myrtle trees which are on his side of the fence; this allows him to keep yard area as big as possible.

East - Looking at east property line, he would like to add Red Tip Photinas, 24" - 36" tall, planted 3' apart, starting 12' behind the back of the building, even with south edge of the building and will run north to the cemetery.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Michael Sterry (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Meadow View Addition

Site Plan

Living Screen Examples

Staff Review Letter



2213 South Crockett Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 2213 South Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- 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 = 102 ft

2213 South Crockett Street



Dec 22, 2020 at 2:54 PM

Bearing Base: Grid North, NAD83
Texas State Plane Coordinate
System, as derived by
survey-grade Global Positioning
System. The distances shown
hereon are ground distances.

SMCP-RC
6.60 Acres
(Tract 14)
Inst. No. 2019-16953,
O.P.R.G.C.T.

Preston Kitchen Survey
Abstract No. 667
Grayson County, Texas

remainder of the
Michael S. Sterry
22.453 Acres
Vol. 2677, Pg. 814,
O.P.R.G.C.T.

Travis Street
a public road - 35 ft. wide asphalt paving
variable width right-of-way

Lot 1
0.329 Acres and/or
14,352 sq. ft.
Block One

1/2" capped rebar
set "RPLS 6578"

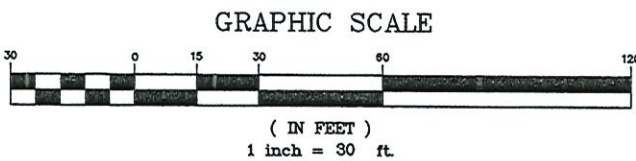
1/2" capped rebar
set "RPLS 6578"

P.O.B.
1/2" square
tube found

Mercer Drive
a public street - 20 ft. wide asphalt paving
50 ft. wide right-of-way

Line Table		
Line #	Length	Bearing
L1	12.30'	N14°59'27"W
L2	9.93'	S89°03'55"W

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	50.00'	2914.93'	0°58'58"	N00°26'49"E, 50.00'
C2	49.33'	2904.93'	0°58'23"	N00°17'53"W, 49.33'



Meadow View Addition to the City of Sherman, Texas 0.329 Acres

in the
Preston Kitchen Survey
Abstract No. 667

Job No. CGS851020

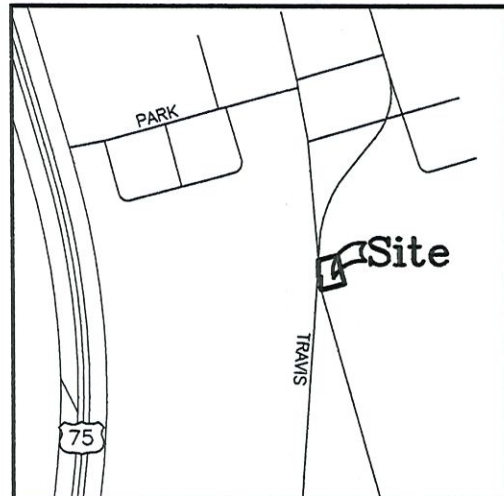
General Notes:

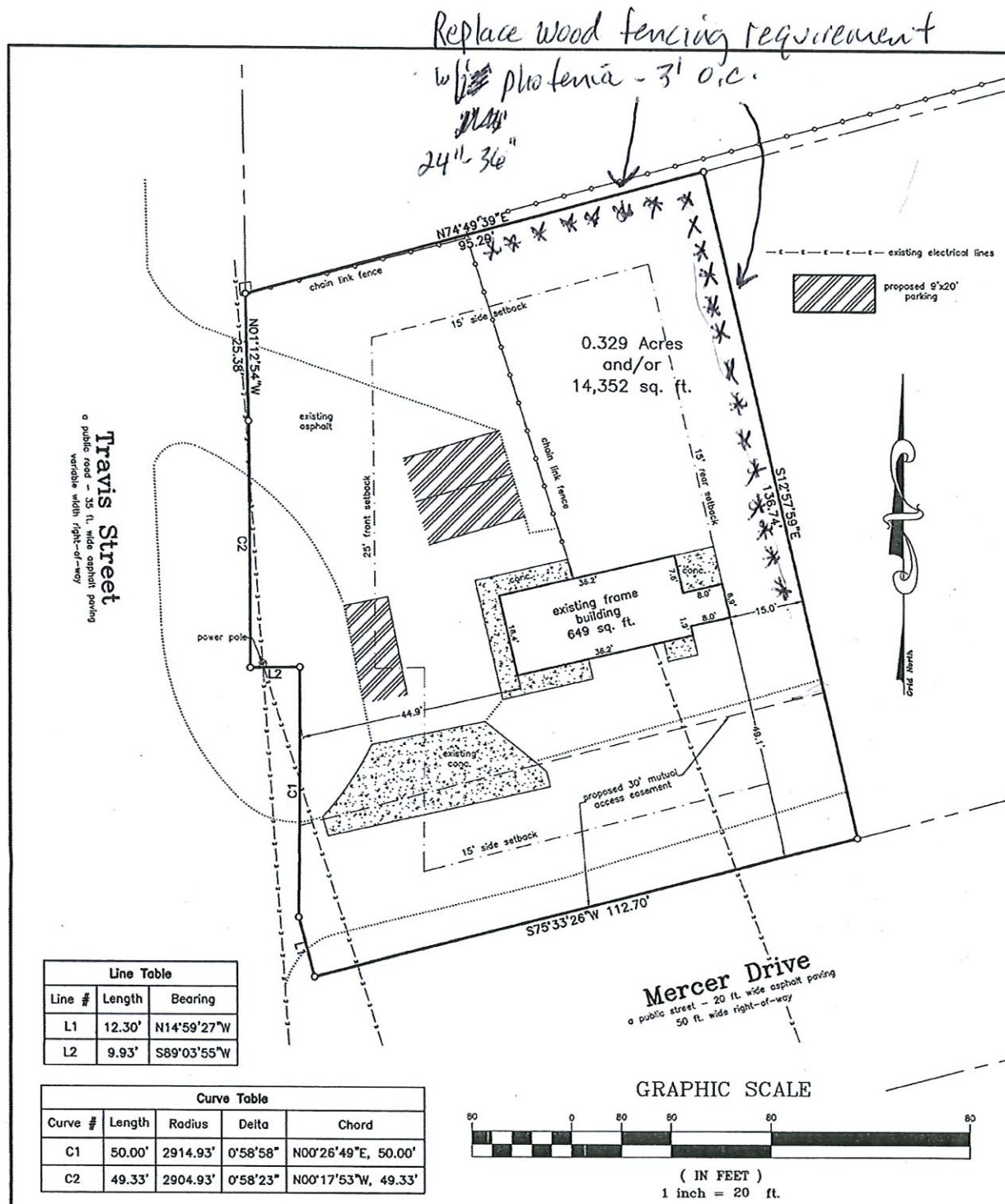
1. Water Supply to be provided by the City of Sherman, Texas.
2. Sewer service to be provided by the City of Sherman, Texas.
3. Electrical service is provided by Oncor Electric Delivery Coop.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Owner/Developer:
Michael S. Sterry
241 Country Club Drive
Heath, Texas 75032

Vicinity Map (not to scale)





Reeves, Patsy

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Sent: Wednesday, December 16, 2020 5:16 PM
To: Reeves, Patsy
Subject: Fwd: 2213 S Crockett St.

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Hi Patsy

Top picture is looking north toward cemetery against S Crockett St. Id like to leave this section as is. It looks nice, is clean and is unobstructed with the crepe myrtles only

Second photo is looking north toward cemetery. Id like to add 24"-36" tall photinia bushes on 3' centers. The photinia would run between the crepe myrtle trees which are on my side of fence. This allows us to keep yard area as big as possible and looks nice. Moving any type of fence in front of all these trees would create a "dead space" area behind new fence row.

Third picture is of the entire north fence row.

Begin forwarded message:

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Subject: 2213 S Crockett St.
Date: December 16, 2020 at 3:49:16 PM CST
To: Michael Sterry <mikesterry@sbcglobal.net>







Reeves, Patsy

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Sent: Wednesday, December 16, 2020 5:26 PM
To: Reeves, Patsy
Subject: Fwd: 2213 S Crockett St.

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Top picture is view looking at east property line. We are adding the screen 12' behind back of building. It starts even with south edge of building and will run north to the cemetery. Id like the fence row to be photinia bushes, 24-36" tall, and planted on 36" centers.

Second picture is of "same" - east side of lot, looking north

Begin forwarded message:

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Subject: 2213 S Crockett St.
Date: December 16, 2020 at 3:50:34 PM CST
To: Michael Sterry <mikesterry@sbcglobal.net>





Reeves, Patsy

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Sent: Wednesday, December 16, 2020 5:34 PM
To: Reeves, Patsy
Subject: Fwd: 2213 S Crockett St

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

Top picture is an example of photinia bushes planted on 3' centers = used as a screen.

Second picture is an example of photinia bushes planted between holly trees - In my case the photinia bushes will be planted between the crepe myrtle trees. This is on the north property line against cemetery.

Thank you, please call if you have any questions, and thanks again for all your help!
sincerely, mike sterry 214-649-1231

Begin forwarded message:

From: MICHAEL STERRY <mikesterry@sbcglobal.net>
Subject: 2213 S Crockett St
Date: December 16, 2020 at 3:51:26 PM CST
To: Michael Sterry <mikesterry@sbcglobal.net>





STAFF REVIEW LETTER

January 5, 2021

Michael Sterry
241 Country Club Dr.
Heath, TX 75032

Dear Applicants,

The request for an exception to allow a living screen (24" - 36" Red Tip Photinias – east property line and Crepe Myrtles – north property line) in lieu of the required 6' screening device abutting residential in a C-1 (Retail Business) District located at 2213 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District and the Residential Tree and Landscaping Ordinance.
2. The landscaping to provide screening between the residentially zone property must be maintained at all times.
3. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

5. Meadow View Addition plat must be filed of record in Grayson County Plat Record.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

9.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1300 SOUTH SAM RAYBURN FREEWAY

The request of SSCGC Holdings, LLC (Owner) and Hope Concrete, Donnie Snider (Applicant/Representative) for the property located at 1300 South Sam Rayburn Freeway, being 78.4610 acres in the Samuel Blagg Survey, Abstract No. 56, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for the TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District.

Background:

The property is located at 1300 South Sam Rayburn Freeway between Center Street and Stonecreek Drive. The property is zoned a C-1 (Retail Business) District and R-1 (One Family Residential) District.

Improvements to U.S. Highway 75 that will see the highway brought up to current standards making the highway eligible for Interstate Highway standards is under construction and the Texas Department of Transportation estimate that it could take three years to complete the improvements. A Temporary Use Permit to allow a Concrete Batch Plant was approved for the project at 5901 South Highway 75 at the May 9, 2020, Planning and Zoning Commission Meeting. They have decided to locate the Concrete Batch Plant at this location instead.

The site will contain the concrete batch plant operation which will be utilized to produce concrete for the job site. The yard will have a Pug-mill Mixer which is designed to mix gravel, limestone, and other aggregate material together to make stabilized road base. The southeast side of the yard site will have the crusher for crushing the concrete salvaged from the project for reuse. The yard site will be temporary only during the TXDOT project. Once the project is complete, the entire yard including all the equipment will be removed from the site.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

SSCGC Holdings, LLC (Owner)

Hope Concrete, Donnie Snider (Applicant/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:

3

Objections Received:

0

Attachments

Location Map

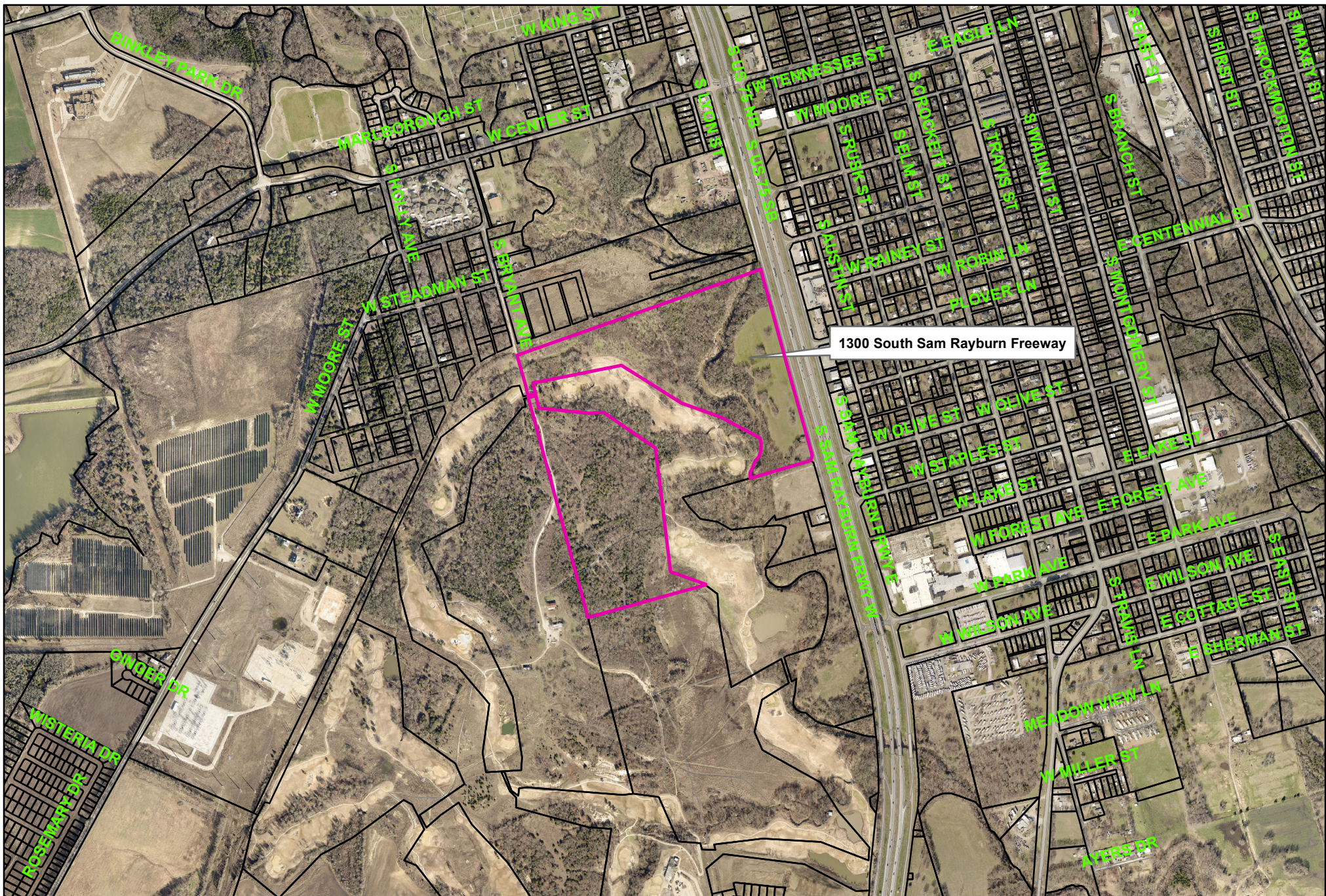
Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter



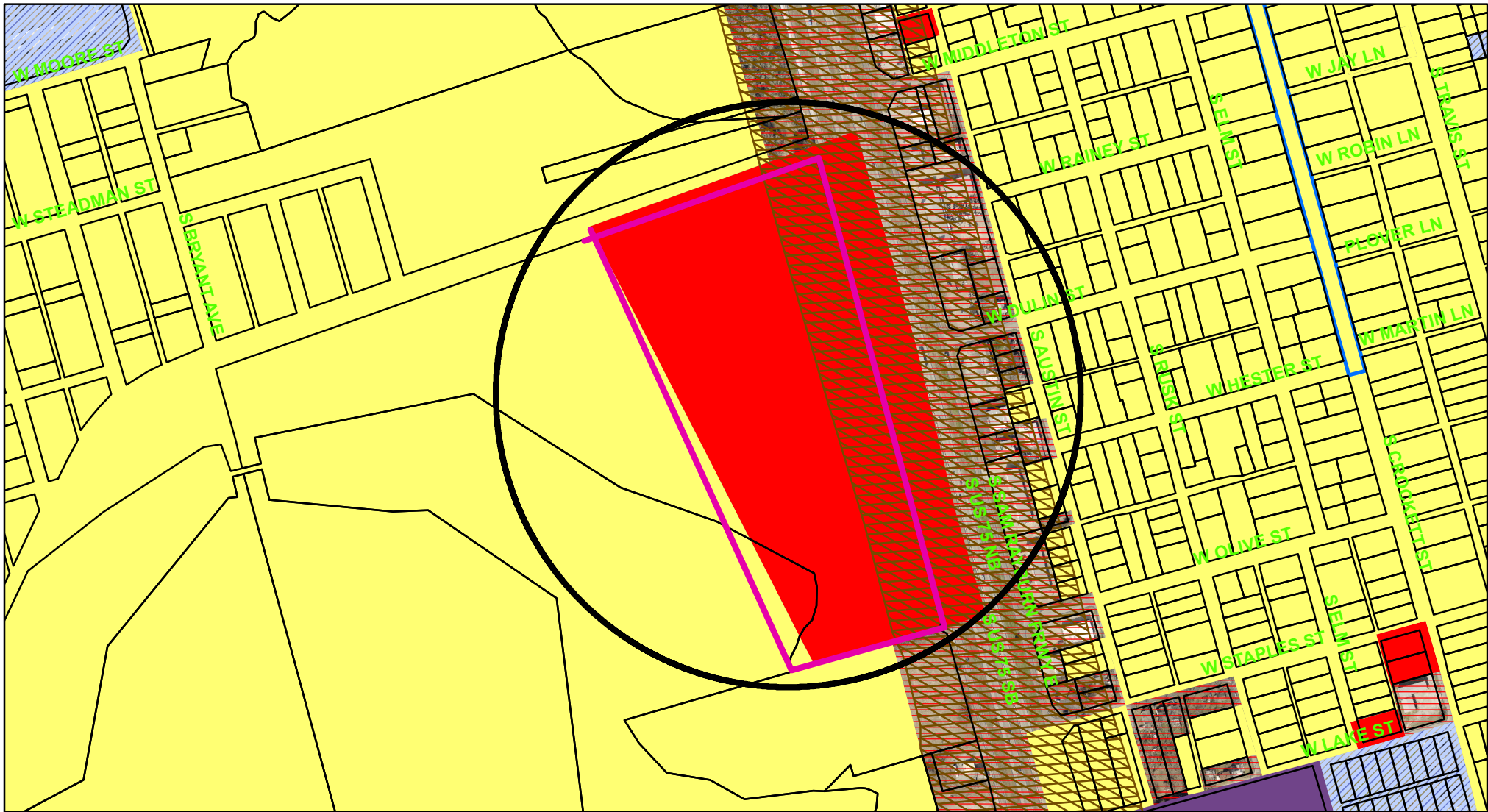
1300 South Sam Rayburn Freeway

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,099 ft



Zoning - 1300 South Sam Rayburn Freeway

Legend

Special Districts Overlay DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

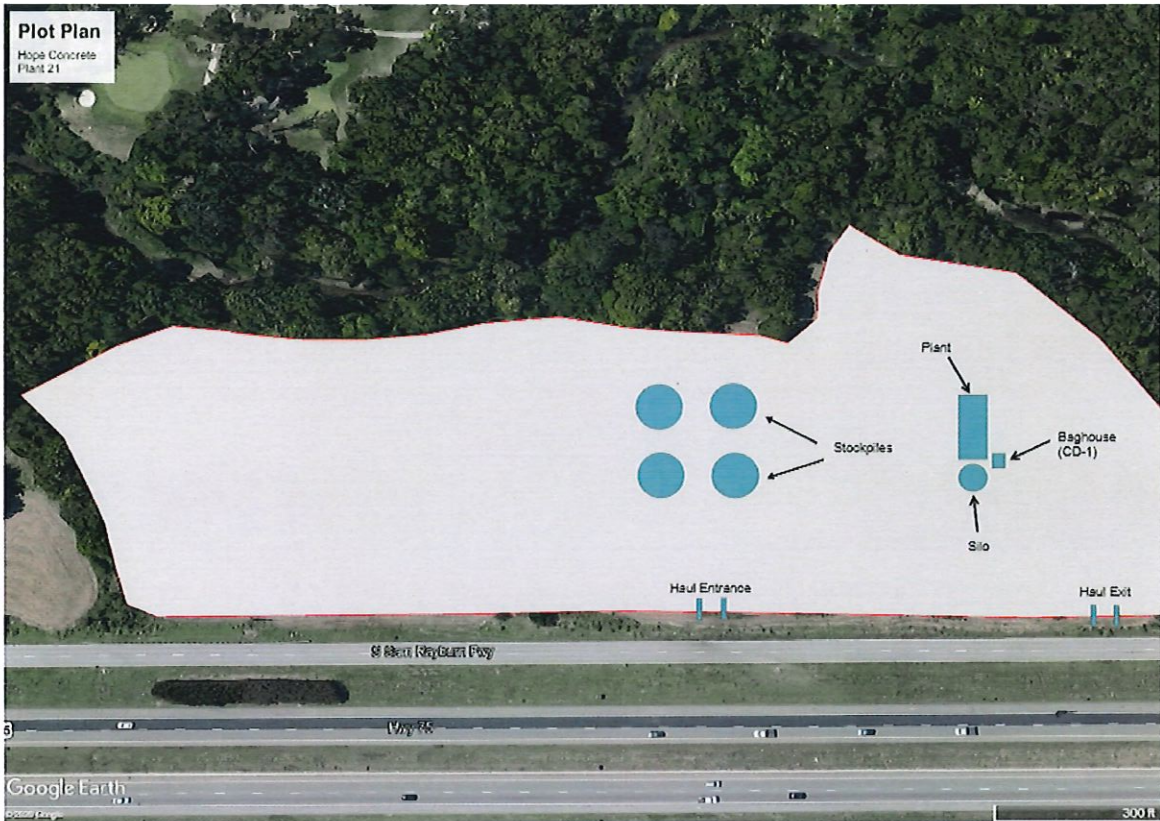


NOT TO SCALE

1 in = 500 ft

1300 South Sam Rayburn Freeway





Grayson CAD Property Search

Property ID: 122351 For Year 2020

 Map



STAFF REVIEW LETTER

January 5, 2021

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

Donnie Snider
PO Box 489
Bonham, TX 75418

Dear Applicants,

The request for a Temporary Use Permit (TUP) and site plan approval to allow a concrete batch plant for the TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District located at 1300 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1.2 (Sam Rayburn) Overlay District and the Fence Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Ground Elevation of proposed location to be provided to Engineering Department prior to installation of batch plant.

11. Drive approaches must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Commission and Board of Adjustment

CC: Robby Hefton, City Manager
 Clint Philpott, Asst. City Manager
 Wayne Lee, P.E., Director of Engineering
 Tom Pruitt, Utility Engineer
 The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

 Billy Hartsfield, Fire Marshal
 Amber Doan, Engineering Coordinator
 Christopher Armstrong, Asst. City Engineer



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

10.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 3700 NORTH U.S. HIGHWAY 75**

The request of JMCR Sherman LLC (Owner), Raising Cane's Restaurants, LLC (Developer), Benchmark Design Group, LLC (Civil Engineer) and Freeman Surveying & Mapping, LLC (Surveyor) for the property located at 3700 North U.S. Highway 75, being Lot 5, Block 3, Sherman Town Center, as follows;

Planning and Zoning Commission

- Replat approval Lot 5, Block 3, Sherman Town Center
- Site plan approval for Raising Cane's Restaurant

Background:

The property is located at 3700 North U.S. Highway 75 between U.S. Highway 82 and Northcreek Drive; formerly Logan Roadhouse Restaurant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owners would like to Replat the property into two lots for commercial development.

Raising Cane's would like to construct a 2,913 square foot drive-thru restaurant. The building's architectural features include a standing seam metal awning, masonry facade with the combination of brick with stucco accents. The drive-thru will accommodate more than 20 cars. Thirty-eight parking spaces will be provided. They plan to employ 55 full and part-time employees.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

JMCR Sherman LLC (Owner)
Raising Cane's Restaurants, LLC (Developer)
Benchmark Design Group, LLC (Civil Engineer)
Freeman Surveying & Mapping, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

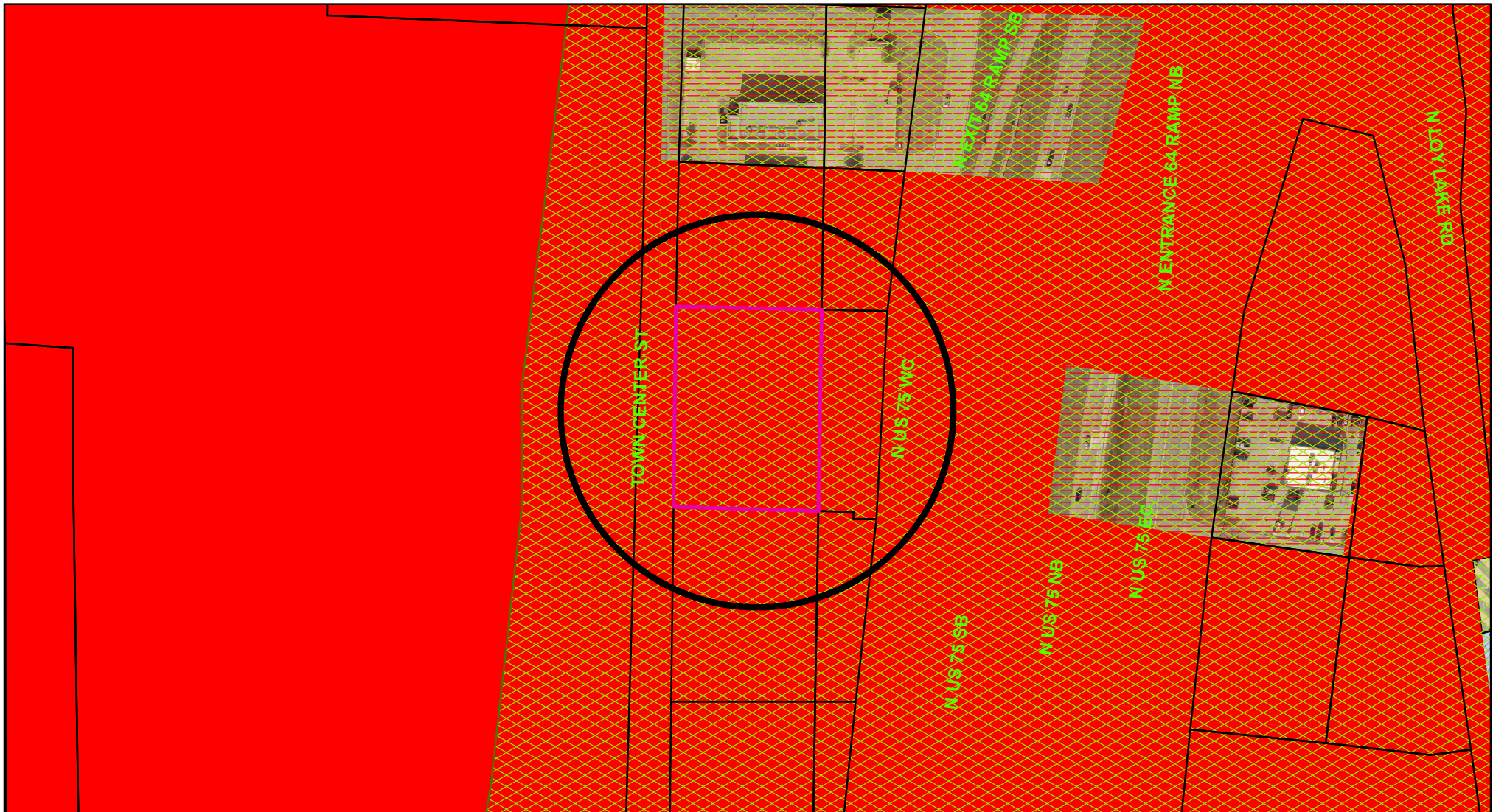
Location Map
Zoning Map
Narrative
Sherman Town Center Replat Lot 5
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter - Replat
Staff Review Letter - Site Plan



City of Sherman, Texas
Developmental Services Department

3700 North U.S. Highway 75


$$1 \text{ in} = 400 \text{ ft}$$



Zoning - 3700 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft

December 17, 2020

Re: Narrative -Raising Cane's Chicken Fingers

3700 North Rayburn Highway

Sherman, TX

Raising Cane's is pleased to propose a new drive-thru restaurant at 3700 North Rayburn Highway to be located in the southern sector of Sherman, TX.

About Raising Cane's Chicken Fingers

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE LOVE – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

We provide the community with authentic food that is praised for its freshness. Cane's uses no microwaves and no heat lamps. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily.

Site Plan Review

Per the City of Sherman Planning Application Filing Instructions, please accept this Project Narrative, which outlines the city-required findings for Site Plan review.

The site currently is occupied by a vacant restaurant on a 1.85-acre parcel on the west side of US Highway 75. The project is currently zoned as a C-1. Raising Cane's will occupy 1.17 of the existing parcel and will be going thru the replat process concurrently with the site plan process.

This drive thru restaurant will employ 55 full and part-time employees. Operating hours for walk-in and drive-through service will be from 10am to 12:00am Mon-Thurs and 10am to 2am Fri-Sun. The menu board and speaker are located on the southwest corner of the site layout, facing the Access Drive.

The design of the 2,913 square foot building, the 1.17-acre site layout, the use of quality landscaping materials, will uphold and improve the aesthetics of the community. The use of alternating planes, variation of parapet elevations and the variety of colors and finish materials creates a building and site design that avoids monolithic massing of building style.

The building's architectural features include the use of standing seam metal awnings, masonry façade that is has combination of brick with a stucco accent on each façade of the building

The roof top equipment will be screened from public by stucco screen wall. The trash containers will be enclosed with Trex walls that extend 8 feet in height.

The entrance to the drive- thru is located along the northwest corner of side of the property. This drive- thru can accommodate more than 20 cars in the 10-12 feet wide drive aisle.

Customers will enter the site from a common access drive between the Red Lobster and the propose Raising Cane's lot. Exits are located at the Southeast corner and Northwest corner of the property.

We trust that the aforementioned explains and justifies City approval of this project. Much detail has been provided to demonstrate the passion that Raising Cane's puts into every one of their projects. Not only is the design of the project

unique in its quality, but the operation of a Cane's restaurant is all about quality and hospitality. This project will be an excellent addition to the City of Sherman.

Please, if you have any questions, do not hesitate to contact us.

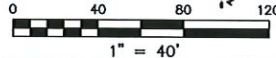
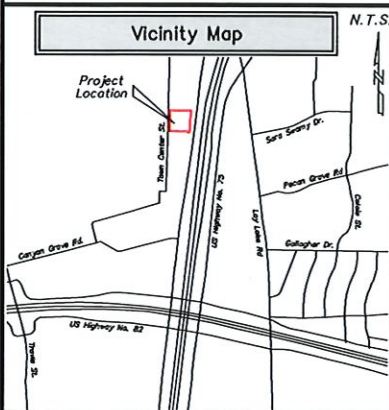
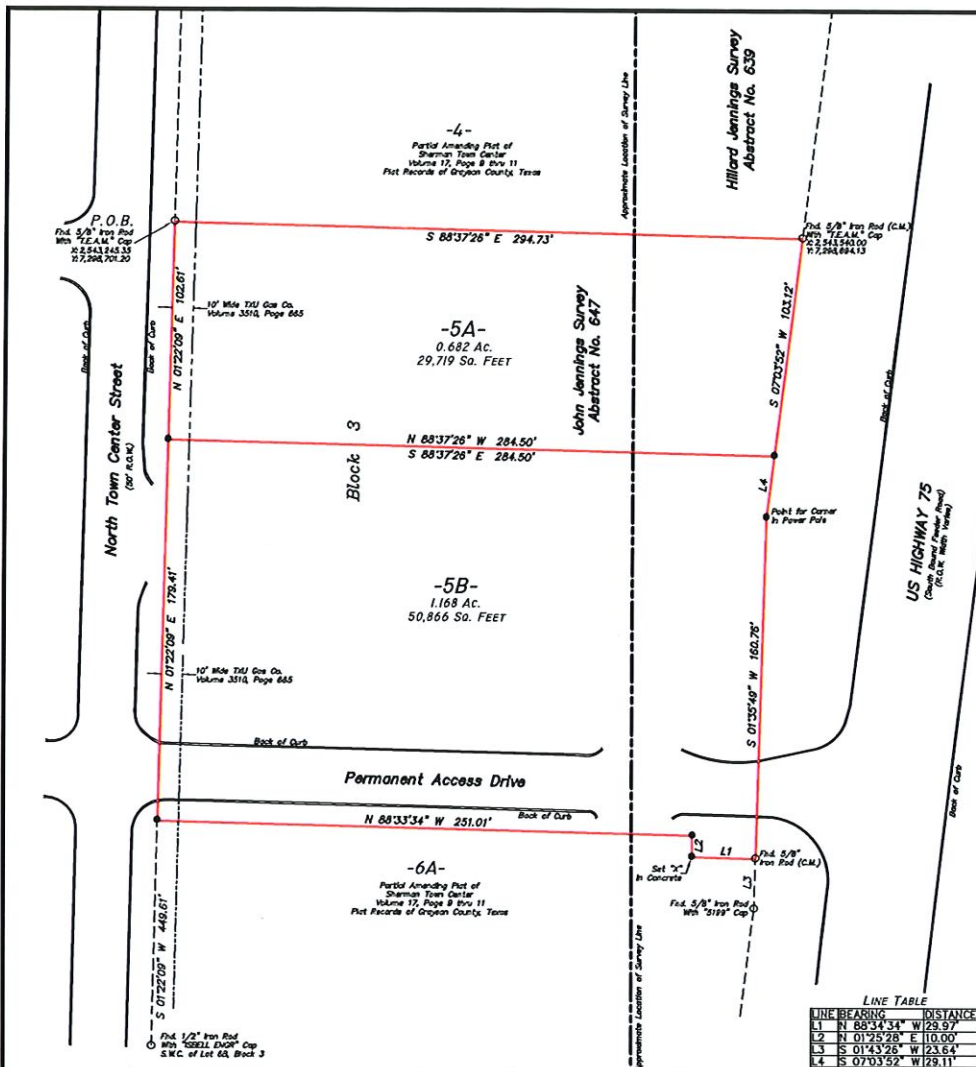
Sincerely,

Everett Fields

Sr. Project Manager

Direct: (469) 619-1164

1101 Central Expressway South, Suite 100



General Notes

1. Notice: Selling a portion of this addition by metes and bounds is a violation of county regulations and state law and is subject to fines and withholding of utilities and building permits.
2. Basis of Bearings & Vertical Datum: Horizontal & Vertical positions were derived from the TOPNET VRS Network System, Texas State Plane Coordinate System NAD 83 (2011), Texas North Central Zone (4203), U.S. Survey Feet, Vertical Datum of 1988, (GEOID 16) U.S. Survey Feet.
3. Electricity: This addition will be served with electrical service to be provided by Onor Electrical Delivery Company, LLC ("Onor").
4. Water: This addition is already served with Water provided by the City of Sherman.
5. Sanitary Sewer: This addition is already served with Sanitary Sewer provided by the City of Sherman.
6. The owners and builders of this addition shall comply with all other local, state and federal regulations regarding developments of this type.
7. Floodplain Statement: According to FIRM Map Panel No. 48181C0230C, dated September 29, 2010, the subject tract appears to lie within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

PROPERTY OWNER	
JMCR Sherman, LLC	
1601 Elm Street, Suite 4359	
Dallas, Texas 75219	
DRAWN BY: BCG & SJF	
CHECKED BY: SJF	
Field Book: 466/54-56	
DATE: December 16, 2020	
Job No. 20.0304 (Sub Plat)	

OWNER'S STATEMENT:

I, Robert Dozier, Manager of JMCR SHERMAN, LLC, a Texas Limited Liability Company, the owner of tract of land described and shown hereon, wishing to subdivide the same, do hereby dedicate all rights of way and easements shown hereon to the use of the public forever.

JMCR SHERMAN, LP

ROBERT DOZIER, MANAGER

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Robert Dozier, Manager of JMCR SHERMAN, LLC a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Notary Public in and for the State of Texas

My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL:

STATE OF TEXAS:

COUNTY OF GRAYSON:

Approved this _____ Day of _____, 2020 by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION:

STATE OF TEXAS:

COUNTY OF GRAYSON:

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

Mayor, City of Sherman, TX DATE

CERTIFICATE OF COMPLIANCE:

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of the Amending of Lot 5, Block 3, Sherman Town Center, a Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, A.D. 2020.

City Clerk, City of Sherman, TX

METES & BOUNDS DESCRIPTION OF 1.850 ACRE OF LAND

Being 1.850 acre of land situated within the city limits of Sherman, Grayson County, Texas and being all of Lot 5, Block 3, Partial Amending Plat of Sherman Town Center, recorded in Volume 17, Page 9 thru 11, Plat Records of Grayson County, Texas, said 1.850 acre tract being more fully described as follows:

BEGINNING: at a 5/8" iron rod found with cap stamped "TEAM" for the northwest corner of Lot 5, same being the southwest corner of Lot 4, Block 3 of said subdivision and being in the east right-of-way line of North Town Center Street said 5/8" iron rod found for the northwest corner of this Lot having a Texas State Plane North Central Coordinate Value of (X: 254324535; Y: 729670129)

THENCE: South 88°37'26" East, with the north line of Lot 5 and the south line of Lot 4, a distance of 294.73 feet to a 5/8" iron rod found with cap stamped "TEAM" for the northeast corner of Lot 5, same being the southeast corner of Lot 4 and being in the west right-of-way line of U.S. Highway No. 75;

THENCE: South 07°03'52" West, with the east line of Lot 5 and the west right-of-way line of U.S. Highway No. 75, a distance of 132.23 feet to a light pole for corner in a light pole for an angle break;

THENCE: South 01°43'26" West, continuing with the east line of Lot 5 and the west right-of-way line of U.S. Highway No. 75, a distance of 160.76 feet to a 5/8" iron rod found for the southeast corner of Lot 5 and being the most easterly northeast corner of Lot 6A, from which a 5/8" iron rod found with cap stamped "5199" for an angle break in the east line of Lot 6A bears South 01°43'26" West a distance of 23.64 feet;

THENCE: with south line of Lot 5 and the north line of Lot 6A as follows:

1. North 88°34'34" West, a distance of 29.97 feet to an "X" set in concrete;
2. North 01°25'28" East, a distance of 10.00 feet to a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner";
3. North 88°33'34" West, a distance of 251.01 feet to a 1/2" iron rod set with yellow cap stamped "Freeman Surveying Property Corner" for the southwest corner of Lot 5, same being the northeast corner of Lot 6 and being in the east right-of-way line of North Town Center Street, from which a 1/2" iron rod found for the southeast corner of Lot 6, Block 3 of said subdivision bears South 01°22'09" West, a distance of 449.61 feet;

THENCE: North 01°22'09" East, with the west line of Lot 5 and the east right-of-way line of North Town Center Street, a distance of 282.83 feet to the Point of Beginning, containing 1.850 Acres of Land

SURVEYOR'S CERTIFICATION:

I, Steven J. Freeman, II, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6339, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly found or placed under my direct supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Steven J. Freeman, II
Registered Professional Land Surveyor
State of Texas No. 6339

PARTIAL AMENDING PLAT SHERMAN TOWN CENTER

AMENDING OF LOT 5, BLOCK 3,
SHERMAN TOWN CENTER
RECORDED IN VOLUME 17, PAGES 9 THRU 11,
PLAT RECORDS OF GRAYSON COUNTY, TEXAS
JOHN JENNINGS SURVEY, ABSTRACT NO. 647 &
HILLARD JENNINGS SURVEY, ABSTRACT NO. 639
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

FREEMAN
SURVEYING & MAPPING LLC
T.R.P.E.L.S. FIRM NO. 10194583
10788 County Road 187, Suite B, P.O. Box 76788
FOLK (903) 604-6314 CELL (903) 680-1890
www.fmsurvey.com office@fmsurvey.com



Restaurant Support Office
6002 Bishop Road, Plano, TX 75094
Tel: 972-710-1100 Fax: 972-710-1101

Raising Cane's
Restaurant #674
3700 N SAM RAYBURN FWY
SHERMAN, TEXAS
Prototype 4-AV

Professional of Record BENCHMARK



BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS
A MEMBER OF THE BENCHMARK GROUP

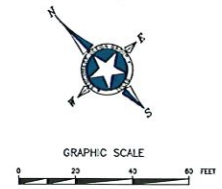
THE BENCHMARK GROUP IS A REGISTERED FIRM OF THE
STATE OF TEXAS. THE BENCHMARK GROUP IS NOT
A PUBLIC ENTITY. THE BENCHMARK GROUP IS NOT
A PUBLIC ENTITY. THE BENCHMARK GROUP IS NOT
A PUBLIC ENTITY.

Project	4-674
Project Issue Date	7/14/2020
Design Review Legend	NOT USED
Site Issues	Builder Number

SITE PLAN REVIEW

REVISIONS

Sheet Title	SITE PLAN
Date	12/16/2020
Project Number	2020-042
Drawn By	RAO
Sheet Number	C-0.1



LEGEND	
TEL	EXISTING TELEPHONE FEEDS
C.O.P.	EXISTING CLEAVOUT
WV	EXISTING WATER VALVE
WM	EXISTING WATER METER
W-H	EXISTING SAN SEWER MANHOLE
PP	EXISTING POWER POLE
FM	EXISTING FIRE HYDRANT
PROPOSED UP	
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SAN SEWER LINE
---	PROPERTY LINE
⊗	PARKING SPACE COUNT



*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE STATE UNDERGROUND UTILITY SERVICE PROTECTION ACT
AND CITY OF TEXAS, ALL CONTRACTORS SHALL BE REQUIRED TO CALL 811 PRIOR TO ANY
EXCAVATION, DRILLING, OR ANY OTHER ACT THAT MAY DISTURB ANY
EXISTING UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY INFORMATION AND ALL OTHER UTILITY COMPANIES PRIOR
TO BEGIN ANY WORK.

NOTICE TO CONTRACTORS

- These plans are subject to review and approval by all jurisdictions having authority.
- Contractors shall comply with all applicable codes and regulations.
- The contractor shall notify the engineer, in writing, of any change or modification to the plans prior to construction.
- The contractor shall be responsible for obtaining all necessary permits and approvals.
- The contractor shall be responsible for obtaining all necessary information and all other utility companies prior to beginning any work.

SITE PLAN INFORMATION		
LOT: BLOCK: 2040ND, C-1		
SETBACKS: FRONT: 25' REAR: 10' SIDE: 0'		
TOTAL LOT AREA: 1.17 ACRES		
IMPERVIOUS AREA: 0.84 ACRES		
BUILDING AREA: 2,913 SF		
PARKING: TOTAL BUILDING AREA = 2,913 SF		
RESTAURANT 2 SPACE PER 4 SEATS OF 50 SEATS = 25 SPACES		
TOTAL PARKING	REQUIRED 25 SPACES	PROVIDED 38 SPACES

BENCHMARK
1" CUB IN BACK OF CURB
ELEV=813.34 (NAVD 83)

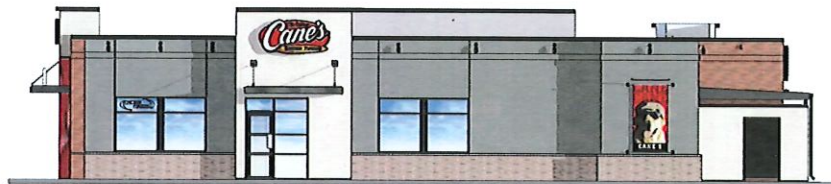
BENCHMARK
1" CUB IN BACK OF CURB
ELEV=813.34 (NAVD 83)



FRONT ENTRY ELEVATION (EAST)



DRIVE THRU ELEVATION (SOUTH)



SIDE ENTRY ELEVATION (NORTH)



REAR ELEVATION (WEST)

MATERIAL FINISHES

EM-3



HOT ROLLED STEEL W/ CARBON GRADE FINISH - W/ CLEAR, MATTE POWDER COAT FINISH

EM-4



RECLAIMED METAL PANEL - VINTAGE CAR HOOD OCCURS AT FACE OF THE 'T' ELEMENT ONLY

EW-1



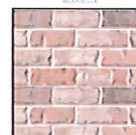
BELDEN NORMAN BRICK MASONRY MEDIUM RANGE. SMOOTH IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS TO H. WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH

EW-2



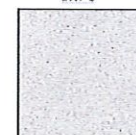
'SW 7659 SUMMIT GRAY' PORTLAND CEMENT STUCCO

EW-4



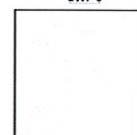
BORAL 'ALAMO' MODULAR BRICK. MORTAR TO MATCH SOLOMON PRODUCTS TO H. LIGHT BUFF SACK RUB FINISH

EW-5



'132 MOUNTAIN FOG' PORTLAND CEMENT STUCCO

EW-6



'455 OYSTER SHELL' CEMENT STUCCO

EWS-2



ALUMINUM STOREFRONT SYSTEM FINISH. ANODIZED BLACK



Site
SAM RAYBURN & HWY 82
SHERMAN, TX
Restaurant #RC674
P4-AV SCHEME B

Professional of Record
NAME
PM DESIGN
Architectural
Solutions Group
1101 Central Expressway, Suite 100
Killeen, TX 76734
Phone: 254-251-1111
Fax: 254-251-1111
Email: info@pmdesign.com

EXP 03/31/2021

Signature
DATE OF REVIEW

12/16/2020

Package P4-AV 2020-12-16 RELEASE

Project Name Site

Owner Project Address

Date Received Estimate Number

SITE PLAN REVIEW

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	

Sheet Title

EXTERIOR ELEVATIONS

Date: 12/16/2020

Project Number: RAC2020060

Drawn By: J.C.

Sheet Number

A4.11

STANDARD



STAFF REVIEW LETTER

December 31, 2020

JMCR Sherman, LLC
1601 Elm Street, Suite 4360
Dallas, TX 75219

Freeman Surveying & Mapping, LLC
10763 County Road 127, Suite D
Flint, TX 75762

Dear Applicants,

The request for approval of the Replat Sherman Town Center, Replatting Lot 5, Block 3 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 12, 2021 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. Must be a Replat. Change does not qualify for Amending Plat
2. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
3. New drive approaches must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Plat layout does not meet standards.
6. Remove direction (North) from Town Center Street.
7. New and existing Mutual Access to be shown on plat. New Mutual Access required to access Lot 5A. Filing information to be shown for existing Mutual Access.
8. Plat must be in black/gray only. Red will not be permitted.
9. Metes and bounds do not match drawing.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. Upon final staff approval, 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Clint Philpott, P.E.
Assistant City Manager

cc: Robby Heflon, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

STAFF REVIEW LETTER

January 5, 2021

JMCR Sherman LP
2515 McKinney Ave., Ste. 1350
Dallas, TX 75201

Benchmark Design Group, LLC
2026 Republic Dr., Ste. B
Tyler, TX 75701

Freeman Surveying & Mapping, LLC
10763 CR 127, Ste. D
Flint, TX 75762

Dear Applicants,

The request for site plan approval for Raising Cane's Restaurant located at 3700 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to 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.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. The parking ratio shall be; Restaurant - 2 spaces per 4 seats.
5. Location of trash dumpster shall be located in main building area.
6. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
7. Mutual access easement to be recorded at Grayson County Courthouse between Lot 5A and 5B before a building permit will be issued.
8. 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.
9. The existing freestanding sign for Logan's Roadhouse shall be removed subject to the sign ordinance. (Chapter 14, Exhibit A, Section 7, Subsection (14) (d).)
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Replat of the property is required.
13. New drive approaches must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
14. Additional Mutual Access required to access Lot 5A.
15. Verify fire requirements and code compliance with Fire Marshall.
16. The location of trash receptors must be approved by Public Works Department.
17. Entrances/Exits off Hwy. 75 Service Road to be Right-in, Right-out only.
18. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Billy Hartsfield, Fire Marshal
	Clint Philpott, Asst. City Manager	Amber Doan, Engineering Coordinator
	Wayne Lee, P.E., Director of Engineering	Christopher Armstrong, Asst. City Engineer
	Tom Pruitt, Utility Engineer	
	The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	



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

11.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 6104 TEXOMA PARKWAY**

The request of Systems Inc. (TAPS) (Owners), Josh Walker (Representative), Vilbig & Associates, Inc. (Civil Engineer/Surveyor) and Brad Nass (General Contractor) for the property located at 6104 Texoma Parkway, being 4.29 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows;

Planning and Zoning Commission

Site plan approval for Three Parking Canopies for Systems Inc. (TAPS)

Background:

The property is located at 6104 Texoma Parkway between FM 691 and Woodlake Road; Systems Inc, (TAPS) is the tenant. The property is zoned a C-2 (General Commercial) District.

Background on the property:

- Specific Use Permit to allow a one or two family residence in a C-2 (General Commercial) District - May 2, 2005 (Ord. 5300)
- Variance to allow a 5' front yard setback for a 12'x14' LED Monument Sign - June 22, 2010
- Exception to allow an extension of a metal siding exterior facade - April 17, 2012
- Exception to allow a 3-story, 45' tall terminal and Administration building addition - April 22, 2014

Systems Inc. (TAPS) would like to construct three metal parking canopies on the south side of the building. The proposed canopies are: 2,700 square feet with 6 stalls; 3,336 square feet with 8 stalls; and 8,100 square feet with 18 stalls.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Systems Inc. (TAPS) (Owners)
Josh Walker (Representative)
Vilbig & Associates, Inc. (Civil Engineer/Surveyor)
Brad Nass (General Contractor)

Master Plan Designation:

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

Number of notices mailed:

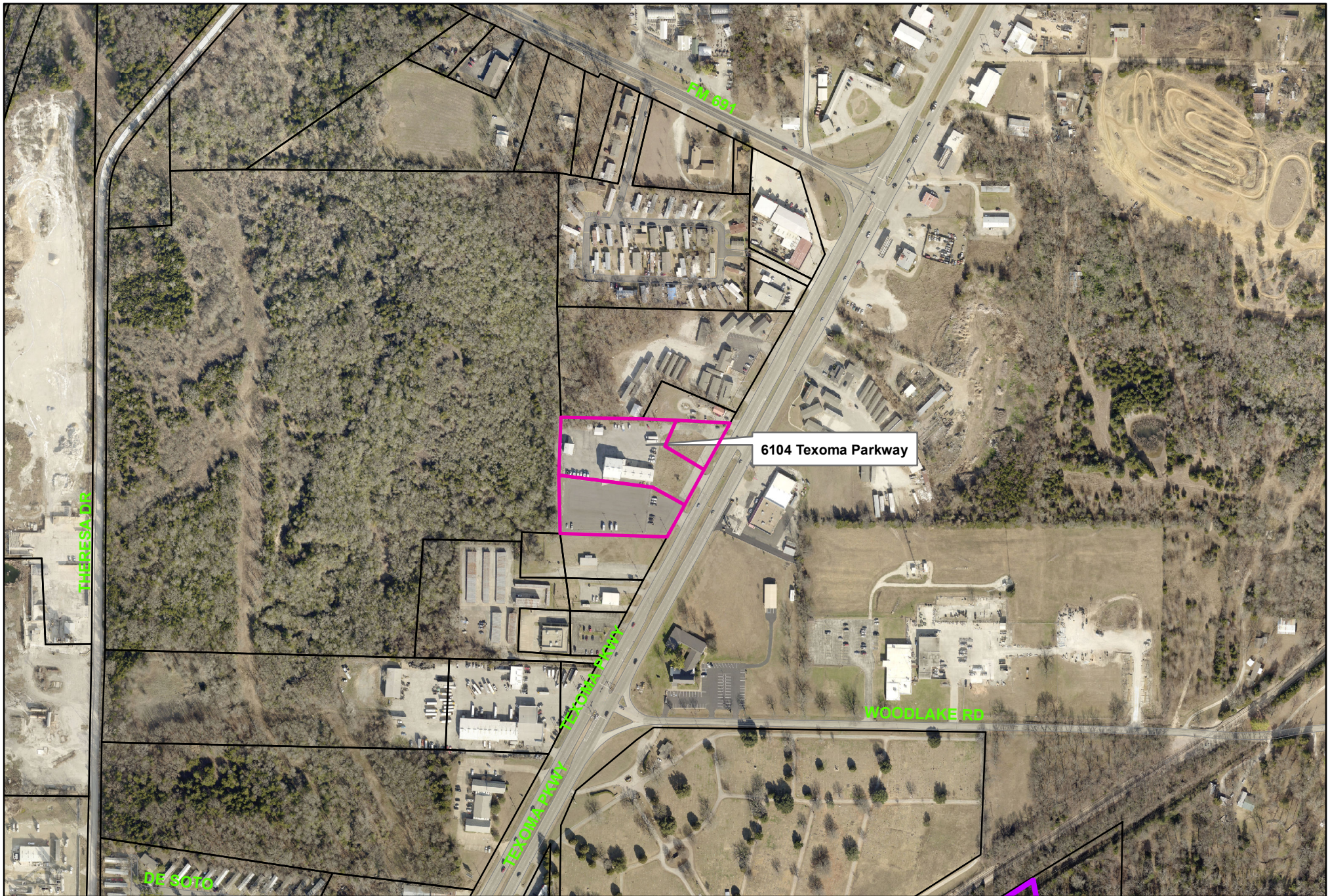
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Elevations
Staff Review Letter

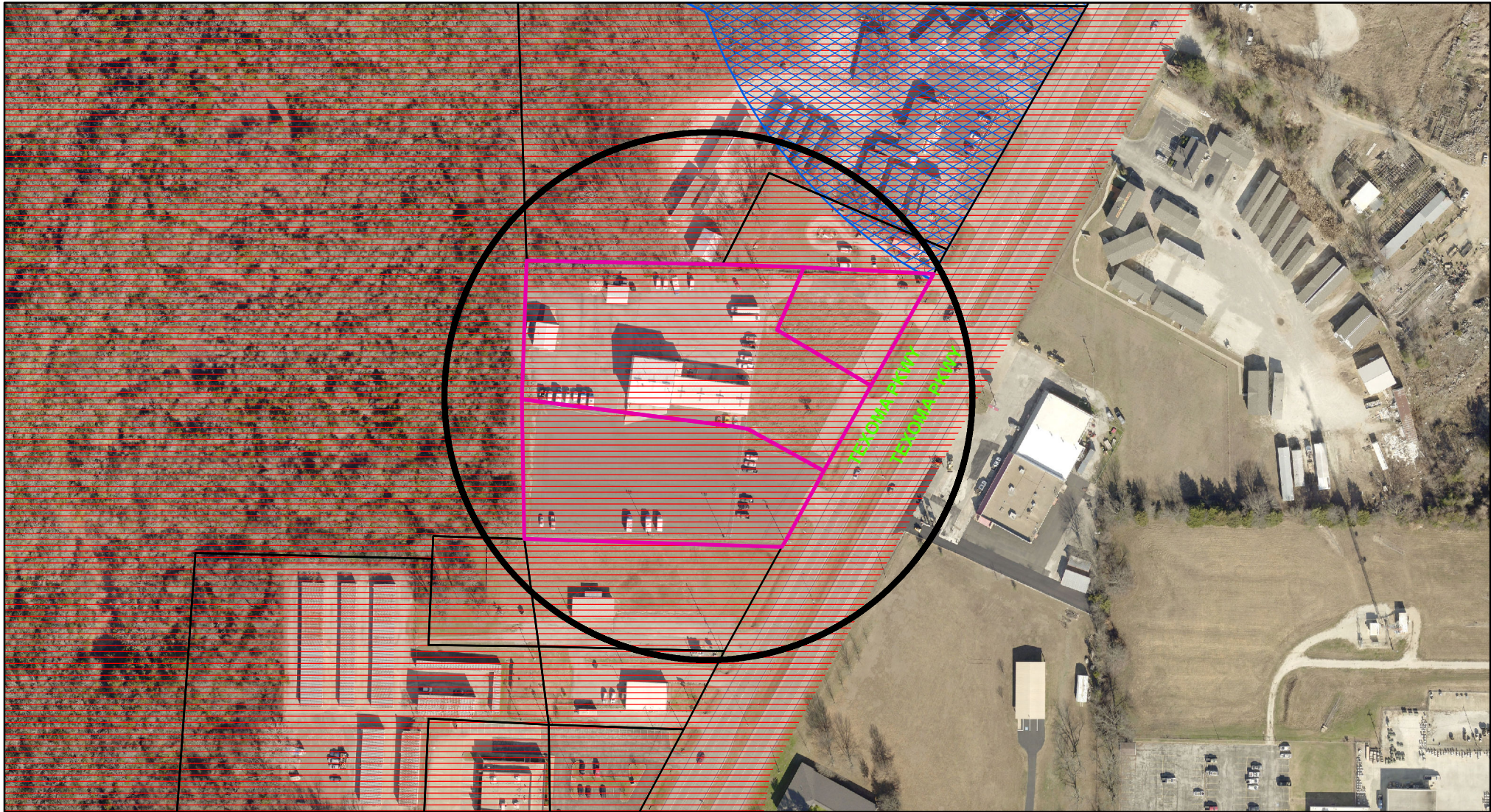


6104 Texoma Parkway

City of Sherman, Texas
Developmental Services Department



1 in = 425 ft



Zoning - 6104 Texoma Parkway

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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

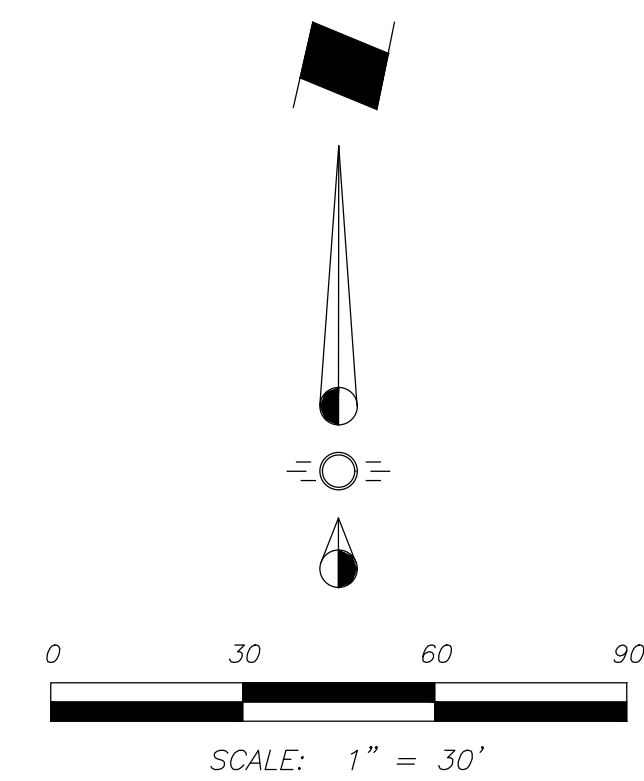


City of Sherman, Texas
Developmental Services Department

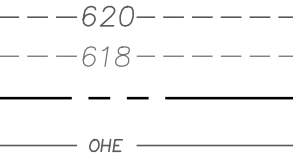


NOT TO SCALE

1 in = 200 ft



PLAN LEGEND

- 
- | | |
|--|---------------------------------|
| | PROJECT BOUNDARY LINE |
| | EXISTING CONTOUR LINES |
| | ADJACENT SUBDIVISION BOUNDARIES |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | EXISTING WATER |
| | FIRE LANE |
| | CHAINLINK FENCE |
| | FIRE HYDRANT |
| | EXISTING TREE |

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 12/16/2020

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS
LINES, TELEPHONE CABLES AND
ELECTRICAL LINES WITHIN VICINITY
OF SITE. EXACT LOCATIONS ARE
UNKNOWN. CALL BEFORE DIGGING!

...\\0-VAI Acad\\Texas811.jpg

[illegible]

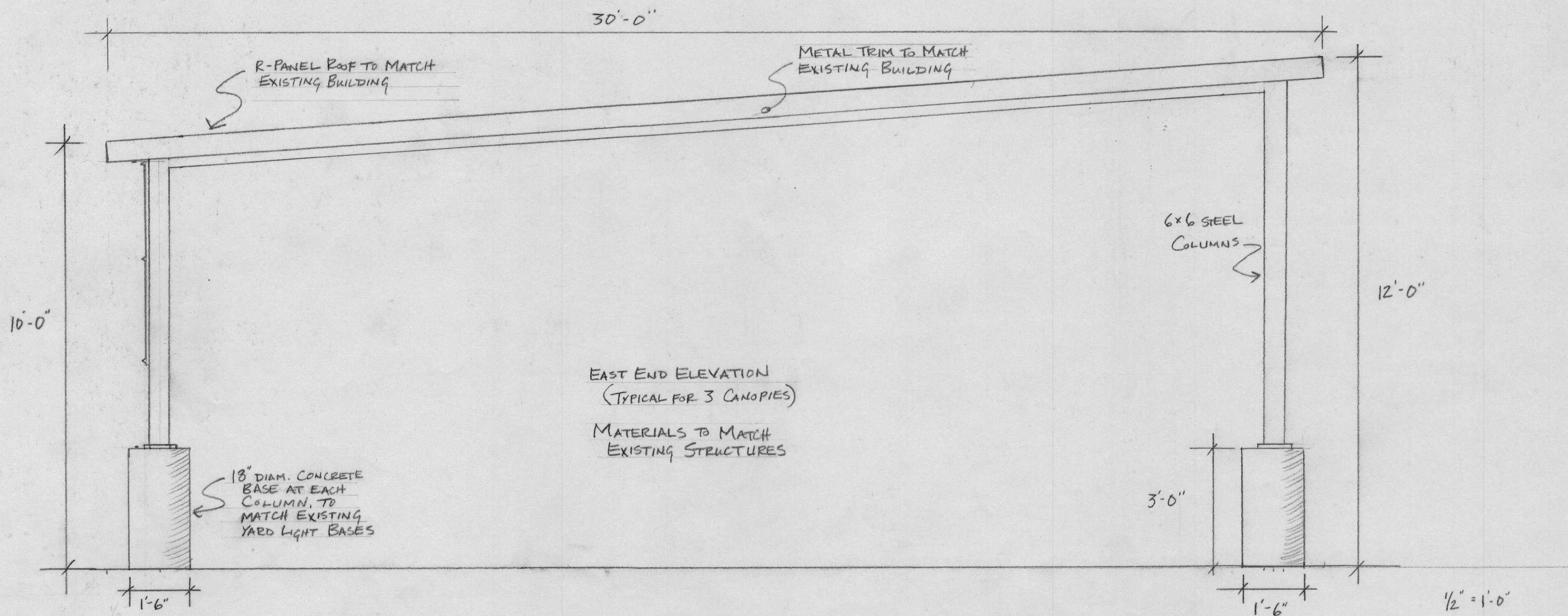
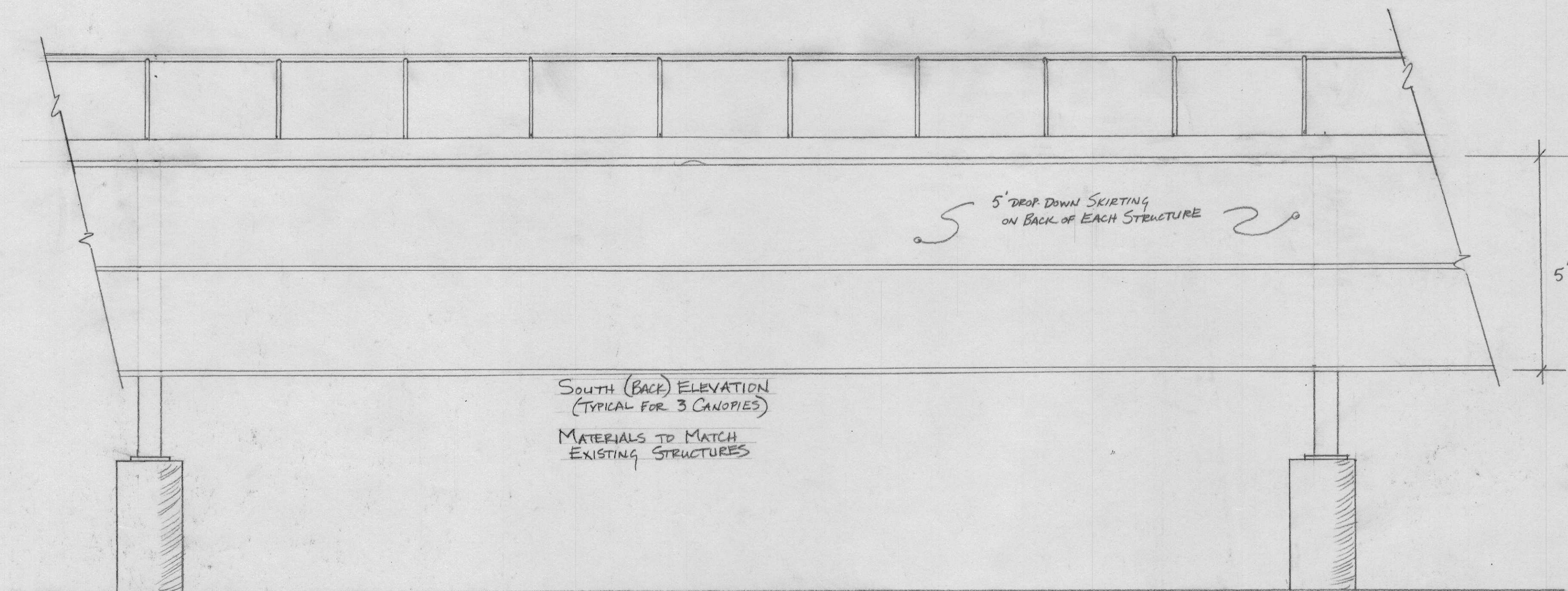
SUBMITTAL #1:	--/--/--
SUBMITTAL #2:	--/--/--
SUBMITTAL #3:	--/--/--
SUBMITTAL #4:	--/--/--
DESIGN: DV/PN	DRAWN: RS
CHECKED: DAV	
SCALE: 1" = 30'	
VA PROJECT NO: 2055-01	

SHEET
C1
OF XX

TEXOMA AREA
PARATRANSIT SYSTEM, INC.
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF DAVID A.
VILBIG, P.E., 67207 ON
DECEMBER 16, 2020. IT IS NOT TO
BE USED FOR CONSTRUCTION,
FINAL BID, OR PERMIT PURPOSES.

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 100330000



STAFF REVIEW LETTER

January 5, 2021

Systems Inc. (TAPS)
6104 Texoma Parkway
Sherman, TX 75090

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

Josh Walker
6104 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for three parking canopies for Systems Inc. (TAPS) located at 6104 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

12.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Stonehollow Homes (Owners) and Spiars Engineering Inc. (Civil Engineer/Surveyor) for the property in the 200 block of South FM 1417 (Heritage Parkway), being 46.925 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Estates at Baker Park.

Background:

The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. The property is zoned an R-1 (One Family Residential) District. The owners would like to plat the property into (142) one-hundred-forty-two lots with (4) four common areas for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Stonehollow Homes (Owners)

Spiars Engineering Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

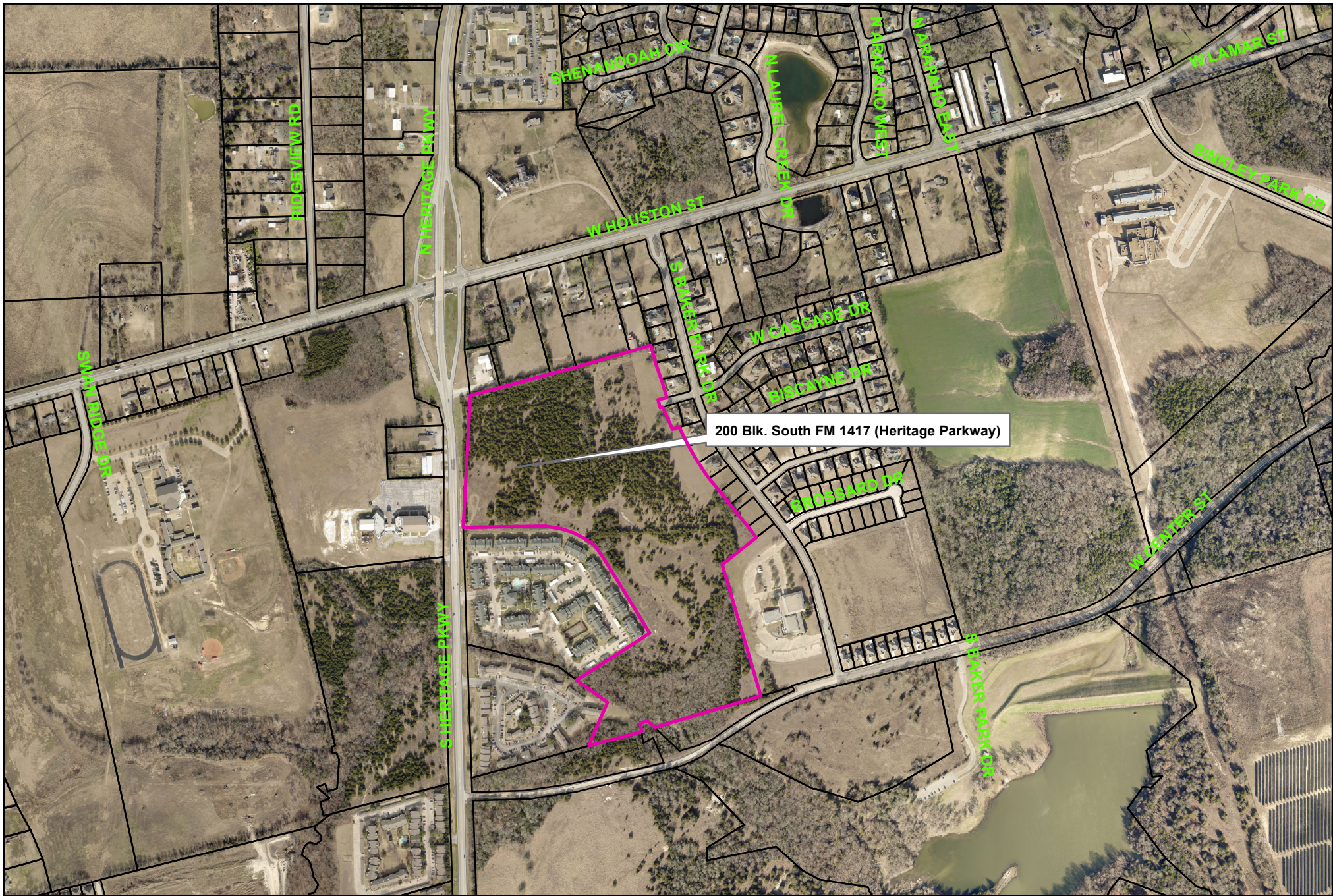
Not required.

Objections Received:

0

Attachments

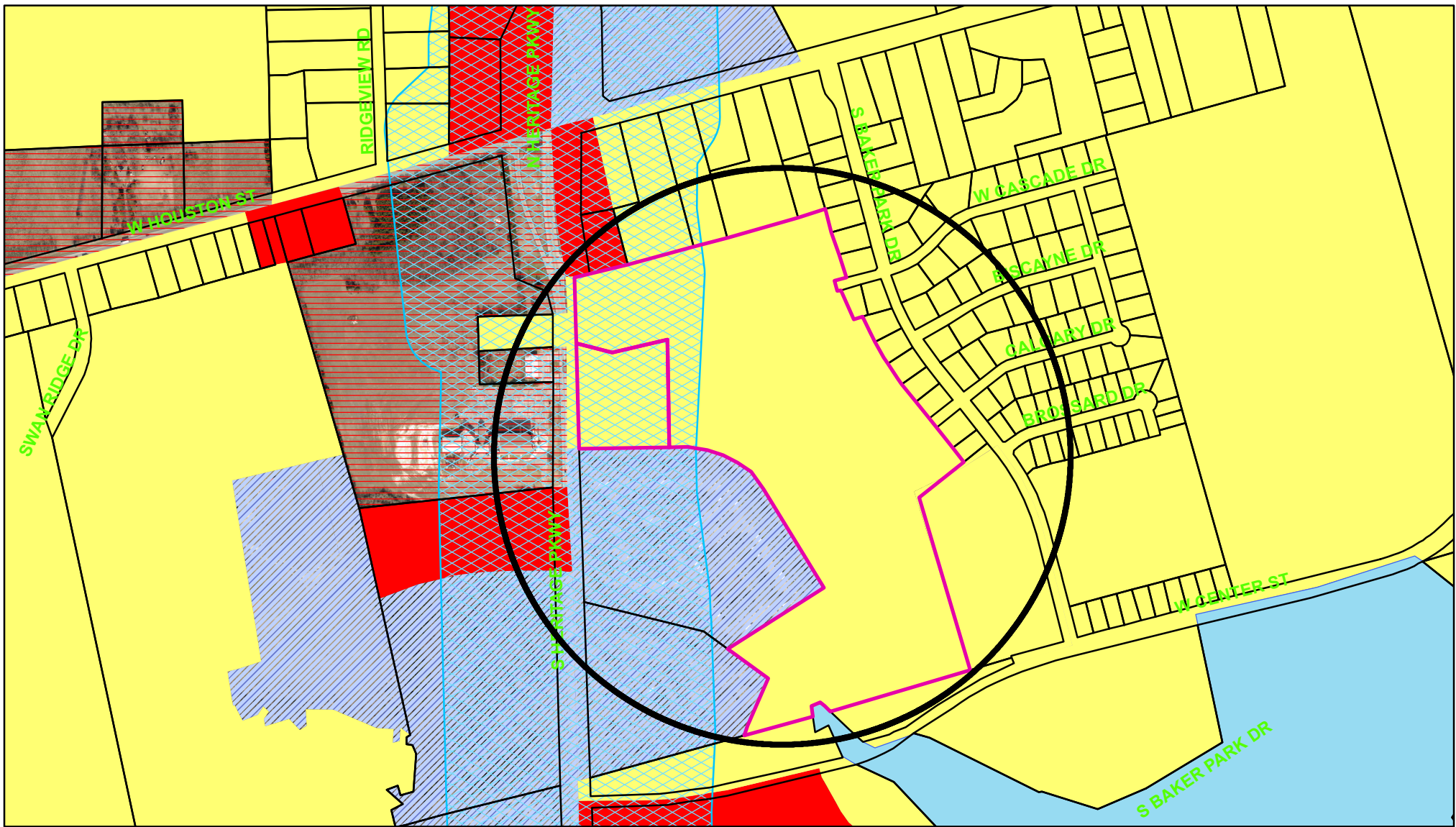
Location Map
Zoning Map
Estates at Baker Park
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

200 Block South FM 1417 (Heritage Parkway)


$$1 \text{ in} = 722 \text{ ft}$$



Zoning - 200 Block South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

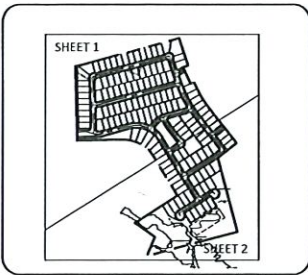
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential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



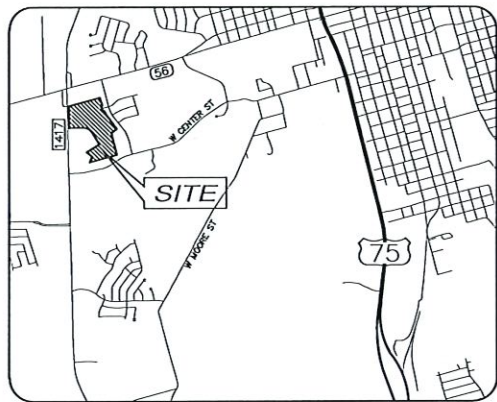
City of Sherman, Texas
Developmental Services Department



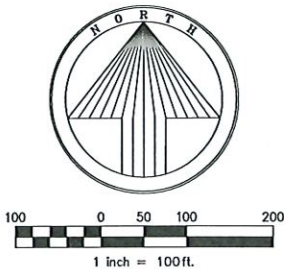
1 in = 600 ft



KEY MAP
NOT TO SCALE



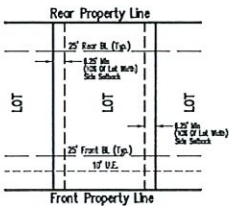
LOCATION MAP / KEY MAP
N.T.S.



LEGEND (Not all items may be applicable)	
FF	IRON ROD FOUND
DF	CAPIED IRON ROD FOUND
CM	CONTROL MONUMENT
DE	DRAINAGE EASEMENT
LE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SUE	SIDEWALK AND UTILITY EASEMENT - See Note 8
ME	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
JE	ACCESS EASEMENT
EP	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
B-B	BACK TO BACK
HOA	HOME OWNERS ASSOCIATION
FL	PHASE LINE
SC	STREET NAME CHANGE
BD	BLOCK DESIGNATION
TS	10/10' TRANSFORMER EASEMENT
CL	CLUSTER MAILBOX LOCATION - Per Revised SLP
KL	KEY LOT
NA	NO DRIVE ACCESS
DPCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
 3. All development will comply with City of Sherman Requirements.
 4. All open space areas, Lots 1-4, Block X, to be owned and maintained by the H.O.A.
 5. This plat is subject to the additional residential zoning standards outlined in the City Ordinance, Chapter 14, Section 6.2 (R-1 Zoning).
 6. Floodplain reclamation subject to engineering approval of flood study, wetland delineation study, habitat study, and vegetative study at the time of final plat submittal.
 7. Finished floor elevation shall be at least 2 feet above the 100-year floodplain.
 8. No part of the subject tract is located in a 100 year FEMA Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48181C0400F dated September 29, 2010 prepared by the Federal Emergency Management Agency (FEMA) for Grayson County, TX.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL	
APPROVED	
Chairman, City of Sherman	Date
Planning and Zoning Commissions	



STANDARD LOT DETAIL
62.5' LOT

Lot Summary	Phase 1	Phase 2	Total
62.5' LOT TYPE	65	77	142

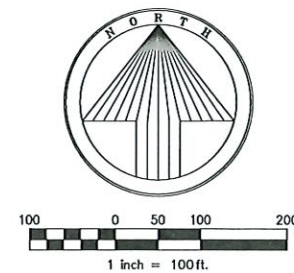
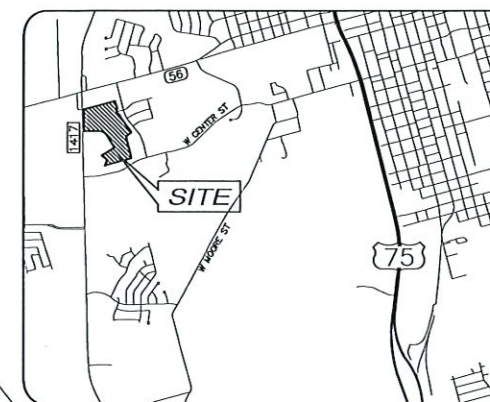
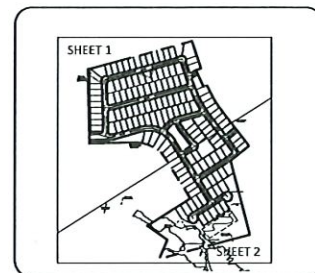
Villas of Parkhaven, Ltd.
Vol. 3174, Pg. 35 RPRGCT

PARKHAVEN ADDITION
PHASE THREE
Vol. 8, Pg. 135 PRGCT

PRELIMINARY PLAT

ESTATES AT BAKER PARK
142 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT STONEHOLLOW HOMES 200 Adriatic Parkway, Suite #105 McKinney, TX 75072 Telephone: (214) 872-0346 Contact: Ryan Hayes	ENGINEER / SURVEYOR Sparks Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Lauren Heimberger
--	--



LEGEND	
FF	IRON ROD FOUND
OF	CAVED IRON ROD CAPED
CU	CONTROL VALVE/UTILITY
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SL	SIDEWALK AND UTILITY EASEMENT - See Note 8
WE	WALL MAINTENANCE EASEMENT
HE	HOA EASEMENT
AL	ACCESS EASEMENT
RT	BY THIS PLAT
RO	RIGHT-OF-WAY
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
ME	STREET NAME CHANGE
EO	ELOCK DESIGNATION
TO	10' TO 15' TRANSFORMER EASEMENT
CL	CUSTOMER MAILBOX LOCATION - Per Revised SLP
Y	FEET LOT
ND	NO DRIVE ACCESS
DC	DEED RECORDS, DENTON COUNTY, TEXAS
PC	PLAT RECORDS, DENTON COUNTY, TEXAS
OP	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

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APPROVED

Chairman, City of Sherman
Planning and Zoning Commissions

Date

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Diagram illustrating the Standard Lot Detail for a 62.5' Lot. The lot is bounded by the Rear Property Line and the Front Property Line. The lot is divided into three sections: 25' Front R. (Tp.), 1.57' Mid. (1/2 of Lot Wn) Side Sublot, and 25' Front R. (Tp.). The lot is also divided into three sections: 1.57' Mid. (1/2 of Lot Wn) Side Sublot, 1.57' Mid. (1/2 of Lot Wn) Side Sublot, and 1.57' Mid. (1/2 of Lot Wn) Side Sublot. The lot is also divided into three sections: 1.57' Mid. (1/2 of Lot Wn) Side Sublot, 1.57' Mid. (1/2 of Lot Wn) Side Sublot, and 1.57' Mid. (1/2 of Lot Wn) Side Sublot.

Lot Summary	Phase 1	Phase 2	Total
62.5' LOT TYPE	65	77	142

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the E. Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, the subject tract being a portion of a tract conveyed to Park Development One, Ltd., according to the deed recorded in Volume 2479, Page 878 of the Real Property Records, Grayson County, Texas (RPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a TxDOT concrete monument found on the east line of Farm to Market Road 1417, a variable width right-of-way, for the southwest corner of a tract conveyed to Michael D. Daniel, et al, recorded in Volume 4982, Page 331 RPRGCT;

THENCE N 74°50'44" E, 1053.39 feet along the south line of said Daniel tract, and of a tract conveyed to Beren Thomas Bragg, recorded in Volume 5899, Page 832 RPRGCT, and of a tract conveyed to Earl F. Hickey and wife, Debra L. Hickey, recorded in Volume 3559, Page 795 RPRGCT, and of a tract conveyed to Toy Corley, et al, recorded in Doc. No. 2020-3665 RPRGCT, and of a tract conveyed to James A. Giarraputo and wife, Norma Giarraputo, recorded in Volume 3863, Page 20 RPRGCT, to the southeast corner thereof, and being the southwest corner of Lot 31, and the northwest corner of Lot 30, Block 1, Parkhaven Addition Phase Two, an addition recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas (PRGCT);

THENCE S 19°01'45" E, 298.48 feet along the west line of Lots 30-28, Block 1, to a 1/2" iron rod found on the north line of Cascade Drive, a 50-foot right-of-way created by said plat;

THENCE along the north line of Cascade Drive, around a non-tangent curve to the left having a central angle of 08°24'27", a radius of 395.00 feet, a chord of S 69°17'09" W - 57.91 feet, an arc length of 57.96 feet to a 1/2" iron rod found for the northwest corner of said right-of-way;

THENCE S 24°55'04" E, 190.00 feet along the west line of said right-of-way and Lot 21, Block 15, to a point for southwest corner thereof;

THENCE along the south line of Lot 21, Block 15, around a non-tangent curve to the right having a central angle of 09°51'29", a radius of 205.00 feet, a chord of N 70°00'40" E - 35.23 feet, an arc length of 35.27 feet;

THENCE N 74°56'25" E, 3.16 feet continuing along the south line of Lot 21, Block 15, to the northwest corner of Lot 1, Block 14, Parkhaven Addition Section Four, an addition recorded in Volume 9, Page 46 PRGCT;

THENCE along the southwest line of Parkhaven Addition Section Four, around a non-tangent curve to the left having a central angle of 15°18'45", a radius of 1271.44 feet, a chord of S 30°46'09" E - 338.79 feet, an arc length of 339.80 feet;

THENCE S 38°25'32" E, 434.18 feet continuing along the southwest line of Parkhaven Addition Section Four to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1, Block 1, Parkhaven Addition Phase Three, an addition recorded in Volume 8, Page 135 PRGCT;

THENCE S 51°34'28" W, 248.83 feet along the north line thereof;

THENCE S 14°48'54" E, along the west line of Lot 1, passing at 800.08 feet the southwest corner of Lot 1 and the northwest corner of a right-of-way dedication per plat, and continuing along the west line thereof a total distance of 800.08 feet to a 1/2" iron rod found for the southwest corner thereof, and being on the north line of a tract conveyed to the City of Sherman, recorded in Volume 1288, Page 650 RPRGCT;

THENCE S 75°10'03" W, 618.46 feet along the north line thereof;

THENCE S 74°54'15" W, 367.51 feet continuing along the north line thereof to a 1/2" iron rod found for the southeast corner of a tract conveyed to 303 S. FM 1417, LLC, recorded in Volume 5548, Page 836 RPRGCT;

THENCE N 23°43'54" E, 217.05 feet along the lower east line thereof to a 5/8" iron rod found;

THENCE N 54°55'09" W, 257.60 feet along the upper east line thereof to a 1/2" iron rod found for the most southerly corner of a tract conveyed to Villas of Parkhaven, Ltd., recorded in Volume 3174, Page 35 RPRGCT;

THENCE N 57°47'32" E, 536.69 feet along the easterly south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 32°17'35" W, 488.01 feet along the east line thereof;

THENCE along the northeast line thereof, around a tangent curve to the left having a central angle of 59°04'33", a radius of 370.00 feet, a chord of N 61°49'52" W - 364.82 feet, an arc length of 381.50 feet;

THENCE S 88°47'58" W, 471.72 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Farm to Market Road 1417;

THENCE N 01°20'35" W, 776.36 feet along the east line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 75°57'45" E, 67.27 feet along a southerly east line thereof to the POINT OF BEGINNING with the subject tract containing 2,044,033 square feet or 46.925 acres of land.

Boundary Line Table		
Line #	Length	Direction
BL1	67.27'	N 75°57'45" E
BL2	190.00'	S 24°55'04" E
BL3	3.16'	N 74°56'25" E
BL4	217.05'	N 23°43'54" E

Boundary Curve Table				
Curve #	Length	Radius	Chord	Chord Bearing
BC1	57.96'	395.00'	57.91'	S 69°17'09" W
BC2	35.27'	205.00'	35.23'	N 70°00'40" E
BC3	339.80'	1271.44'	338.79'	S 30°46'09" E
BC4	381.50'	370.00'	364.82'	N 61°49'52" W

Lot Line Table	
Line #	Direction
L1	N 43°39'25" E
L2	N 43°18'52" W
L3	N 43°30'56" E
L4	N 46°30'36" W
L5	N 36°45'05" E
L6	S 62°05'30" E
L7	S 66°28'05" E
L8	N 23°09'54" E
L9	S 39°31'00" W
L10	S 64°10'39" E
L11	S 16°39'53" W
L12	S 75°46'14" E
L13	N 25°53'49" E
L14	S 70°50'33" E
L15	S 73°04'02" W
L17	N 11°27'19" W
L18	N 77°17'35" W
L19	S 09°38'27" W
L20	N 12°42'25" E
L21	N 77°17'35" W
L22	S 12°42'25" W
L23	S 06°34'28" W
L24	S 12°42'25" W
L25	S 77°17'35" E

Centerline Line Table		
Line #	Length	Direction
L29	6.76	S56° 41' 31.42"W
L28	31.25	S22° 37' 49.24"E

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	69.76'	200.00'	35.24'	69.40'	S81°21'04"E	19°59'02"
C2	76.11'	312.50'	38.24'	75.92'	N81°49'21"E	13°57'13"
C3	126.82'	215.00'	65.31'	124.99'	S88°15'24"E	33°47'43"
C4	72.32'	300.00'	36.33'	72.14'	N81°45'05"E	13°48'41"
C5	381.50'	300.00'	221.43'	356.31'	S68°43'26"E	72°51'40"
C6	196.22'	250.00'	103.48'	191.22'	S52°21'39"W	44°58'11"
C7	57.03'	180.00'	28.76'	56.79'	S65°46'08"W	18°09'13"
C8	64.74'	300.00'	32.49'	64.61'	N66°02'49"E	12°21'49"
C9	33.69'	370.00'	16.86'	33.68'	N62°28'25"E	5°13'01"
C10	68.92'	250.00'	34.68'	68.70'	S30°31'40"E	15°47'42"
C11	406.23'	1200.00'	205.08'	404.30'	S28°43'38"E	19°23'47"
C12	53.51'	500.00'	26.78'	53.49'	N54°38'26"E	6°07'56"

Lot Area Table		
Lot #	Block #	Square Feet
1	A	7,813
2	A	7,812
3	A	7,812
4	A	7,812
5	A	7,813
6	A	7,812
7	A	7,812
8	A	7,806
9	A	13,075
10	A	12,761
11	A	7,809
12	A	7,812
13	A	7,812
14	A	7,812
15	A	7,812
16	A	7,812
17	A	7,812
18	A	7,812
19	A	7,812
20	A	7,812
21	A	7,812
22	A	7,812
23	A	10,024
24	A	19,284
25	A	7,865
26	A	10,125

Lot Area Table		
Lot #	Block #	Square Feet
1	B	9,541
2	B	8,250
3	B	8,250
4	B	8,250
5	B	8,250
6	B	8,250
7	B	8,250
8	B	8,250
9	B	8,250
10	B	8,250
11	B	8,250
12	B	9,888
13	B	9,074
14	B	8,000
15	B	8,000
16	B	8,000
17	B	8,000
18	B	8,000
19	B	8,000
20	B	8,000
21	B	8,000
22	B	8,000
23	B	8,000
24	B	8,000
25	B	9,504

Lot Area Table		
Lot #	Block #	Square Feet
1	C	9,741
2	C	7,915
3	C	7,937
4	C	7,937
5	C	7,937
6	C	7,937
7	C	7,937
8	C	7,937
9	C	7,937
10	C	7,937
11	C	7,937
12	C	7,937
13	C	7,937
14	C	9,186
15	C	9,647
16	C	7,813
17	C	7,813
18	C	7,834
19	C	8,328
20	C	9,798
21	C	11,827
22	C	10,220
23	C	8,635
24	C	7,915
25	C	7,812
26	C	7,812
27	C	7,812
28	C	7,812
29	C	9,831

Lot Area Table		
Lot #	Block #	Square Feet
1	D	9,804
2	D	11,116
3	D	11,433
4	D	10,726
5	D	9,633
6	D	8,613
7	D	8,438
8	D	8,438
9	D	8,438
10	D	8,438
11	D	8,438
12	D	8,438
13	D	8,438
14	D	9,357
15	D	8,710
16	D	8,712
17	D	9,975
18	D	10,833

Lot Area Table		
Lot #	Block #	Square Feet
1	E	9,013
2	E	7,514
3	E	25,649
4	E	7,507
5	E	7,813
6	E	7,853
7	E	11,506
8	E	10,263
9	E	7,813
10	E	7,813
11	E	7,812
12	E	7,813
13	E	8,570
14	E	9,824
15	E	8,875
16	E	8,875
17	E	8,875
18	E	8,875
19	E	9,638

Lot Area Table		
Lot #	Block #	Square Feet
1	F	11,204
2	F	9,906
3	F	8,731
4	F	8,726
5	F	8,676
6	F	8,465
7	F	8,250
8	F	8,250
9	F	8,750
10	F	8,364
11	F	7,812
12	F	7,812

Lot Area Table		
Lot #	Block #	Square Feet
1	G	8,875
2	G	8,375
3	G	8,375
4	G	8,375
5	G	10,835
6	G	9,532
7	G	7,813
8	G	8,387

Lot Area Table		
Lot #	Block #	Square Feet
1	H	7,813
2	H	7,813
3	H	9,375
4	H	7,813
5	H	7,813

Lot Area Table		
Lot #	Block #	Square Feet
1	X	15,194
2	X	31,250
3	X	29,885
4	X	341,498

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

Chairman, City of Sherman

Planning and Zoning Commissions

Date

PRELIMINARY PLAT

ESTATES AT BAKER PARK

142 LOTS & 4 COMMON AREAS
46.925 GROSS ACRES OUT OF THE
E. JONES SURVEY, ABSTRACT No. 625
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET 3 OF 3

OWNER / APPLICANT
STONEHOLLOW HOMES
200 Adriatic Parkway, Suite #105
McKinney, TX 75072
Telephone: (214) 872-0346
Contact: Ryan Hayes

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Lauren Helmberger



STAFF REVIEW LETTER

December 31, 2020

Stonehollow Homes
200 Adriatic Parkway, Ste. 105
McKinney, TX 75072

Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Estates at Baker Park has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 12, 2021 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. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
3. The width of the right-of-way and pavement for streets shall be shown on the plat.
4. Metes and bounds must match drawing.
5. Graphically show TxDOT concrete monument at point of beginning.
6. Graphically show all found monuments and set monuments on drawing.
7. Show beginning and ends of curves as set or found.
8. Remove Building Line from plat.
9. 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. Ownership and maintenance information to be shown on plat.
10. Note # 4 on Plat to include Lots 1-4, Block X and median on Gabbro Way. Ownership and maintenance information to be shown on plat.
11. Proposed 15' Drainage Easements in Lot 4, Block X shall be shown as 15' Private Drainage Easements, owned and operated by HOA.
12. Proposed Detention Easement shall be shown as Private Detention Easement, owned and operated by HOA.
13. Proposed 20' Utility Easement in Lot 4, Block X shall extend to Chert Court right of way.
14. Minimum lot width is 60' of street frontage at property line. Variance required for any lots not meeting minimum.
15. Corner clips required on Lots 9 & 10, Block F at intersection of Calgary Drive and Obsidian Drive.

16. Flood fringe to be shown on plat and must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
17. All requirements of the Floodplain Ordinance shall be followed.
18. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified by developer for proposed use.
19. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
20. 20' Water Line Easement and water line to be abandoned prior to filing of plat.
21. Dedicate 10' Utility Easement along all street frontage of all lots.
22. Extend Calgary Drive to Obsidian Drive per Subdivision Ordinance.
23. Lot 21, Block C does not meet driveway access requirements.
24. 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.
25. Upon final staff approval, 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Clint Philpott, P.E.
Assistant City Manager

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

13.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

5112 AMBERGATE LANE

The request of Stonehollow Homes LLC (Owners) and Rich Baggs (Representative) for the property at 5112 Ambergate Lane, being Lot 7, Block H, Austin Landing, Phase 3, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (13)(h) to allow a 6' tall privacy fence on the property line in lieu of the allowed 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District.

Background:

The property is located at 5112 Ambergate Lane, the southwest corner of Ambergate Lane and Woodbine Drive. The property is zoned an SF-1 (Single Family Residential) District. Stonehollow Homes would like to erect a six foot privacy fence on the property line along Woodbine Drive.

Adjacent Zoning:

SF-1 (Single Family Residential) District

Origination:

Stonehollow Homes LLC (Owners)
Rich Baggs (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:

17

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Fence Elevations

Staff Review Letter



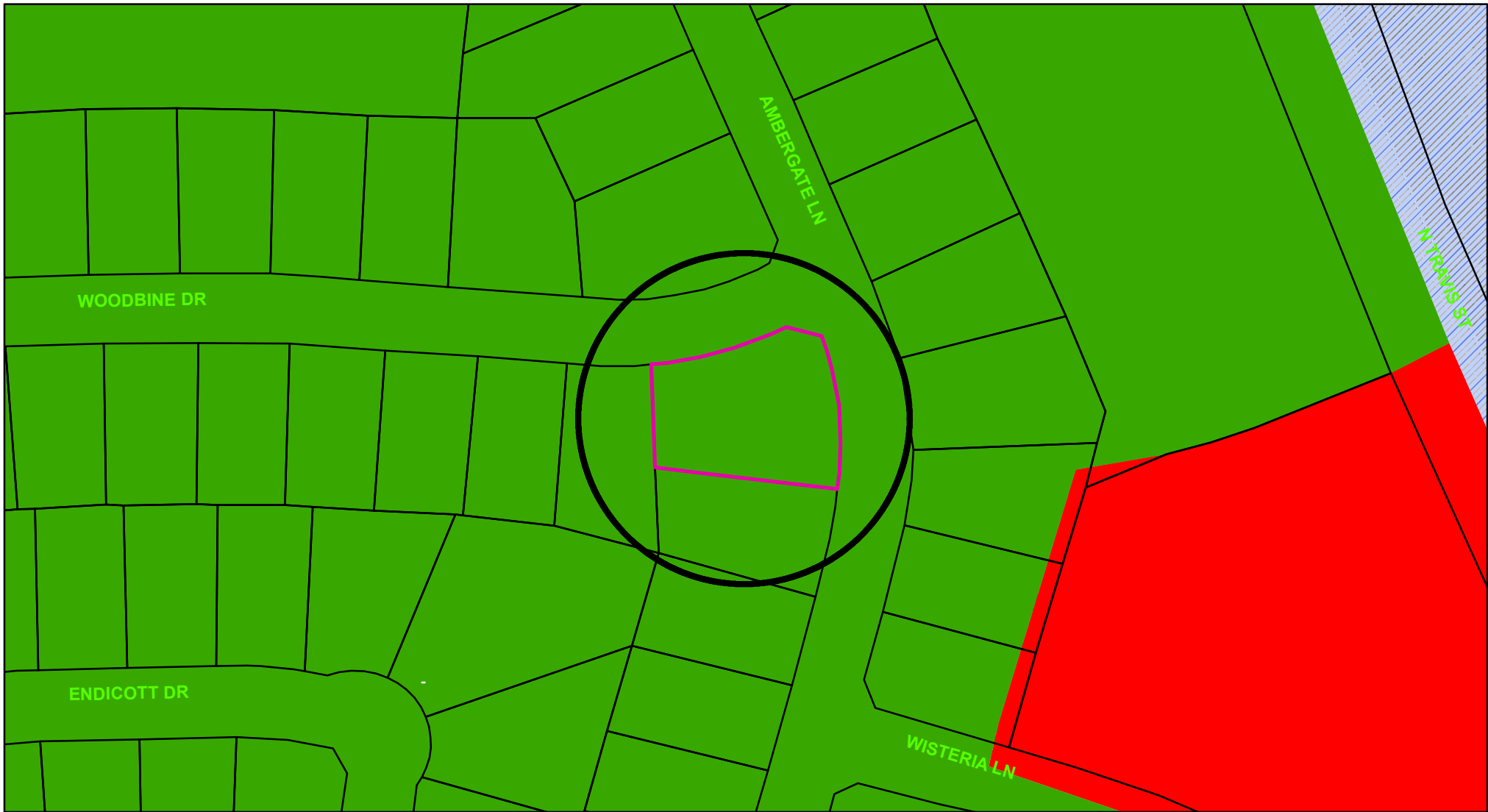
5112 Ambergate Lane

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 5112 Ambergate Lane

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

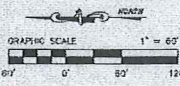


NOT TO SCALE

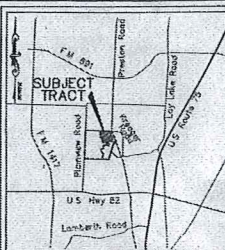
1 in = 100 ft

5112 Ambergate Lane





F.M. HIGHWAY NO. 131

 REM 156,904 ACRES
 STONEHOLLOW HOMES, LLC
 VOLUME 5466, PAGE 40
 O.P.R.G.C.T.


LOCATION MAP NOT TO SCALE

LEGEND

- S/R CRS 5/8\"/>

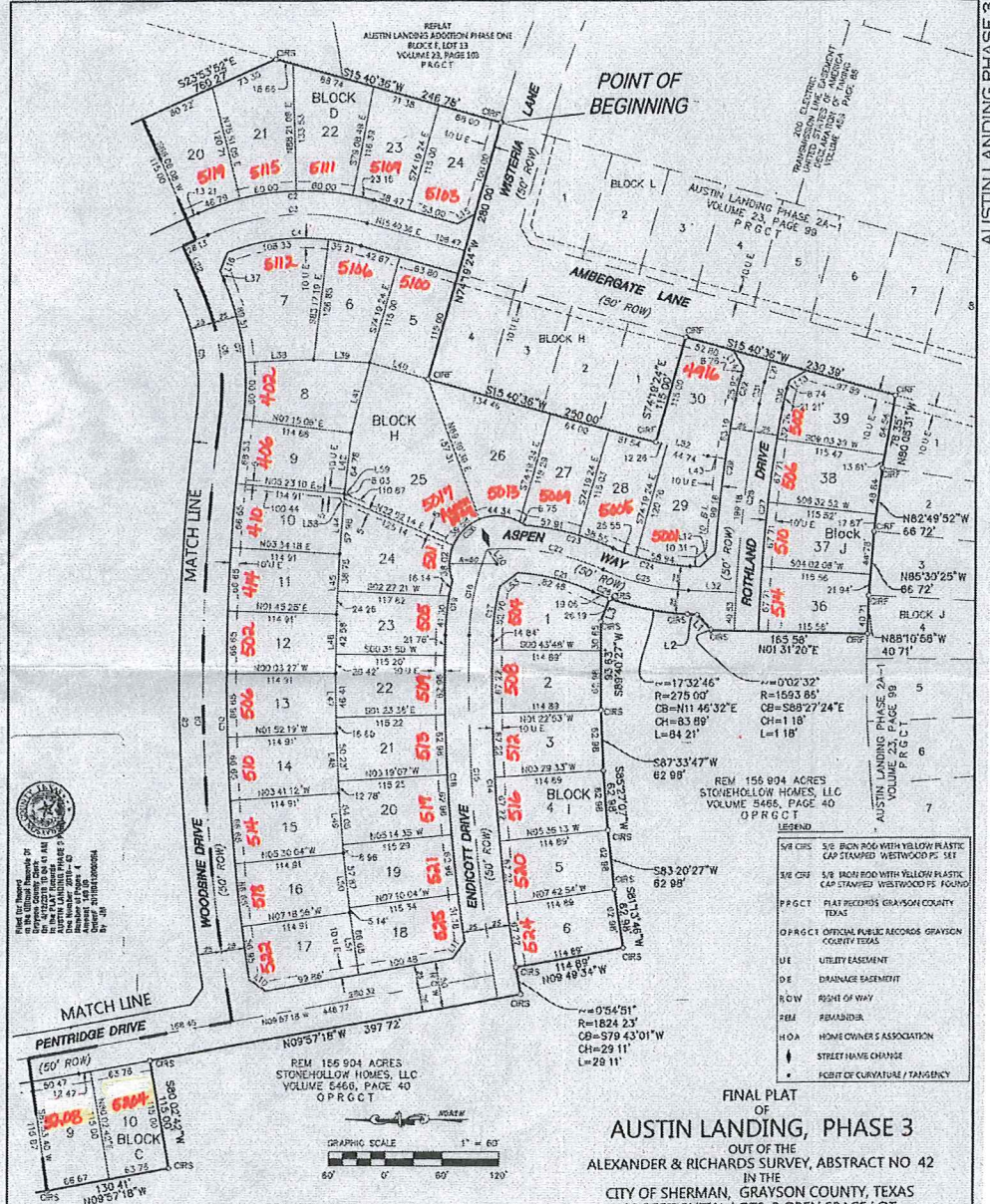
SURVEYOR'S NOTES

- 1) BASIS OF MEASUREMENT IS CORRELATED FROM THE CITY OF SHERMAN GEODETIC CONTROL NETWORK, GRID NORTH.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8\"/>

 FINAL PLAT
 OF
AUSTIN LANDING, PHASE 3
 OUT OF THE
 ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
 IN THE
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 90 RESIDENTIAL LOTS, 3 OPEN SPACE LOT
 25.235 ACRES

 Owner
STONEHOLLOW HOMES, INC.
 905 Watters Creek Blvd #250
 Allen, TX 75013

 Engineer/Surveyor
Westwood
 10000 Westwood Blvd #200
 Dallas, TX 75241
 Phone: (214) 342-1000
 Fax: (214) 342-1001
 Email: info@westwoodsurvey.com
 Survey from March 2018

 2/930
 MARCH 27, 2018 #A000355


SURVEYOR'S NOTES

- 1) BASIS OF MEASUREMENT IS CORRELATED FROM THE CITY OF SHERMAN GEODETIC CONTROL NETWORK, GRID NORTH.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8\"/>
- 3) SELLING A PORTION OF THIS ADDITION BY MEANS OF A VARIANCE APPROVED 4/18/2017 FOR LOT 12, BLOCK D, AND LOTS 24-26, BLOCK H, FOR THE MINIMUM LOT WITHIN OF 60 FEET TO BE MEASURED ALONG THE FRONT BUILDING LINE.
- 4) A VARIANCE APPROVED 4/18/2017 FOR LOT 12, BLOCK D, AND LOTS 24-26, BLOCK H, FOR THE MINIMUM LOT WITHIN OF 60 FEET TO BE MEASURED ALONG THE FRONT BUILDING LINE.
- 5) ALL PERIMETER TRACT CORNERS ARE MONUMENTED WITH 5/8\"/>

 FINAL PLAT
 OF
AUSTIN LANDING, PHASE 3
 OUT OF THE
 ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
 IN THE
 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
 90 RESIDENTIAL LOTS, 3 OPEN SPACE LOT
 25.235 ACRES

 Owner
STONEHOLLOW HOMES, INC.
 905 Watters Creek Blvd #250
 Allen, TX 75013

 Engineer/Surveyor
Westwood
 10000 Westwood Blvd #200
 Dallas, TX 75241
 Phone: (214) 342-1000
 Fax: (214) 342-1001
 Email: info@westwoodsurvey.com
 Survey from March 2018

E-9-327 (11/18) MARCH 27, 2018 #A000355

72.85'

S $01^{\circ}54'07''$ E

33'-3 $\frac{1}{2}$ "

36'-2"

25' BL.

21'-3"

10'-2' BL.

13'

A/C PAD

64'

#4231

NEWPORT-A

5-CAR

59'-7"

P.

10' U.E.

14'-1 $\frac{1}{2}$ "

89.51'

R=275'

WOODBINE DRIVE

N $66^{\circ}06'08''$ E

103.11'

N $00^{\circ}56'07''$ E

209.99'

208.81'

29'-4 $\frac{1}{2}$ "

18'-3"

126.85' S $83^{\circ}17'19''$ E

29'-11" CONC. DRIVE

25' BL.

3' CONC. WALK

10' U.E.

25'

31'-0 $\frac{1}{2}$ "

108.33'

225'R

6'

Need 6' fence

SIDEWALKS PER CITY OR SUB. REG.

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KENADOM DESIGN CONSULTANTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

ADDRESS: 5112 AMBERGATE LANE
LOT: 1 BLOCK: H CITY: SHERMAN

BUILDER: PLAN:
STONEHOLLOW #4231-NEWPORT-A
SUPER-5 CAR



DATE: 04/20/2020

STONEHOLLOW
-HOMES-

IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED





STAFF REVIEW LETTER

January 5, 2021

Stonehollow Homes
Ryan Hayes
200 Adriatic Parkway, Ste. 105
McKinney, TX 75072

Rich Baggs
60 Aletha Lane
Sherman, TX 75092

Dear Applicants,

The request for an exception to allow a 6' tall privacy fence on the property line in lieu of the allowed 4' in height extending closer than 25' to a front line street in an SF-1 (Single Family Residential) District located at 5112 Ambergate Lane has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the SF-1 (Single-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. The fence must be maintained at all times.
3. The fence shall not obstruct site distance at the intersection of Woodbine Drive and Ambergate Lane.
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

14.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1406 DEL MAR DRIVE

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 1406 Del Mar Drive, being Lot 12, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 24' rear setback in lieu of the required 25' and 6' side setbacks in lieu of the required 6.8' for a residential dwelling in an R-1 (One-Family Residential) District.

Background:

The property is located at 1406 Del Mar Drive, the northwest corner of Del Mar Drive and Crown Street. The property is zoned an R-1 (One Family Residential) District. Wyldewood Homes would like to construct a single-family residence 24' from the rear property line and 6' from the side property lines. The lot is a triangular shaped lot, with a narrow rear yard.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)

Tim Pike (Representative)

Helvey-Wagner Surveying, Inc. (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:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

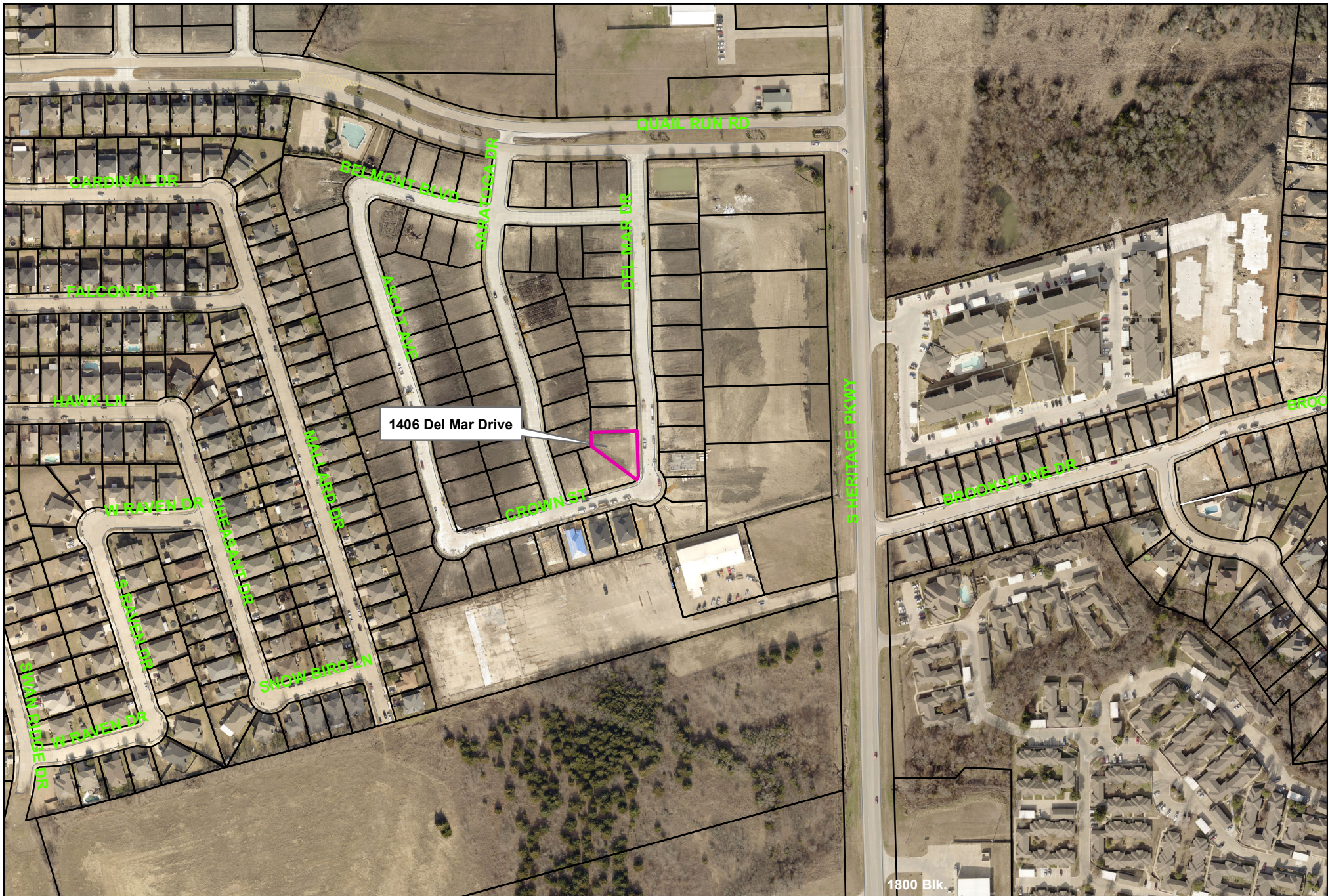
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter



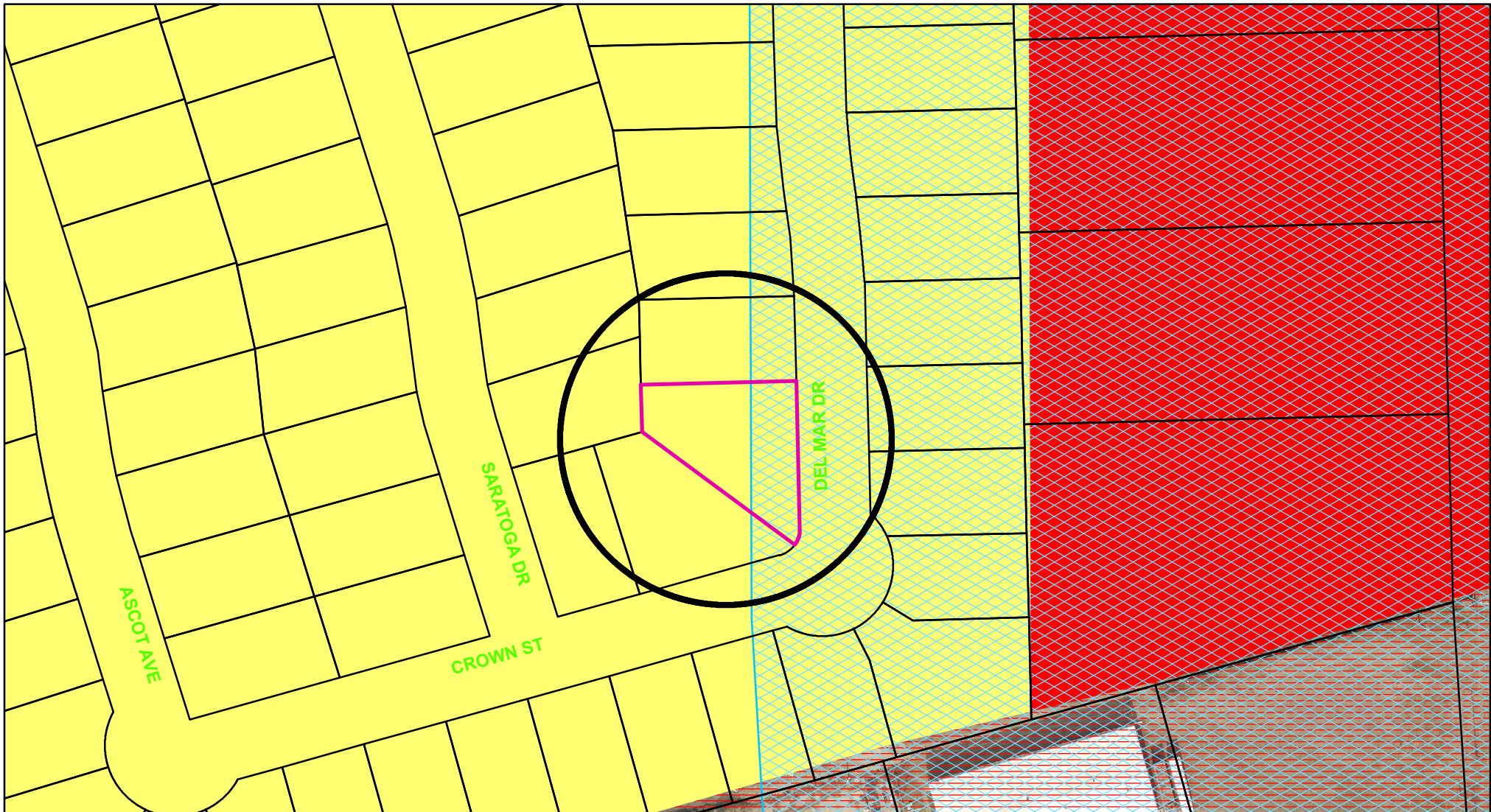
1406 Del Mar Drive

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 1406 Del Mar Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

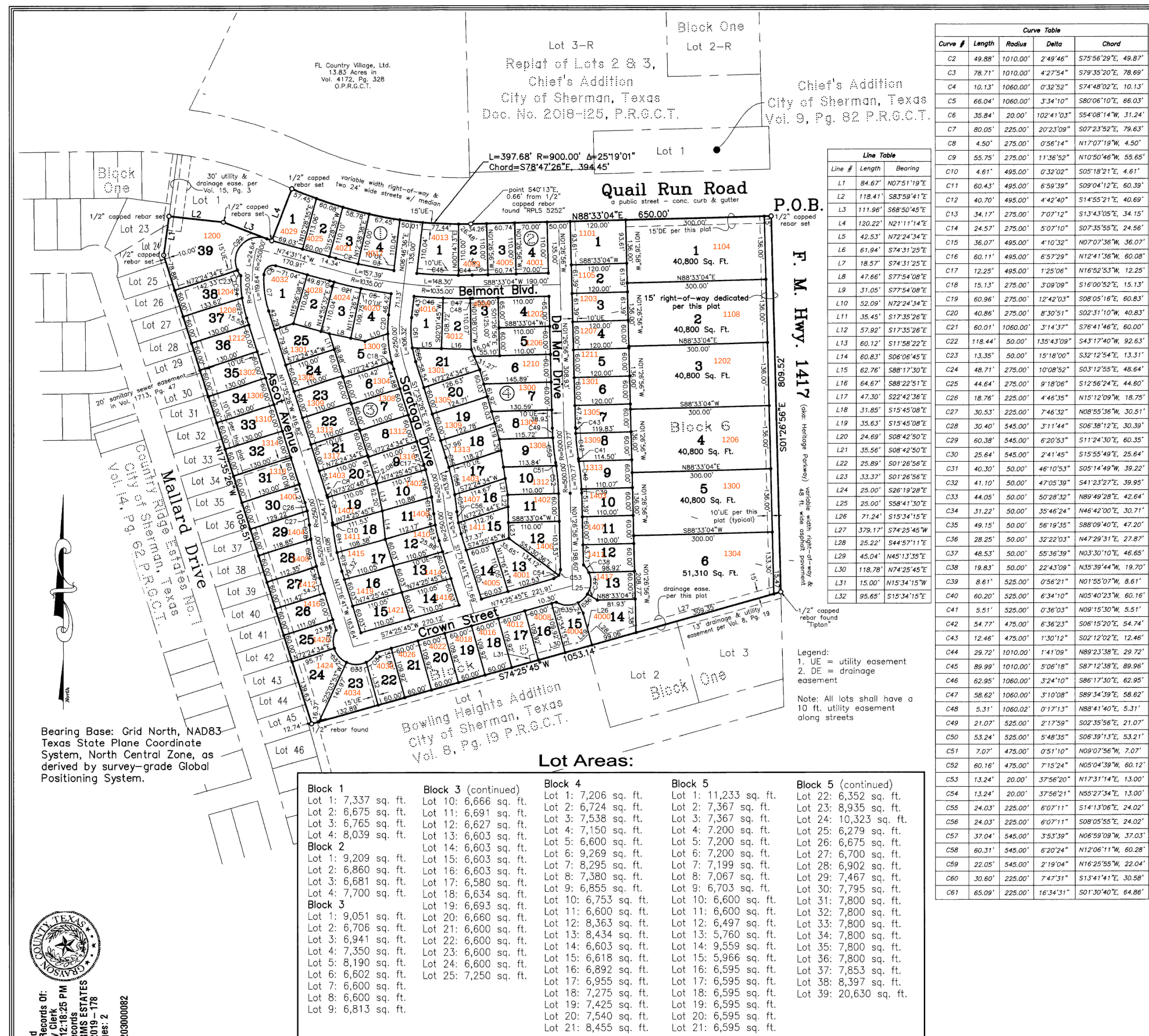


NOT TO SCALE

1 in = 100 ft

1406 Del Mar Drive





Curve Table			
Curve #	Length	Radius	Delta
C2	49.88'	1010.00'	249.46'
C3	78.71'	1010.00'	427.54'
C4	10.13'	1060.00'	0.3252'
C5	66.04'	1060.00'	3.3410'
C6	35.84'	20.00'	102.4103'
C7	80.05'	225.00'	20.2309'
C8	4.50'	275.00'	0.5614'
C9	55.75'	275.00'	11.3652'
C10	4.61'	495.00'	0.3202'
C11	60.43'	495.00'	6.5939'
C12	40.70'	495.00'	4.4240'
C13	111.86'	588.5045'	54.4802'
C14	24.57'	275.00'	5.0710'
C15	36.07'	495.00'	4.1032'
C16	60.11'	495.00'	6.5729'
C17	12.25'	495.00'	1.2506'
C18	15.13'	275.00'	3.0909'
C19	60.96'	275.00'	12.4203'
C20	40.86'	275.00'	8.3051'
C21	60.01'	1060.00'	3.1437'
C22	119.44'	50.00'	135.4309'
C23	13.35'	50.00'	19.1800'
C24	48.71'	275.00'	10.0852'
C25	44.64'	275.00'	9.1806'
C26	18.76'	225.00'	4.4635'
C27	30.53'	225.00'	7.4632'
C28	30.40'	545.00'	3.1144'
C29	60.38'	545.00'	6.2053'
C30	25.84'	545.00'	2.4145'
C31	40.30'	50.00'	46.1053'
C32	41.10'	50.00'	47.0539'
C33	44.05'	50.00'	50.2832'
C34	31.22'	50.00'	35.4624'
C35	49.15'	50.00'	56.1935'
C36	28.25'	50.00'	32.2203'
C37	48.53'	50.00'	55.3639'
C38	19.83'	50.00'	22.4309'
C39	8.61'	525.00'	0.5621'
C40	60.20'	525.00'	6.3410'
C41	5.51'	525.00'	0.3603'
C42	54.77'	475.00'	6.3623'
C43	12.46'	475.00'	1.3012'
C44	39.72'	1010.00'	1.4109'
C45	89.89'	1010.00'	5.0618'
C46	62.95'	1060.00'	3.2410'
C47	38.62'	1060.00'	3.1008'
C48	5.31'	1060.00'	0.1713'
C49	21.07'	525.00'	2.1759'
C50	53.24'	525.00'	5.4835'
C51	7.07'	475.00'	0.5110'
C52	60.16'	475.00'	7.1524'
C53	13.24'	20.00'	37.5620'
C54	13.24'	20.00'	37.5621'
C55	24.03'	225.00'	6.0711'
C56	24.03'	225.00'	6.0711'
C57	37.04'	545.00'	3.5339'
C58	60.31'	545.00'	6.2024'
C59	22.05'	945.00'	2.1904'
C60	30.60'	225.00'	7.4731'
C61	65.09'	225.00'	16.3431'

Heritage Farms Estates

(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)

to the City of Sherman, Texas

26.106 Acres

in the Elizabeth Jones Survey Abstract No. 625

GRAPHIC SCALE

150 0 75 150 300 450 600

(IN FEET)

1 inch = 150 ft.

Site Location

(not to scale)

Job No. CGS561218

Owner: Wyldewood Homes, LLC.

P.O. Box 911688

Sherman, Texas 75091

General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Onco Electrical Delivery Company.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plot hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481610C400 F, Revised Date: September 29, 2010.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.
- Lots 1, 14, and 39, all in Block 5 are detention basins.

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Southeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right-of-way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non-tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), on arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 ACRES** of land.

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

Kate A. Wagner, R.P.L.S. No. 6578 Date: 11-25-19

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative for Wyldewood Homes, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared 1 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 and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public, Grayson County, Texas

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 11/25/2019 MAYOR, CITY OF SHERMAN, TEXAS DATE

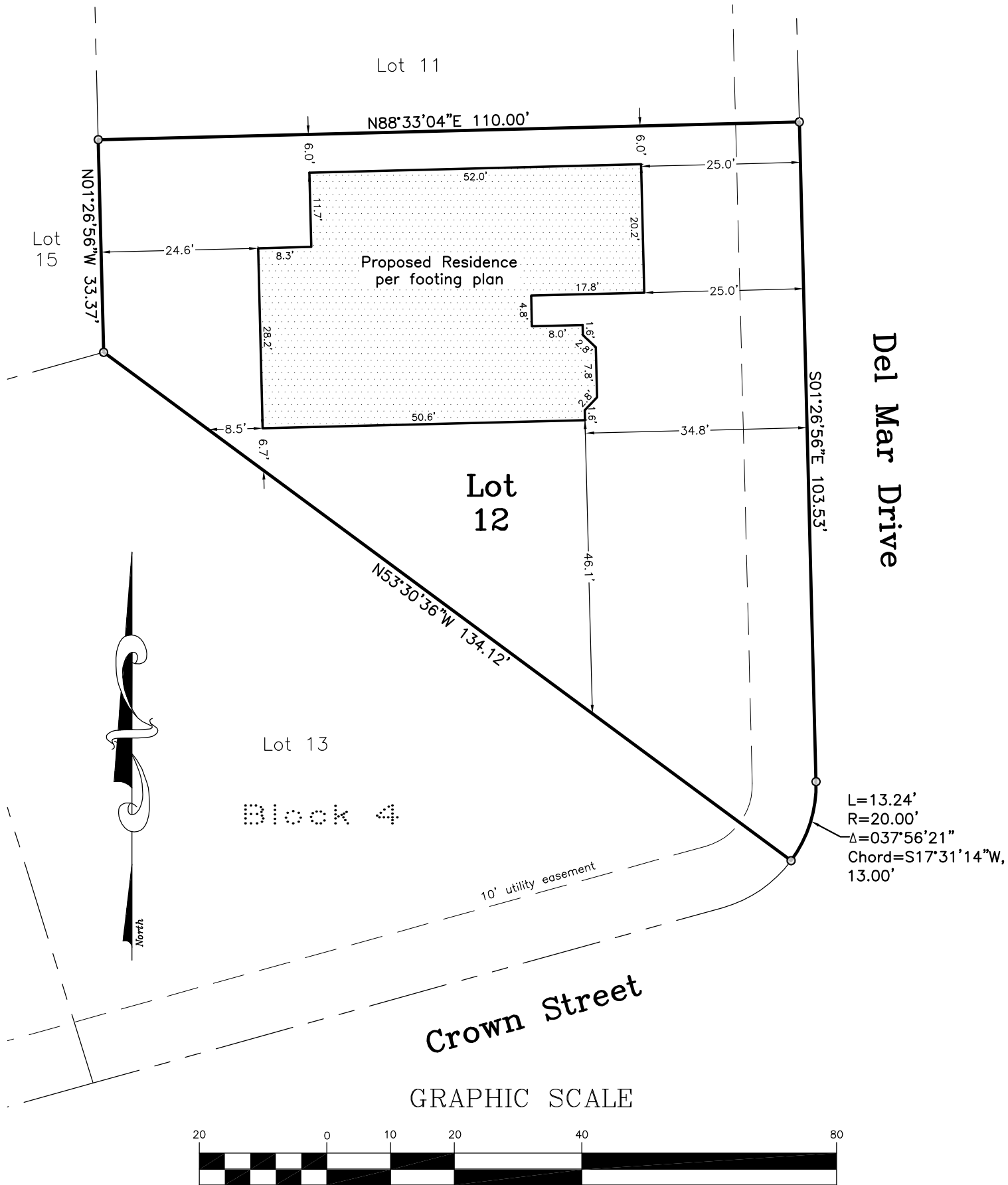
The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 25th DAY OF November, 2019, BY Sinde Ashby CITY CLERK, CITY OF SHERMAN, TEXAS

Filed for Record in the Official Records Of: Grayson County Clerk On: 12/23/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

Owner: Wyldewood Homes, LLC. P.O. Box 911688 Sherman, Texas 75091

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



Site Plan for:
Lot 12, Block 4,
Heritage Farms Estates

Property Address: 1406 Del Mar Drive, Sherman, Texas

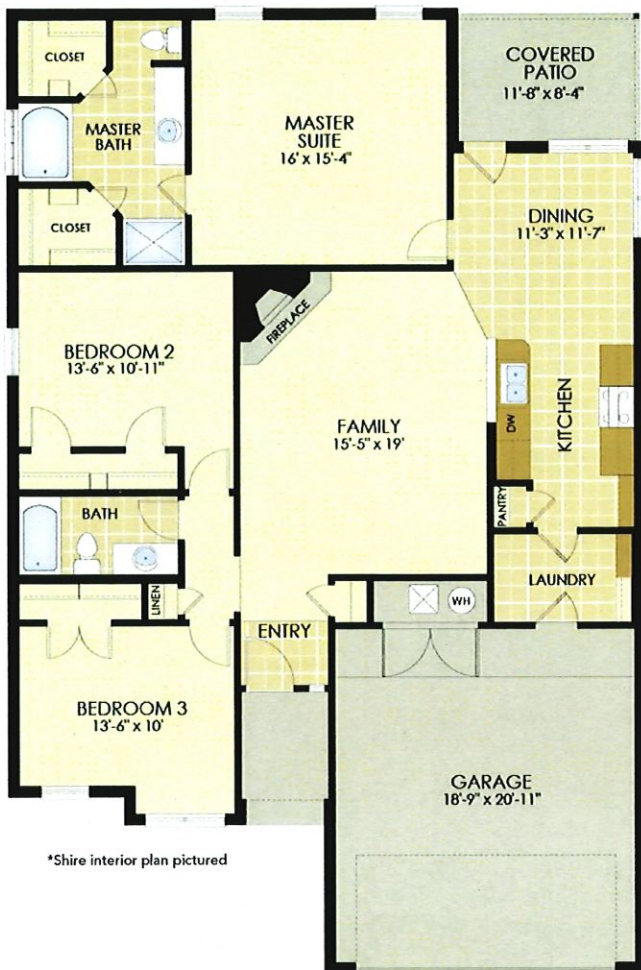
Job No. AGS591220

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

Date of Preparation: December 15, 2020



The 1600 Series



The Shire - 1610 sqft



The Shetland - 1611 sqft + front porch



The Tennessee - 1636 sqft + bay window



Plan Features

- 3 Bedrooms, 2 Bathrooms
- Two-Car Garage
- Covered Entry and Back Porch
- 4-Sided Brick Exterior
- Garage Door Opener w/ Door Hardware
- Paint-Matched Gutters Around Home
- Floor-to-Ceiling Brick Corner Fireplace
- Master Suite w/ His and Her Closets
- Granite Countertops & Maple Cabinets
- Tiled Shower in Master Bath
- Recessed Lighting & LED Bulbs
- Landscape Package Included
- 2" Faux Wood Blinds & Ceiling Fans Included
- 10-Year Structural Warranty
- Stainless Steel Appliances (fridge not included)
- Brushed Nickel or Oil Rubbed Bronze Fixtures



903-744-0351

wyldeewoodhomes@gmail.com

www.wyldeewoodhomes.com

*Please Note: All renderings and floor plans are artist's conception and may not depict actual buildings, color choices, fencing, walks, driveways, or landscaping. Wyldeewood Homes reserves right to adjust floorplans, materials, selections, upgrades and included packages at any time without notice. Please see sales associate for current options. All Rights Reserved.
©2019 Wyldeewood Homes

STAFF REVIEW LETTER

January 5, 2021

Wyldeewood Homes
1403 Saratoga Dr.
Sherman, TX 75092

Tim Pike
518 Beldsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a variance and site plan approval to allow a 24' rear setback in lieu of the required 25' and a 6' side setback in lieu of the required 6.8' for a residential dwelling in an R-1 (One-Family Residential) District located at 1406 Del Mar Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

15.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4001 CROWN STREET

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 4001 Crown Street, being Lot 13, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow 5' side setbacks in lieu of the required 6.9' and a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District.

Background:

The property is located at 4001 Crown Street, the northwest corner of Del Mar Drive and Crown Street. The property is zoned an R-1 (One Family Residential) District. Wyldewood Homes would like to construct a single-family residence 23' from the rear property line and 5' from the side property lines. The lot is a triangular shaped lot, with a narrow rear yard.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)

Tim Pike (Representative)

Helvey-Wagner Surveying, Inc. (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:

11

Objections Received:

0

Attachments

Location Map

Zoning Map

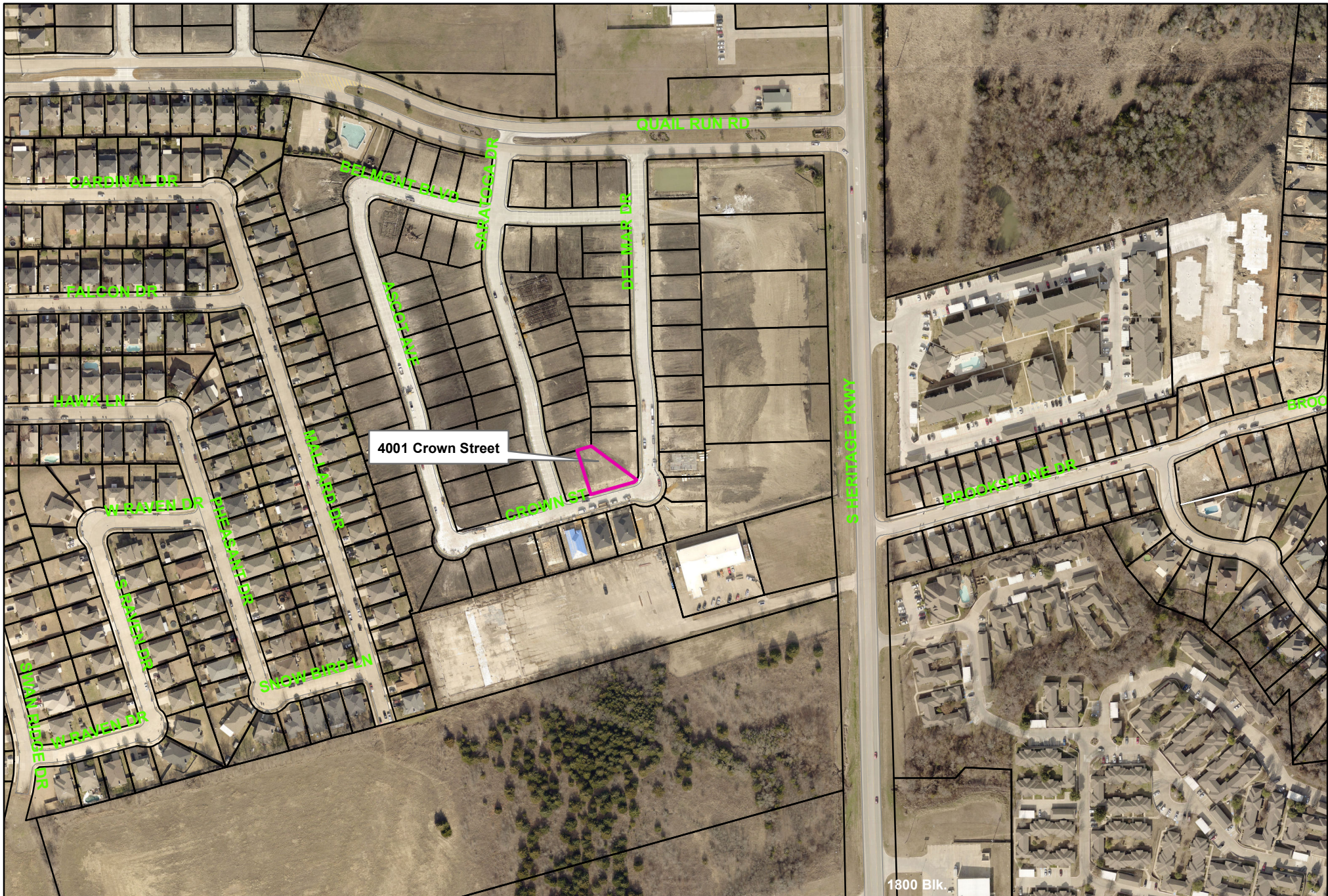
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter



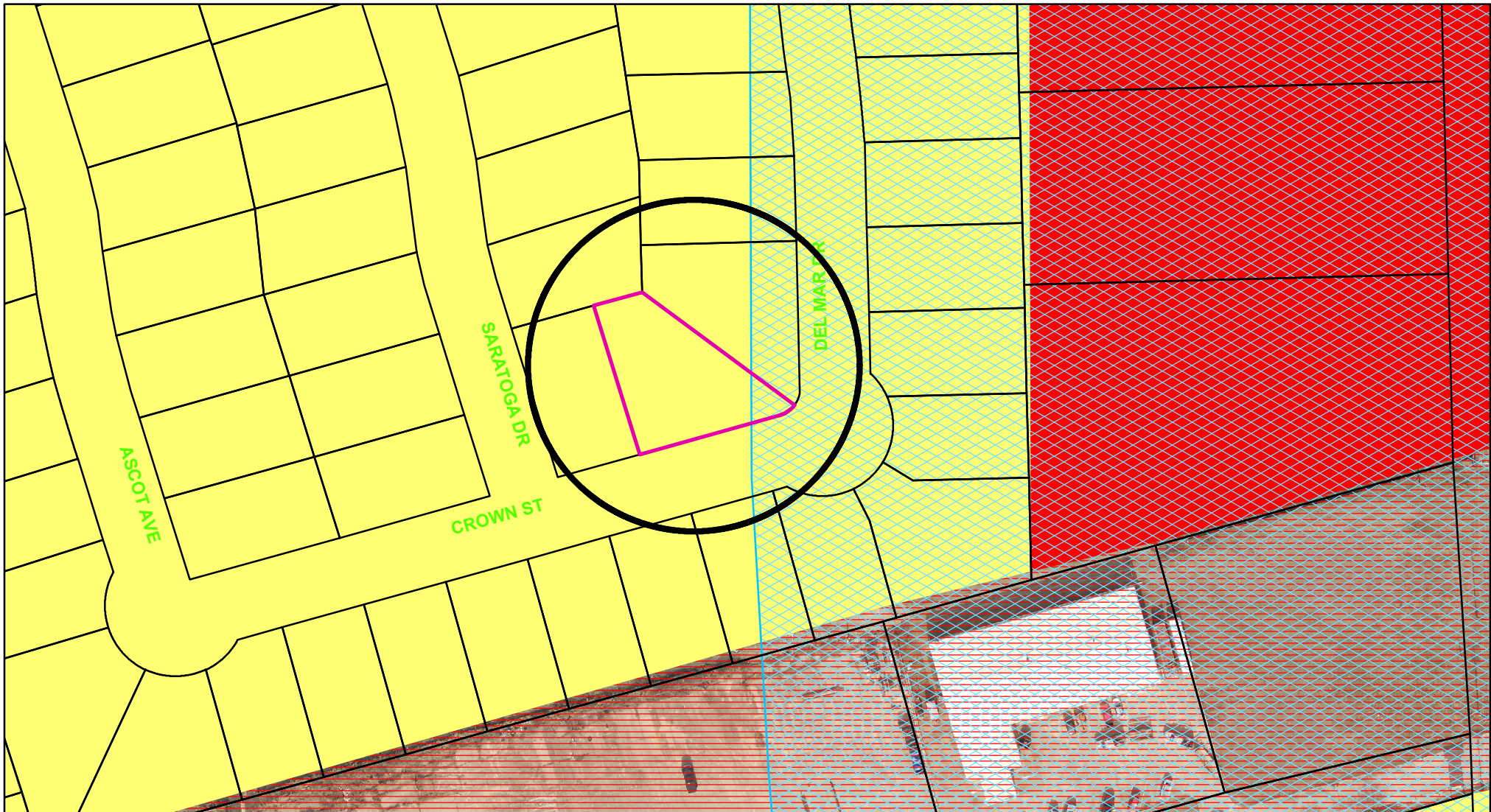
4001 Crown Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 4001 Crown Street

Legend

Special Districts Overlay DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



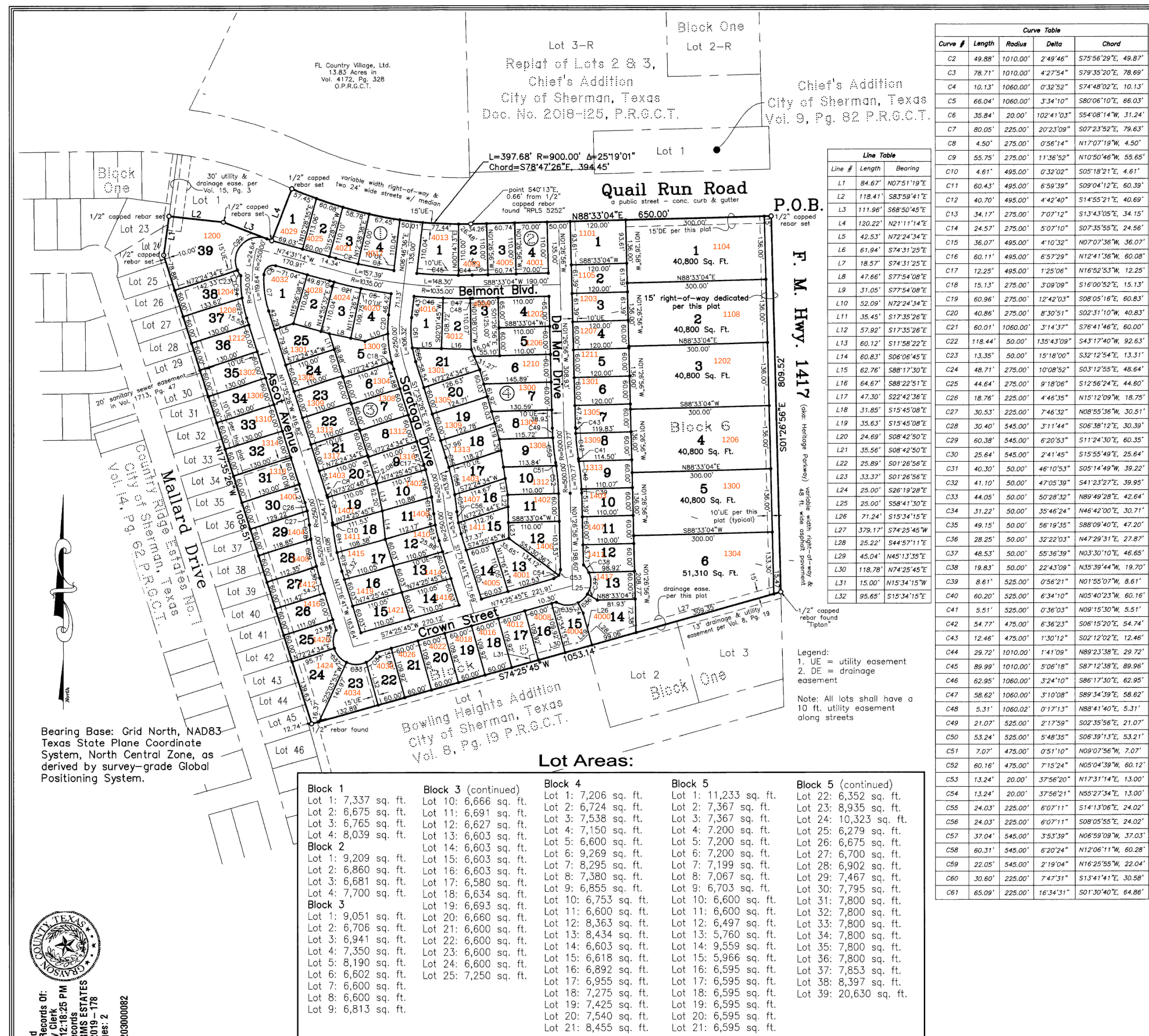
NOT TO SCALE

1 in = 100 ft

4001 Crown Street



Dec 22, 2020 at 10:35 AM



Heritage Farms Estates

(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)

to the City of Sherman, Texas

26.106 Acres

in the Elizabeth Jones Survey Abstract No. 625

General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Onco Electrical Delivery Company.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plot hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481610C400 F, Revised Date: September 29, 2010.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.
- Lots 1, 14, and 39, all in Block 5 are detention basins.

Job No. CGS561218

Owner: Wyldewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

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

Site Location
(not to scale)

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

Page 1 of 2

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Southeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right-of-way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non-tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), on an arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 ACRES** of land.

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

Kate A. Wagner, R.P.L.S. No. 6578 Date: 11-25-19

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative for Wyldewood Homes, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared 1 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 and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

S. O. Walt
Notary Public, Grayson County, Texas

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 11/25/2019 MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 25th DAY OF November, 2019, BY Sinde Ashby CITY CLERK, CITY OF SHERMAN, TEXAS

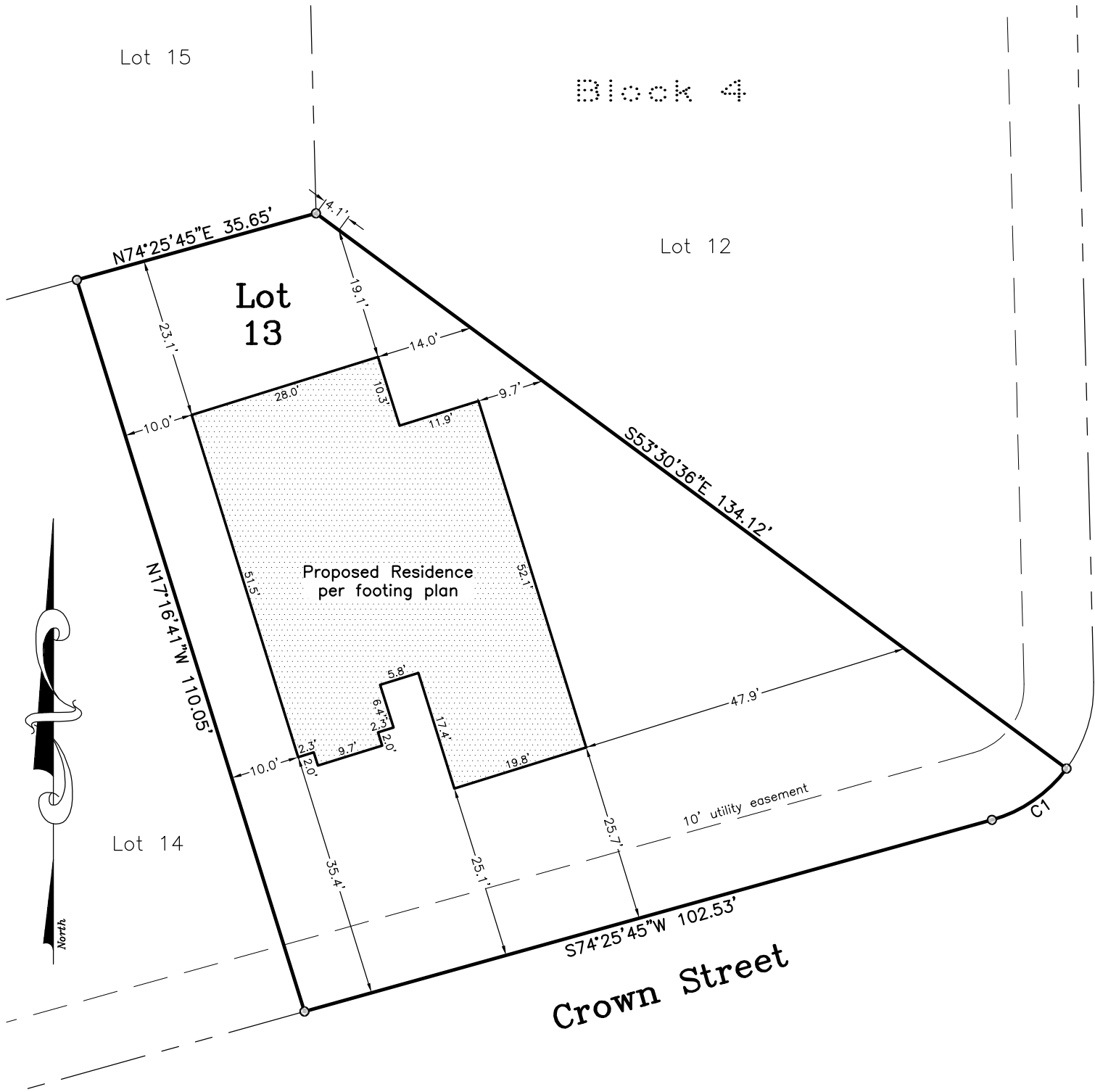
Heritage Farms Estates
(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)
to the City of Sherman, Texas

Owner: Wyldewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

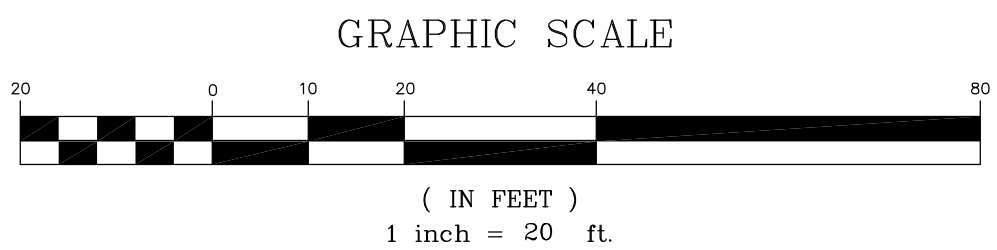
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveywagnersurveying@gmail.com
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Filed for Record in the Official Records Of: Grayson County Clerk On: 12/23/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

Page 2 of 2



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	13.24'	20.00'	37°56'20"	S55°27'34"W, 13.00'



Site Plan for:
Lot 13, Block 4
Heritage Farms Estates

Property Address: 4001 Crown Street, Sherman, Texas

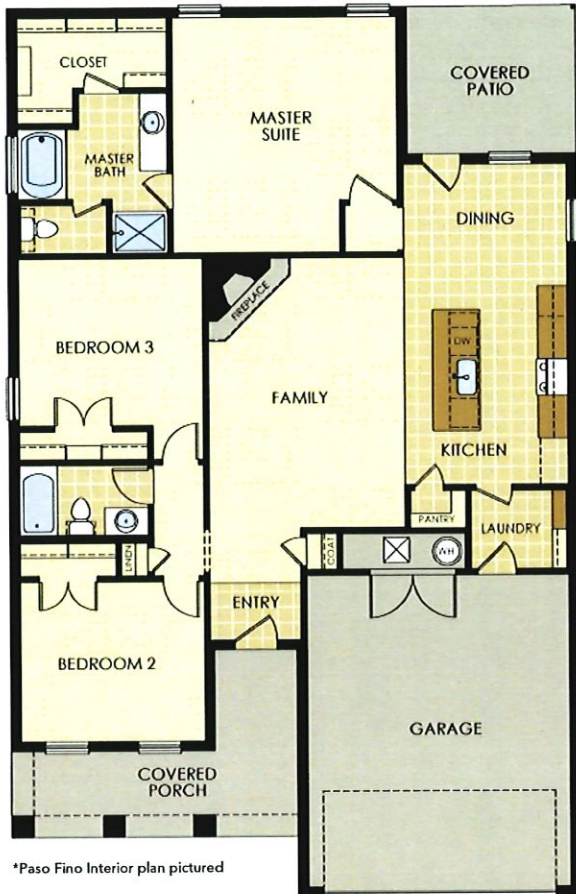
Job No. AGS571220

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

Date of Preparation: December 15, 2020



The 1600-i Series



*Paso Fino Interior plan pictured

The Paso Fino - 1645 sqft + front porch



The Cleveland Bay - 1645 sqft + front porch



The Chincoteague - 1655 sqft



Plan Features

- 3 Bedrooms, 2 Bathrooms
- Two-Car Garage
- Covered Entry and Back Porch
- 4-Sided Brick Exterior
- Garage Door Opener w/ Door Hardware
- Paint-Matched Gutters Around Home
- Floor-to-Ceiling Brick Corner Fireplace
- Master Suite w/ Walk In Closet
- Granite Countertops & Maple Cabinets
- Tiled Shower in Master Bath
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- Stainless Steel Appliances (fridge not included)
- Brushed Nickel or Oil Rubbed Bronze Fixtures



400d crown
Wyldewood Homes

903-744-0351

wyldewoodhomes@gmail.com

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*Please Note: All renderings and floor plans are artist's conception and may not depict actual buildings, color choices, fencing, walks, driveways, or landscaping. Wyldewood Homes reserves right to adjust floorplans, materials, selections, upgrades and included packages at any time without notice. Please see sales associate for current options. All Rights Reserved • ©2019 Wyldewood Homes

STAFF REVIEW LETTER

January 5, 2021

Wyldeewood Homes
1403 Saratoga Dr.
Sherman, TX 75092

Tim Pike
518 Beldsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a variance and site plan approval to allow a 5' side setbacks in lieu of the required 6.9' and a 23' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District located at 4001 Crown Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

16.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

4005 CROWN STREET

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 4005 Crown Street, being Lot 14, Block 4, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 22' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District.

Background:

The property is located at 4005 Crown Street, the northeast corner of Crown Street and Saratoga Drive. The property is zoned an R-1 (One Family Residential) District. Wyldewood Homes would like to construct a single-family residence 22' from the rear property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)

Tim Pike (Representative)

Helvey-Wagner Surveying, Inc. (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:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

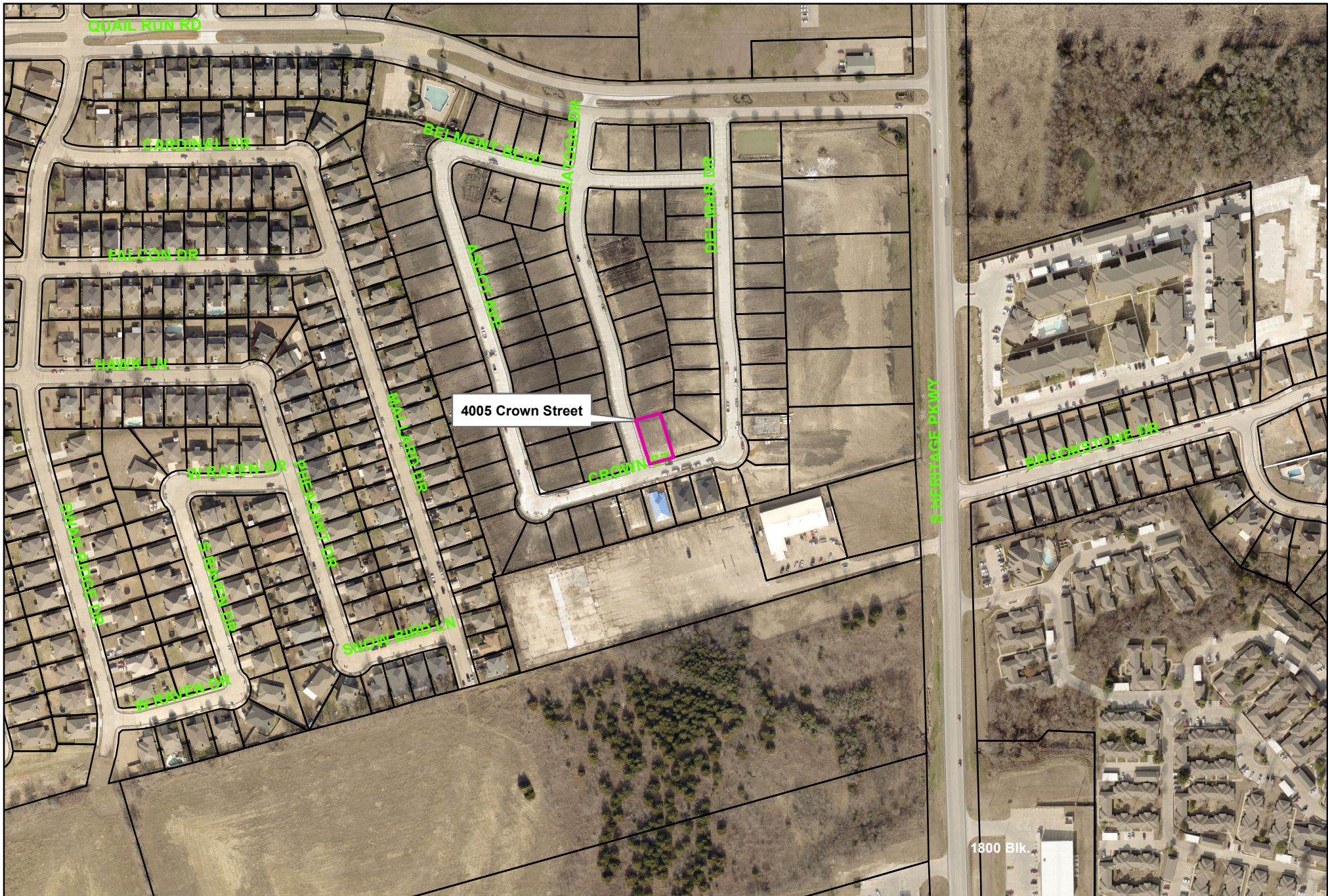
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter



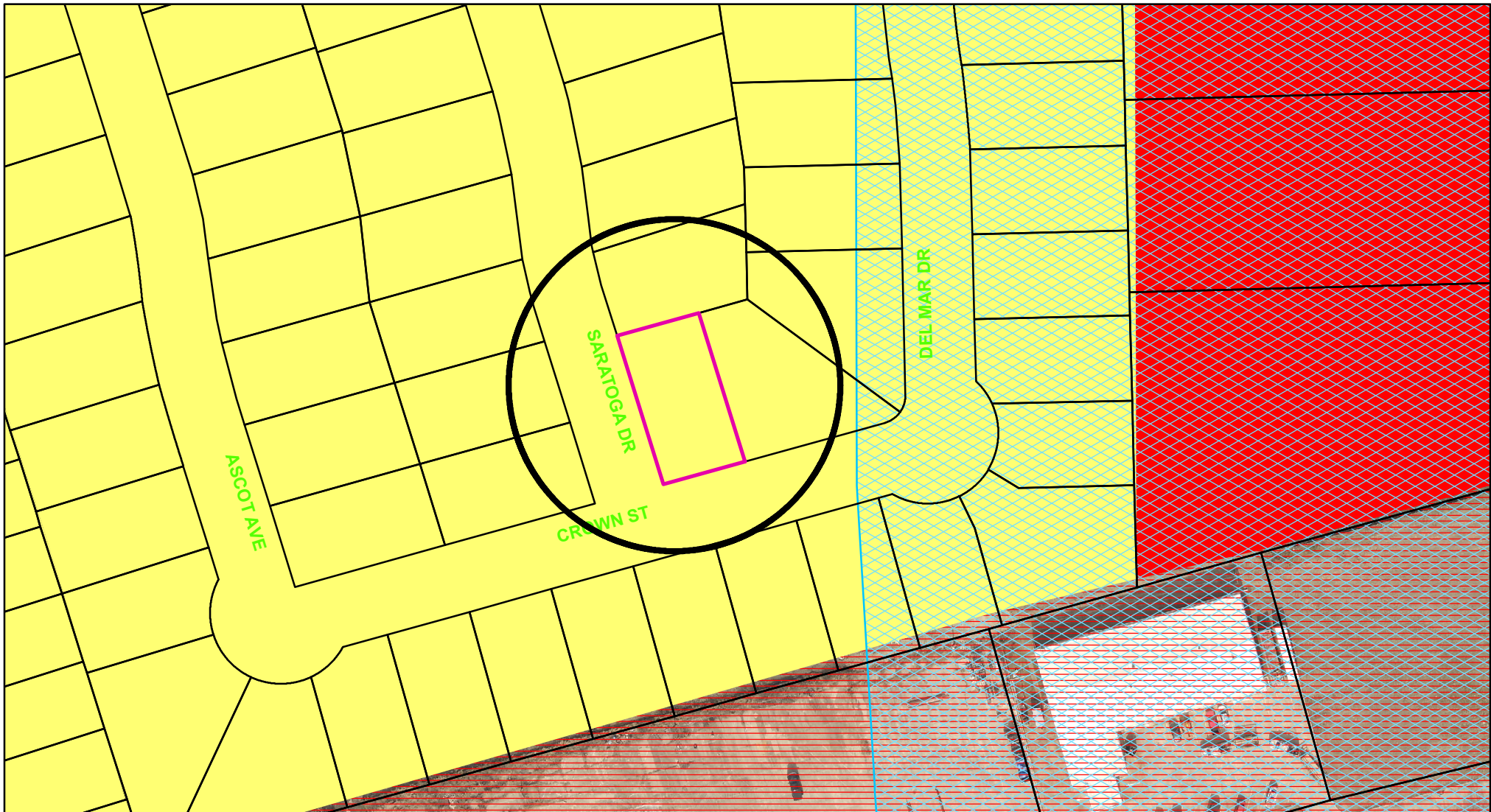
4005 Crown Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 4005 Crown Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

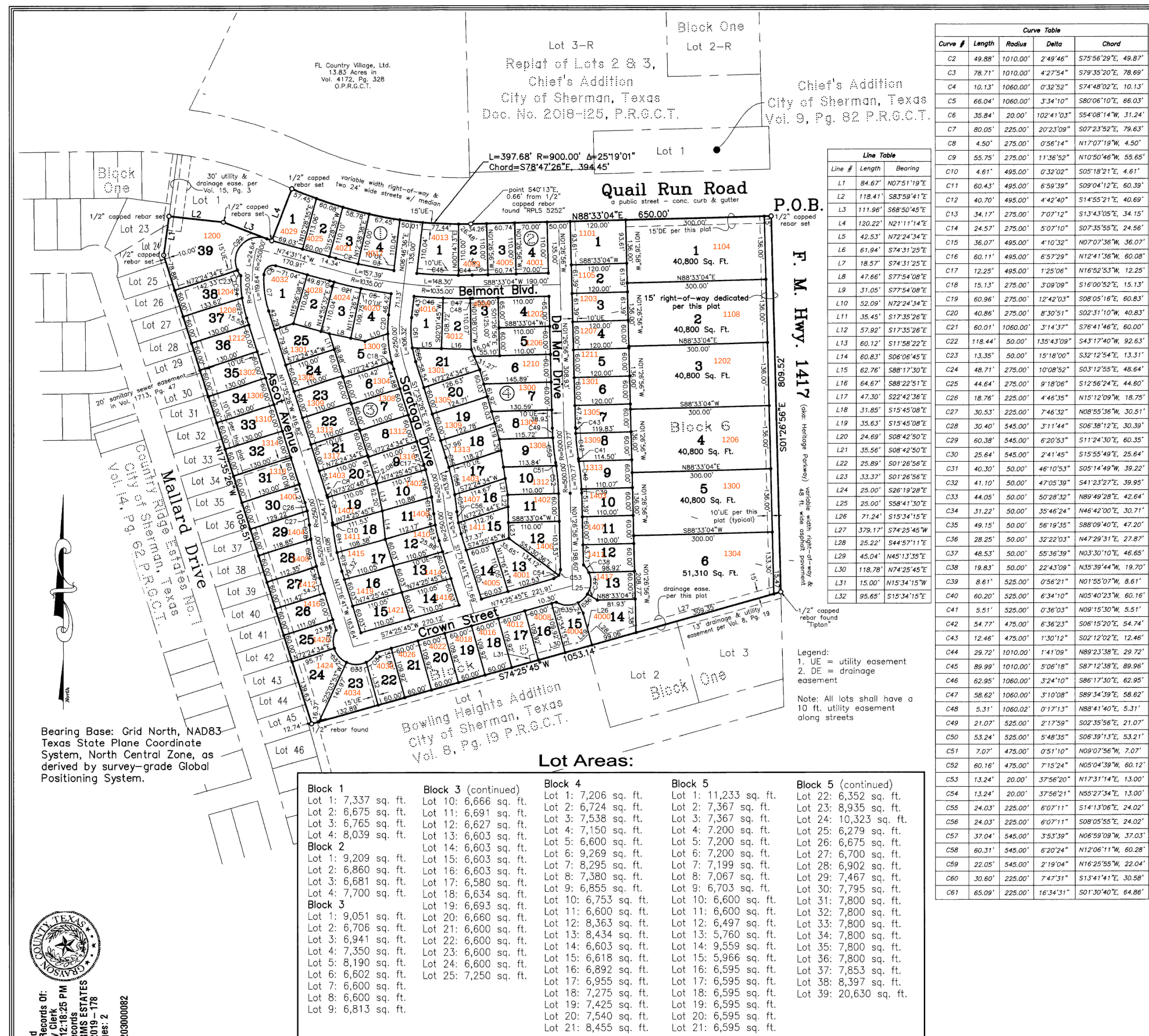


NOT TO SCALE

1 in = 100 ft

4005 Crown Street





Curve Table				
Curve #	Length	Radius	Delta	Chord
C2	49.88'	1010.00'	2°49'46"	575.96'±29", 49.87'
C3	78.71'	1010.00'	4°27'54"	579.35'±20", 78.69'
C4	10.13'	1060.00'	0°32'52"	574.48'±02", 10.13'
C5	66.04'	1060.00'	3°34'10"	580.06'±10", 66.03'
C6	35.84'	20.00'	102°41'03"	554.08'±14", 31.24'
C7	80.05'	225.00'	20°23'09"	507.23'±52", 79.63'
C8	4.50'	275.00'	0°56'14"	507.23'±19", 4.50'
C9	55.75'	275.00'	11°36'52"	510.50'±46", 55.65'
C10	4.61'	495.00'	0°32'02"	505.16'±21", 4.61'
C11	60.43'	495.00'	6°59'39"	509.04'±12", 60.39'
C12	40.70'	495.00'	4°42'40"	514.35'±21", 40.69'
C13	111.66'	588.50'±45"		
C14	120.22'	121°11'14"		
C15	42.53'	172°24'34"		
C16	61.94'	574.31'±25"		
C17	18.57'	574.31'±25"		
C18	60.11'	495.00'	6°57'29"	512.41'±36", 60.08'
C19	12.25'	495.00'	1°25'06"	516.92'±33", 12.25'
C20	15.13'	275.00'	3°09'09"	516.00'±52", 15.13'
C21	60.96'	275.00'	12°42'03"	508.05'±16", 60.83'
C22	52.09'	172°24'34"		
C23	60.96'	275.00'	8°30'51"	502.31'±10", 60.83'
C24	35.45'	517.35'±26"		
C25	57.82'	517.35'±26"		
C26	60.01'	1060.00'	3°14'37"	576.41'±46", 60.00'
C27	119.44'	50.00'	135°43'09"	541.17'±40", 92.63'
C28	13.35'	50.00'	19°18'00"	532.12'±34", 13.31'
C29	15.13'	275.00'	3°09'09"	516.00'±52", 15.13'
C30	60.96'	275.00'	12°42'03"	508.05'±16", 60.83'
C31	52.09'	172°24'34"		
C32	60.96'	275.00'	8°30'51"	502.31'±10", 60.83'
C33	35.45'	517.35'±26"		
C34	57.82'	517.35'±26"		
C35	60.01'	1060.00'	3°14'37"	576.41'±46", 60.00'
C36	119.44'	50.00'	135°43'09"	541.17'±40", 92.63'
C37	13.35'	50.00'	19°18'00"	532.12'±34", 13.31'
C38	15.13'	275.00'	3°09'09"	516.00'±52", 15.13'
C39	60.96'	275.00'	12°42'03"	508.05'±16", 60.83'
C40	52.09'	172°24'34"		
C41	60.96'	275.00'	8°30'51"	502.31'±10", 60.83'
C42	35.45'	517.35'±26"		
C43	57.82'	517.35'±26"		
C44	60.01'	1060.00'	3°14'37"	576.41'±46", 60.00'
C45	119.44'	50.00'	135°43'09"	541.17'±40", 92.63'
C46	13.35'	50.00'	19°18'00"	532.12'±34", 13.31'
C47	15.13'	275.00'	3°09'09"	516.00'±52", 15.13'
C48	60.96'	275.00'	12°42'03"	508.05'±16", 60.83'
C49	52.09'	172°24'34"		
C50	60.96'	275.00'	8°30'51"	502.31'±10", 60.83'
C51	35.45'	517.35'±26"		
C52	57.82'	517.35'±26"		
C53	60.01'	1060.00'	3°14'37"	576.41'±46", 60.00'
C54	119.44'	50.00'	135°43'09"	541.17'±40", 92.63'
C55	13.35'	50.00'	19°18'00"	532.12'±34", 13.31'
C56	15.13'	275.00'	3°09'09"	516.00'±52", 15.13'
C57	60.96'	275.00'	12°42'03"	508.05'±16", 60.83'
C58	52.09'	172°24'34"		
C59	60.96'	275.00'	8°30'51"	502.31'±10", 60.83'
C60	35.45'	517.35'±26"		
C61	57.82'	517.35'±26"		

Heritage Farms Estates

(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)

to the City of Sherman, Texas

26.106 Acres

in the Elizabeth Jones Survey Abstract No. 625

GRAPHIC SCALE

150 0 75 150 300 450 600 (IN FEET)

1 inch = 150 ft.

Site Location

Site

Job No. CGS561218

Owner: Wyldewood Homes, LLC. P.O. Box 911688 Sherman, Texas 75091

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

Filed for Record in the Official Records of: Grayson County Clerk On: 12/23/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Southeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right-of-way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non-tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), on an arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 ACRES** of land.

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

Kate A. Wagner 11-25-19 Date: Kate A. Wagner, R.P.L.S. No. 6578

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Wyldewood Homes, LLC. Authorized Representative for Wyldewood Homes, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared 1 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 and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

S. O. Walt Notary Public, Grayson County, Texas

Summarize Marie Oswalt Notary Public, State of Texas Comm. Expires 06-02-2023

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 11/25/2019 MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

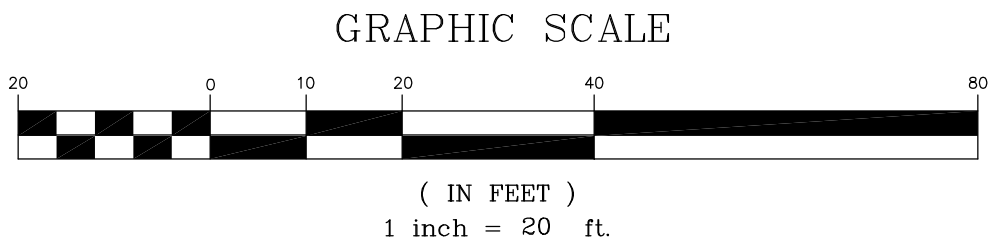
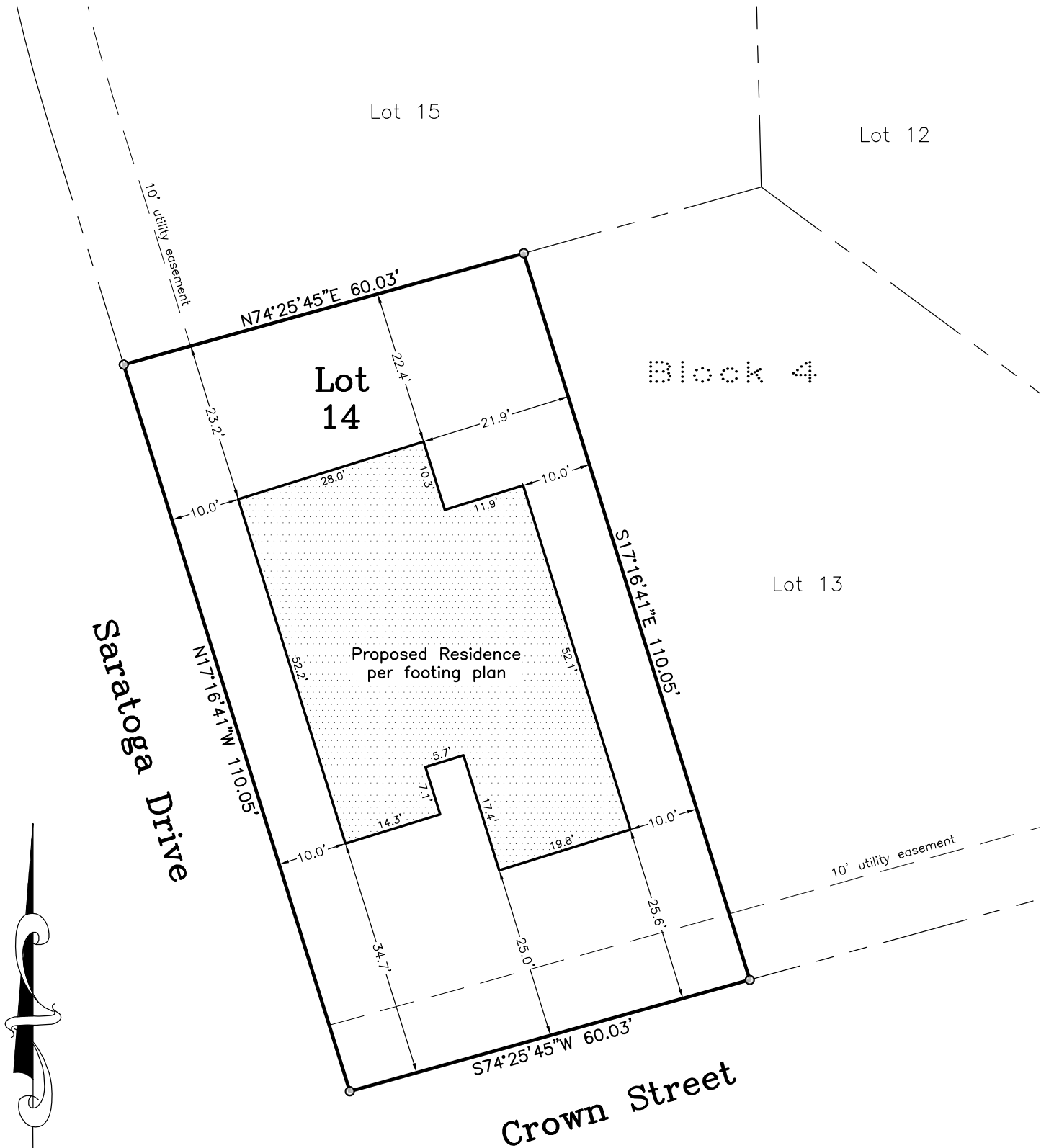
CERTIFIED THIS 25th DAY OF November, 2019, BY Sinde Ashby CITY CLERK, CITY OF SHERMAN, TEXAS

Filed for Record in the Official Records of: Grayson County Clerk On: 12/23/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

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

Owner: Wyldewood Homes, LLC. P.O. Box 911688 Sherman, Texas 75091

City of Sherman, Texas



Site Plan for: Lot 14, Block 4, Heritage Farms Estates

Property Address: 4005 Crown Street, Sherman, Texas

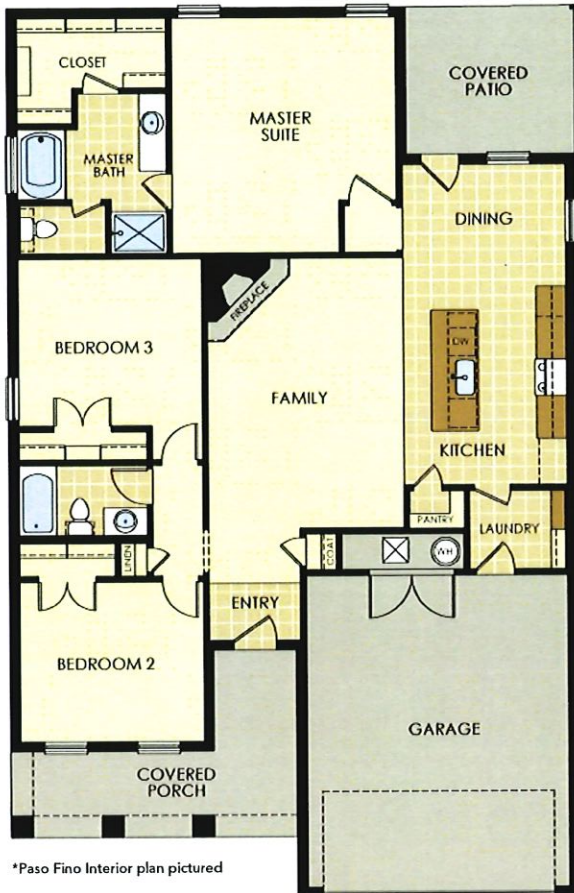
Job No. AGS581220

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

Date of Preparation: December 15, 2020



The 1600-i Series



*Paso Fino Interior plan pictured

The Paso Fino - 1645 sqft + front porch



The Cleveland Bay - 1645 sqft + front porch



The Chincoteague - 1655 sqft



Plan Features

- 3 Bedrooms, 2 Bathrooms
- Two-Car Garage
- Covered Entry and Back Porch
- 4-Sided Brick Exterior
- Garage Door Opener w/ Door Hardware
- Paint-Matched Gutters Around Home
- Floor-to-Ceiling Brick Corner Fireplace
- Master Suite w/ Walk In Closet
- Granite Countertops & Maple Cabinets
- Tiled Shower in Master Bath
- Recessed Lighting & LED Bulbs
- Landscape Package Included
- 2" Faux Wood Blinds & Ceiling Fans Included
- 10-Year Structural Warranty
- Stainless Steel Appliances (fridge not included)
- Brushed Nickel or Oil Rubbed Bronze Fixtures



4005 CROWN
Wyldewood Homes

903-744-0351

wyldewoodhomes@gmail.com

www.wyldewoodhomes.com

*Please Note: All renderings and floor plans are artist's conception and may not depict actual buildings, color choices, fencing, walks, driveways, or landscaping. Wyldewood Homes reserves right to adjust floorplans, materials, selections, upgrades and included packages at any time without notice. Please see sales associate for current options. All Rights Reserved • ©2019 Wyldewood Homes

STAFF REVIEW LETTER

January 5, 2021

Wyldeewood Homes
1403 Saratoga Dr.
Sherman, TX 75092

Tim Pike
518 Beldsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a variance and site plan approval to allow a 22' rear setback in lieu of the required 25' for a residential dwelling in an R-1 (One-Family Residential) District located at 4005 Crown Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

17.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1301 ASCOT AVENUE

The request of Wyldewood Homes LLC (Owners), Tim Pike (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 1301 Ascot Avenue, being Lot 25, Block 3, Heritage Farms Estates, Replat Lot 2, Block A, Country Ridge Estates #10, as follows;

Board of Adjustments

Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 24' rear setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District.

Background:

The property is located at 1301 Ascot Avenue between Belmont Boulevard and Crown Street. The property is zoned an R-1 (One Family Residential) District. Wyldewood Homes would like to construct a single-family residence 24' from the rear property line and 5' from the side property lines. The lot is an irregular shaped lot.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Wyldewood Homes LLC (Owners)

Tim Pike (Representative)

Helvey-Wagner Surveying, Inc. (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:

9

Objections Received:

0

Attachments

Location Map

Zoning Map

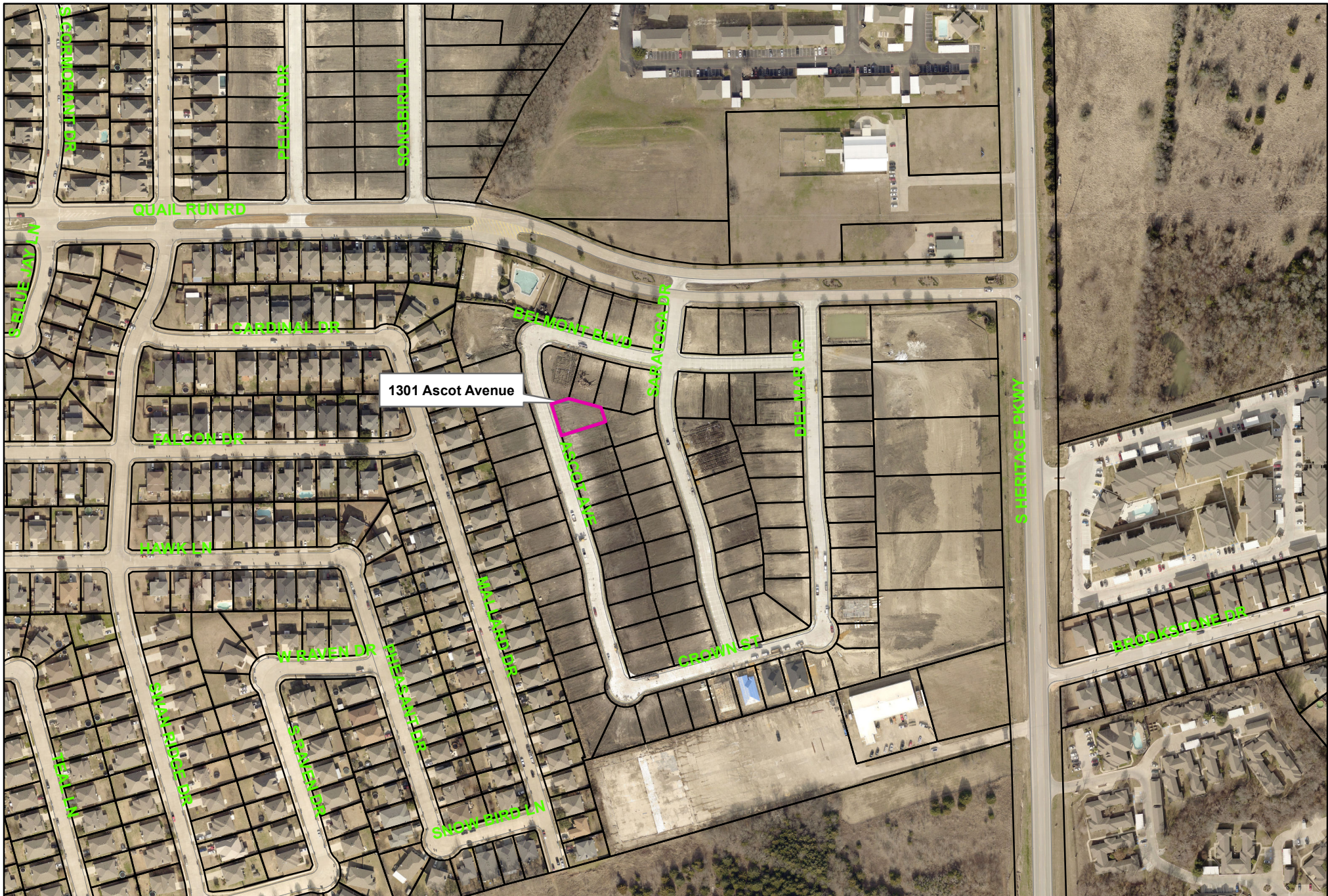
Zoning Sign Photo

Plat

Site Plan

Building Elevations

Staff Review Letter

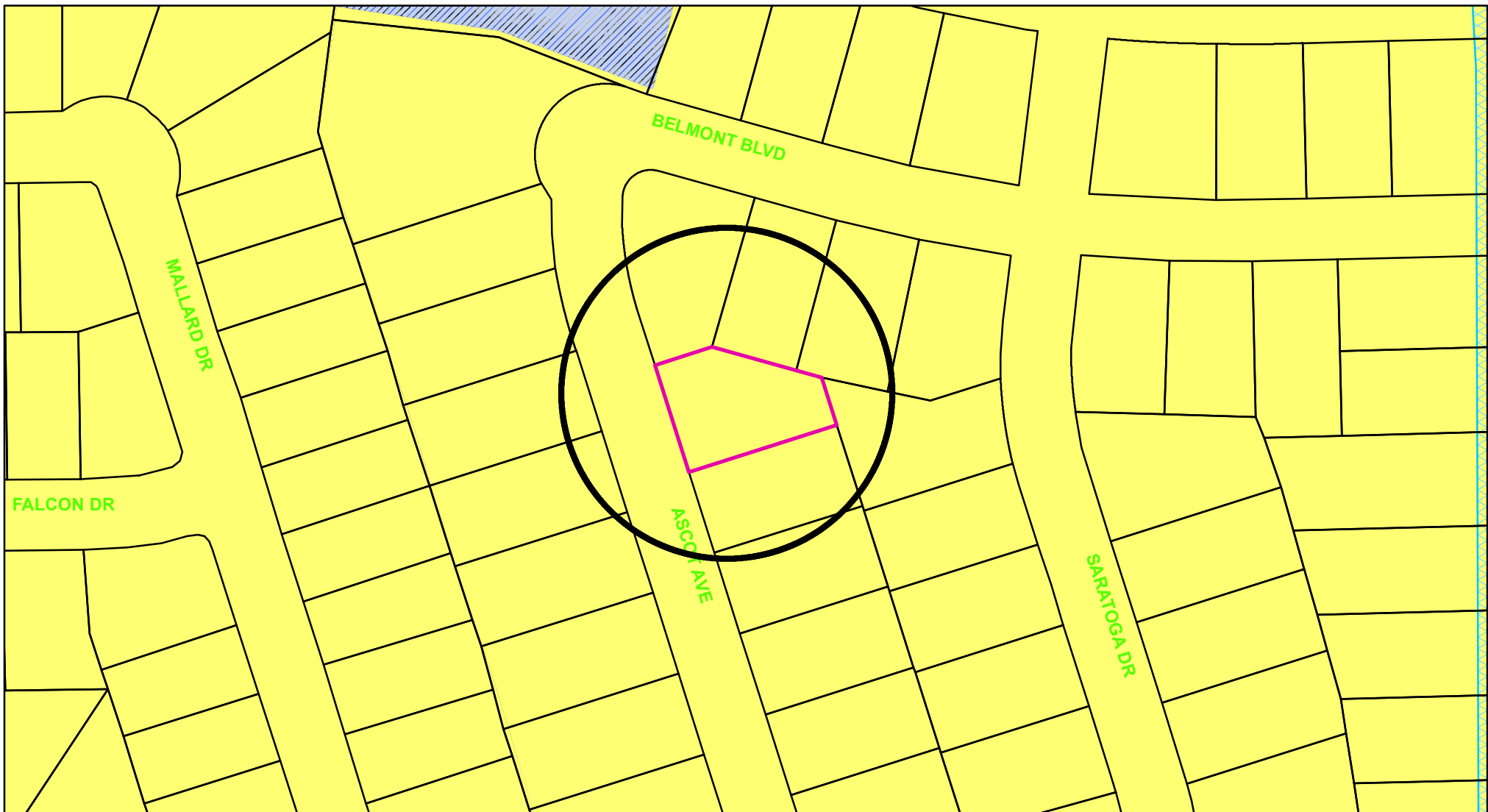


1301 Ascot Avenue



City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 300 \text{ ft}$$



Zoning - 1301 Ascot Avenue

Legend

Special Districts Overlay DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- Unknown

- 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

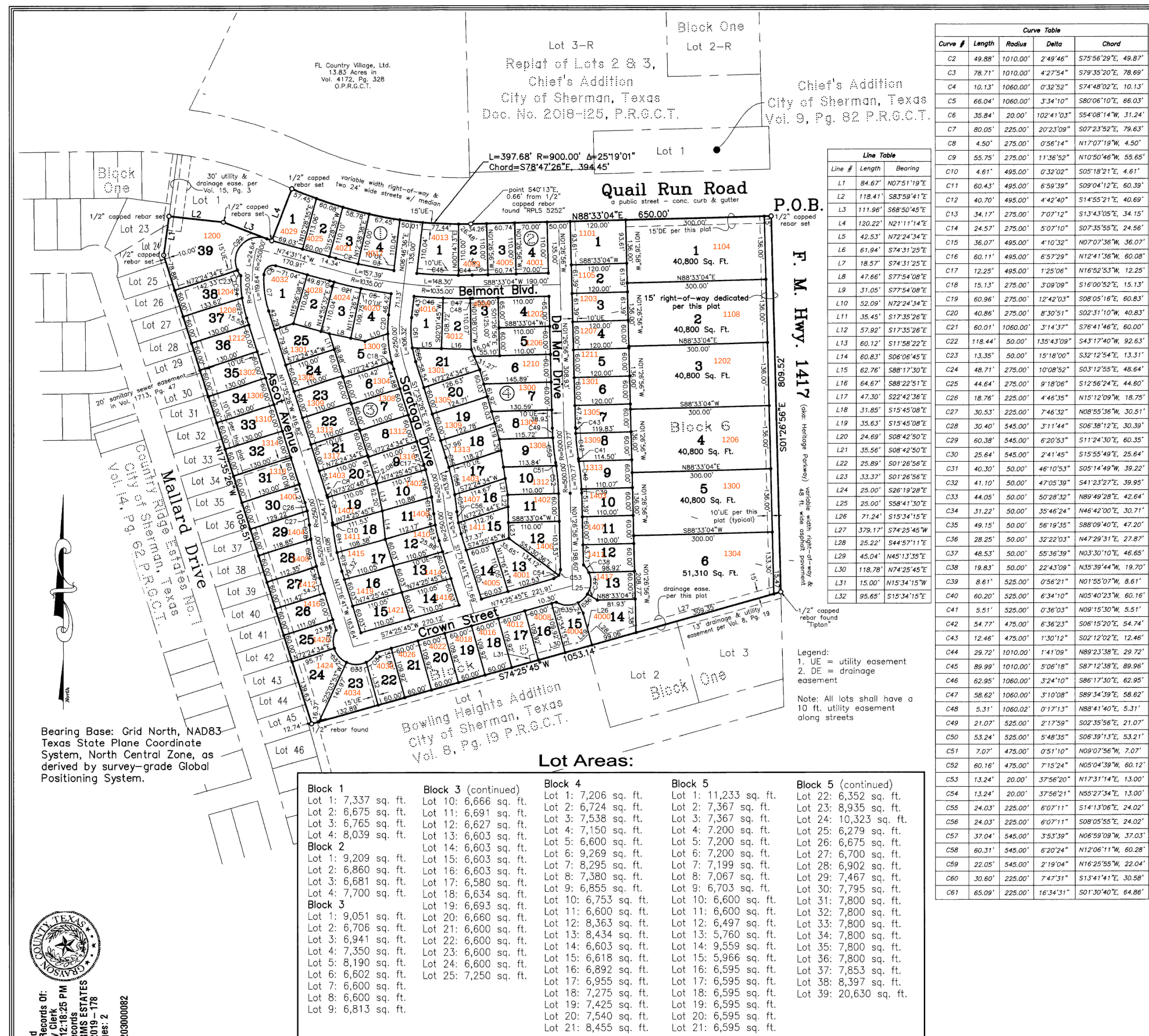


NOT TO SCALE

1 in = 100 ft

1301 Ascot Avenue





Heritage Farms Estates

(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)

to the City of Sherman, Texas

26.106 Acres

in the Elizabeth Jones Survey Abstract No. 625

General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery Company.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- The property shown on the plot hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481610C400 F, Revised Date: September 29, 2010.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.
- Lots 1, 14, and 39, all in Block 5 are detention basins.

Job No. CGS561218

Owner: Wyldewood Homes, LLC.
P.O. Box 911688
Sherman, Texas 75091

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

Site Location
(not to scale)

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

Page 1 of 2

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a Replat of Lot 2, Block A, Country Ridge Estates No. 10 to the City of Sherman, Texas, as per plat of record in Volume 15, Page 3, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" at the intersection of the South line of Quail Run Road, a public street, with the West line of F. M. Highway No. 1417, at the Southeast corner of said Lot 2;

THENCE South 01 deg. 26 min. 56 sec. East, with the West right-of-way line of said F. M. Highway No. 1417 and the East line of said Lot 2, a distance of 809.52 ft. to a 1/2 inch capped rebar found stamped "Tipton" at the Southeast corner of said Lot 2;

THENCE South 74 deg. 25 min. 45 sec. West, with the South line of said Lot 2, a distance of 1,053.14 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of Lot 45, Country Ridge Estates No. 1 to the City of Sherman, Texas, as per plat of record in Volume 14, Page 62, said Plat Records and the Southwest corner of said Lot 2;

THENCE North 17 deg. 35 min. 26 sec. West, with the East line of Lots 45 through 24 and a West line of said Lot 2, a distance of 1,058.51 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE North 07 deg. 51 min. 19 sec. East, continuing with the East line of said Lot 24 and a West line of said Lot 2, passing the Northeast corner of said Lot 24 and the Southeast corner of Lot 23 and continuing now with the East line of said Lot 23 for a total distance of 84.67 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of Lot 1, at the most Westerly Northwest corner of said Lot 2;

THENCE South 83 deg. 59 min. 41 sec. East, with the South line of said Lot 1 and a North line of said Lot 2, a distance of 118.41 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an angle point;

THENCE South 68 deg. 50 min. 45 sec. East, continuing with the South line of said Lot 1 and a North line of said Lot 2, a distance of 111.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southeast corner of said Lot 1, at an Ell corner of said Lot 2;

THENCE North 21 deg. 11 min. 14 sec. East, with the East line of said Lot 1 and a West line of said Lot 2, a distance of 120.22 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of said Lot 1, at the most Northerly Northwest corner of said Lot 2;

THENCE Easterly, with the South line of said Quail Run Road and a North line of said Lot 2 and with a non-tangent curve to the left, having a radius of 900.00 ft. and a central angle of 25 deg. 19 min. 01 sec. (chord bears South 78 deg. 47 min. 26 sec. East, 394.45 ft.), on an arc distance of 397.68 ft. to a point at the end of said curve, being South 40 deg. 13 min. East, 0.66 ft. from a 1/2 inch capped rebar found stamped "RPLS 5252";

THENCE North 88 deg. 33 min. 04 sec. East, continuing with the South line of said Quail Run Road and with the North line of said Lot 2, a distance of 650.00 ft. to the **PLACE OF BEGINNING** and containing **26.106 ACRES** of land.

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

Kate A. Wagner 11-25-19
Kate A. Wagner, R.P.L.S. No. 6578 Date:

I, Wyldewood Homes, LLC., owner of Heritage Farms Estates to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Wyldewood Homes, LLC.
Authorized Representative for Wyldewood Homes, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared 1 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 and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2019.

S. Oswalt
Notary Public, Grayson County, Texas

This, the Final Plat of Heritage Farms Estates to the City of Sherman, Texas, is hereby approved this 22nd day of January, 2019, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*

This, the Final Plat of Heritage Farm Estates to the City of Sherman, Texas,, is hereby approved this 18th day of February, 2019, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: 11/25/2019
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Heritage Farms Estates to the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the 18th day of February, 2019, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 25th DAY OF November, 2019, BY Sinde Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

Heritage Farms Estates
(being a Replat of Lot 2, Block A, Country Ridge Estates No. 10)
to the City of Sherman, Texas

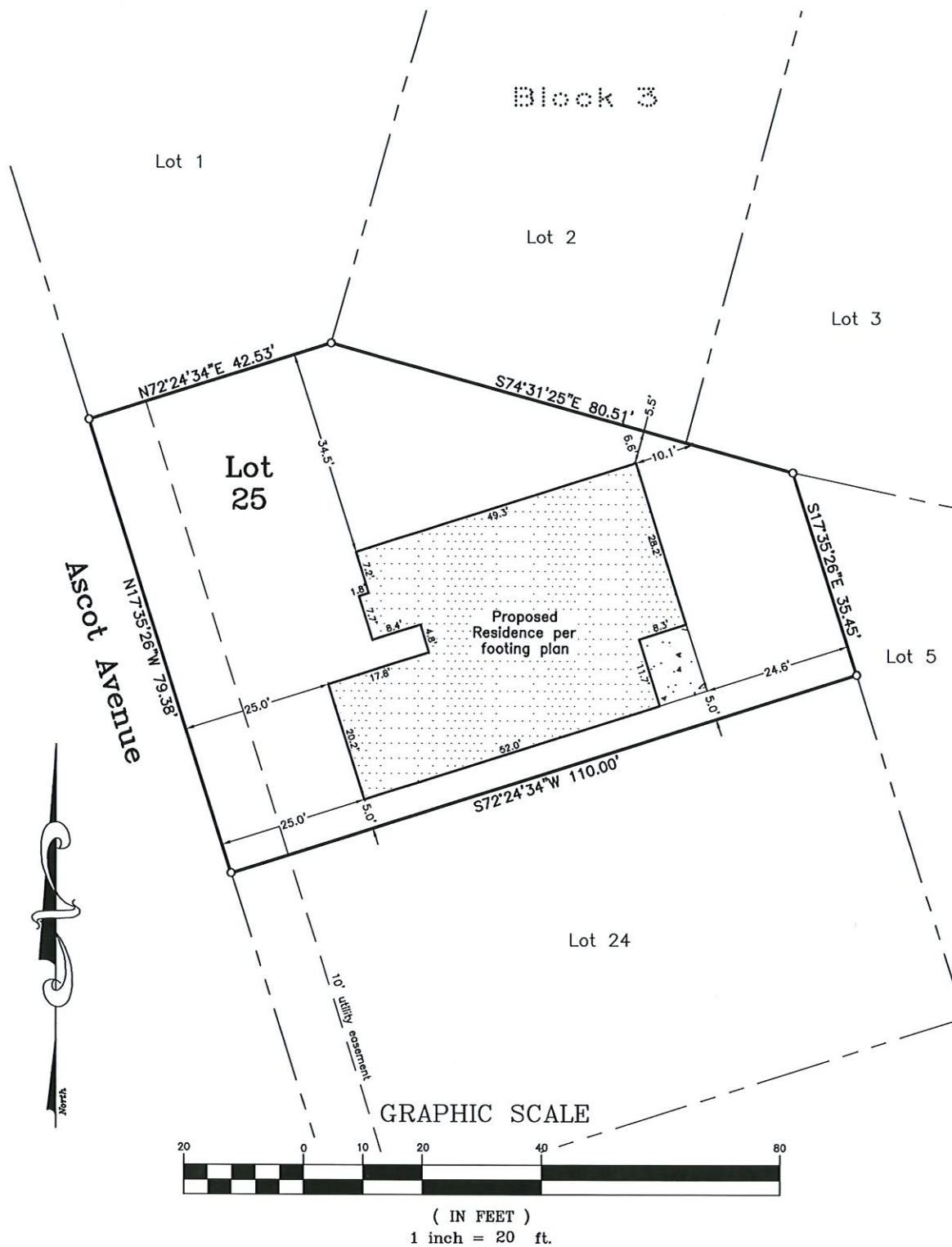
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Firm Registration No. 10088100

Filed for Record in the Official Records Of: Grayson County Clerk On: 12/3/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

Filed for Record in the Official Records Of: Grayson County Clerk On: 12/3/2019 12:18:25 PM In the PLAT Records HERITAGE FARMS ESTATES Doc Number: 2019-178 Number of Pages: 2 Amount: 75.00 Order#: 20191203000082 By: CM

Page 2 of 2



Site Plan for: Lot 25, Block 3, Heritage Farm Estates

Property Address: 1301 Ascot Avenue, Sherman, Texas

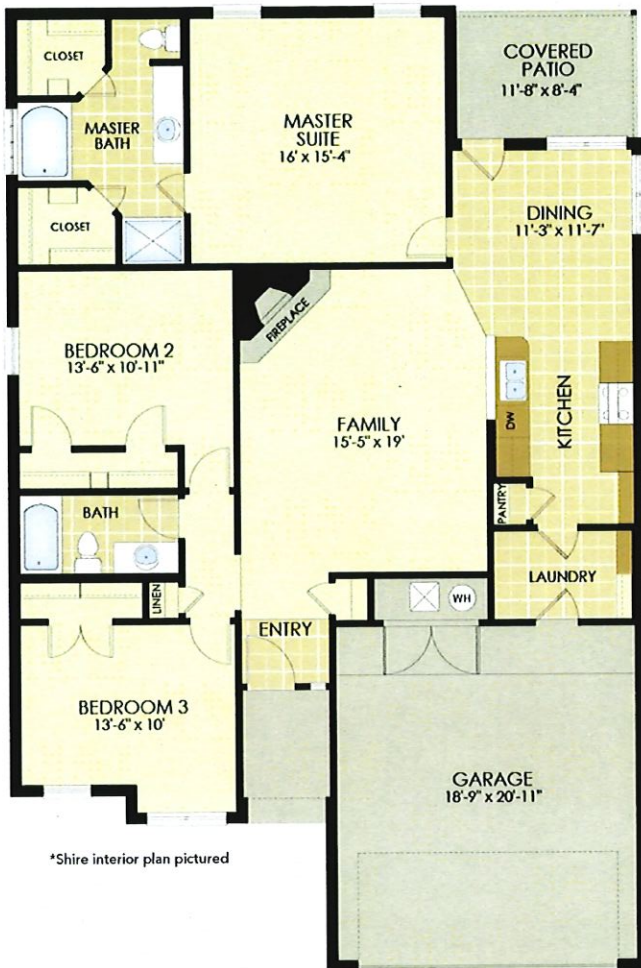
Job No. AGS551220

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

Date of Preparation: December 15, 2020



The 1600 Series



Plan Features

- 3 Bedrooms, 2 Bathrooms
- Two-Car Garage
- Covered Entry and Back Porch
- 4-Sided Brick Exterior
- Garage Door Opener w/ Door Hardware
- Paint-Matched Gutters Around Home
- Floor-to-Ceiling Brick Corner Fireplace
- Master Suite w/ His and Her Closets
- Granite Countertops & Maple Cabinets
- Tiled Shower in Master Bath
- Recessed Lighting & LED Bulbs
- Landscape Package Included
- 2" Faux Wood Blinds & Ceiling Fans Included
- 10-Year Structural Warranty
- Stainless Steel Appliances (fridge not included)
- Brushed Nickel or Oil Rubbed Bronze Fixtures

The Shire - 1610 sqft



The Shetland - 1611 sqft + front porch



The Tennessee - 1636 sqft + bay window



Wyldewood Homes

903-744-0351

wyldewoodhomes@gmail.com

www.wyldewoodhomes.com

1301 ASCOT

*Please Note: All renderings and floor plans are artist's conception and may not depict actual buildings, color choices, fencing, walks, driveways, or landscaping. Wyldewood Homes reserves right to adjust floorplans, materials, selections, upgrades and included packages at any time without notice. Please see sales associate for current options. All Rights Reserved - ©2019 Wyldewood Homes

STAFF REVIEW LETTER

January 5, 2021

Wyldeewood Homes
1403 Saratoga Dr.
Sherman, TX 75092

Tim Pike
518 Beldsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a variance and site plan approval to allow a 24' rear setback in lieu of the required 25' and a 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District located at 1301 Ascot has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Screening Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903-892-7267)
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt).
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



Planning & Zoning Commission and Board of Adjustments

18.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3201 NORTH U.S. HIGHWAY 75, SUITE 101

The request of 75/82 Sherman Crossing LTD (Owners), Tractor Supply (Tenant), Onyx Creative (Architect) and Aaron Blue, (Representative) for the property located at 3201 North U.S. Highway 75, Suite 101, being Lot 1R-1, Block 1 of the Replat of Lot 1R of Sherman Crossing Addition, as follows:

Board of Adjustments

Exception and site plan approval under Ordinance No. 2280, Section 6.8, Subsection (7)(d)(3) to allow an open mesh fence (chain link) to screen an outdoor storage area in lieu of the required solid screening from all public thoroughfares and abutting uses in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow outdoor displays in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Site plan approval for a Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply.

Background:

The property is located at 3201 North U.S. Highway 75, Suite 101, the northeast corner of U.S. Highway 75 and 82; Tractor Supply is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. An exception to allow an overhead door facing the front of residentially zoned property was approved March 20, 2018.

The project consists of an exterior alteration to the existing Tractor Supply Store's side garden center called "The Side Lot Project". The primary function is to provide a new customer experience within the existing perimeter fencing of the outdoor garden center. Key features will include a greenhouse/canopy feature to provide overhead coverage along with an enclosed bulk feed storage area and drive-thru path with gates on both ends. The new drive-thru is to be used as a customer pick-up area in lieu of having a curbside pick-up zone in the parking lot. The garden center will be completely contained within the existing fenced area. The Specific Use Permit is to allow the outdoor displays in the parking lot and the

exception is to allow a open mesh fence to screen the outdoor displays.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

75/82 Sherman Crossing LTD (Owners)

Tractor Supply (Tenant)

Onyx Creative (Architect)

Aaron Blue, (Representative)

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:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Building Elevations

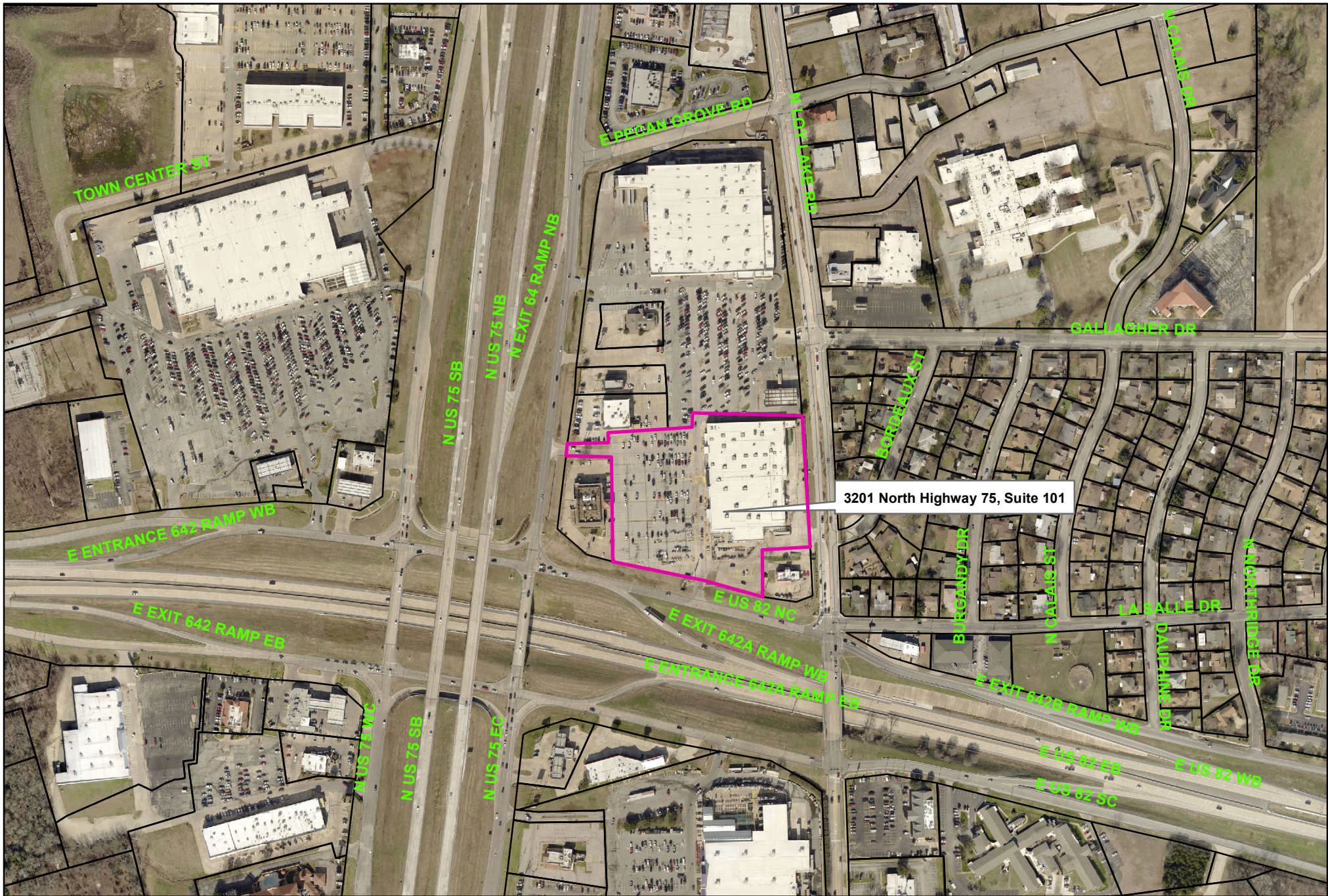
Floor Plan

Display Area Site Plan

Narrative

Aerial View/Photos

Staff Review Letter



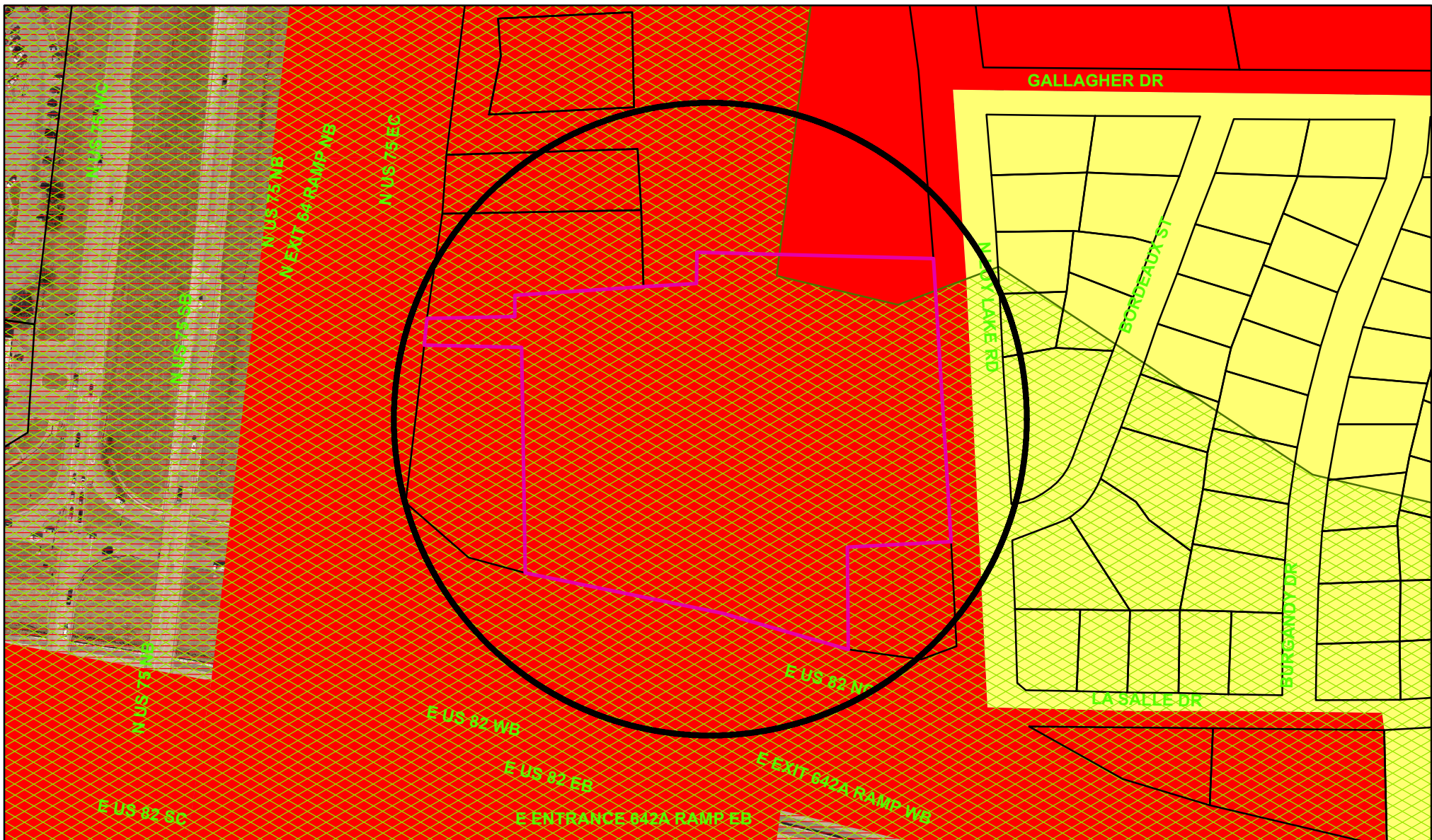
City of Sherman, Texas
Developmental Services Department

3201 North U.S. Highway 75, Suite 101



NOT TO SCALE

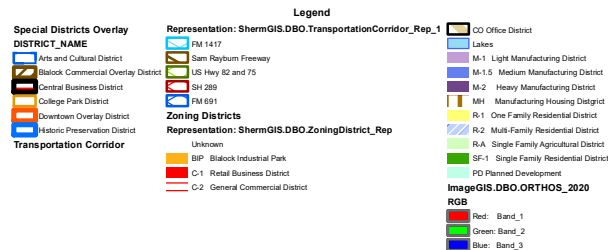
1 in = 400 ft



Zoning - 3201 North U.S. Highway 75, Suite 101



City of Sherman, Texas
Developmental Services Department



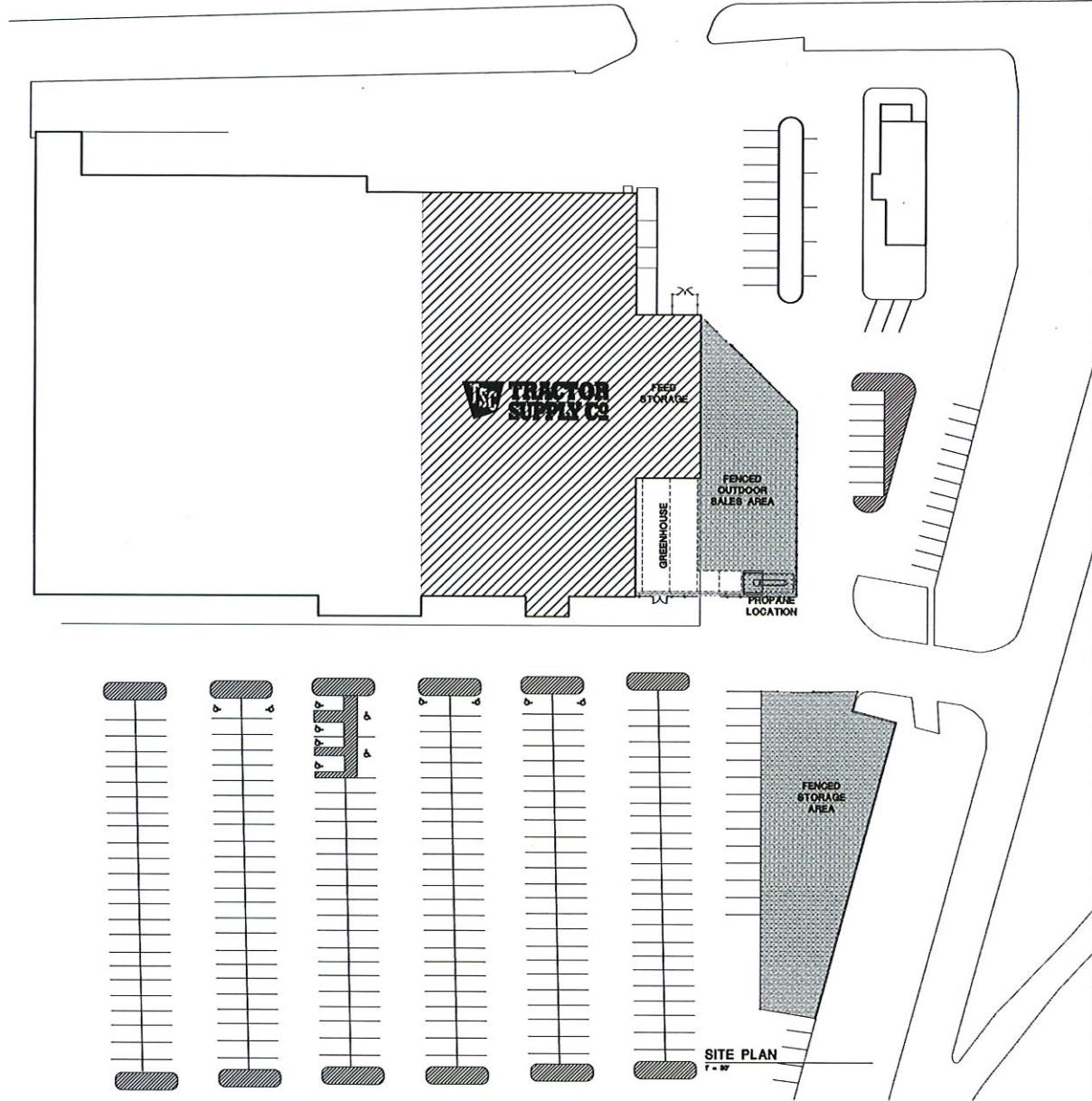
NOT TO SCALE

1 in = 200 ft

3201 North U.S. Highway 75, Suite 101



1/2" = 1' SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



onyx | creative

25001 Emory Road, Suite 400
 Houston, Texas 77058
 281.333.3300 | onyxcreative.com

SIDE LOT PROJECT

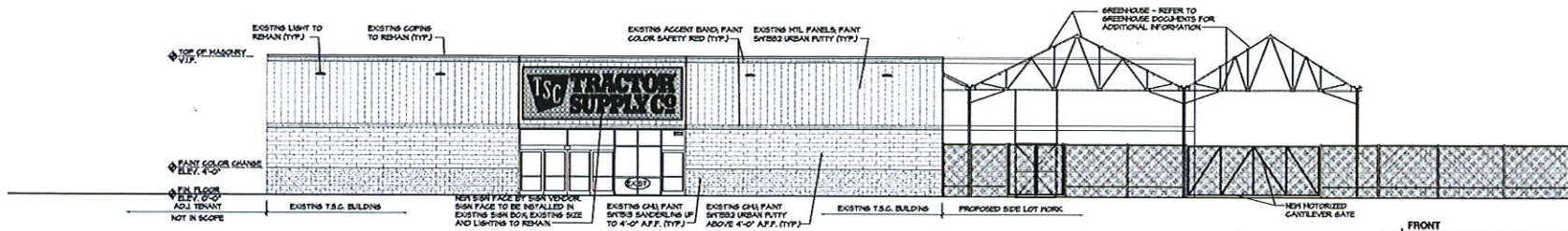
4467
 3301 N. US-75, STE. 101
 SHERMAN, TX 75090

Project No: 1917
 Drawn By: [blank]
 Date: 01-28-20
 Scale: 1/8" = 1'-0"

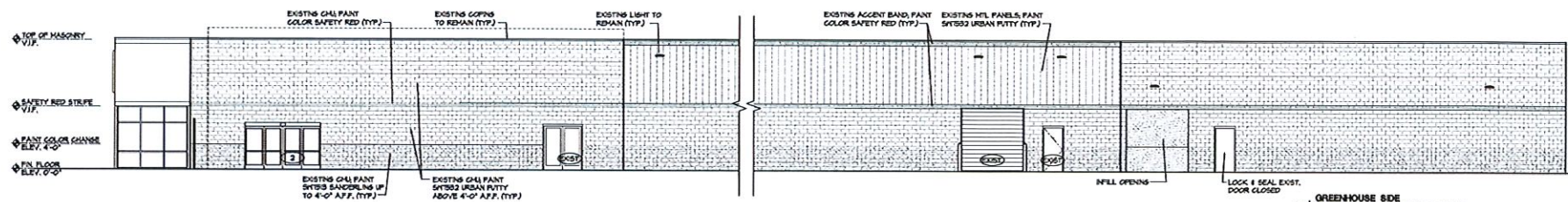
VSC TRACTOR SUPPLY CO.

AS1.0

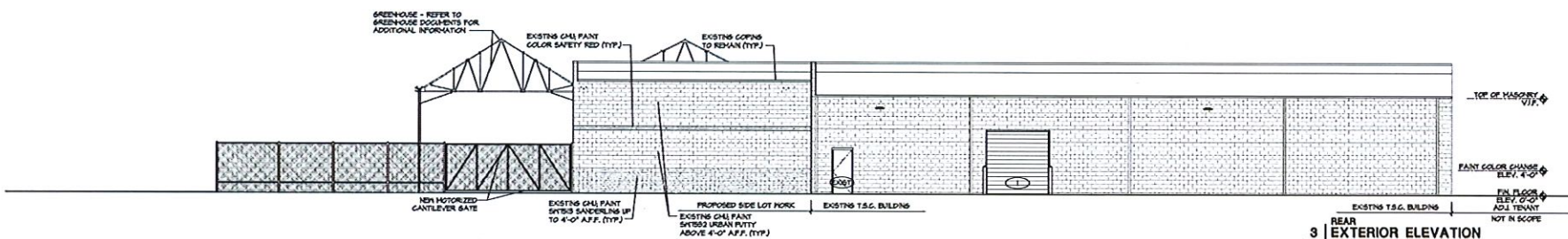
SITE PLAN



1 FRONT EXTERIOR ELEVATION
1" = 1/8"



2 GREENHOUSE SIDE EXTERIOR ELEVATION
1" = 1/8"



3 REAR EXTERIOR ELEVATION
1" = 1/8"

onyx | creative



VSC TRACTOR SUPPLY CO

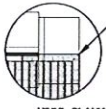
SIDE LOT PROJECT
4347
3201 N. US-75 STE. 101
SHERMAN, TX 76660

Project No: 0987
Drawn By:
Date: 01-01-20
Scale: 1/8" = 1/8"

A2.0

EXTERIOR ELEVATIONS

These drawings are the property of Onyx | Creative and shall remain the property of Onyx | Creative. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without prior written permission from Onyx | Creative.



D2 VINYL PLANK RETURN
NTA

7' X 8' X 8' METAL CANOPY IN
STRUCTURE AND LIGHT. STRUCTURE
TO HAVE OPEN SIDES. ROOF COLOR
TO MATCH EXISTING ROOF. AS
TO PROVIDE AND INSTALL. GROUT
OFF PROTRUSION. WALK TO PROVIDE
CERTIFIED STAMPED DRAWINGS AND
CALCULATIONS FOR PERMITTED
SUBMITTAL TO CITY WHEN REQUIRED.

8.5' TO INSTALL 4" DIA. SCHEDULE 40
BLACK IRON BOLLARD FILLED WITH
CONCRETE. 48" ABOVE GRADE. 24" BELOW
GRADE AND FACE SAFETY YELLOW.

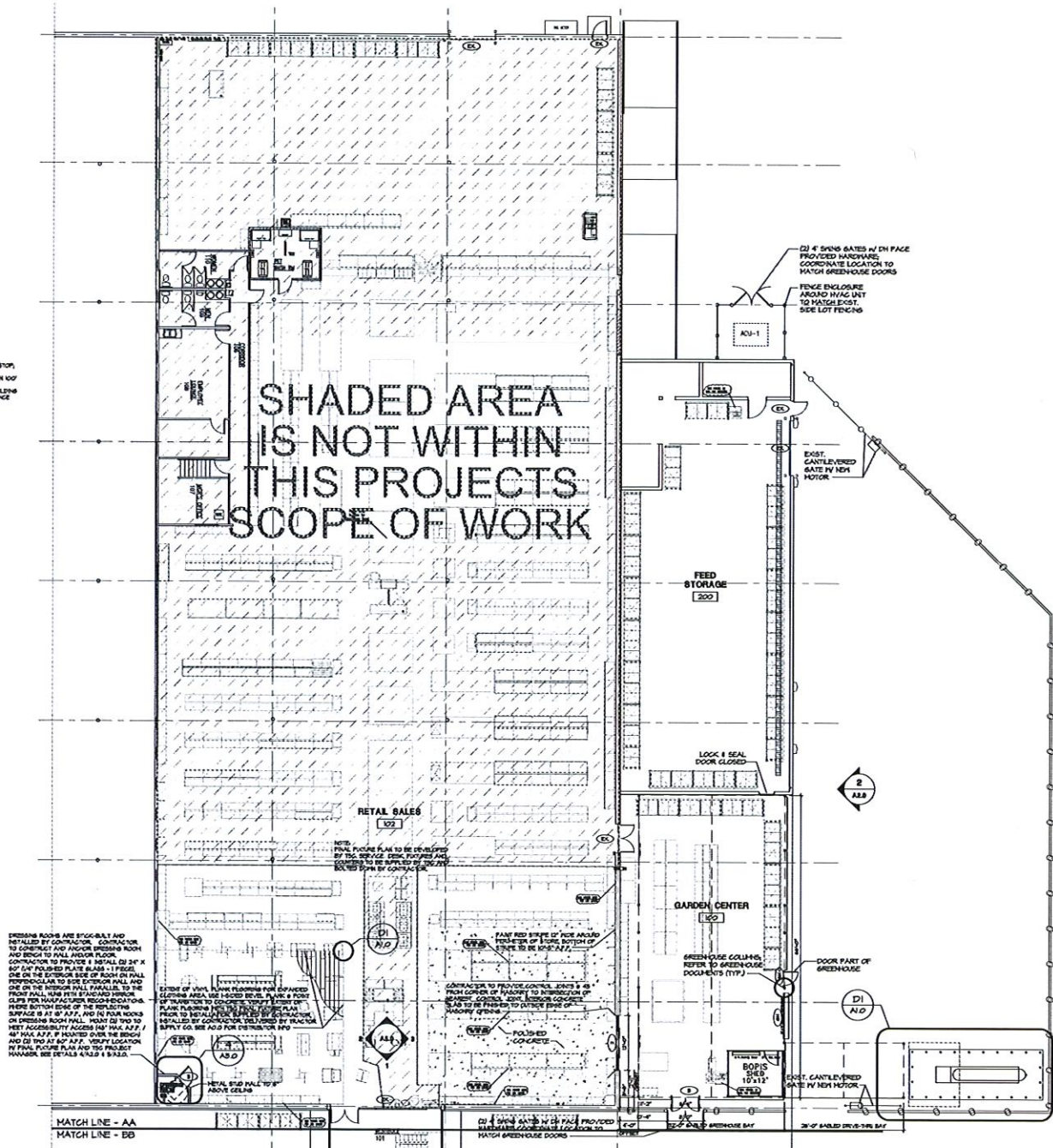
PROPANE DISPENSING PUMPING
STATION LOCATED WITHIN 100' OF
E-STOP LOCATION.
CLEAR AREA OF 8'0" PLATE PROPANE
TANK AS TO CITY IN PROPOSED
CONCRETS.

CONCRETE PAD TO 8" BY LEVEL. 8" MIN. 8" DIA.
NECESSARY TO LEVEL. TANK. EXTENTS TO BE
8" OUTSIDE BOLLARDS.

PREFER TO PLAN FOR LOCATION OF
PROPOSED TANK INSTALL.

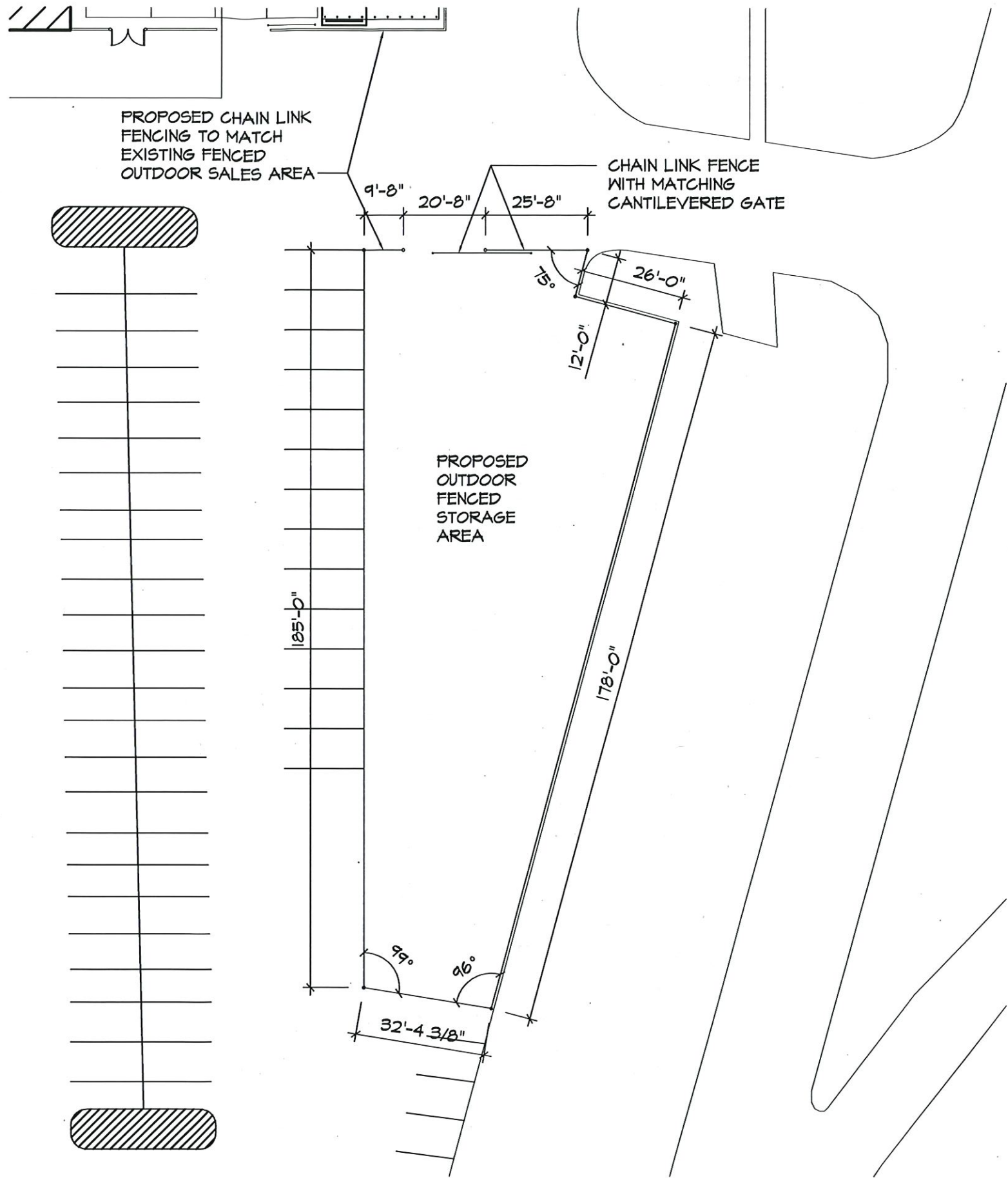
PROCONTRACTOR TO CONTACT PLAN EXPRESS
FOR BLUE PROPANE FURNISHED
DISPENSING DEVICE FOR UP-AND OUT-SIDE
NOT EQUIPMENT.

D1 TYPICAL DETAILS
PROPANE TANK
NTA



A | FLOOR PLAN
1/8" = 1'-0"





SIDE LOT PROJECT

#367
3201 N. US-75 STE 101
SHERMAN, TX 75090

onyx creative

25001 Emory Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

Date: 12-18-20
Proj. No. 17987
Drawn By: AB

SK-1



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com

City of Sherman TX
Developmental Services
220 W. Mulberry St.
PO Box 1106
Sherman, TX 75091

RE: Tractor Supply Co.
Sherman, TX
Zoning Variance Summary

December 16, 2020

Dear Mr. Rae,

We would like to formally request a variance to the current O-1 (75-82) Overlay District related to **Sec. 6.8, (7) c. Material and Methods for Screening and Sec. 6.8, (7) d. (3) Screening of Site Features, Outdoor Storage Area.**

We are proposing the use of an open mesh fencing to be located around the new proposed outdoor storage area in front of the existing Fenced in Outdoor Sales area. The intent is for merchandise to be visible while also not obstructing the view of the existing building. The need for the additional fenced in area is to allow Tractor Supply Co. the ability to construct a proposed greenhouse within the existing Fenced Outdoor Sales area. The purpose for surrounding the new Outdoor Sales area is to provide security to TSC's merchandise from a loss prevention perspective.

We hope that you will please review and consider our proposal for variance and appreciate your time.

Sincerely

ONYX CREATIVE, INC.

Aaron Blue
Client Manager.







STAFF REVIEW LETTER

January 5, 2021

75/82 Sherman Crossing LTD
2727 LBJ Freeway, Ste. 600
Dallas, TX 75234

Onyx Creative
Aaron Blue
25001 Emery Rd., Ste. 400
Cleveland, OH 44128

Dear Applicants,

The request for site plan approval for Greenhouse/Canopy, Enclosed Feed Storage Area and Customer Pickup Drive-Thru Area for Tractor Supply located at 3201 North U.S. Highway 75, Suite 101 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to 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.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted.
8. Shall provide mutual access agreement for the development before a permit will be issued.
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. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning

Commission.

Engineering:

12. Verify fire requirements and code compliance with Fire Marshall.
13. No permanent structures will be permitted within any easements. Coordinate with City Engineering Department regarding water line along Hwy. 82 Service Road.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Billy Hartsfield, Fire Marshal
	Clint Philpott, Asst. City Manager	Amber Doan, Engineering Coordinator
	Wayne Lee, P.E., Director of Engineering	Christopher Armstrong, Asst. City Engineer
	Tom Pruitt, Utility Engineer	
	The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	



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

19.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 2801 NORTH U. S. HIGHWAY 75**

The request of Teachers Retirement System of Kentucky (Owners), Lowe's (Tenant) and Kyle Hymel, Duplantis Design Group (Representative) for the property at 2801 North U.S. Highway 75, being Lots 3 & 4, Texoma Crossing, as follows:

Planning and Zoning Commission

Site plan approval for a Lumber Canopy for Lowe's

Background:

The property is located at 2801 North U.S. Highway 75, the southeast corner of U.S. Highway 75 and 82; Lowe's is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District.

Exceptions were granted for the following:

To allow overhead doors facing a major thoroughfare; to not require the dumpster be screened and to allow a 20' tall screening fence - July 12, 1994.

To allow three freestanding signs - December 14, 1993.

The project consists of demolishing the exiting canopy and installing a drive-thru canopy, approximately 2,900 square feet. The exterior will be masonry columns with a metal roof. Work also includes adding parking spaces under the new canopy. the parking lot and drive aisle will be affected and will adjust slightly.

Adjacent Zoning:

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Teachers Retirement System of Kentucky (Owners)
Lowe's (Tenant)
Kyle Hymel, Duplantis Design Group (Representative)

Master Plan Designation:

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

Number of notices mailed:

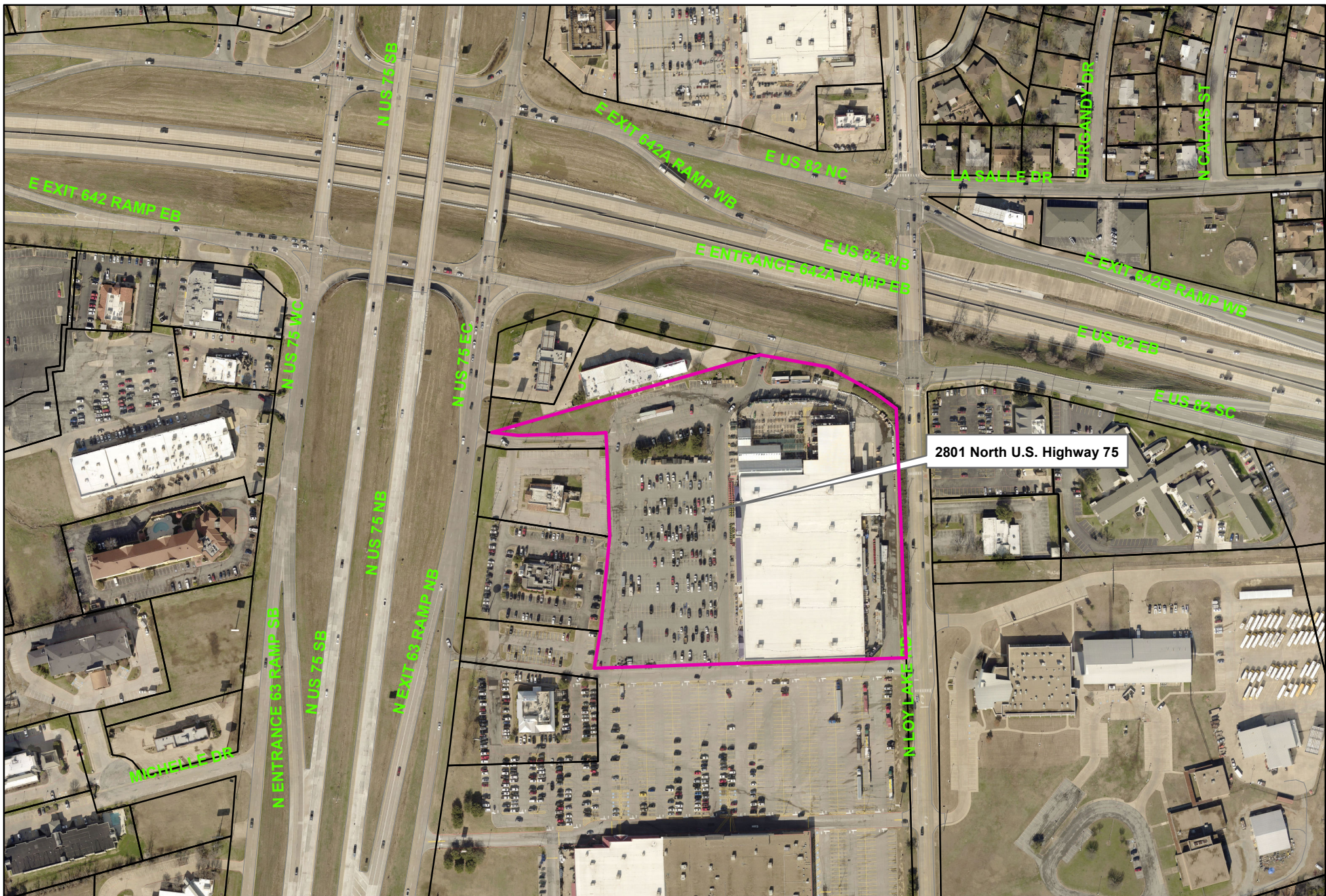
Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Site Plan
Elevations
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

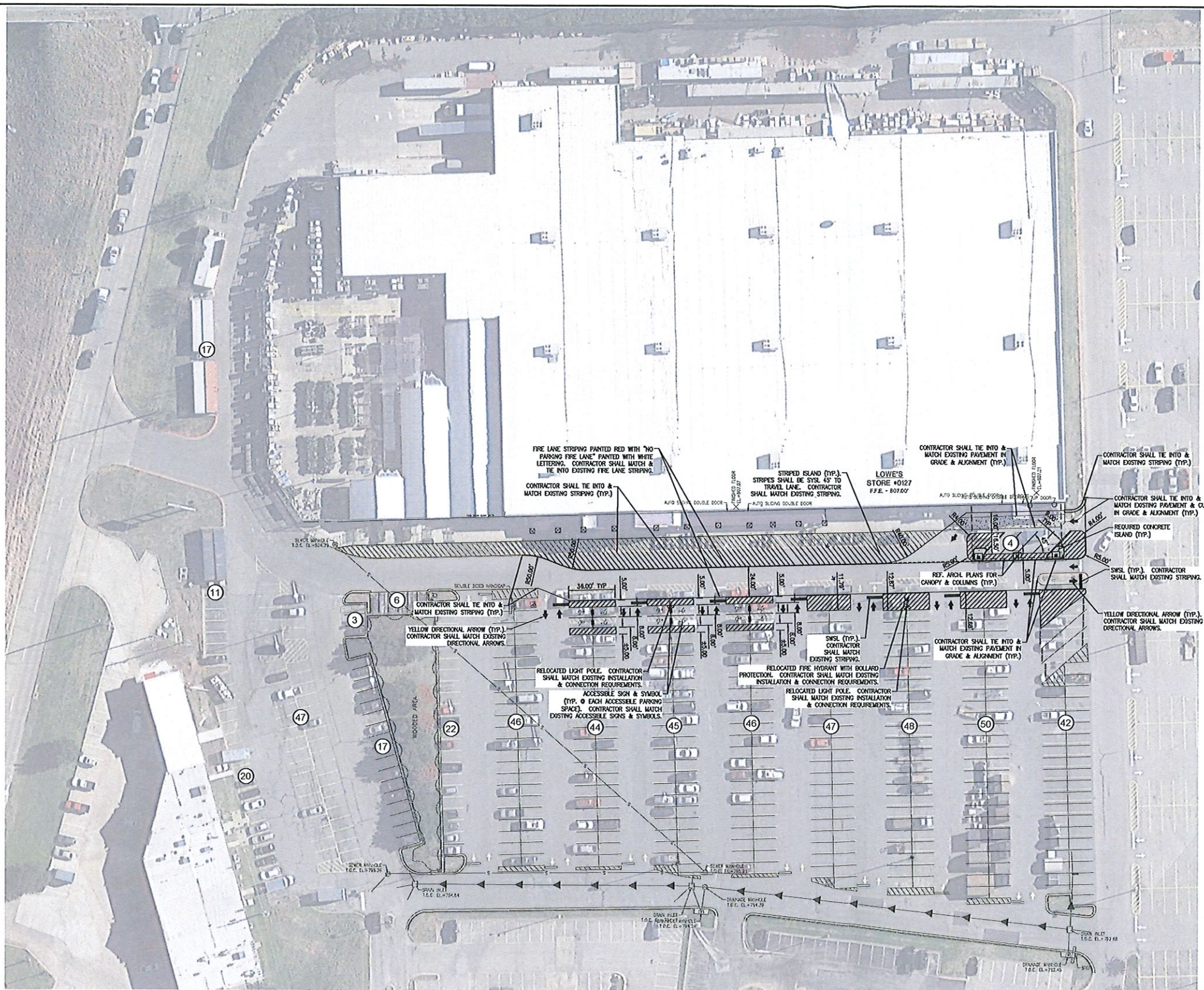
2801 North U.S. Highway 75


$$1 \text{ in} = 300 \text{ ft}$$



1 in = 200 ft

\\CADD\DWG\20-0000-454\20-454 C-1 OVERALL SITE PLAN.dwg



SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIGNAGE, EXIT MARKERS, RAMP, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 07-29-2020 BY DUPLANTIS DESIGN GROUP, PC.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING RECHARGING.
4. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
5. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
6. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
10. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
11. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

SITE LAYOUT NOTES:

1. DIMENSIONS ARE TO FACE OF CURB / CENTER OF STRIPE UNLESS OTHERWISE NOTED.

LEGEND - NEW IMPROVEMENTS

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CURB & GUTTER
- PARKING SPACES
- DIRECTIONAL ARROWS

LEGEND - STRIPING

- SWSL - SINGLE WHITE SOLID LINE
- SYSL - SINGLE YELLOW SOLID LINE
- SWDL - SINGLE WHITE DASHED LINE
- SYDL - SINGLE YELLOW DASHED LINE
- BSL - SINGLE BLUE SOLID LINE

PARKING ANALYSIS

TOTAL PARKING	516 STALLS
PARKING RATIO	4.11 / 1000 S.F.

REVISIONS	
DATE	DESCRIPTION

Benjamin J. Chasson

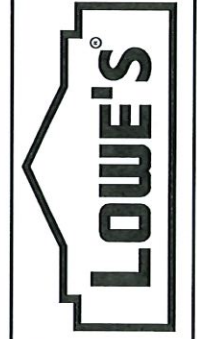
12-17-2020

314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com



LOWE'S HOME CENTERS, INC.
1000 LOWES BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (V) 704.758.4766 (F)

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OVERALL SITE PLAN

LOWE'S
STORE #0127
2801 N. US-75
SHERMAN, TX 75090

PROJECT No: 20-454 | DRAWN BY: GJP | CHECKED BY: BAB

ORIGINAL
ISSUE DATE: 10/02/2020
PERMIT SET
ISSUE DATE: 12/17/2020
CONSTRUCTION SET
ISSUE DATE: MM/DD/YY
DRAWING NUMBER:

C-1

SCALE IN FEET

REVISIONS	
DATE	DESCRIPTION



314 E. Bayou Road
Thibodaux, LA 70301
Office: 985.447.0090
Fax: 985.447.7009
www.ddgpc.com



LOWE'S HOME CENTERS, INC.
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (V) 704.758.4766 (F)

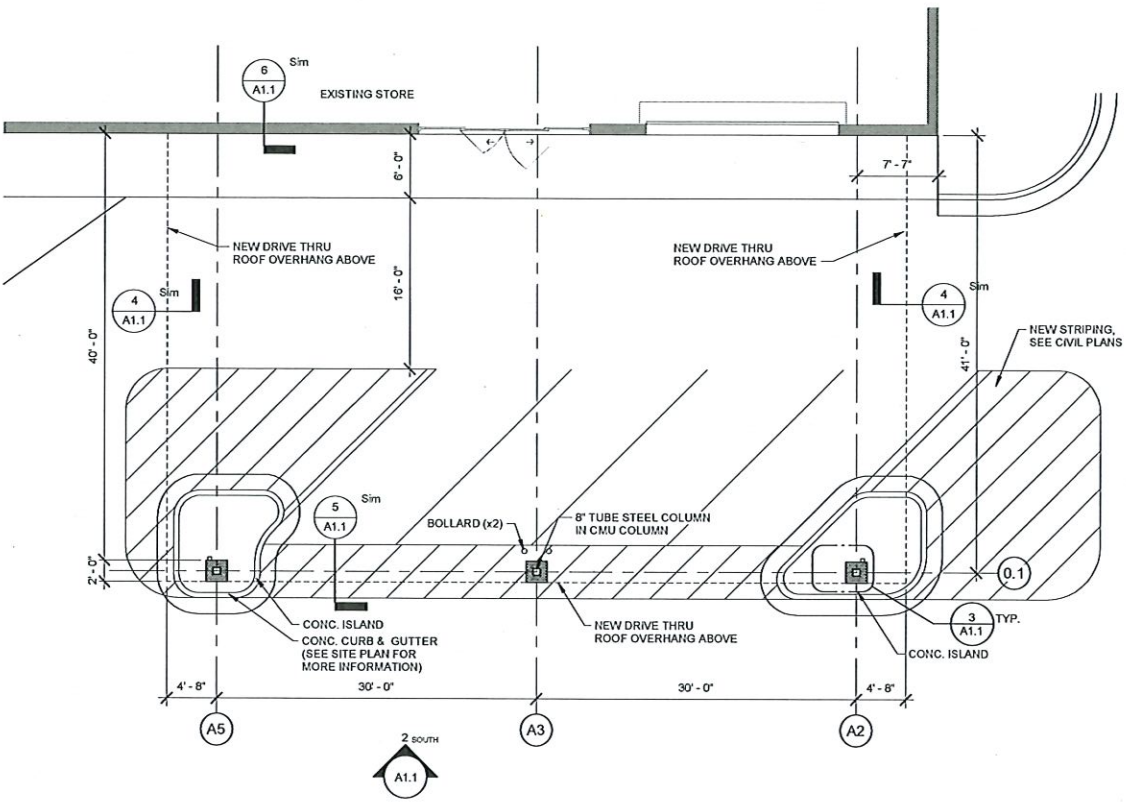
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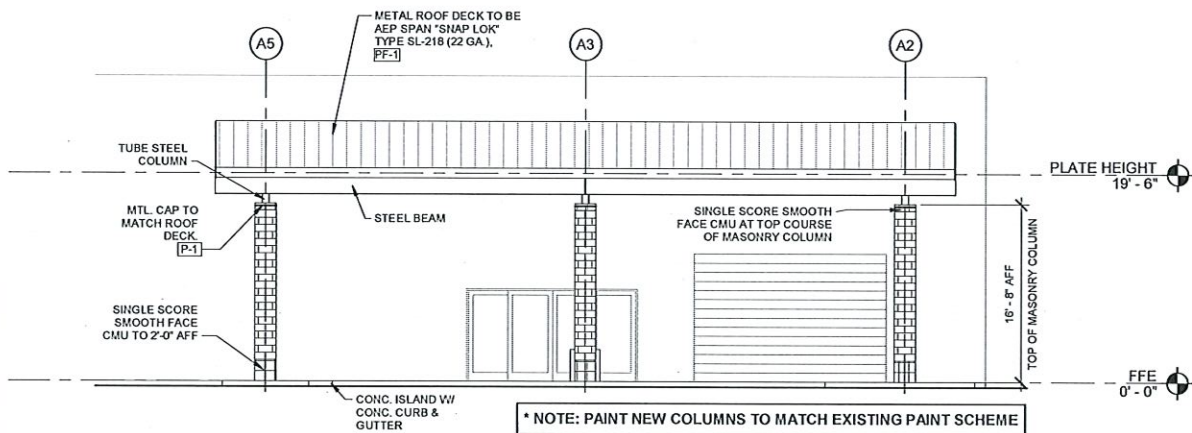
PLAN AND DETAILS
LOWE'S
STORE # 0127
2801 N. US-75
SHERMAN, TX 75090
PROJECT No. 20-454
DRAWN BY: K.L.H. CHECKED BY: S.M.V.

ORIGINAL ISSUE DATE: 10/02/2020
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

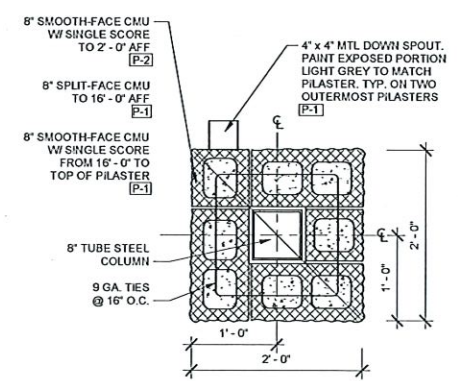
A1.1



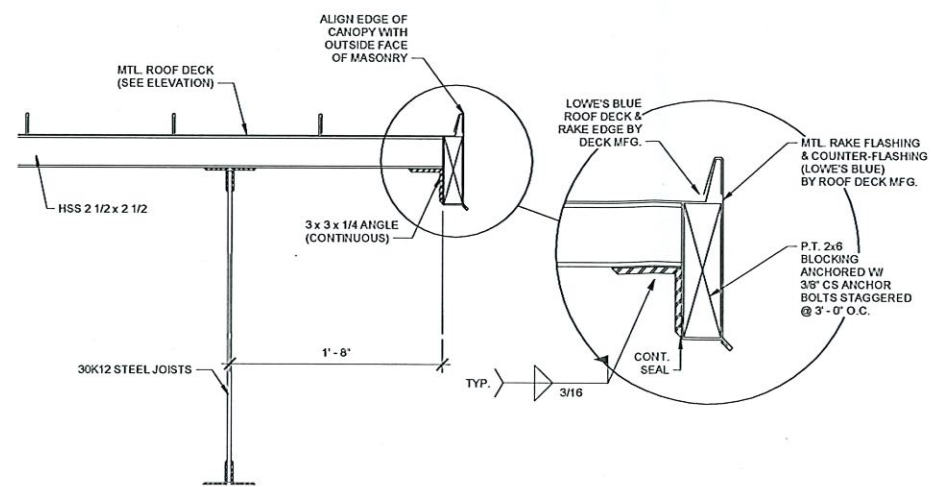
1 FLOOR PLAN



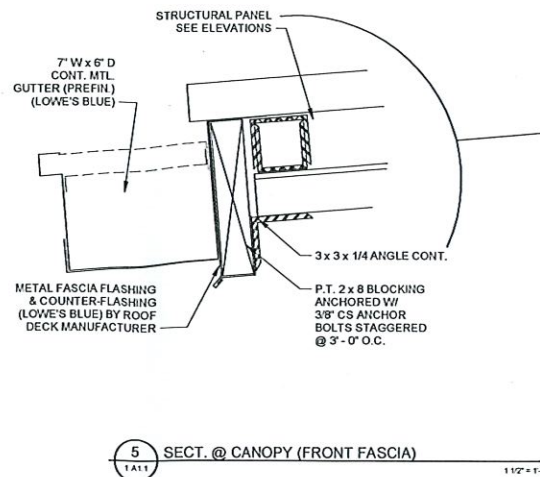
2 DRIVE THRU FRONT ELEVATION



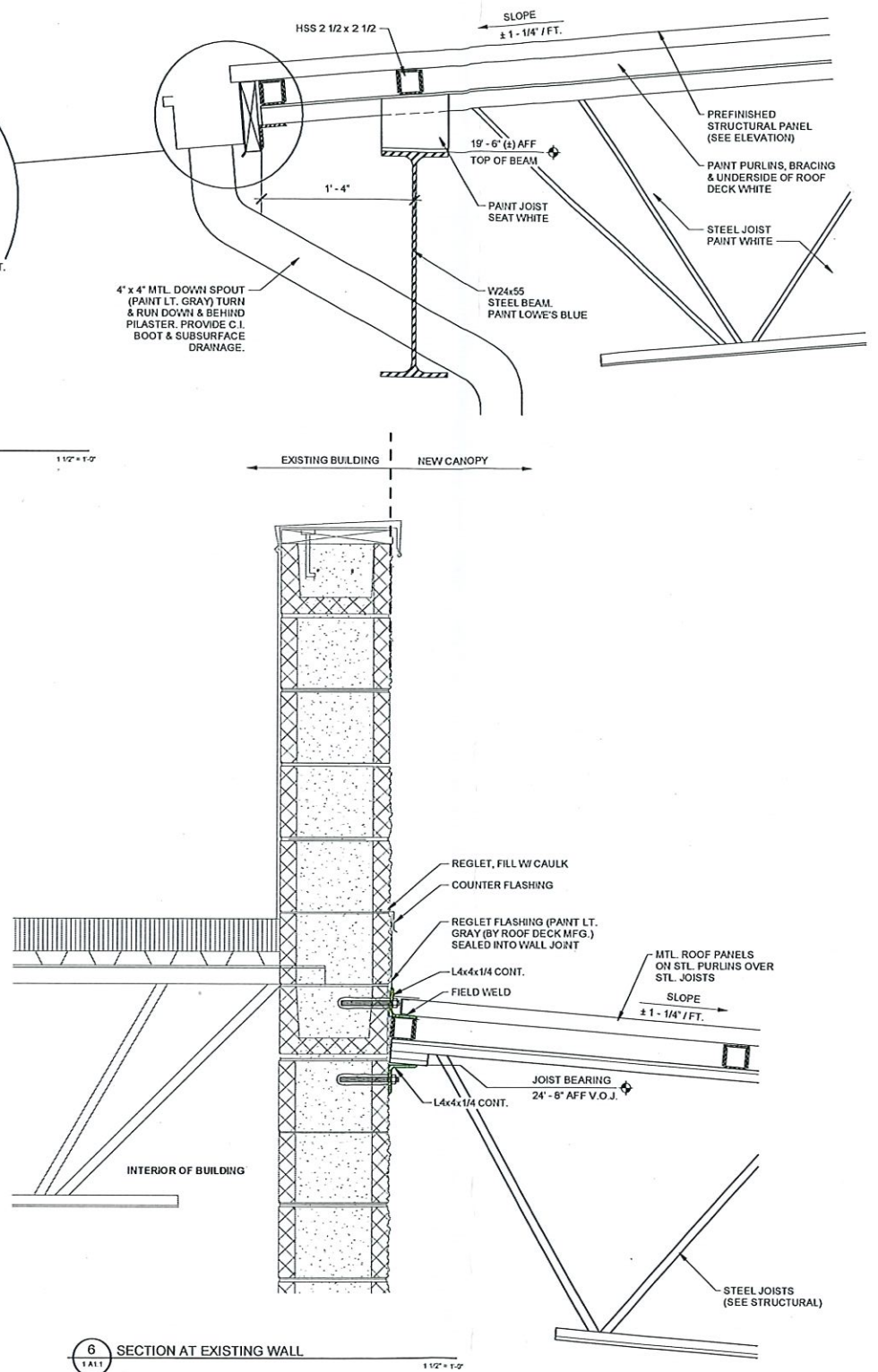
3 PILASTER SECTION



4 SECT. @ CANOPY (SIDE RAKE)



5 SECT. @ CANOPY (FRONT FASCIA)



6 SECTION AT EXISTING WALL

FINISH SCHEDULE	
PAINTED FINISHES:	PRE-FINISHED METAL:
[P-1] LOWE'S MEDIUM BEIGE (PAINT)	[PF-1] LOWE'S BLUE (PRE-FINISHED)
[P-2] LOWE'S DARK BEIGE (PAINT)	

PAINT NOTES	
1.	PAIN ALL EXPOSED SURFACES OF STEEL COLUMNS, BEAMS & ACCESSORIES LOWE'S BLUE UNLESS NOTED OTHERWISE.
2.	PAIN ALL NEW OR DISTURBED MASONRY LIGHT BEIGE TO MATCH BUILDING UNLESS NOTED OTHERWISE.
3.	PAIN JOISTS, PURLINS, BRACING & UNDERSIDE OF ROOF DECK WHITE.

STAFF REVIEW LETTER

January 5, 2021

Teachers Retirement System of Kentucky
479 Versailles Rd.
Frankford, KY 40601-3863

Duplantis Design Group
Kyle Hymel
314 E. Bayou Rd.
Thibodaux, LA 70301

Lowe's Companies
Tom Cross
1000 Lowe's Blvd.
Mooresville, NC 28117

Dear Applicants,

The request for site plan approval for a Lumber Canopy for Lowe's located at 2801 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per 400 square foot of general floor space; a parking space is considered to be 9'x 20'. Must provide number of parking spaces available before a building permit will be issued. Outdoor display area shall not take up required parking.
7. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. Screening shall consist of wood or masonry fence material unless an exception is granted.
8. 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.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.

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

Engineering:

11. Verify fire requirements and code compliance with Fire Marshall.
12. Proposed Pillars appear to be within 20' Utility Easement for water line. No permanent structures will be permitted within any easements. Coordinate relocation of water line and easement through the Engineering Department with City Engineering Department regarding water line along Hwy. 82 Service Road.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Billy Hartsfield, Fire Marshal
	Clint Philpott, Asst. City Manager	Amber Doan, Engineering Coordinator
	Wayne Lee, P.E., Director of Engineering	Christopher Armstrong, Asst. City Engineer
	Tom Pruitt, Utility Engineer	
	The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	



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

20.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

910, 914, 916 & 918 NORTH THROCKMORTON STREET

The request of Lazy L Enterprises (Owners) and Underwood Drafting and Surveying (Surveyor) for the properties located at 910, 914, 916 and 918 North Throckmorton Street, being Lots 5, 6, 7 & 8, Block 5, W.P. Carter's 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-family, single-story patio homes with no more than two structures attached in a grouping in an R-1 (One Family Residential) District/College Park Overlay District.

Background:

The properties are located at 910, 914, 916 and 918 North Throckmorton Street between College and Williams Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District.

The owner would like to construct a two-family, single-story patio home (duplex) at this location. Each unit will be 1,563 square feet with one-car garage and two parking spaces in the driveway.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Lazy L Enterprises (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

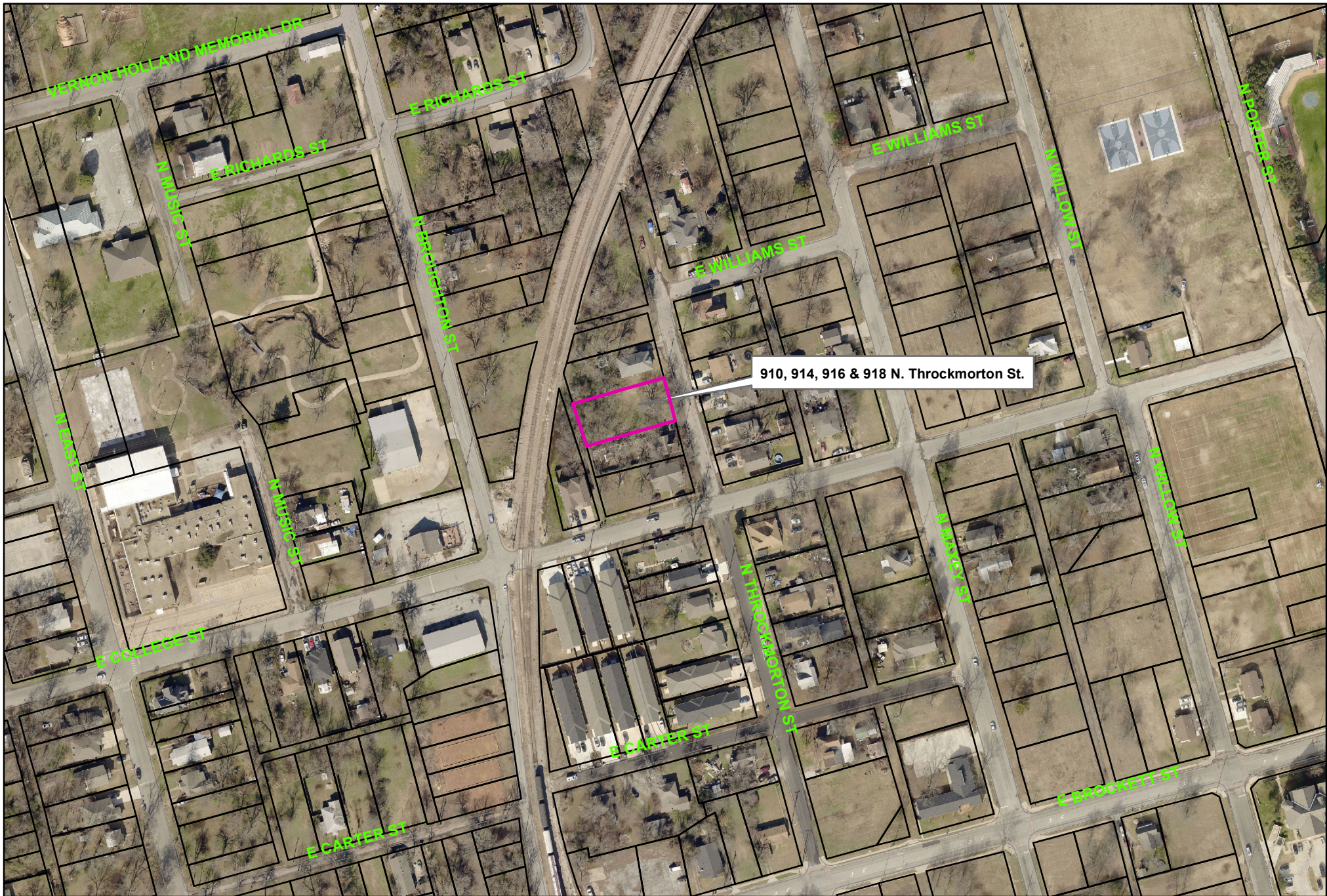
Plat

Site Plan

Floor Plan

Building Elevations

Staff Review Letter

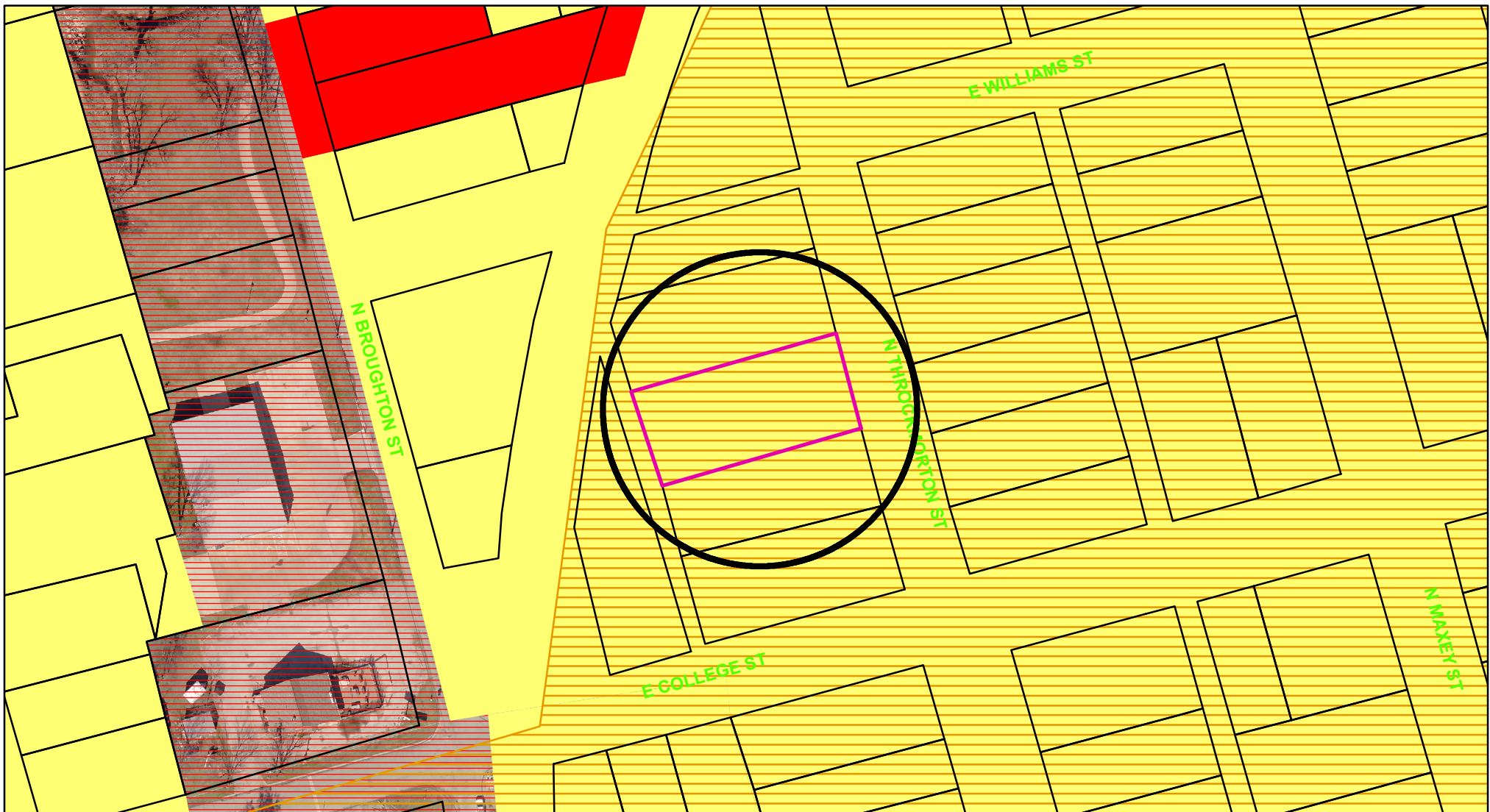


City of Sherman, Texas
Developmental Services Department

910, 914, 916 & 918 North Throckmorton Street



1 in = 200 ft



Zoning - 910, 914, 916 & 918 North Throckmorton Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department



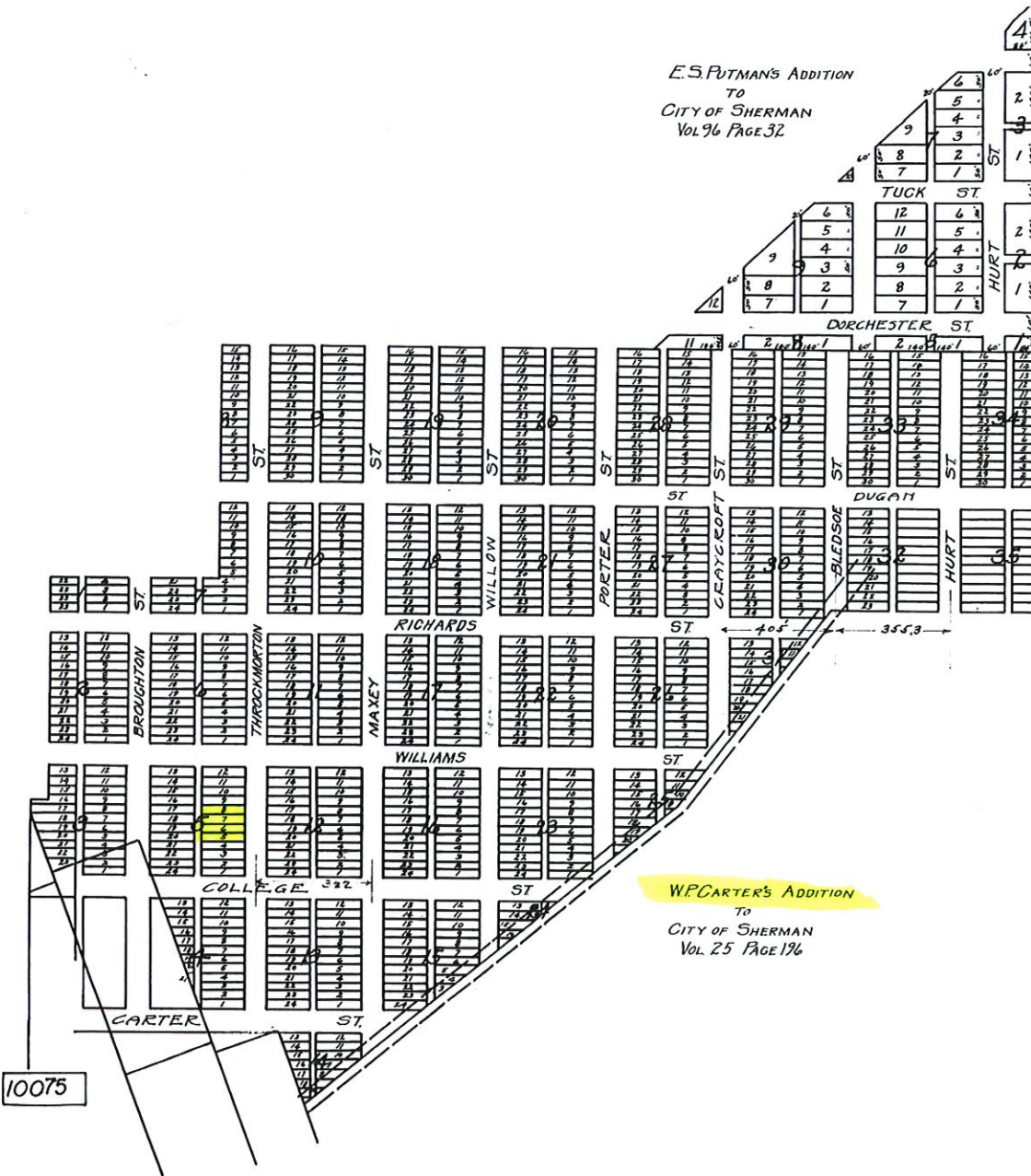
NOT TO SCALE

1 in = 100 ft

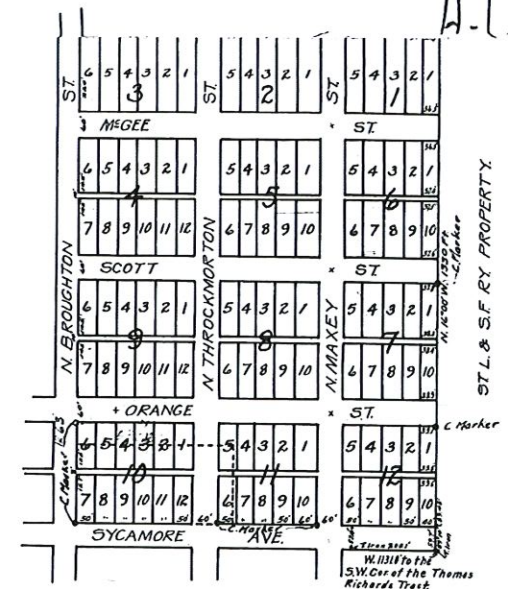
910, 914, 916 & 918
North Throckmorton Street



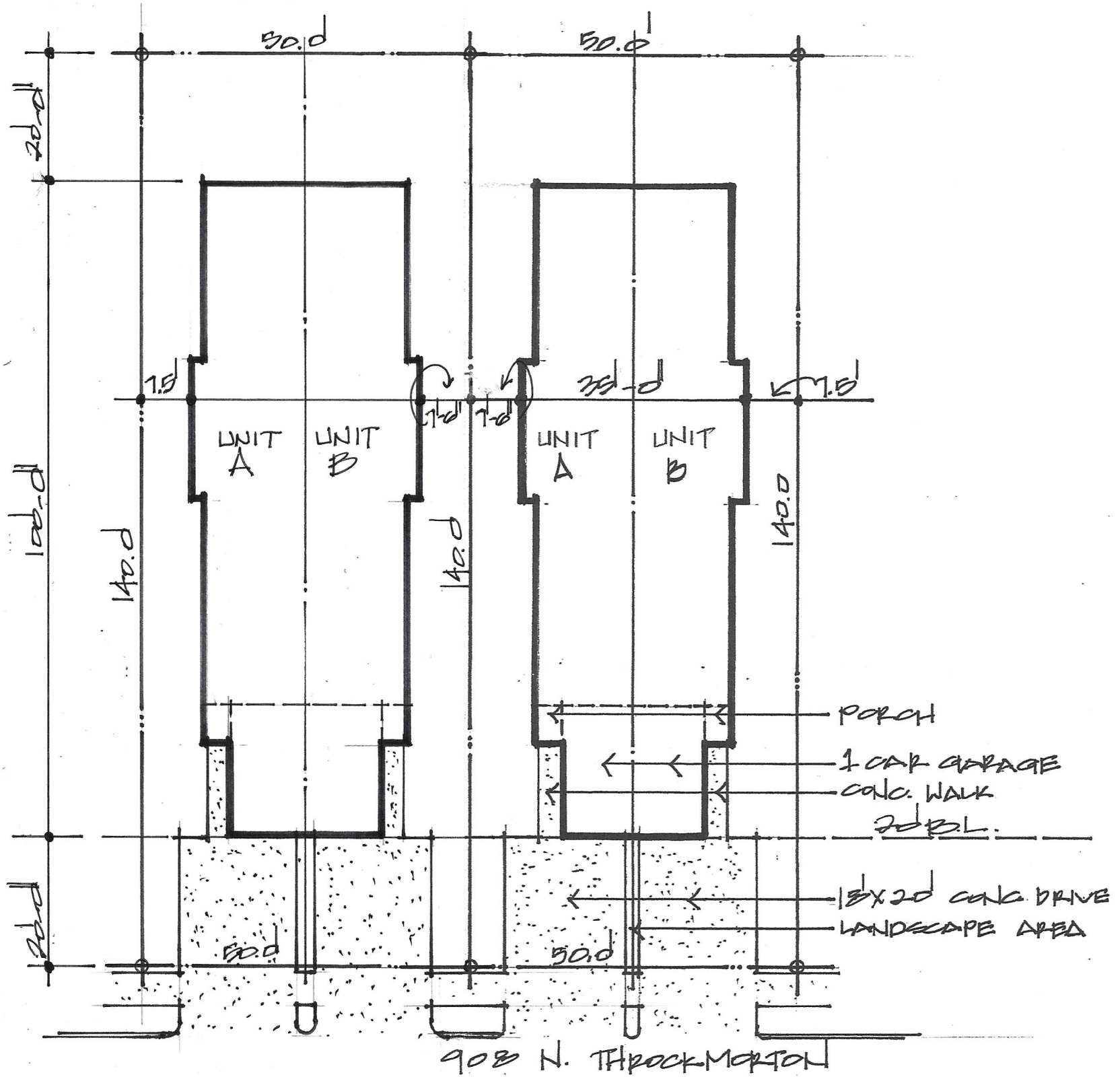
E.S. PUTMAN'S ADDITION
TO
CITY OF SHERMAN
Vol 96 PAGE 32



W.P. CARTER'S ADDITION
TO
CITY OF SHERMAN
Vol 25 PAGE 196



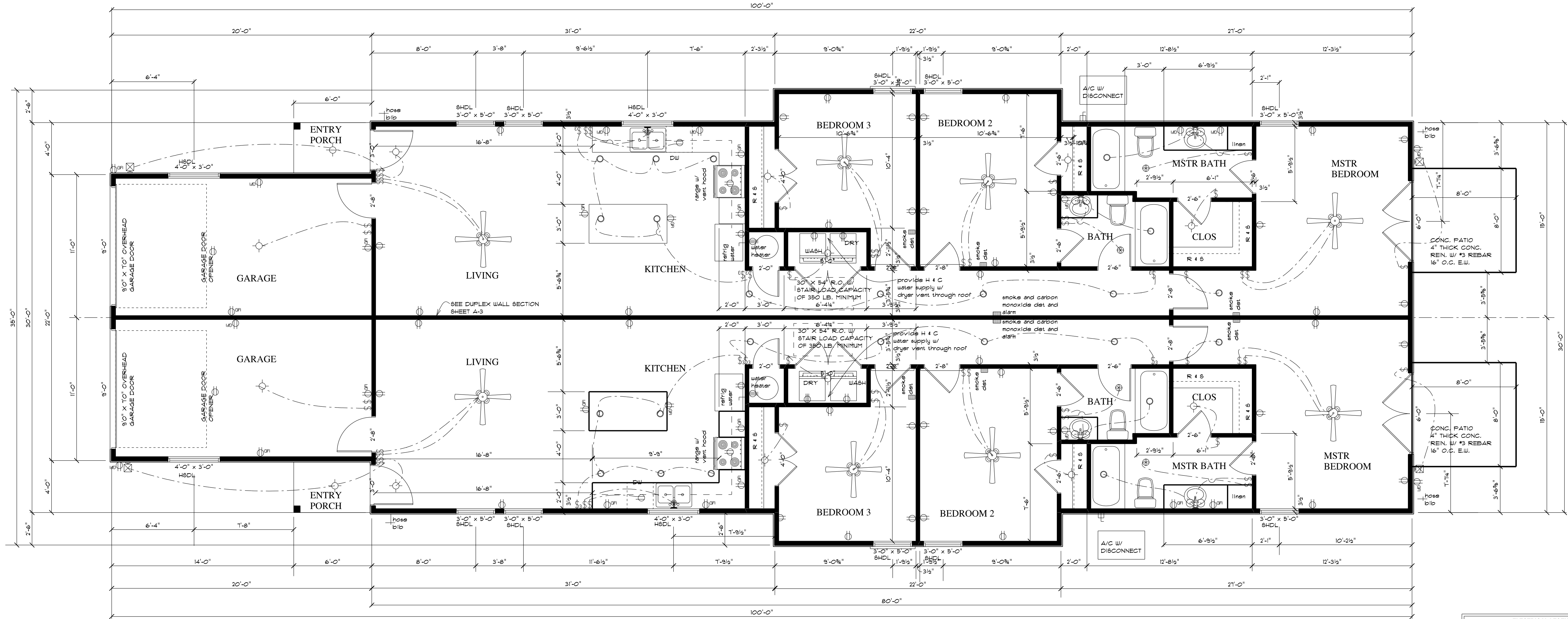
THE JONES' SUMMIT ADDITION
TO
SHERMAN, TEXAS
Vol. 303-304 PAGE 868734-5



PLOT PLAN

20.0'

LOT: B-8 BLOCK: B
 CARTER'S W.P. ADDITION
 SHERMAN, TEXAS
 JOSH HOLLEY - BLDR
 12-9-2020



DUPLEX FLOOR PLAN

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

AREA TABULATION FOR EACH SINGLE UNIT.

1255 S.F. EACH SINGLE UNIT LIVING AREA

220 S.F. GARAGE

24 S.F. ENTRY PORCH

64 S.F. REAR UNCOVERED PATIO

NOTES

PULL DOWN STAIRS SHALL BE 30 X 54 INCHES, WITH A LOAD CAPACITY OF 350 POUNDS AND A CLEAR PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

SMOKE ALARMS PER IRC SECTION IRC 2012 SEC R 314. ALL SMOKE ALARMS SHALL BE HARD-WIRED, INTER-CONNECTED WITH A BATTERY BACK UP.

GARAGE

THE DOOR ENTERING GARAGE FROM RESIDENCE SHALL BE A SELF CLOSING TIGHT FITTING DOOR. R 302.5.2 2012 IRC. THE DOOR SHALL BE SOLID WOOD NOT LESS THAN 1 3/8", SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8", OR 20 MIN. FIRE RATED DOOR EQUIPPED W/ A SELF CLOSING DEVICE.

SHEETROCK

2012 IRC TABLE R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GARAGE SIDE. 5/8" TYP "X" GYP BD IF HABITABLE ROOM ABOVE.

PROVIDE GREEN BOARD WATER RESISTANT GYP BD IN ALL BATHS

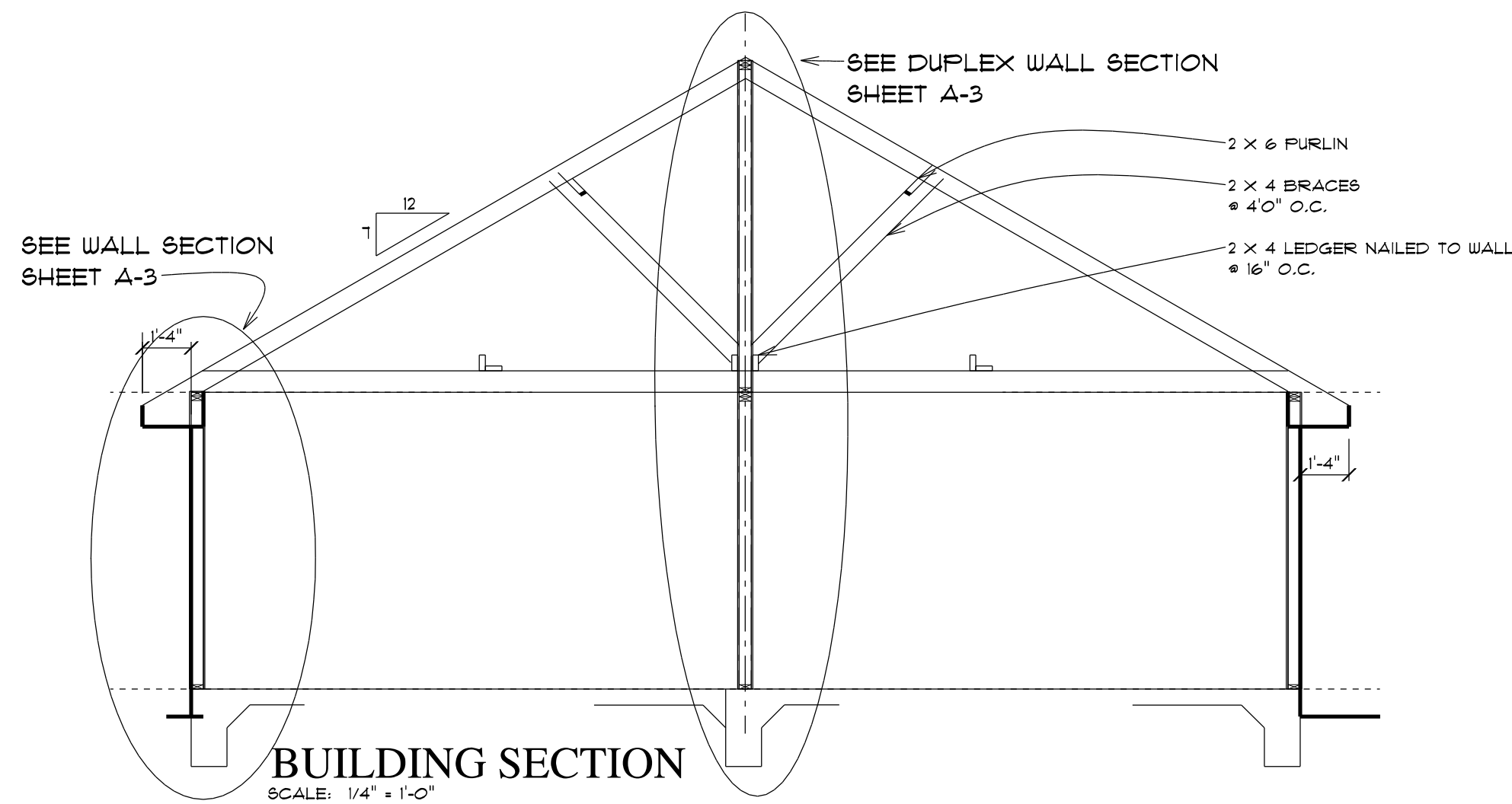
WINDOWS

BEDROOM EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED OR EXTERIOR DOOR OPENING. MAXIMUM SILL HEIGHT REF R310.1 SHALL NOT BE MORE THAN 44" ABOVE FLOOR. 310.1.1 EMERGENCY OPENING SHALL HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. (EXCEPTION: GRADE FLOOR OPENING SHALL HAVE A NET CLEAR OPENING OF 5 SQUARE FEET. 310.1.2. MINIMUM CLEAR HEIGHT OF OPENING SHALL BE 24" 310.1.3. MINIMUM CLEAR WIDTH SHALL BE 20". PROVIDE TEMPERED GLASS IN HAZARDOUS AREAS AS DEFINED IN IRC 2012 SECTION R308.4.1 THROUGH R 308.4.1

IN ATTIC PROVIDE A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH 4 1/2 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL BE OF SOLID FLOORING AND NOT LESS THAN 24" WIDE. PROVIDE A MINIMUM OF 30" WIDE AND 30" DEEP SERVICE SPACE ON SIDES OF APPLIANCE WHERE ACCESS IS REQD.

PROVIDE A SWITCH AT THE ATTIC ACCESS AND LIGHTING FOR THE PASSAGEWAY AND APPLIANCE LOCATIONS.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan spotlights 01	8	
pot light	24	
exterior light 02	4	
fan	4	
light	14	
outlet	50	
outlet 220v	4	
outlet gfi	28	
switch	47	
switch 3 way	8	
wall mounted 01 2 lights	4	
wall mounted 03 1 light	2	



PROJECT DESCRIPTION
1255 DUPLEX

SWINNEY & ASSOCIATES

GARLAND JOE SWINNEY

23978 NORTHEAST TRAIL

NEW CANEY TX 77357

PHONE: 281 689-0723

REVISIONS

DATE:

DRAWN BY:

CHECKED:

SHEET

A-1

OF



104 S.F. LIVING



STAFF REVIEW LETTER

January 5, 2021

Lazy L. Enterprises
4 Timber Creek
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow two-family, single-story patio homes with no more than two structures attached in a grouping in an R-1 (One Family Residential) District/College Park Overlay District located at 910, 914, 916 and 918 North Throckmorton Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the College Park Overlay District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. Side yard setbacks must be uniform for all homes within a given block.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

11. Sidewalks are required.
12. If structures are to cross lot lines, a replat is required.
13. Verify fire requirements and code compliance with Fire Marshall.
14. The City of Sherman does not maintain alleys.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

21.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2400-2600 BLOCKS WEST TRAVIS STREET

The request of SSCGC Holdings, LLC (Owners), Bill Magers (Representative) and Underwood Drafting and Surveying (Surveyor) for the properties in the 2400-2600 blocks of West Travis Street, being 33.996 acres in the Preston Kitchen Survey, Abstract No. 667 and Elizabeth Jones Survey, Abstract No. 625, as follows;

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 to a C-1 (Retail Business) District.

Background:

The property is located in the 2400-2600 blocks of West Travis Street between Moore Street and Crossroads Boulevard; Northgate Drive dead ends to the property.

The owner is requesting a zone change and conceptual site plan approval from an R-1 (One Family Residential) District to a C-1 (Retail Business District).

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Blalock Industrial Park

Origination:

SSCGC Holdings, LLC (Owners)

Bill Magers (Representative)

Underwood Drafting and 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:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

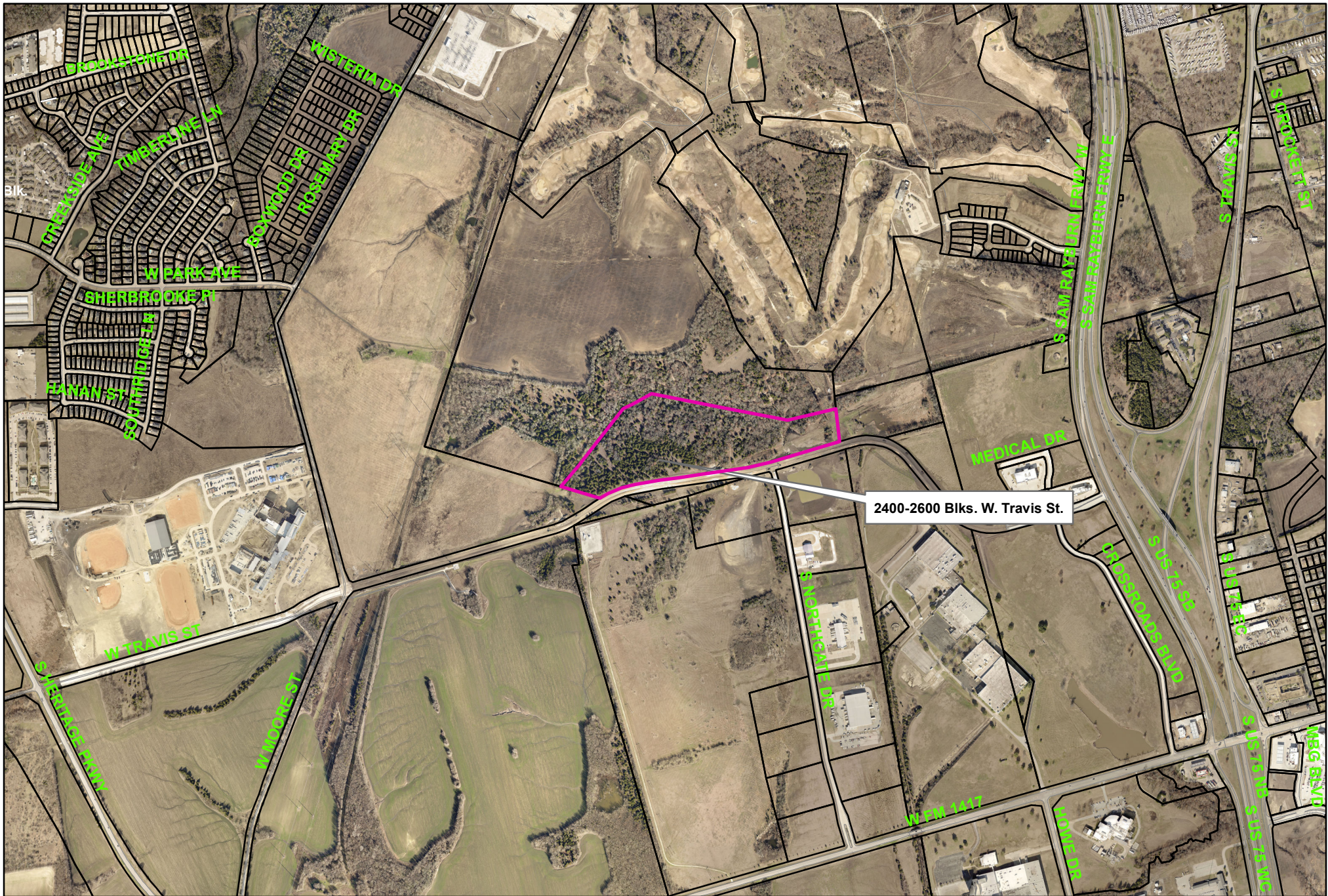
Zoning Sign Photo

Survey

Conceptual Site Plan

Conceptual Building Elevations

Staff Review Letter



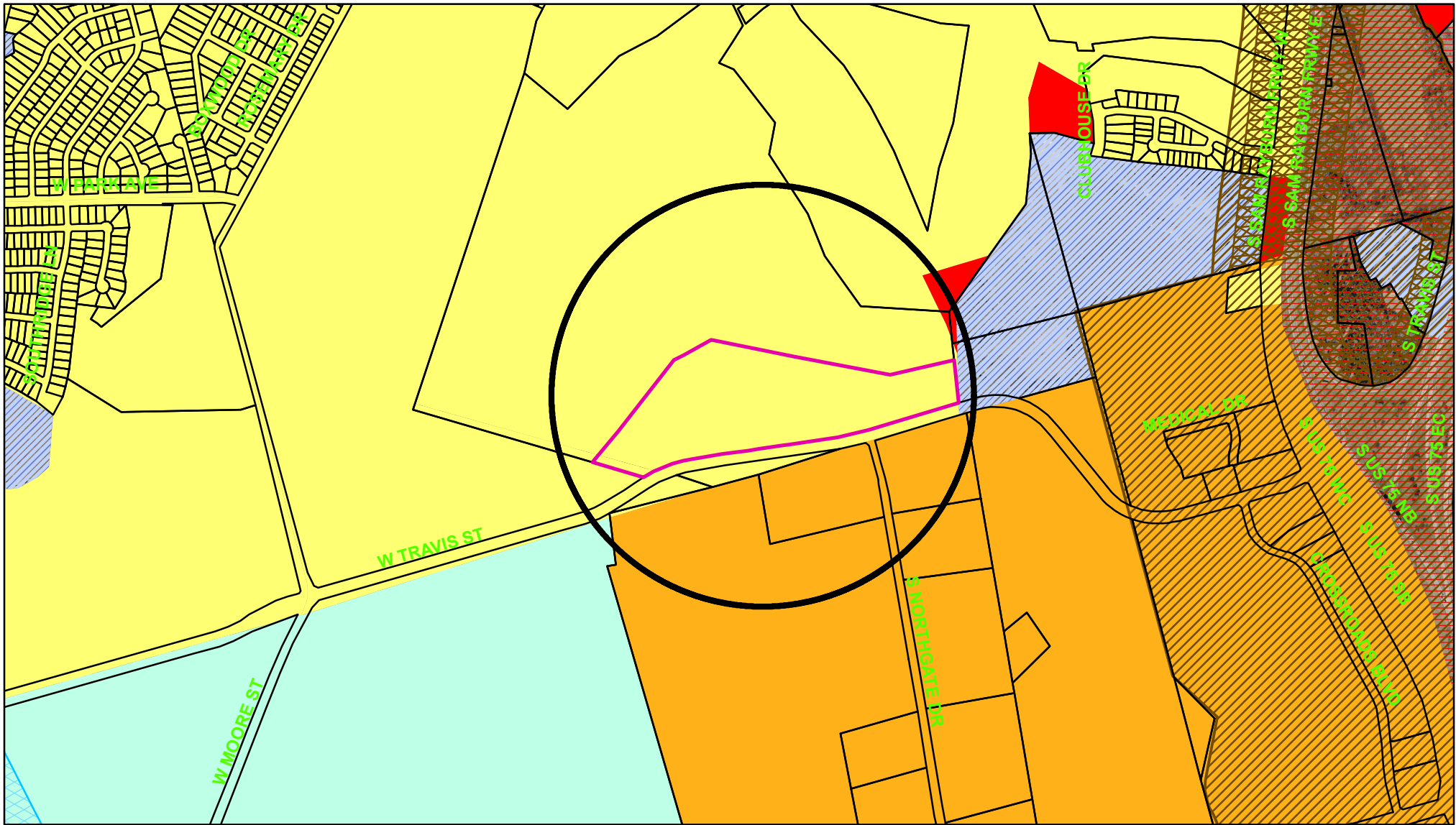
2400-2600 Blocks West Travis Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,200 ft



Zoning - 2400-2600 Blocks West Travis Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

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



City of Sherman, Texas
Developmental Services Department

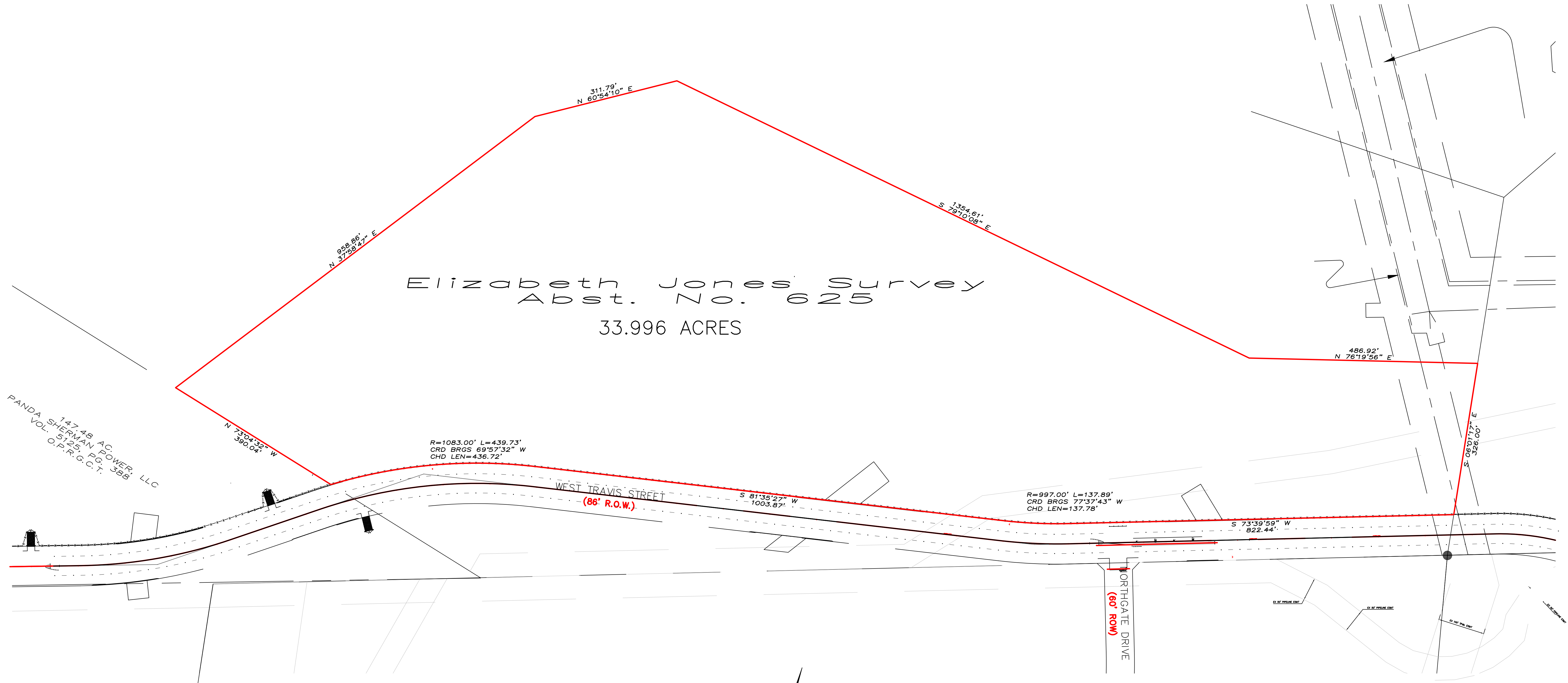


NOT TO SCALE

1 in = 1,000 ft

2400-2600 Blocks West Travis Street





Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract 1, as conveyed to SSCGC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the most easterly corner of that 147.48 acre tract of land conveyed to Panda Sherman Power as recorded in Volume 5125, Page 388, Official Public Records, Grayson County, Texas;
Thence North 73°04'32" West, a distance of 375.04 feet to the True Point of Beginning;
Thence North 73°04'32" West, a distance of 390.04 feet to a point;
Thence North 37°58'41" East, a distance of 678.96 feet to a point;
Thence North 37°59'03" East, a distance of 279.91 feet to a point;
Thence North 60°54'10" East, a distance of 311.79 feet to a point;
Thence South 79°10'08" East, a distance of 1,354.61 feet to a point;
Thence North 76°19'56" East, a distance of 486.92 feet to a point;
Thence South 06°01'17" East, a distance of 326.00 feet to a point;
Thence South 73°39'59" West, a distance of 822.44 feet to a point;
Thence with a curve to the right having a radius of 997.00 feet, (chord bears South 77°37'43" West, 137.78 feet) an arc length of 137.89 feet to a point;
Thence South 81°35'27" West, a distance of 1,003.87 feet to a point;
Thence with a curve to the left having a radius of 1,083.00 feet, (chord bears South 69°57'32" West, 436.72 feet) an arc length of 439.73 feet to the Point-of-Beginning and containing 33.996 acres of land.:

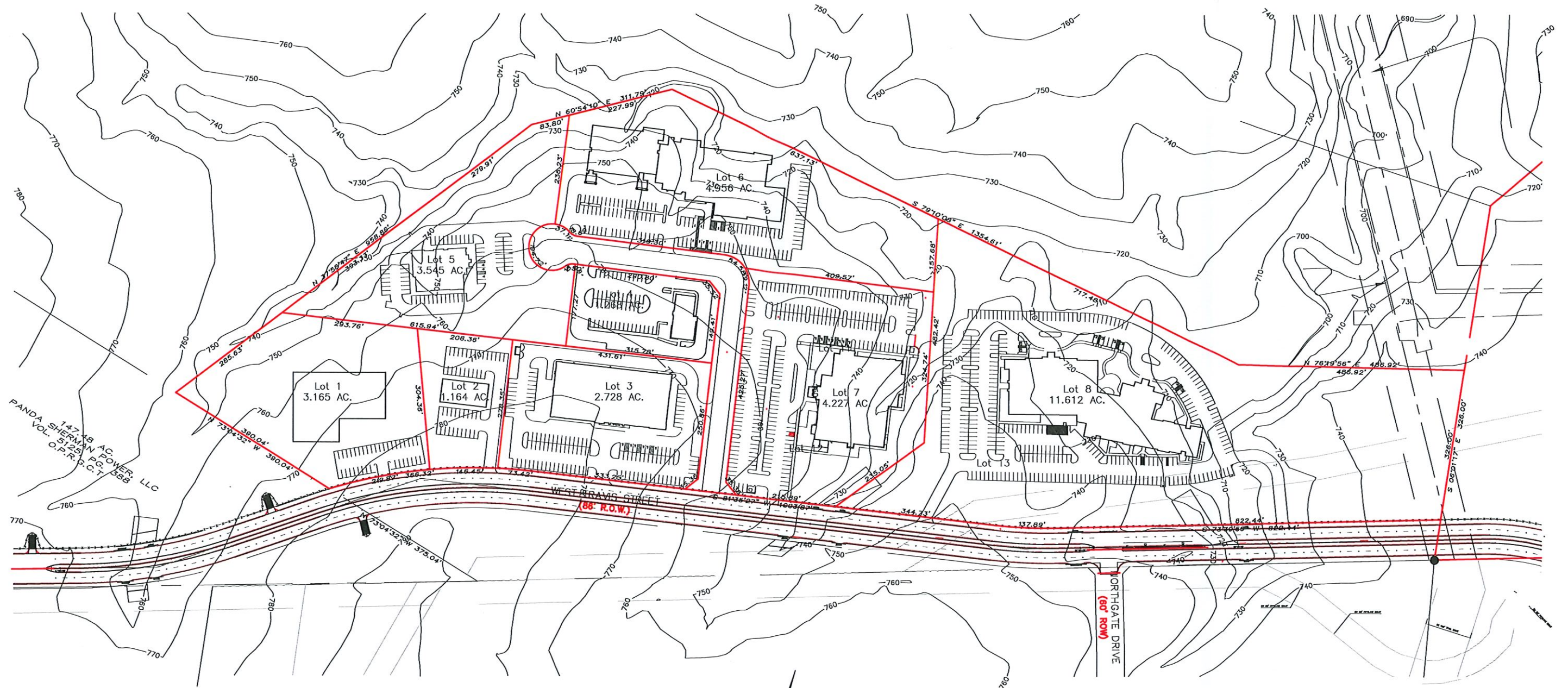


UNDERWOOD

DRAFTING & SURVEYING

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

CONCEPT PLAN
FOR THE
VISTA'S AT STONE CREEK
SHERMAN, TEXAS



Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667 and a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract 1, as conveyed to SSCGC HOLDINGS, LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the most easterly corner of that 147.48 acre tract of land conveyed to Panda Sherman Power as recorded in Volume 5125, Page 388, Official Public Records, Grayson County, Texas;

Thence North 73°04'32" West, a distance of 375.04 feet to the True Point of Beginning;

Thence North 73°04'32" West, a distance of 390.04 feet to a point;

Thence North 37°58'41" East, a distance of 678.96 feet to a point;

Thence North 37°59'03" East, a distance of 279.91 feet to a point;

Thence North 60°54'10" East, a distance of 311.79 feet to a point;

Thence South 79°10'08" East, a distance of 1,354.61 feet to a point;

Thence North 76°19'56" East, a distance of 486.92 feet to a point;

Thence South 06°01'17" East, a distance of 326.00 feet to a point;

Thence South 73°39'59" West, a distance of 822.44 feet to a point;

Thence with a curve to the right having a radius of 997.00 feet, (chord bears South 77°37'43" West, 137.78 feet) on arc length of 137.89 feet to a point;

Thence South 81°35'27" West, a distance of 1,003.87 feet to a point;

Thence with a curve to the left having a radius of 1,083.00 feet, (chord bears South 69°57'32" West, 436.72 feet) on arc length of 439.73 feet to the Point-of-Beginning and containing 33.996 acres of land.:



UNDERWOOD

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

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plot herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY:
12/18/2020

CONCEPT PLAN
FOR THE
VISTA'S AT STONE CREEK
SHERMAN, TEXAS

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Any modification or use of this drawing without the express
written authorization of TCB Engineering, LLC is prohibited.



CONCEPTUAL ELEVATION

TCB ENGINEERING, LLC
CONSULTING ENGINEERS
3101 REDBUD TRAIL
SHERMAN, TEXAS 75092-3489
(803) 870-6543 FIRM #20110

SHEET	SCALE	JOB NUMBER	DATE
1 OF 1			12/18/2020

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Any modification or use of this drawing without the express
written authorization of TCB Engineering, LLC is prohibited.



SHEET	SCALE	JOB NUMBER	DATE
1 OF 1			12/18/2020

CONCEPTUAL ELEVATION

STAFF REVIEW LETTER

January 5, 2021

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Dear Applicants,

The request for a zone change and conceptual site plan approval from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District located in the 2400-2600 blocks of West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way; parking ratios shall be determined by the use.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A minimum 6' fence is required abutting residentially zoned property.
7. The site plan is conceptual in nature and a more detailed site plan must be submitted to and approved by the Planning and Zoning Commission before construction begins.
8. Platting of the property will be required.
9. Compliance with the City's Floodplain Ordinance must be followed.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Platting of the subject property is required.

13. 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. Ownership and Maintenance information to be shown on plat.
14. All requirements of the Floodplain Ordinance shall be followed.
15. Mutual Access required for proper traffic control. Mutual Access to be shown on plat.
16. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
17. Verify fire requirements and code compliance with Fire Marshall.
18. Civil Engineering plans required for review and approval by Engineering Department.
19. Water shall be extended to serve the development.
20. City sewer does not serve the property. Extension of sewer main by developer is required.
21. Development Agreement required for public infrastructures.
22. Entrances/Exits off West Travis will be Right-in, Right-out only.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Billy Hartsfield, Fire Marshal
	Clint Philpott, Asst. City Manager	Amber Doan, Engineering Coordinator
	Wayne Lee, P.E., Director of Engineering	Christopher Armstrong, Asst. City Engineer
	Tom Pruitt, Utility Engineer	
	The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney	



Planning & Zoning Commission and Board of Adjustments

22.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

821 NORTH EAST STREET

The request of Holley Jolly Homes LLC (Owners), Josh Holley (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 821 North East Street, being 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 6, Block 1, Hall and Jones Addition, as follows;

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 35.75' wide lot in lieu of the required 60' lot width and a 5,005 square foot lot area in lieu of the required 6,000 square foot for residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.

Planning and Zoning Commission

Replat approval of East Holley Addition, Block 1, Lot 1, beina a Replat of part of Lot 6, Block 1, Hall and Jones Addition

Background:

The property is located at 821 North East Street between College and Carter Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting a variance to allow a 35.75 foot lot width, 5,005 square foot area to Replat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Holley Jolly Homes LLC (Owners)

Josh Holley (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Replat 46

Exception - 23

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

East Holley Addition

Staff Review Letter



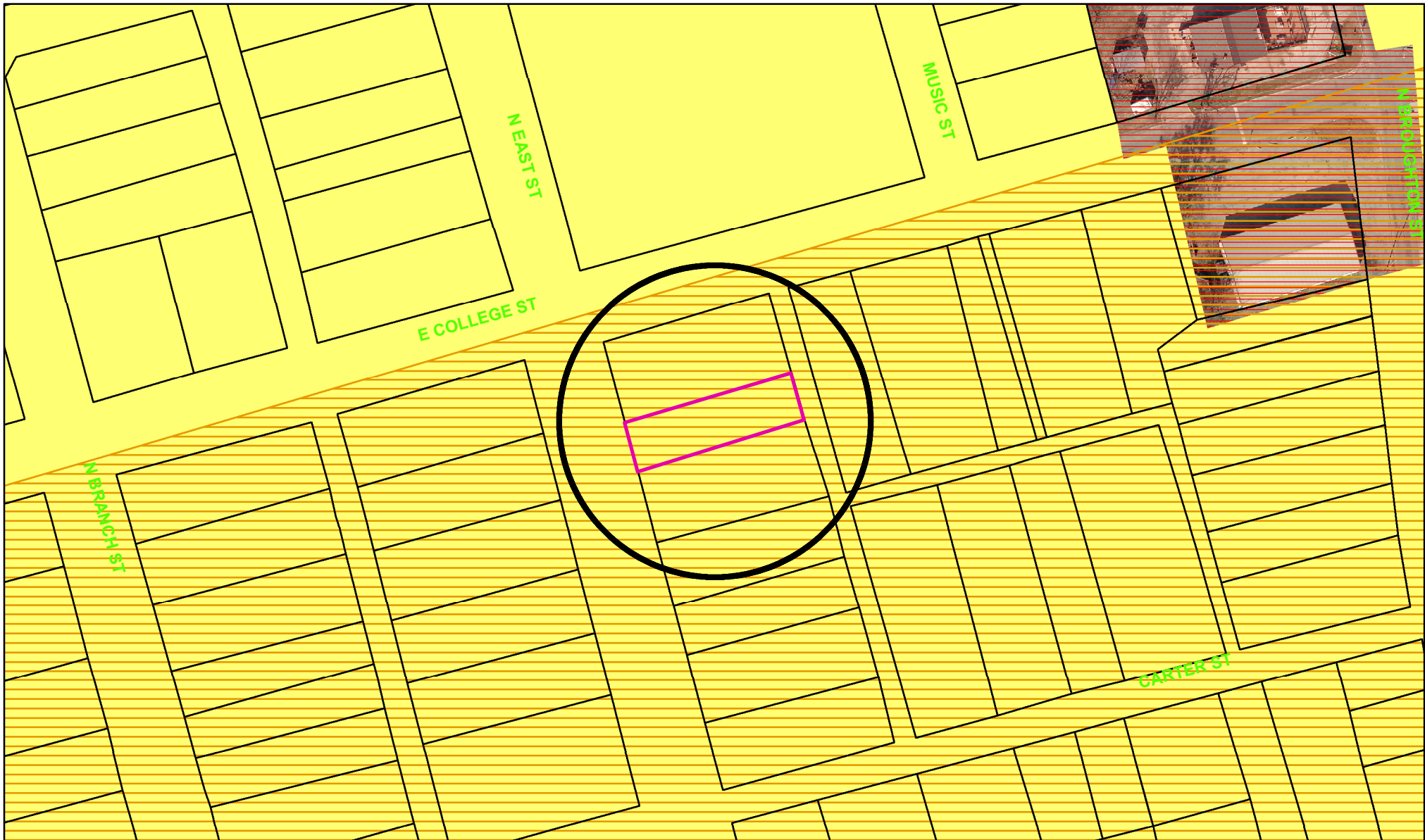
821 North East Street

City of Sherman, Texas
Developmental Services Department

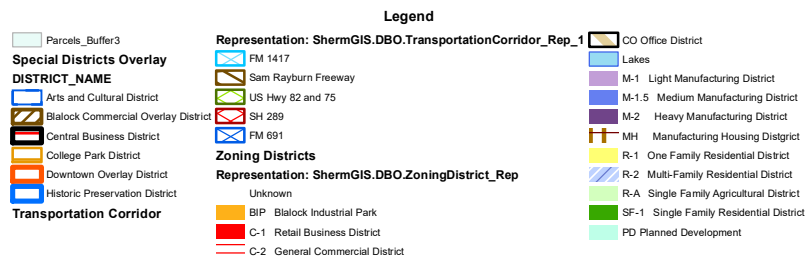


NOT TO SCALE

1 in = 200 ft



Zoning - 821 North East Street



NOT TO SCALE

1 in = 98 ft

821 North East Street



80433 N. State Hwy 253 Suite
Pittsburg, TX 75075
www.pittsburgallardsurveying.com
903-736-6029

Scale T-32	Project No. 20-018
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STAFF REVIEW LETTER

December 31, 2020

Holley Jolly Homes, LLC
2013 South Polaris Street
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Final Plat of East Holley Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 12, 2021 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. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
2. Dedicate a 10' Utility Easement along East Street.
3. Remove directions from East Street and College Street.
4. Owner name in metes and bounds preamble has typo. Correct accordingly.
5. 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.
6. Upon final staff approval, 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Clint Philpott, P.E.
Assistant City Manager

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

23.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

821 NORTH EAST STREET

The request of Holley Jolly Homes LLC (Owners), Josh Holley (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 821 North East Street, being 0.115 acres in the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 6, Block 1, Hall and Jones Addition, as follows;

Board of Adjustments

- Variance and site plan approval under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' front setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.
- Exception under Ordinance No. 2280, Section 6.8.3 Subsection (4)(c) to allow 1,168 square foot living area in lieu of the required 1,200 square foot for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District.

Background:

The property is located at 821 North East Street between College and Carter Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner is requesting variances to allow a 20' front setback and 5' side setbacks for a 1,168 square foot single-family residence.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Holley Jolly Homes LLC (Owners)

Josh Holley (Representative)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Exception - 23

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
East Holley Addition
Site Plan
Building Elevations
Staff Review Letter



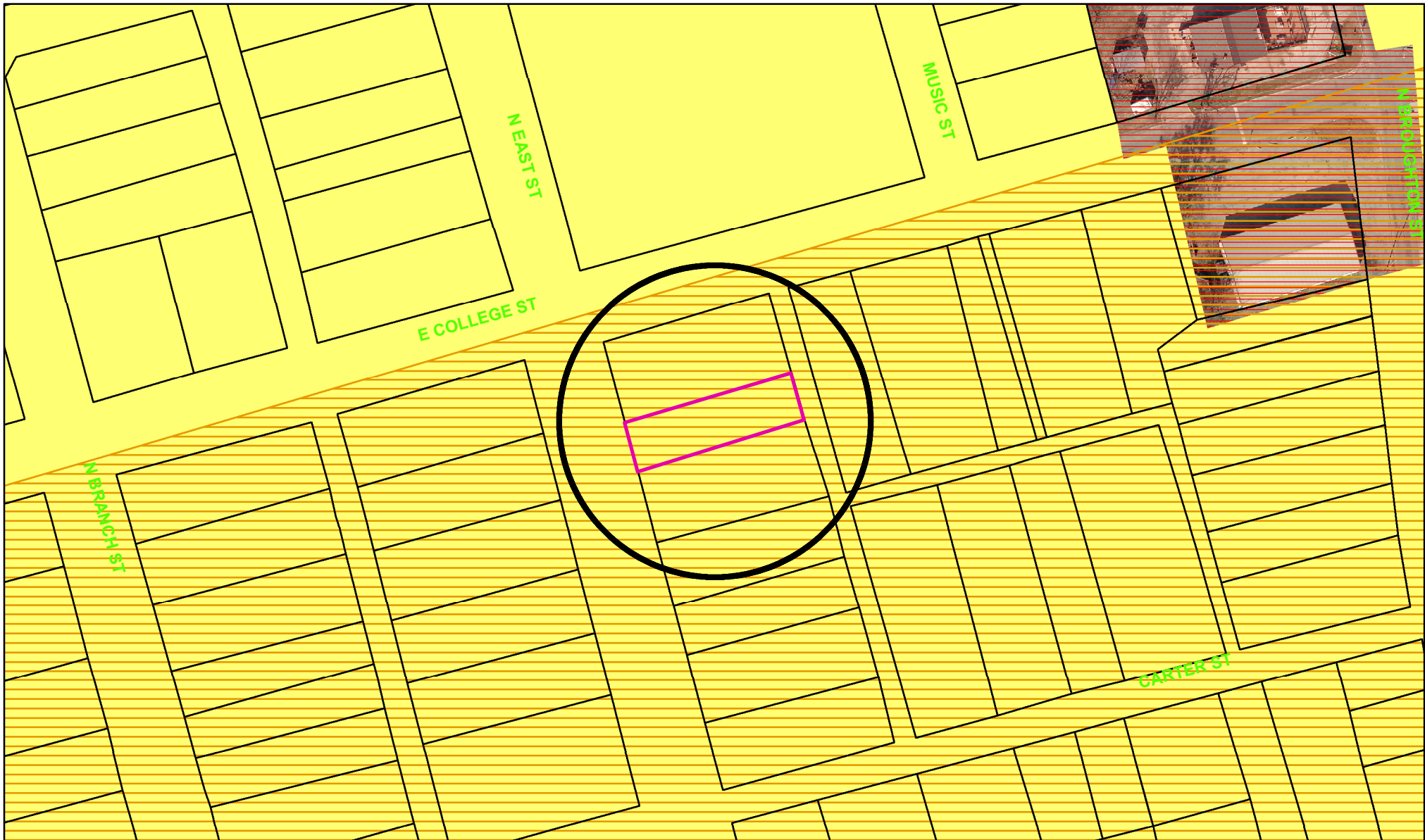
821 North East Street

City of Sherman, Texas
Developmental Services Department

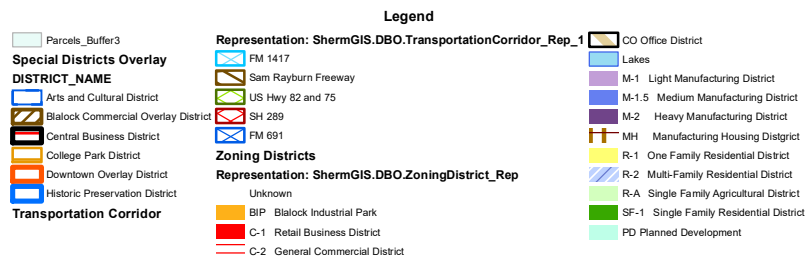


NOT TO SCALE

1 in = 200 ft



Zoning - 821 North East Street

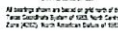


NOT TO SCALE

1 in = 98 ft

821 North East Street





FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 45550, effective date 06/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual of average flood" as shown on Panel (23) 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 is not of credit liability on the part of a surveyor.

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

**EAST HOLLEY ADDITION
BLOCK 1, LOT 1
BEING A REPLAY OF PART OF LOT 6, BLOCK 1
HALL AND JONES ADDITION
0.115 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS**



30431 N. State Hwy 279, Suite 5
Portland, TX 75275
www.profitballandbeyond.com
972.396.5290

OWNER/DEVELOPER:
Holley Jolly Homes LLC
2013 South Polaris Street
Denison, TX 75020
Contact: Josh Holley

SURVEYOR:
Chris Nash, R.P.L.S. 6563
Paston Trail Land Surveying LLC
E433 N State Highway 282
Suite No. 5
Pottsboro, TX 75075
Ph: 903-795-6029

TSP-J Form No. 103475	Drawn by BVR Checked by CRN
--------------------------	--------------------------------

Scale 1:30	Project No. 20-015
Date 10/1/2009	Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS HOLLY JOLLY POWES LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McNeal Survey, Abstract No. 753, City of Sherman, Grayson County, Texas, and being part of Lot 6 in Block 1 of Hall and Jones Addition, according to the plat thereof recorded in Volume 58, Page 245, Deed Records of Grayson County, Texas, and being re-encumbrance survey of a tract of land described in the deed to Lucy L. Enterprises, recorded in Volume 4366, Page 692, 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 FPLS 655F" (hereinafter referred to as "Capped Rod"), used for the north-west corner of said Lot 3, a line begins; said corner to the southwest corner of a tract of land described in the deed to Evelyn M. Gillett, recorded in Volume 9515, Page 567, said Official Records; and to the westerly line of said Lot 3; and to the westerly 3/4-mile line of North East Street; and from which the north-west corner of said Block 1 bears North 15° 32' 17" East, a distance of 34.36 feet; and from the north-west corner of said Block 1, a 1/2-inch iron rod with a plastic cap stamped "FPLS 657F" found for the north-west corner of Lot 3 in said Block 1 bears North 74° 44' 15" East a distance of 296.27 feet;

THENCE North 74°44'11" East, with the easterly line of said Lucy L. Enterprise Tract, and with the southerly line of Gillet Tract, and crossing said Lot 6, a distance of 743.50 feet to a Capped Iron Rod set for the northeast corner of said Lucy L. Enterprise Tract, common to the southeast corner of said Gillet Tract, and on the easterly line of said Lot 6, and on the westerly line of a 15-foot strip in said Lot 6;

THENCE South 15-30-17' East, with the easterly line of said Lucy L. Enterprises Tract, and with the easterly line of said Lot 6 and with the westerly line of said 15-30-17' East, a distance of 35.75 feet to a Capped Iron Rod set for the southeast corner of said Lucy L. Enterprises Tract, common to the southeast corner of said Lot 6, and common to the northeast corner of Lot 5 in said Block 1.

THENCE South 74°44'11" West, with the southerly line of said Lucy L. Enterprises Trust, and with the southerly line of said Lot 6, and with the northerly line of said Lot 5, a distance of 143.30 feet; to a Capped Iron Rod set for the southwest corner of said Lucy L. Enterprises Trust, common to the south and corner of said Lot 6, and common to the northwest corner of said Lot 5, and on the southerly end of said line, one of several North East Struck

THENCE North 15°32'17" West, with the westerly line of said Lucy L. Engharben Tract, and with the westerly line of said Lot 6 and with the easterly right-of-way line of said North East Street, a distance of 35.75 feet to the POINT OF BEGINNING and enclosing 0.115 of an acre (3,305 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

[illegible]

BY: HOLLEY JOLLY HOWES LLC

By Josh Hilley

COUNTY OF GRAYSON 9

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

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

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Approved by the City Council of the City of Sherman, Texas.

Major City of Sherman, Texas	Date
------------------------------	------

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of EAST HOLLEY ADDITION, BLOCK 1, LOT 1 to the City of Sherman was submitted to the City Council on the _____ day of _____, 22, _____ and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed.

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

Clark, City of Sherman, Texas

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**

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

Chairman _____ Secretary _____

SURVEYORS CERTIFICATE

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

Chris R. Nash
Registered Professional Land Surveyor No. 6525

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

**EAST HOLLEY ADDITION
BLOCK 1, LOT 1
BEING A REPLAT OF PART OF LOT 6, BLOCK 1
HALL AND JONES ADDITION
0.115 OF AN ACRE
J.B. MCMAJIE SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas**



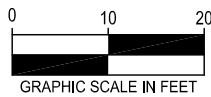
50433 N. State Hwy 253, Suite 5
Patterson, TX 75056
www.prostatealliance.org

OWNER/DEVELOPER:
Holley Jolly Homes LLC
2513 South Polaris Street
Denison, TX 75020
Contact: Josh Holley

TDR:
 1001 N. Highway 233
 Suite 5
 Fort Worth, TX 76116
 Phone: 817.336.4100

LAND SURVEYING	
TPS Form No.	Drawn by B.H.
107-075	Check of S. 107-075

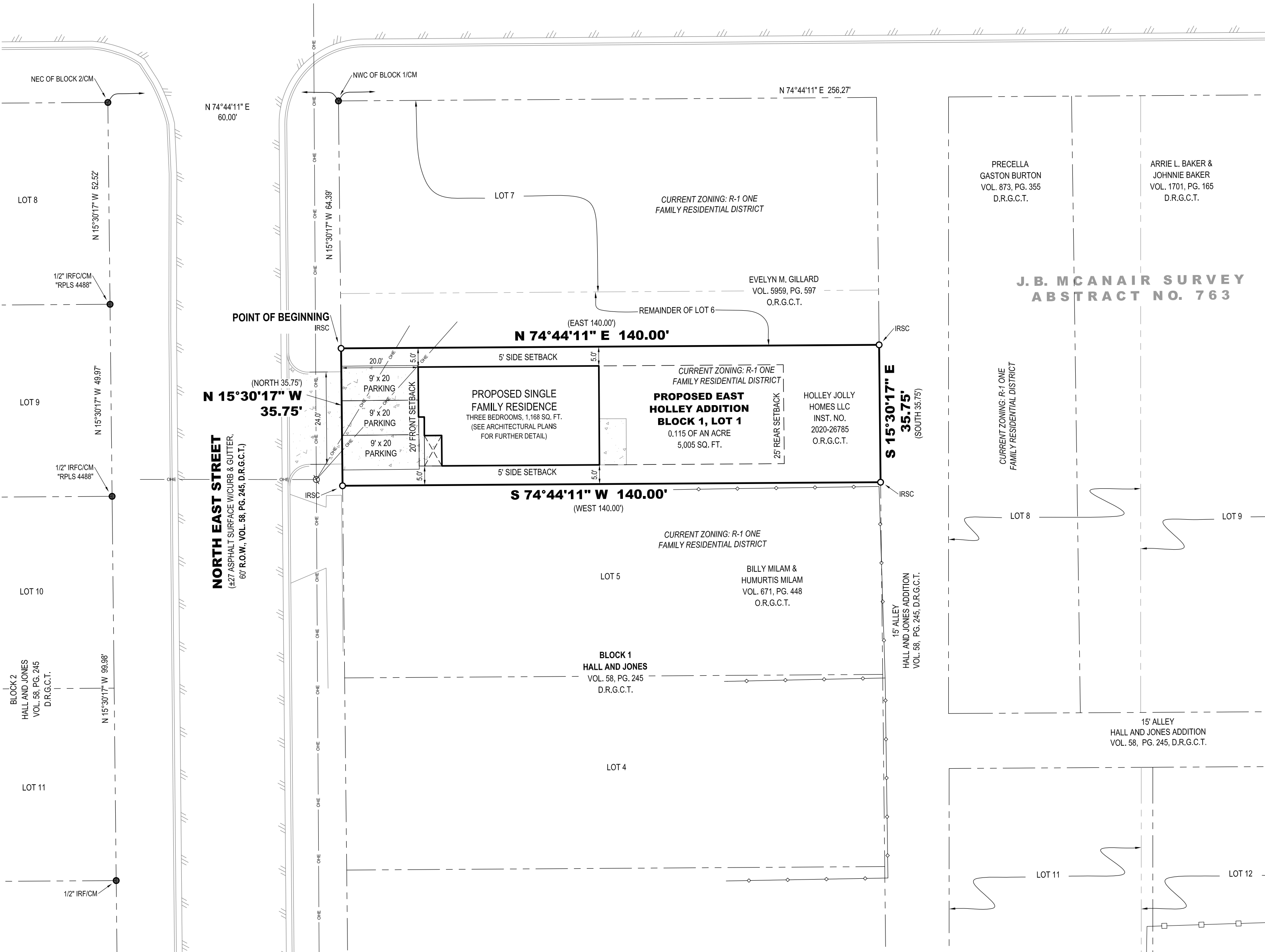
Scale T-12	Project No. 20-029
Date: 05-02-2006	Sheet No. 2 of 2



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

EAST COLLEGE STREET (POSTED)

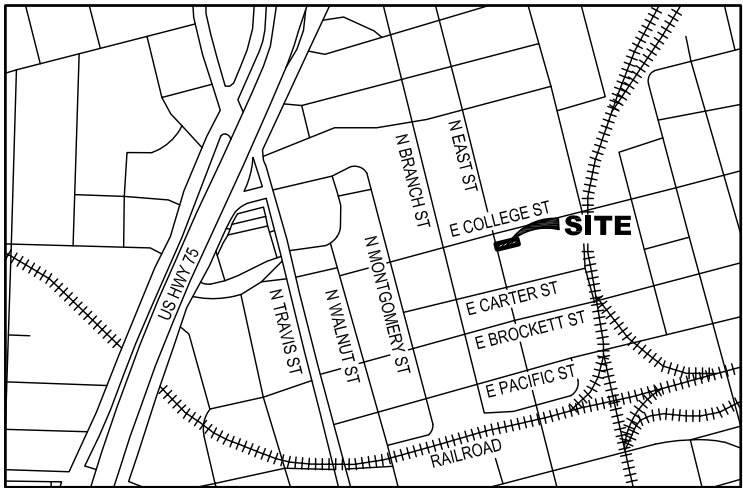
(PLATTED AS "GANTER STREET")
(±27 ASPHALT SURFACE W/CURB & GUTTER,
60' R.O.W., VOL. 58, PG. 245, D.R.G.C.T.)



LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
IRFC	IRON ROD FOUND W/PLASTIC CAP	BOUNDARY LINE	
IRF	IRON ROD FOUND	ADJOINER LINE	
CM	CONTROLLING MONUMENT	ASPHALT	
INST. NO.	INSTRUMENT NO.	WOOD FENCE	
NEC	NORTHEAST CORNER	CHAIN LINK FENCE	
NWC	NORTHWEST CORNER	OVERHEAD ELECTRIC/UTILITY	
□	UTILITY/POWER POLE		

VICINITY MAP
(NOT TO SCALE)



OWNER/DEVELOPER:
Holley Jolly Homes LLC
2013 South Polaris Street
Denison, TX 75020
Contact: Josh Holley

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

PRELIMINARY

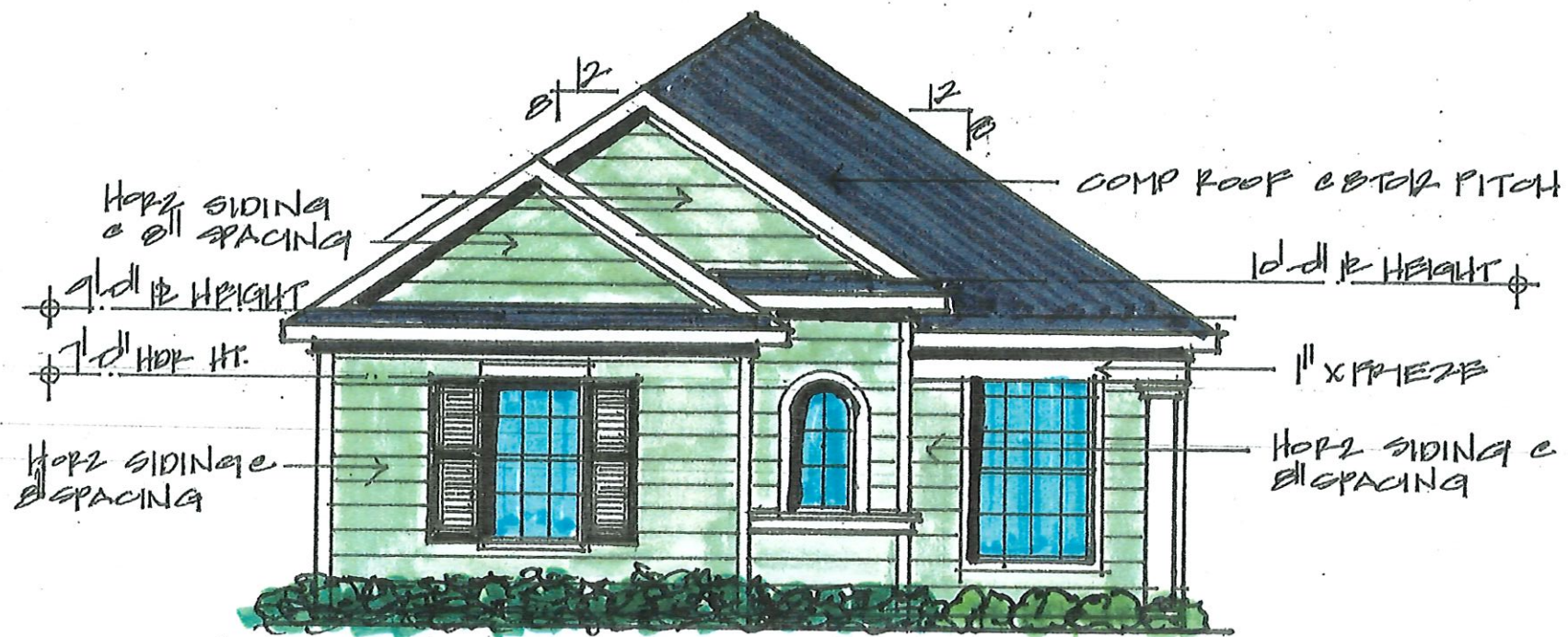
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SITE PLAN
821 NORTH EAST STREET
PROPOSED EAST HOLLEY ADDITION
BLOCK 1, LOT 1
BEING A REPLAT OF PART OF LOT 6, BLOCK 1
HALL AND JONES ADDITION
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas



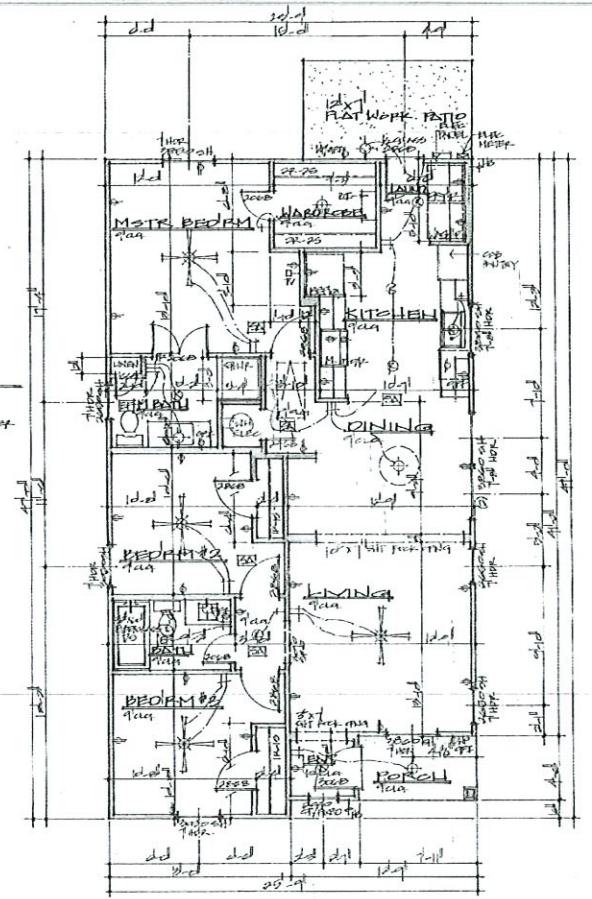
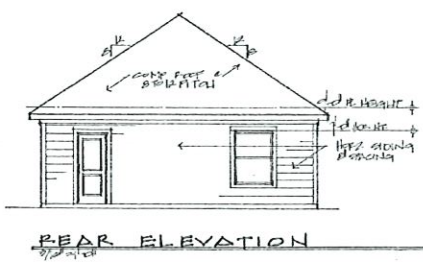
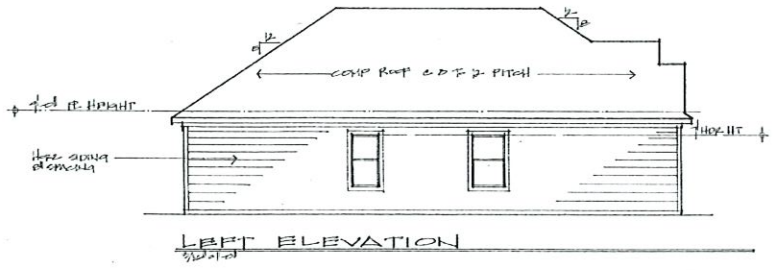
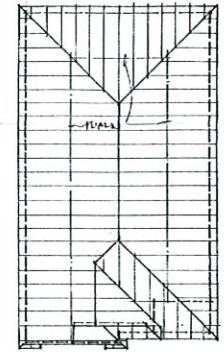
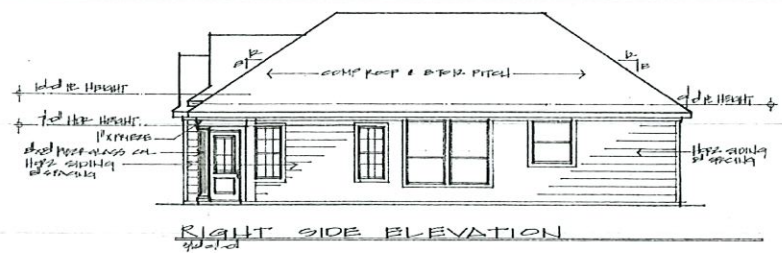
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 12/17/2020	Project No. 20-0189.1 Sheet No. 1 of 1
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FRONT ELEVATION
 3/10 = 1'-0"

REVISIONS:
10-9-20
12-10-20



AREAS:
AIR CONDITIONED AREA: 1168 sq. ft.
CVD PORCH: 37
TOTAL UNDER FOOT: 1205
© COPYRIGHT 2020 SHAWNEE DESIGN & ASSOCIATES
12/10/20

SHAWNEE DESIGN & ASSOCIATES
415 West Main St.
Denison, Texas 75020
214-497-5466
shawneedesign@yahoo.com

SD&A

PLAN NO.
320-1168
SHEET
A1.0

STAFF REVIEW LETTER

January 5, 2021

Holley Homes
Josh Holley
2013 S. Polaris St.

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

Dear Applicants,

The request for a variance to allow a 20' front setback in lieu of the required 25' and 5' side setbacks in lieu of the required 6' and an exception to allow 1,168 square foot living area in lieu of the required 1,200 square foot for a residential dwelling in an R-1 (One-Family Residential) District/College Park Overlay District located at 821 North East Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the College Park Overlay District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Platting of the property is required.
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Sidewalk is required along East Street.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



Planning & Zoning Commission and Board of Adjustments

24.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being 60.038 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 the following lots widths in lieu of the required 60' lot width for a residential dwelling for the proposed Grove Addition in an R-1 (One-Family Residential) District:

Lot 10, Block B – 33.32'

Lot 11, Block B – 46.31'

Lot 57, Block B – 46.24'

Lot 58, Block B – 49.73'

Lot 59, Block B - 48.69'

Lot 60, Block B – 41.29'

Planning and Zoning Commission

Preliminary Plat approval of The Grove Addition

Background:

The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting an exception to allow six lots to have less than 60' lot widths to plat the property into 198 residential lots.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owner)
Grove Addition Development JV (Applicant)
Civil Point Engineers (Civil Engineer)
Underwood Drafting and 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:

34

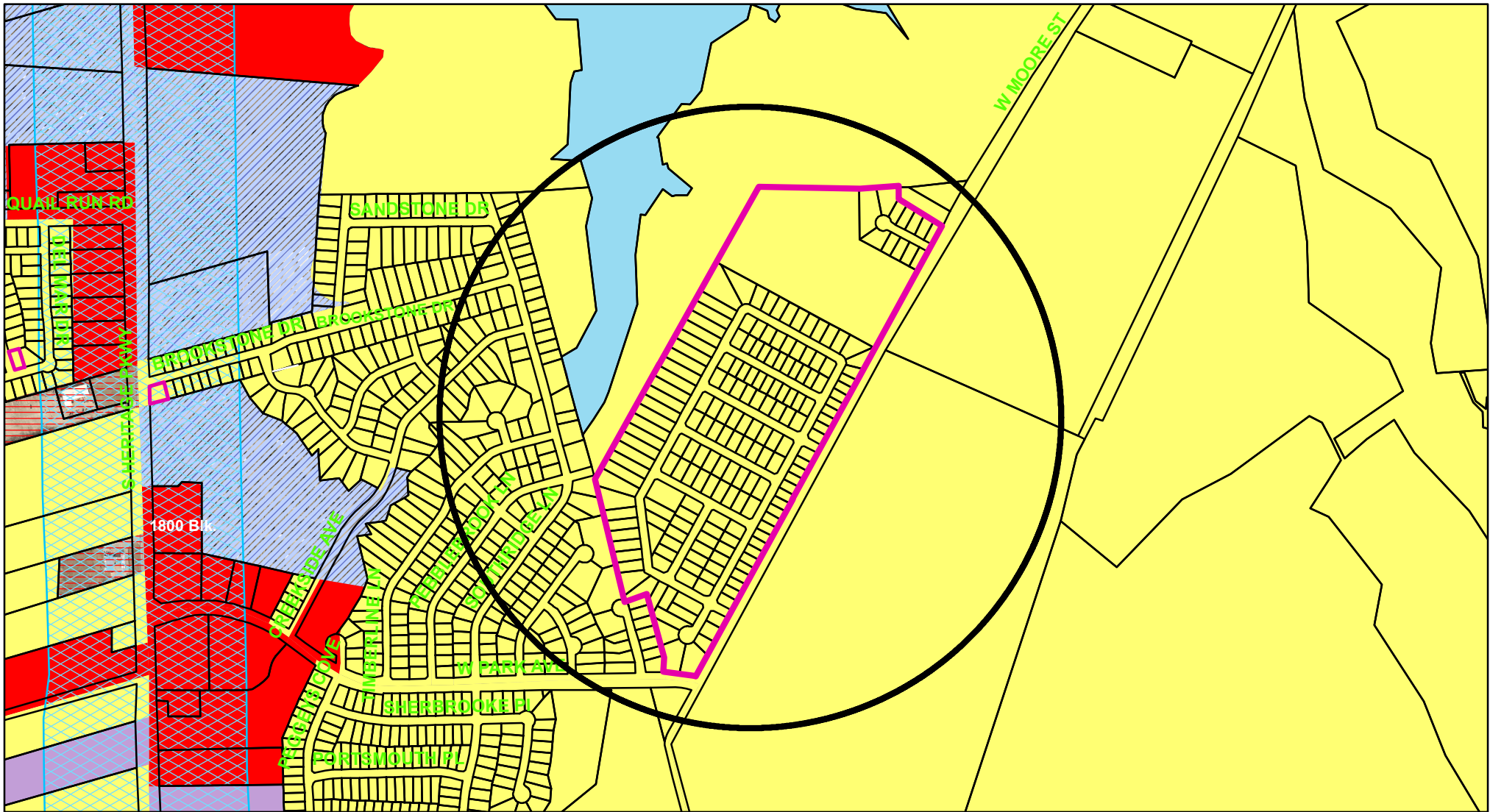
Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Lots for Exceptions
The Grove Addition
Staff Review Letter





Zoning - 2100 Block West Moore Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

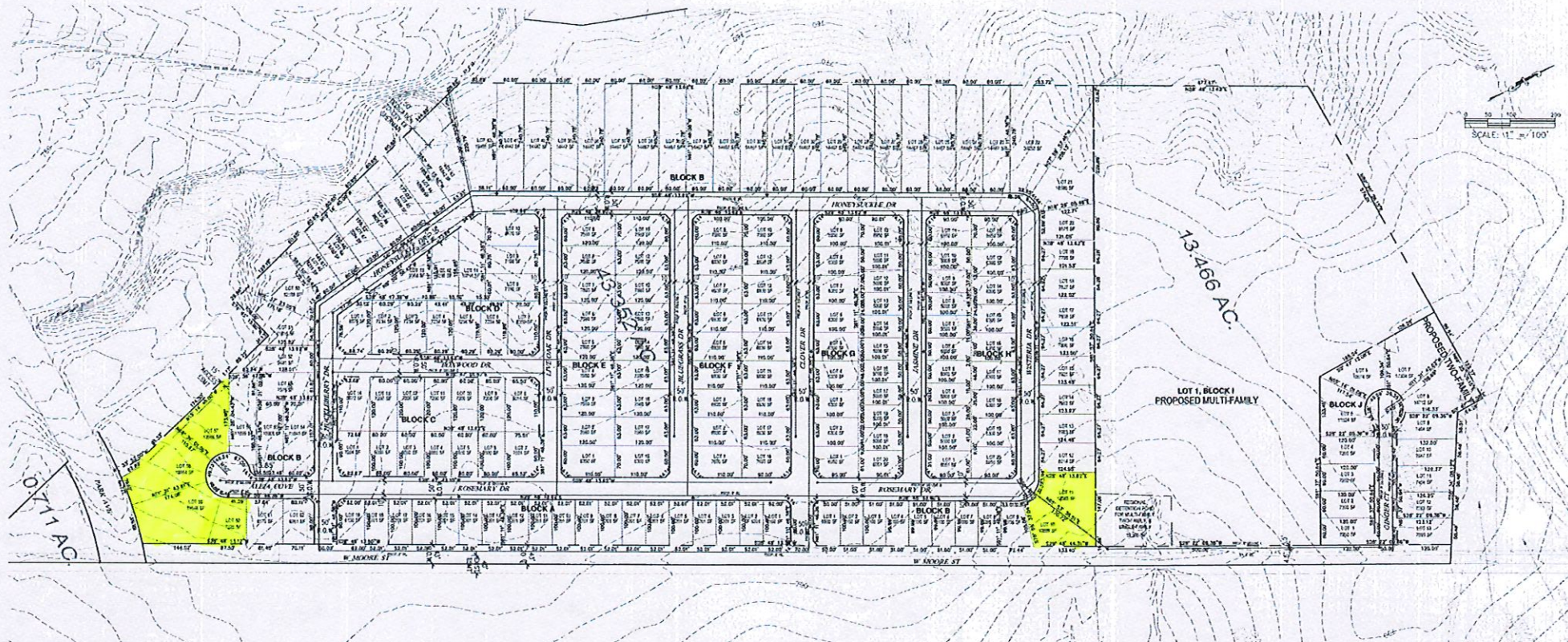


NOT TO SCALE

1 in = 800 ft

2100 Block West Moore Street





OWNER'S CERTIFICATE
60.036 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS
LEGAL DESCRIPTION:

Started in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1, Peabottom Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;
Thence North 61°33'52" West with the east line of said addition, a distance of 723.93 feet to a set 1/2" steel rod;
Thence North 157°45' West continuing with said east line, a distance of 387.85 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence South 74°45'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Peabottom, Phase 3 as recorded in Volume 16, Page 6 of said Plat Records; said rod also being in the west line of said Tract 1-A;
Thence North 157°45' West with said west line and the east line of said Tract 1-A, a distance of 634.84 feet to a set 1/2" steel rod;
Thence North 28°45'14" East, a distance of 1,884.05 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;
Thence North 89°25'20" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244, of said Official Public Records;
Thence South 07°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
Thence South 52°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et al as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;
Thence over said across said Tract 1-A the following calls and distances:
South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod;
South 28°45'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod;
With a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 77°44'34" West, 162.51 feet) on an arc length of 162.82 feet to the Point-of-Beginning and containing 60.036 acres of land.

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS

That _____, hereinafter called the plat designating the tract described property as _____ an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys, and easements shown on this plat and any other public utility easements shown on this plat to the person whose name is indicated in the plat, and any improvements or growths in which any way endangers or interferes with the construction, maintenance or efficiency of the respective systems on any of these easements, and the City or any public body at all times have the right of ingress and egress, both on and upon the said easement for the purpose of constructing, reconstructing, improving, and repairing, without the necessity at any time of granting the permission of anyone. This plat approved subject to all zoning ordinances, rules, regulations, and resolutions of the City of Grayson, Texas.

NAME _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is indicated in the plat, and acknowledged to me that he executed the same for the purposes and consideration therein.

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

Notary Public in and for the State of _____

PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN H. BEZNER
PE 65419

Engineer:

CIVIL POINT
ENGINEERS

9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:
Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:
Grove Addition
Development Joint Venture
801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT

Tract 1-A

The Grove Addition

Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13

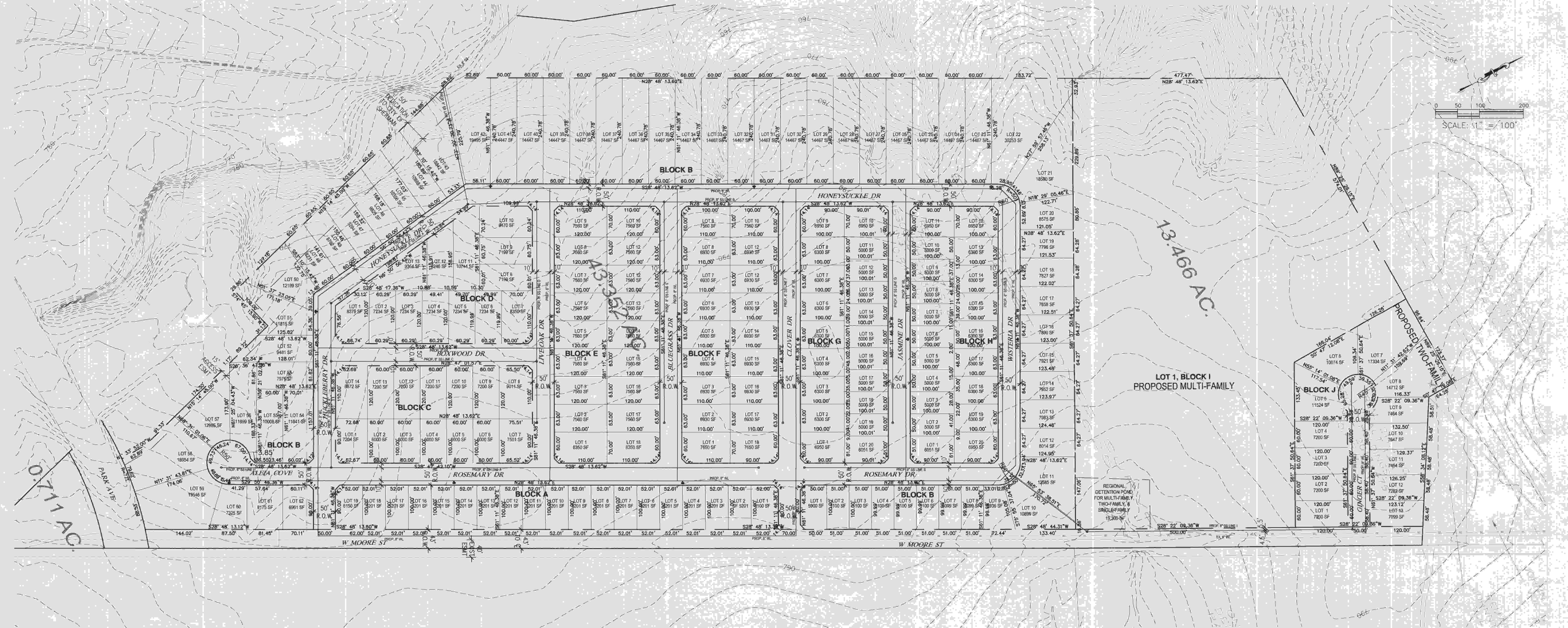
Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey

in the City of Sherman, Grayson County, Texas

December 18, 2020



LOCATION MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

60.038 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS

LEGAL DESCRIPTION:

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;

Thence North 15°14'45" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;

Thence South 74°45'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 6 of said Plat Records, said rod also being in the west line of said Tract 1-A-;

Thence North 15°14'45" West with said west line and the east line of said Tract 1-A, a distance of 694.64 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 1,884.08 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;

Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;

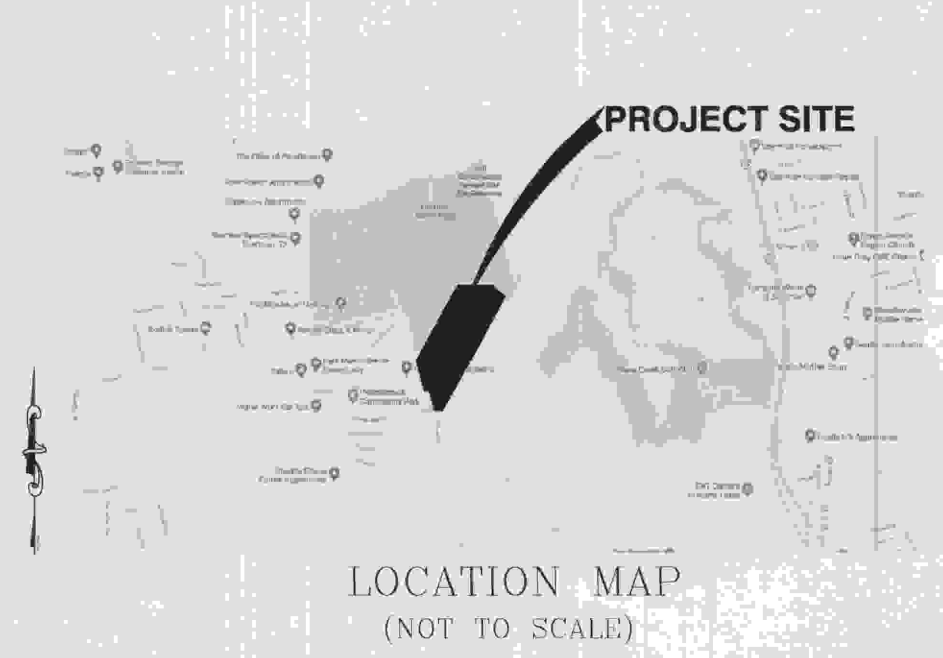
Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;

Thence over and across said Tract 1-A the following coils and distance:

South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,

South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,

with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point-of-Beginning and containing 60.038 acres of land.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

NAME _____

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

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

Notary Public in and for the State of _____

Engineer:

CIVIL POINT ENGINEERS

9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:

Underwood Drafting & Surveying, Inc.

3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:

Grove Addition Development Joint Venture

801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT

Tract 1-A

The Grove Addition

Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13

Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas

December 18, 2020



STAFF REVIEW LETTER

December 31, 2020

Grove Addition Development Joint Venture
801 E. Taylor Street
Sherman, TX 75090

Civil Point Engineers
9101 LBJ Freeway, Suite 300
Dallas, TX 75243

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of The Grove Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, January 12, 2021 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. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat.
2. The width of the right-of-way and pavement for streets shall be shown on the plat.
3. Plat layout does not meet City standard.
4. Proposed Live Oak Drive, Wisteria Drive, and Bluegrass Drive shall be renamed due to duplicates. Proposed street names must be approved by Building & Zoning Department prior to finalizing plat.
5. Proposed Street names cannot change without changing direction. Aleia Cove shall be Rosemary Drive or vice versa.
6. Dedicate 10' Utility Easement along all street frontage.
7. All lots not included in Patio Home variance request must have a minimum of 60' street frontage at property line or variance is required.
8. Show Point of Beginning on plat.
9. Metes and bounds do not match drawing. Correct appropriately.
10. Calls on drawing must match metes and bounds exactly.
11. Metes and bounds end points must be graphically shown on drawing.
12. Verify proposed detention meets City requirements.
13. Dedicate 15' Sanitary Sewer Easement along all public sanitary sewer lines crossing private property.
14. Additional easements may be required upon review of Engineering plans.
15. Engineering firm address block has typo. Correct appropriately.

16. 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.
17. Upon final staff approval, 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Clint Philpott, P.E.
Assistant City Manager

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

25.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, being Lots 2-18, Block A, Lots 1-9, Block B, Lots 1-11, Block H and Lots 10-20, Block G of the proposed The Grove 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.

Background:

The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow patio homes on 48 lots in the proposed The Grove Addition.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owner)

Grove Addition Development JV (Applicant)

Civil Point Engineers (Civil Engineer)

Underwood Drafting and 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:

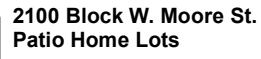
34

Objections Received:

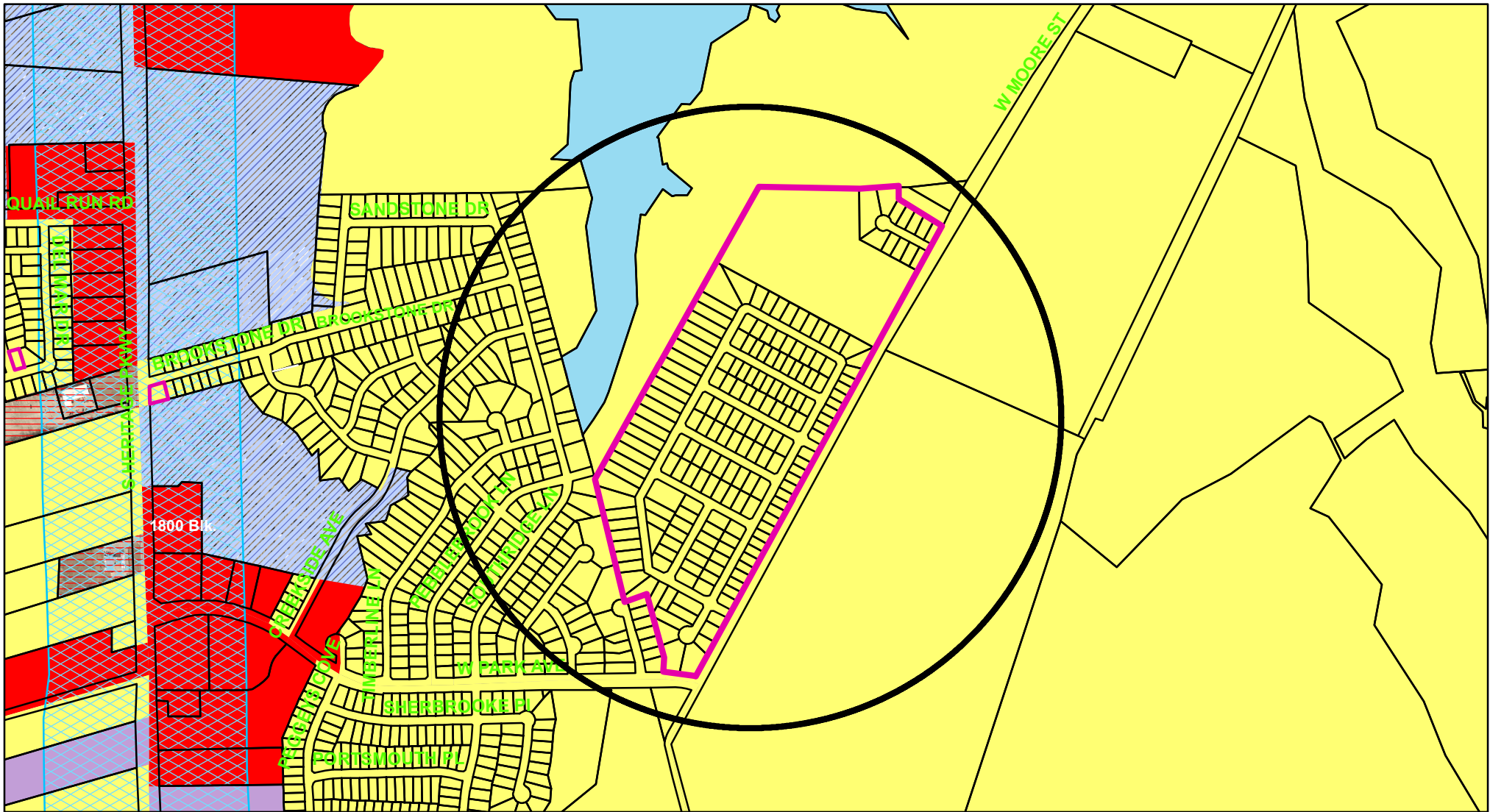
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Attachments

Location Map
Zoning Map
Zoning Sign Photo
The Grove Addition
Patio Home Lots
Site Plan
Building Elevations
Staff Review Letter



1 in = 637 ft



Zoning - 2100 Block West Moore Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



City of Sherman, Texas
Developmental Services Department

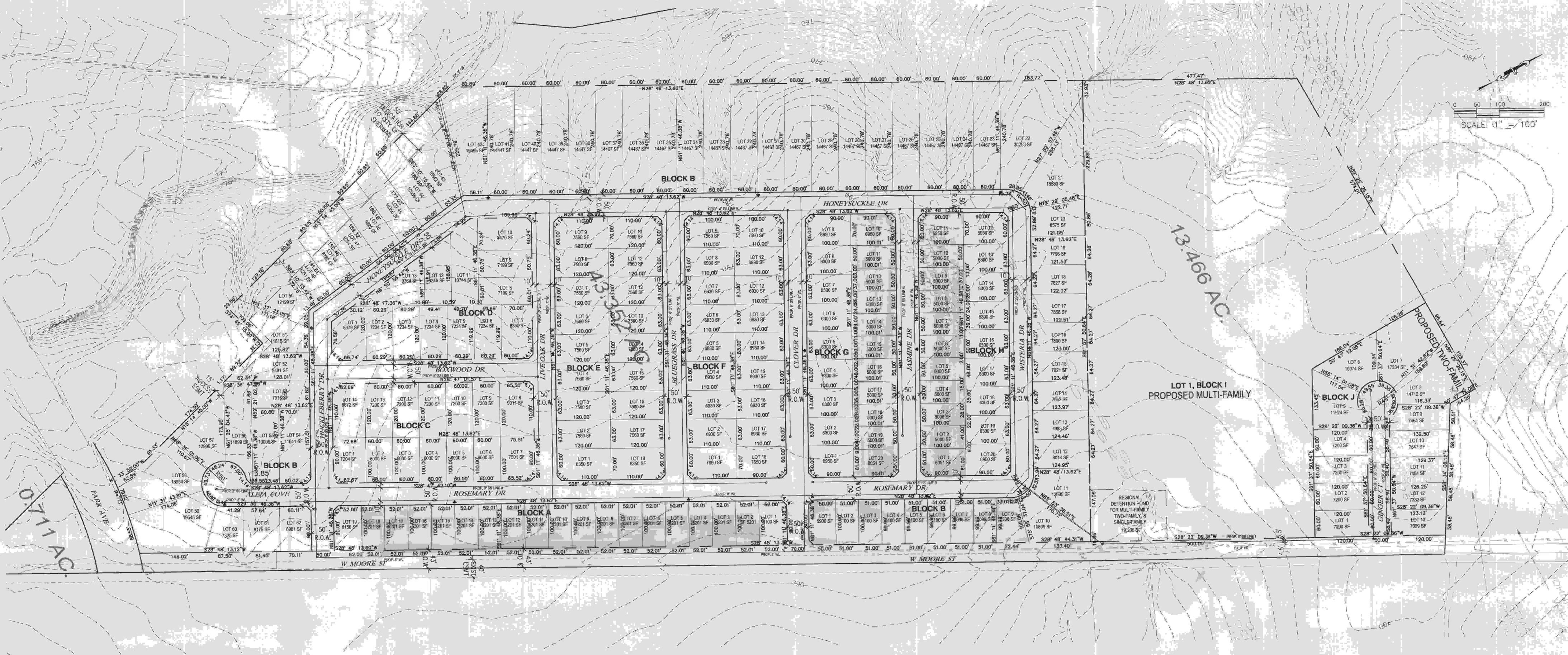


NOT TO SCALE

1 in = 800 ft

2100 Block West Moore Street





OWNER'S CERTIFICATE
60.038 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS

LEGAL DESCRIPTION:
Situating in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;
Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;
Thence North 15°14'45" West continuing with said east line, a distance of 387.85 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence South 74°45'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 6 of said Plat Records, said rod also being in the west line of said Tract 1-A;
Thence North 15°14'45" West with said west line and the east line of said Tract 1-A, a distance of 694.64 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 1,884.08 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;
Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;
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Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;
Thence over and across said Tract 1-A the following calls and distance:
South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,
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with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point-of-Beginning and containing 60.038 acres of land.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

NAME _____

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

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

Notary Public in and for the State of _____

Engineer:
CIVIL POINT ENGINEERS
9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:
Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:
Grove Addition Development Joint Venture
801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT
Tract 1-A
The Grove Addition
Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13
Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas
December 18, 2020



OWNER'S CERTIFICATE
60.038 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS
LEGAL DESCRIPTION:

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas,
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Thence North 15°14'45" West continuing with said east line, a distance of 387.65 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;
Thence South 74°45'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 6 of said Plat Records, said rod also being in the west line of said Tract 1-A-;
Thence North 15°14'45" West with said west line and the east line of said Tract 1-A, a distance of 694.64 feet to a set 1/2" steel rod;
Thence North 28°48'14" East, a distance of 1,864.08 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;
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Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;
Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;
Thence over and across said Tract 1-A the following calls and distances:
South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,
South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,
with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) on an arc length of 162.82 feet to the Point-of-Beginning and containing 60.038 acres of land.



OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS
That _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY _____, 20____
Notary Public in and for the State of _____
PRELIMINARY NOT FOR CONSTRUCTION
JOHN H BEZNER
PE # 98469

Engineer:

CIVIL POINT ENGINEERS
9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:
Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:
Grove Addition
Development Joint Venture
801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT
Tract 1-A
The Grove Addition
Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13
Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas
December 18, 2020



GILBERT
Grove Addition
[redacted] LANE
SHERMAN, TEXAS 75092

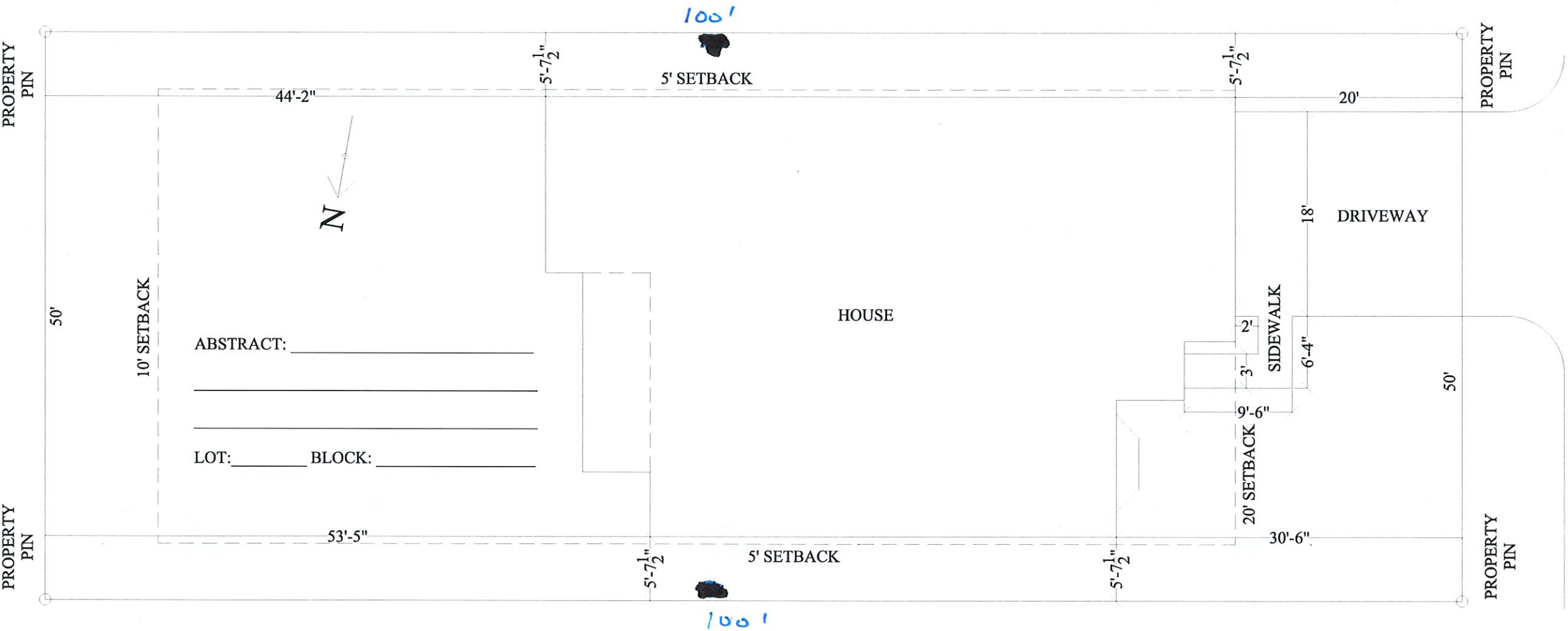
D2LDESIGNS@YAHOO.COM

DATE
09/22/16

SHEET
SITE

SCALE
3/32" = 1'

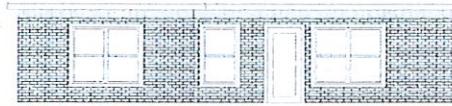
SITE PLAN
PLAN - 3



ELEVATION PLAN
PLAN - 3
ELEVATION - A



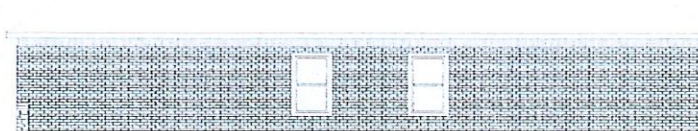
FRONT ELEVATION



BACK ELEVATION



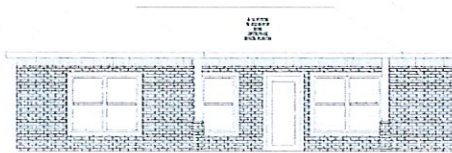
LEFT ELEVATION



RIGHT ELEVATION



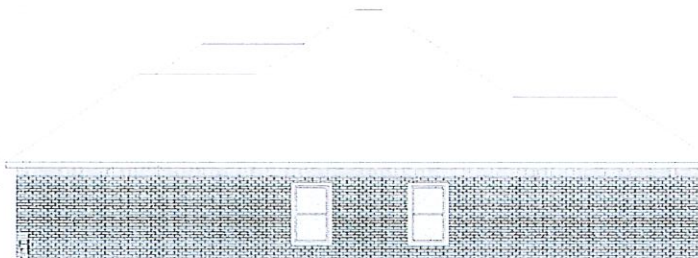
FRONT ELEVATION WITH BAY WINDOW OPTION



BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION



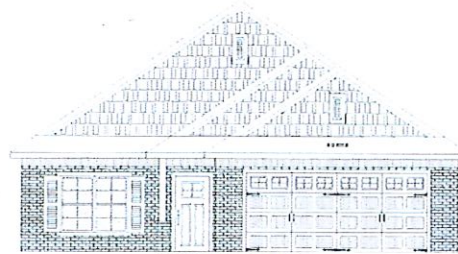
GILBERT

SHERMAN, TEXAS 75092

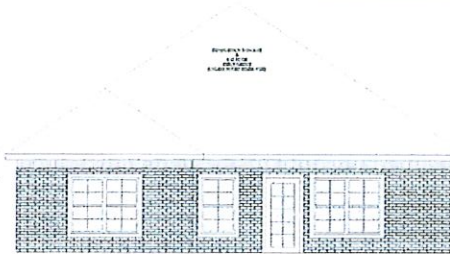
D2LDESIGNS@YAHOO.COM

DATE
09/22/16
SHEET
ELEVATION A
SCALE
3/32" = 1'

ELEVATION PLAN
PLAN - 3
ELEVATION - B



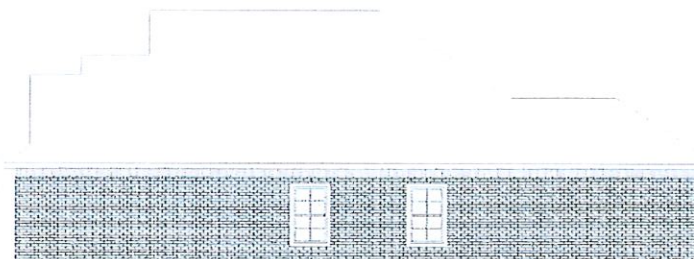
FRONT ELEVATION



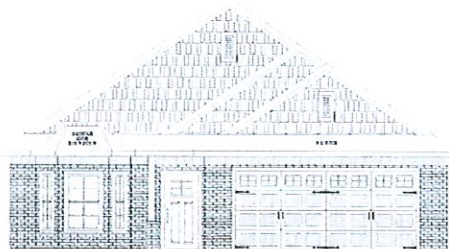
BACK ELEVATION



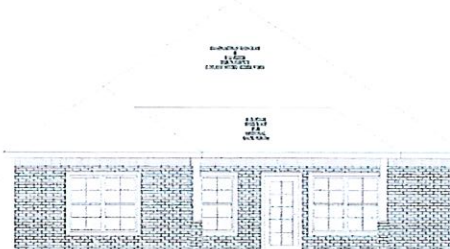
LEFT ELEVATION



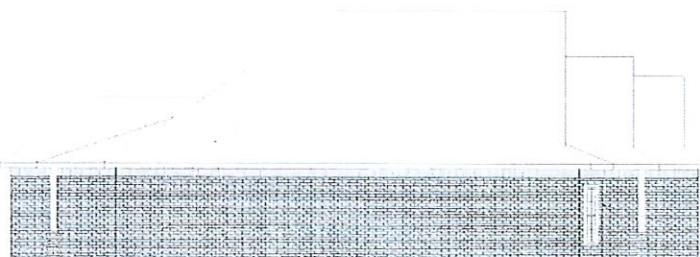
RIGHT ELEVATION



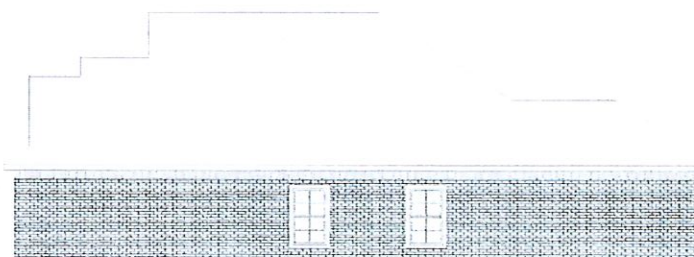
FRONT ELEVATION WITH BAY WINDOW OPTION



BACK ELEVATION WITH BACK PORCH OPTION



LEFT ELEVATION WITH BAY WINDOW AND BACK PORCH OPTION



RIGHT ELEVATION



GILBERT

SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE
09/22/16

SHEET
ELEVATION B

SCALE
3/32" = 1'

STAFF REVIEW LETTER

January 5, 2021

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Grove Addition Development JV
Joe Gilbert
801 E. Taylor St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow patio homes in an R-1 (One-Family Residential) District located in the 2100 block of West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. Parking requirement is one space per bedroom, minimum two per unit, a parking space is considered to be 9'x 20'.
7. Side yard setbacks must be uniform for all homes within a given block.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
11. Sidewalks required along all street frontage. ADA ramps required at all street corners.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



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

26.

Meeting Date: 01/12/2021

Prepared by: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2100 BLOCK WEST MOORE STREET

The request of SSCGC Holdings, LLC (Owner), Grove Addition Development JV (Applicant), Civil Point Engineers (Civil Engineer) and Underwood Drafting and Surveying (Surveyor) for the property in the 2100 block of West Moore Street, as follows:

Planning and Zoning Commission

- **Tract 1:** Being 1.649 acres in the Elizabeth Jones Survey, Abstract No. 625 and the proposed Lots 12-20, Block B of The Grove Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) in an R-1 (One-Family Residential) District.
- **Tract 2:** Being 3.183 acres in the Elizabeth Jones Survey, Abstract No. 625 and proposed Lots 1-13, Block J of The Grove Addition - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Two-Family Dwellings (Duplexes) in an R-1 (One-Family Residential) District.

Background:

The property is located in the 2100 block of West Moore Street between Park Avenue and West Steadman Street. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a Specific Use Permit to allow Two-Family Dwellings (Duplexes) on 22 lots in the proposed The Grove Addition.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owner)
Grove Addition Development JV (Applicant)
Civil Point Engineers (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

34

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
The Grove Addition
Duplex Lots
Site Plan - Duplexes
Building Elevations - Duplexes
Staff Review Letter
Letter from Michael Brashear

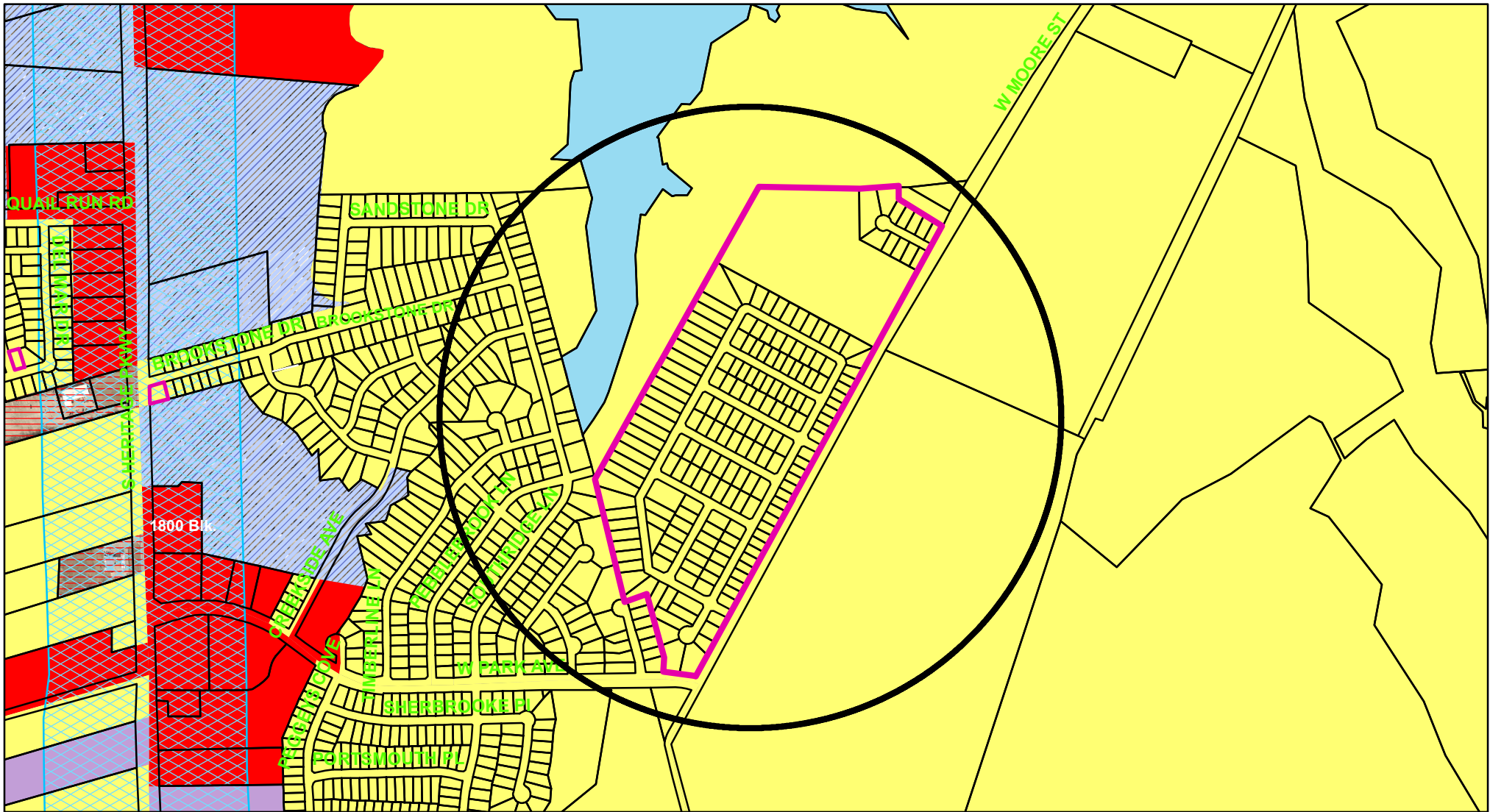


2100 W. Moore Street Lots for Duplexes



City of Sherman, Texas
Developmental Services Department

1 in = 500 ft



Zoning - 2100 Block West Moore Street

Legend

Special Districts Overlay

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

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



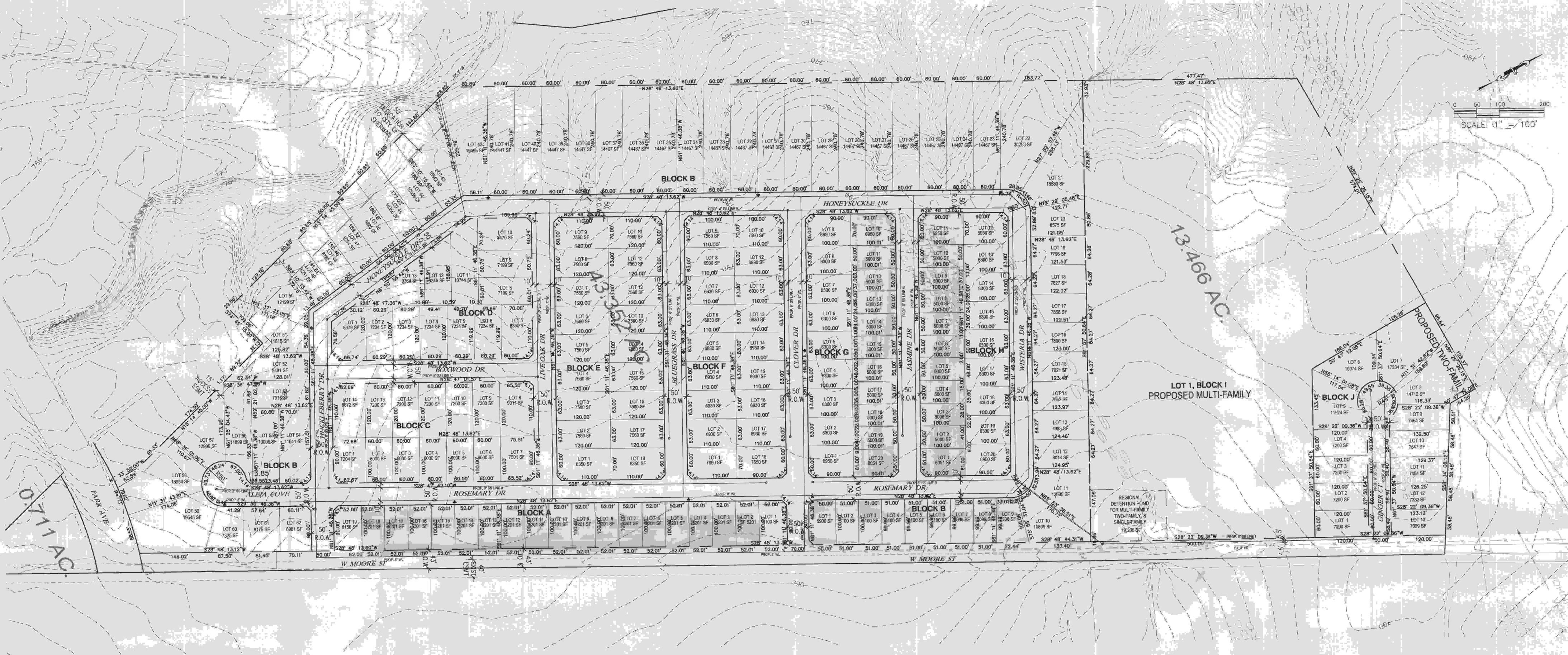
City of Sherman, Texas
Developmental Services Department



1 in = 800 ft

2100 Block West Moore Street





OWNER'S CERTIFICATE

60.038 ACRES
ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, TEXAS

LEGAL DESCRIPTION:

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 211.4 acre Tract 1-A of lands conveyed to SSCGC Holdings, LLC by deed of record in Instrument No. 2013-475, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the southeast corner of Lot 1 Pebblebrook Phase 3A, as recorded in Volume 22, Page 161, Plat Records, Grayson County, Texas;

Thence North 01°33'52" West with the east line of said addition, a distance of 72.93 feet to a set 1/2" steel rod;

Thence North 15°14'45" West continuing with said east line, a distance of 387.85 feet to a set 1/2" steel rod at the northeast of Lot 7 of said addition;

Thence South 74°45'15" West with the north line of said Lot 7, a distance of 109.00 feet to a set 1/2" steel rod in the east line of the Amending Plat of Pebblebrook, Phase 3 as recorded in Volume 16, Page 6 of said Plat Records, said rod also being in the west line of said Tract 1-A;

Thence North 15°14'45" West with said west line and the east line of said Tract 1-A, a distance of 694.64 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 1,884.08 feet to a set 1/2" steel rod in the south line of that tract of land conveyed to the City of Sherman as recorded in Document Number 2018-12009, Official Public Records, Grayson County, Texas;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract of land conveyed Johnny T. Flores Jr. and Jada D. Flores as recorded in Document Number 2017-5244 of said Official Public Records;

Thence North 89°25'26" East with said south line, a distance of 794.01 feet to a found 1/2" steel rod in the west line of that 0.573 acre tract;

Thence South 00°47'12" East, a distance of 64.26 feet to a found 2" steel pipe at the southwest corner of said 0.573 acre tract;

Thence South 58°34'08" East with the south line of the remainder of that tract of land conveyed to Johnny T. Flores, et ux as recorded in Volume 2164, Page 267, Real Property Records Grayson County, Texas, a distance of 292.45 feet to a set 1/2" steel rod;

Thence over and across said Tract 1-A the following calls and distance:

South 28°22'09" West, a distance of 793.36 feet to a set 1/2" steel rod,

South 28°48'14" West, a distance of 2,124.33 feet to a set 1/2" steel rod,

with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point-of-Beginning and containing 60.038 acres of land.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

NAME _____

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

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

Notary Public in and for the State of _____

Engineer:

CIVIL POINT ENGINEERS

9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:

Underwood Drafting & Surveying, Inc.

3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:

Grove Addition Development Joint Venture

801 E Taylor St
Sherman, TX 75090
903-893-5188

PRELIMINARY PLAT
Tract 1-A
The Grove Addition

Block A, Lots 1-19; Block B, Lots 1-62;
Block C, Lots 1-14; Block D, Lots 1-13;
Block E, Lots 1-18; Block F, Lots 1-18;
Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13

Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas

December 18, 2020



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with a non-tangent curve to the left having a radius of 761.42 feet, (chord bears North 79°44'34" West, 162.51 feet) an arc length of 162.82 feet to the Point-of-Beginning and containing 60.038 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

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

NAME

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

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

Notary Public in and for the State of _____

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

Engineer:



9101 JBJ Freeway, Ste 300
Dallas, TX 75243
(972) 554-1100

Surveyor:

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd
Denison, TX 75021
903-465-2151

Developer:

Grove Addition
Development Joint Venture
801 E Taylor St
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PRELIMINARY PLAT

Tract 1-A

The Grove Addition

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Block C, Lots 1-14; Block D, Lots 1-13;
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Block G, Lots 1-20; Block H, Lots 1-20;
Block J, Lots 1-13

Being 60.00 Acres in the
SSCGC Holdings, LLC, Inst 2013-475,
O.P.R.G.C.T. Survey
in the City of Sherman, Grayson County, Texas

December 18, 2020

PROJECT SITE



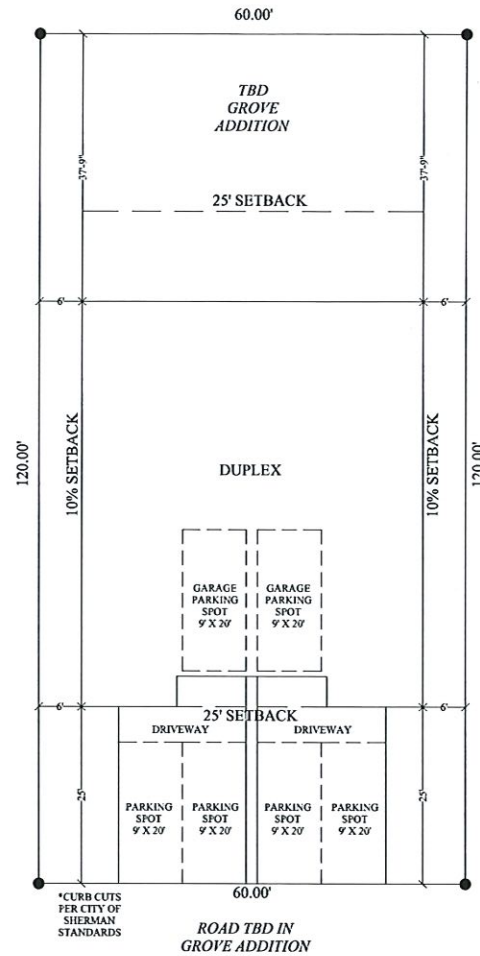
LOCATION MAP
(NOT TO SCALE)



GILBERT DUPLEX PLAN

TBD GROVE ADDITION
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

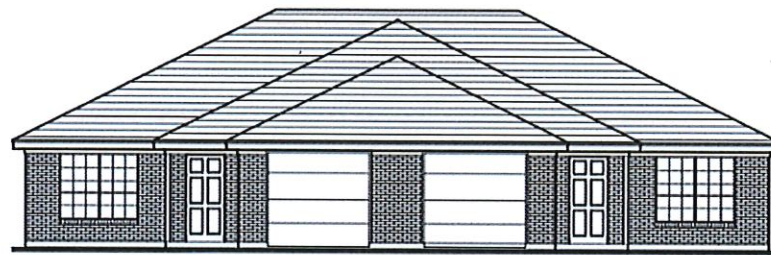


SITE PLAN

DATE
12/22/20

SHEET
SITE #1

SCALE
1/8" = 1'



FRONT ELEVATION
1/4" = 1'-0"

STAFF REVIEW LETTER

January 5, 2021

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

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

Grove Addition Development JV
Joe Gilbert
801 E. Taylor St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow Two-Family Dwellings (Duplexes) in an R-1 (One-Family Residential) District located in the 2100 block of West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 12, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire access lanes and codes shall be coordinated with the Fire Marshal 903-892-7267.
3. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
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7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
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If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,



Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
 Clint Philpott, Asst. City Manager
 Wayne Lee, P.E., Director of Engineering
 Tom Pruitt, Utility Engineer
 The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

 Billy Hartsfield, Fire Marshal
 Amber Doan, Engineering Coordinator
 Christopher Armstrong, Asst. City Engineer

RECEIVED
JAN 04 2021

December 29, 2020

Rob Rae
Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106

RE: 2100 West Moore Street

Mr. Rae,

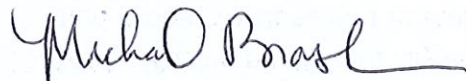
I am writing you to voice opposition to the planned zoning of duplexes in the 2100 block of West Moore Street.

I purchased a first home for my family in the Pebblebrook neighborhood in 2018 after serious consideration of other options for our first home. Although our neighborhood is seated between apartment complexes, I have held hope that property values continue to increase with the addition of single family homes on FM1417. Placing multiple family residences on a third side of our neighborhood will hurt property values and further promote rental properties in our neighborhood of which residents do not provide adequate upkeep.

I believe placing multiple family residences such as condos on this particular piece of land would be a short sighted solution on behalf of the city and a waste of real estate. This land would be far better suited for larger single family homes due to its proximity to the new high school and easy access to FM 1417. Large single family homes would not only help current resident resale values but increase city revenue as well.

Thank you for your time in this matter.

Sincerely yours,



Michael Brashear

2119 Southridge Lane



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

27.

Meeting Date: 01/12/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

OTHER BUSINESS

Appoint Planning and Zoning Commission Member to Patio Home Ordinance Subcommittee.

List of Agenda Items:



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

29.

Meeting Date: 01/12/2021

Prepared By: Patsy Reeves, Developmental Services Coordinator
Rob Rae, Director of Development Services

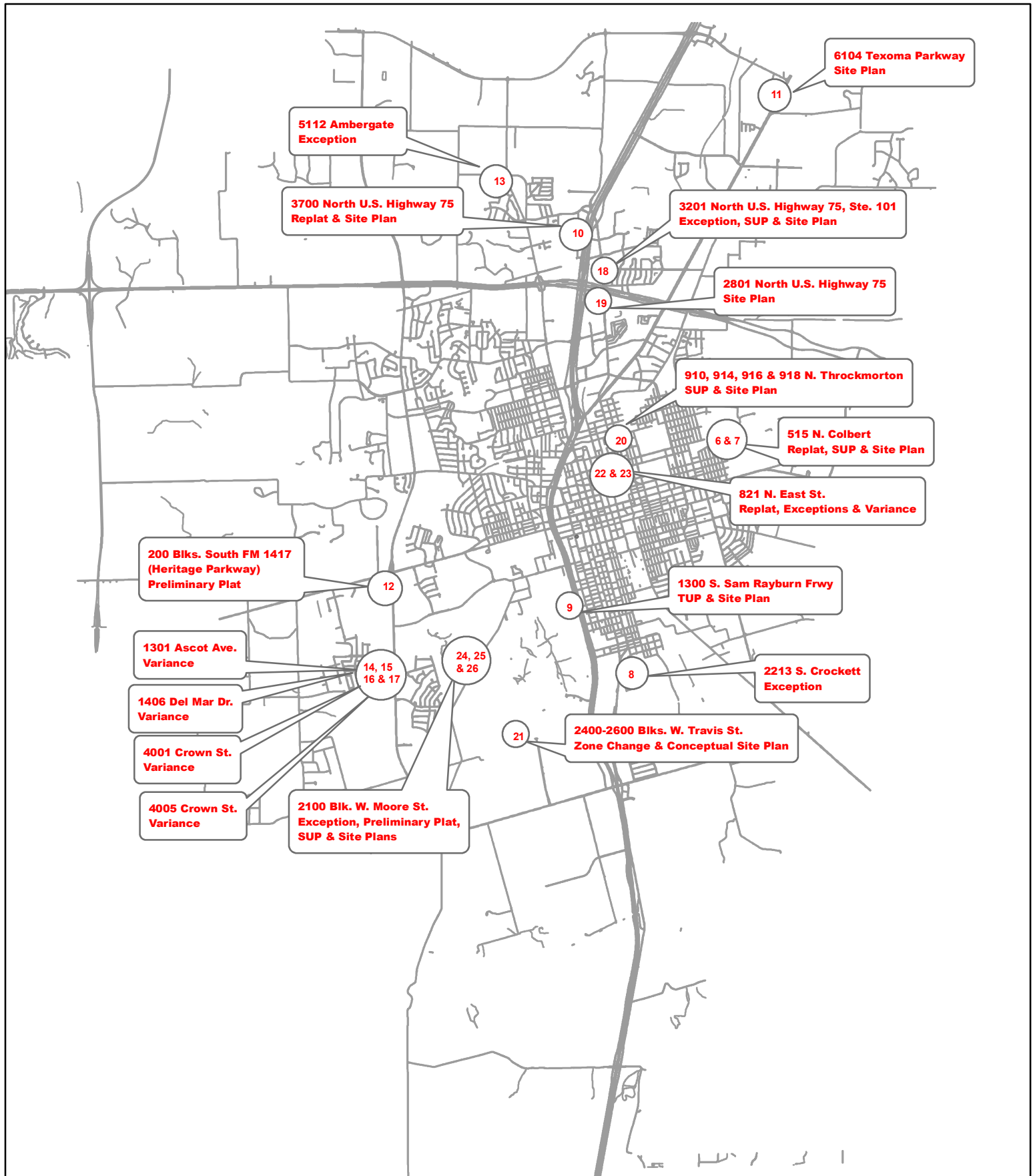
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting January 12, 2021



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet