

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, April 16, 2024, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: <https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

Member Absent: David Downtain

1. CALL TO ORDER

Bookmarked at 00:05

Chairman Mahone called the meeting to order at 5:04 p.m.

2. APPROVE ACTION MINUTES OF THE REGULAR MARCH 19, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

Bookmarked at 01:20

The Planning and Zoning Commission reviewed the minutes of the February 20, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 01:48

4. CITIZEN COMMENTS

Bookmarked at 01:54

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7 AND 8)

Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

Bookmarked at 02:46

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Items 6, 7 and 8 on the Consent Agenda as presented. Second by Commission Member Sims.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

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

6. * 2901 BLOCK TEXOMA PARKWAY (Project No. 24-001188)

The request of Club Car Wash Sherman Texoma, LLC (Owner), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:

Planning and Zoning Commission

Final Plat of Club Carwash Sherman Lot 3, Block A

7. * 6104 TEXOMA PARKWAY (Project No. 24-001189)

The request of Texoma Area Paratransit System (TAPS) (Owner), Clay Barnett (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 6104 Texoma Parkway, consisting of 4.317 acres being a part of the J.B. Shannon Survey, Abstract No. 1085 and being all of the 0.436 acre tract & 1.575 acre tract of land, as follows:

Planning and Zoning Commission

Final Plat of TAPS Operation Facility Addition Lot 1, Block A

8. * **6000-6400 SOUTH HIGHWAY 75 AND 100-200 AKERS ROAD (Project No. 24-001198)**

The request of Cope Equities, LLC (Owner), Caleb Jones, P.E. (Representative) and Kimley-Horn & Associates (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat of Jamestown Square

9. **1915 AND 1921 WEST HOUSTON STREET (Project No. 24-000103)**

TABLED FROM FEBRUARY 20, 2024

The request of Rick Arnold (Owner), Haleigh Arnold-Black (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1915 and 1921 West Houston Street being Lot 1, Block 1 of the Spavinaw Addition and currently zoned C-2 (General Commercial) District and R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District and R-6 (Single Family Residential) District.

Bookmarked at 03:37

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Site Plan and Specific Use Permit located at 1915 and 1921 West Houston Street. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Site Plan and Specific Use Permit located at 1915 and 1921 West Houston Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was tabled by the Commission.

10. **3000 BLOCK TEXOMA PARKWAY AND 3012 TEXOMA PARKWAY (Project No. 24-000505)**

TABLED FROM MARCH 19, 2024

The request of Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner), Kohinoor Rahman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 3000 Block Texoma Parkway and 3012 Texoma Parkway consisting of 6.558 acres, being Lot 2, Block 1, Aaron's Addition, and currently zoned C-2 (General Commercial) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

A. Site Plan for Villas at Texoma Multi-Family Development

B. Site Plan for Retail Development

Bookmarked at 11:14

Planning and Zoning Commission

Motion by Commission Member Manley to untable Items A and B located at 3000 Block Texoma Parkway and 3012 Texoma Parkway. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve Items A and B located at 3000 Block Texoma Parkway and 3012 Texoma Parkway. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

11. **301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (Project No. 24-000749)**

TABLED FROM MARCH 19, 2024

The request of Merrill Kaliser and Dosti Partners (Owners) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

Final Plat of Sherman Gateway Addition, Lots 1-6, Block 1

Bookmarked at 15:52

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Final Plat located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Chairman Mahone requested an Executive Session and stated, "The Planning and Zoning Commission will now hold a closed Executive Session pursuant to the Texas open meetings act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:29 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 5:34 p.m.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Final Plat located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

12. **3000 BLOCK BAKER RIDGE ROAD AND 3000 BLOCK BAKER ROAD (Project No. 24-000167)**
AN EMAIL WAS RECEIVED BY NAVEEN KHAMMAMPATI ON THURSDAY APRIL 11, 2024 AT 11:30 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Laxman Kaparthy, NewLux Infra, LLC (Owner), Tristan Poore, PE, Spiars Engineering (Representative) and All American Surveying (Surveyor) concerning the property located in the 3000 Block Baker Ridge Road and 3000 Block Baker Road, consisting of 227.333 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agriculture) District to a PD (Planned Development) of Sherman 227.

Bookmarked at 34:04

This item was withdrawn.

13. **923 EAST JONES STREET (Project No. 24-000994)**

The request of Jose Tobar (Owner), Diego Tobar (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being in Block 1, Lots 27, 28, 29 and 30 of HM Sumners 2nd Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-5 (Single Family Residential) District.

Bookmarked at 34:18

Planning and Zoning Commission

**Motion by Commission Member Manley to approve the Zone Change located at 923 East Jones Street.
Second by Commission Member Sims.**

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 510 PROGRESS DRIVE (Project No. 24-000990)

The request of Rayburn Energy Station (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 103.124 acres being a part of the William Martin Survey, Abstract 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.018 to allow a 0' front setback in lieu of the required 40' for new signage.

Bookmarked at 36:44

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 510 Progress Drive. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 4520 TEXOMA PARKWAY, SUITES M & N (Project No. 24-000999)

The request of Texoma South Development Corporation (Owner), Vapor Maven TX, LLC (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4520 Texoma Parkway Suites M & N being a part of the W.M. Patterson Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Smoke Shop in a C-2 (General Commercial) District.

Bookmarked at 43:52

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 4520 Texoma Parkway Suites M & N subject to the Staff Review Letter. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 3400 BLOCK WEST HOUSTON STREET (Project No. 24-001001)

The request of Harvest Time Assembly of God Church (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and being a portion of a called 28.989 acre tract in the FM 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District.

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District.

Bookmarked at 50:32

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item A located in the 3400 Block West Houston Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, SIMS AND WHITAKER

**VOTING NAY: MANLEY.
MOTION CARRIED.**

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item B located in the 3400 Block West Houston Street subject to the Staff Review Letter and the property being used as a Senior Use Living Facility only. Second by Commission Member Sims.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, SIMS AND WHITAKER

VOTING NAY: MANLEY.

MOTION CARRIED.

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

17. 2000-2300 BLOCKS INTERURBAN PARKWAY (Project No. 24-001002)

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Mary Granados (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks Interurban Parkway, being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District.

Bookmarked at 01:03:11

Planning and Zoning Commission

Motion by Commission Member Manley to deny the Temporary Use Permit located in the 2000-2300 Blocks Interurban Parkway.

This motion fails for a lack of a second vote.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Temporary Use Permit located in the 2000-2300 Blocks Interurban Parkway. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, SIMS AND WHITAKER

VOTING NAY: MANLEY.

MOTION CARRIED.

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

18. 4511 COX STREET (Project No. 24-001005)

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4511 Cox Street, consisting of 0.207 acres being a part of the John Hendrix Survey, Abstract 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 2.0' side setback on the North side property line in lieu of the required 5' for the existing structures.

Bookmarked at 01:29:42

Board of Adjustment

Motion by Commission Member Whitaker to approve the Variances located at 4511 Cox Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, MANLEY, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

19. 600 BLOCK NORTH SAM RAYBURN FREEWAY (Project No. 24-001006)

The request of Rhonda Corley (Owner), Primary Media (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 600 Block North Sam Rayburn Freeway, consisting of 0.029 acres being a part of the J.B. McAnair Survey, Abstract 763 and being a part of that 0.607 acre tract of land, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 5' front and 5' side setback in lieu of the required 35' for a billboard.

Planning and Zoning Commission

- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Billboard in a C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District.

Bookmarked at 01:31:54

Representative requested Items A and B to be tabled until May 21, 2024.

Planning and Zoning Commission

Motion by Commission Member Sims to table the Site Plan and Specific Use Permit located in the 600 Block North Sam Rayburn Freeway. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was tabled by the Commission.

20. 7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (Project No. 24-001013)

The request of Christopher LeUnes (Owner), Nathan McCartney, Waypoint Land and Capital, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 7000 Block FM 691 and the 4000 Block North Highway 75, consisting of 40.728 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 being the remaining portion of a called 71.5452 acre tract, as follows:

Board of Adjustment

- A. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Variance under Section 14.02.012 to allow 39 dwelling units in lieu of the maximum 30 dwelling units.

Planning and Zoning Commission

- B. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.
- C. C-2 Tract, consisting of 27.101 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

Bookmarked at 01:33:28

Board of Adjustment

Motion by Commission Member Manley to deny Item A located in the 7000 Block FM 691 and the 4000 Block North Highway 75. Second by Commission Member Blagg.

VOTING AYE: MAHONE, MANLEY, BLAGG, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was denied by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve Item B located in the 7000 Block FM 691 and the 4000 Block North Highway 75. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

Planning and Zoning Commission

Motion by Commission Member Manley to deny Item C located in the 7000 Block FM 691 and the 4000 Block North Highway 75. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was denied by the Commission.



VICINITY MAP
N.T.S.

LEGEND

- FL PROPOSED FIRE LANE
- PROPOSED FENCE
- PROPOSED MASONRY SCREENING
- PROPOSED STORM DRAIN
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- JUNCTION BOX OR WYE W/LET
- HEADWALL
- TYPICAL
- EXISTING
- PROPOSED

- NOTES:
- FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
 - ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
 - ALL SIDEWALKS SHOWN ARE 5'.

SITE DATA TABLE - WOODLAND COTTAGES	
CURRENT ZONING	C-2
PROPOSED ZONING	MF-15
PROPOSED USE	MULTI-FAMILY / SENIOR LIVING
LOT AREA	± 585,133 SF / 13.433 AC
R.O.W. DEDICATION	± 23,936 SF / 0.549 AC
MINIMUM LOT AREA	2 AC
MINIMUM LOT DIMENSIONS	WIDTH: 85' / DEPTH: 100'
SETBACKS	FRONT, REAR, & SIDE SETBACK: 25' BORDERING R-6 ZONING: 40'
TOTAL BUILDING AREA	158,620 SF
FLOOR-TO-AREA RATIO (FAR)	0.27:1
IMPERVIOUS COVER	313,267 SF / 54%
LANDSCAPED AREA	271,866 SF / 46%
TOTAL UNITS PROVIDED	86 UNITS
BUILDING HEIGHT	23'-4" / 1-STORY
MINIMUM FLOOR AREA PER DWELLING UNIT (800 SF)	1-BR FLOOR AREA PROVIDED 948 SF 2-BR FLOOR AREA PROVIDED 1,449 SF
PARKING REQUIRED (2 SPACES / 2BR UNIT; 1.5 SPACES / 1BR UNIT; 162 SPACES)	180 SPACES PROVIDED (66 GARAGE, 66 TANDEM, 48 SURFACE)

Kimley»Horn

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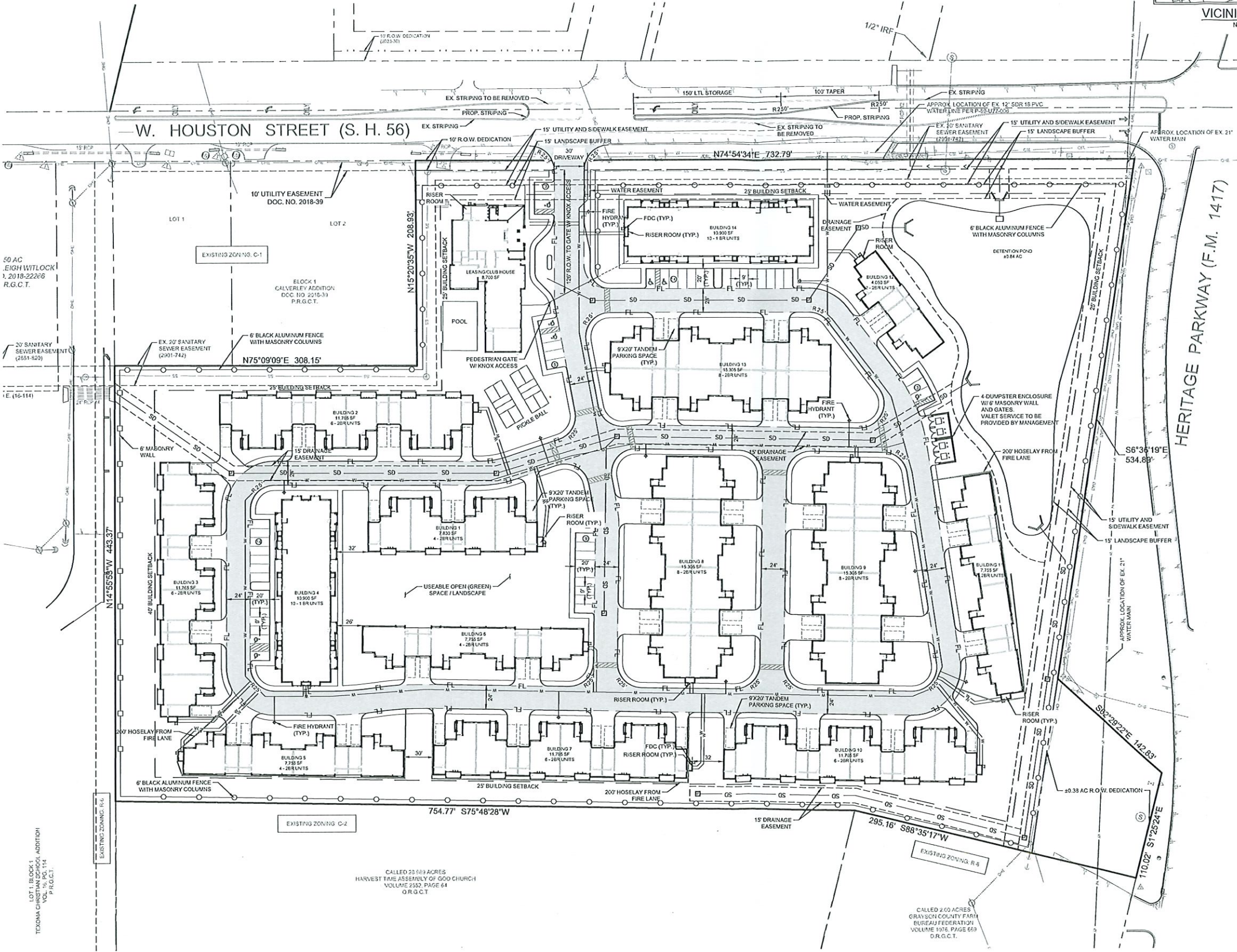
PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
Project: SHAY BEACH
P.E. No. _____ Date _____

KHA PROJECT
064532511
DATE
04/16/2024
SCALE AS SHOWN
DESIGNED BY
SEG
DRAWN BY
MTD
CHECKED BY
SEG

WOODLAND
COTTAGES

SITE PLAN

SHEET NUMBER
SP-1



NAME: JEFFREY D. WATSON
DATE: 04/16/2024
PROJECT: WOODLAND COTTAGES
SHEET: SP-1
DRAWN BY: JEFFREY D. WATSON
CHECKED BY: JEFFREY D. WATSON
SCALE: AS SHOWN
NOTES: SEE SHEET SP-2 FOR ADDITIONAL INFORMATION
THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND BIDDING PRESENTATION, IS A PART OF THE PROJECT. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PURPOSE. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS PROHIBITED.



Landscape Plan

Woodland Cottages - Sherman TX
Landscape Requirements

Street Frontage and Landscape Buffer	
1440 ft. @ 15' Buffer = 21,600 sq. ft. of required buffer	
Street Buffer provided = 21,600 sq. ft.	
Houston St. - 720 ft. Red - Heritage Parkway - 713 ft. Red	
Canopy Trees Required: 21,100 sq. ft.	
Ornamental Trees Required: 21,100 sq. ft.	
Required Canopy Trees = 44 with no more than 25% of one species	
Provided Canopy Trees = 44	
9	Chinquapin Oak (Quercus Muhlenbergii) / 3" min. caliper as required by landscape ordinance
10	Cedar Elm (Ulmus Crassifolia) / 3" min. caliper as required by landscape ordinance
10	Live Oak (Quercus Virginiana) / 3" min. caliper as required by landscape ordinance
9	Bur Oak (Quercus Macrocarpa) / 3" min. caliper as required by landscape ordinance
6	Chinese Pistache (Pistacia chinensis) / 3" min. caliper as required by landscape ordinance
44 Total Required and Provided	
Required Ornamental Trees = 44	
Provided Ornamental Trees = 44	
20	Grape Myrtle (Lagostemum Indica) / MTB-8 ft.
10	Purple Chaste Tree (Vitex Angustifolia) / MTB-8 ft.
14	Texas Redbud (Cercis Texasensis) / MTB-8 ft.
44 Total Required and Provided	

Compatibility Buffer for Single Family Residence(s) abutting development	
625 ft. @ 15' Buffer = 9,375 sq. ft. of required buffer	
Compatibility Buffer provided = 9,375 sq. ft.	
Canopy Trees Required: 11,100 sq. ft.	
Ornamental Trees Required: 21,100 sq. ft.	
Required Canopy Trees = 10	
Provided Canopy Trees = 12	
7	Older Elm (Ulmus Crassifolia) / 3" min. caliper as required by landscape ordinance
3	Live Oak (Quercus Virginiana) / 3" min. caliper as required by landscape ordinance
10 Total Required and Provided	
Required Ornamental Trees = 20	
Provided Ornamental Trees = 20	
10	Grape Myrtle (Lagostemum Indica) / MTB-8 ft.
10	Purple Chaste Tree (Vitex Angustifolia) / MTB-8 ft.
6	Texas Redbud (Cercis Texasensis) / MTB-8 ft.
20 Total Required and Provided	

Offstreet Parking Requirements	
Total Parking and Abutting Roadway: 19,800 sq. ft.	
Total Landscape Area Required: 19,800 sq. ft.	
Total Landscape Area Provided: 19,800 sq. ft.	
Total Parking Spaces provided: 168	
Minimum Canopy Trees Required: 1 per 12 spaces = 14	
Canopy Trees Provided: 20 (Required to meet 50' radius requirement)	

Plant Qty.	Description	Size/Perfor.
31	Live Oak (Quercus Virginiana)	3" cal. min. / 10-12 ft. / Spd. - container grown / single leader
56	Cedar Elm (Ulmus Crassifolia)	3" cal. min. / 10-12 ft. / Spd. - container grown / single leader
9	Chinquapin Oak (Quercus Muhlenbergii)	3" cal. min. / 10-12 ft. / Spd. - container grown / single leader
9	Bur Oak (Quercus Macrocarpa)	3" cal. min. / 10-12 ft. / Spd. - container grown / single leader
6	Chinese Pistache (Pistacia chinensis)	3" cal. min. / 10-12 ft. / Spd. - container grown / single leader
30	Grape Myrtle (Lagostemum Indica)	Container Grown / 3-5 trunks / 7-9 ft. / Spd.
16	Purple Chaste Tree (Vitex Angustifolia)	Container Grown / 3-5 trunks / 7-9 ft. / Spd.
20	Texas Redbud (Cercis Texasensis)	Container Grown / 3-5 trunks / 7-9 ft. / Spd.

Tree Mitigation		
Total Caliper Inches to be mitigated on site		332
Total Caliper Inches of Code Compliant Trees		
83 trees @ 3" caliper		279
Total Caliper Inches to be Mitigated		53
Total Additional Trees @ 3" caliper required		13
18	Live Oak (quercus virginia)	3" cal

Date: 03-04-2024
Job: 2024-WC-SHERMAN, TX

Revisions
Date Description
04-01-24 City Comments



Woodland Cottages
A Landscape Development of CarbonLandmark Construction

Woodland Cottages
A Landscape Development of CarbonLandmark Construction

Date Completed: 02-23/24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

Crossroads Mgmt. LLC
17120 Dallas Pkwy. #101
Dallas, TX 75248
972-250-2990

Sheet
LP1.0
LANDSCAPE PLAN

Elizabeth Vanderveer

113 N Travis Street Suite 300

Sherman, Texas 75090

April 16, 2024

Planning & Zoning Commission

220 Mulberry Street

Sherman, Texas 75090

Dear Commissioners,

Please find attached a petition opposing the newly proposed batch plant being considered near Sherman High School. The signatures on this petition represent students, faculty and parents of Sherman students who are concerned about the air quality and safety around our High School. The proposed plant would be extremely close to the school and even closer to the High School band marching pad where students spend many hours per week outdoors in rehearsals during the summer and fall. Please vote against this dangerous batch plant and in favor of clean and safe air for our students and teachers!

Respectfully,

Elizabeth "Lizzy" Vanderveer

A handwritten signature in black ink, appearing to be 'Lizzy' inside a circle, with a flourish underneath.

SHS CLASS OF 2027

A Petition to Keep Our Campus Safe

A concrete batch plant is once again going before the City of Sherman Planning & Zoning Commission. This issue was defeated at a previous meeting, but here we are again. The proposed location is reported to be 580 feet from Sherman High School; however it will be much closer to the Sherman High School Band Marching Pad – a distance of only 250 to 300 feet. Please consider signing this petition to show your opposition to this item and keep the air clean and safe for our Sherman High School students.

Printed Name

Signature

Elizabeth Vanderveer

Elizabeth V

Arie Vanderveer

Arie Vanderveer

Delaina Copeland

Delaina Copeland

Willow Bidsi

Willow Bidsi

Shelby Brown

Shelby Brown

Maleyah Jackson

MJ

Farrdene Woodham

FWoodham

Rylee Hill

RHill

~~Antae Gray~~ Chloe Gray

Chloe Gray

Mia Busick

Mia Busick

Atlas B

AB

Atlas M

Atlas M

Anna Bullard

Anna Bullard

Oliver Krow

Oliver Krow

Piper Cavenar

Piper Cavenar

Mattie Scheibmaier

Mattie Scheibmaier

Ellis Weinkauf

Ellis Weinkauf

A Petition to Keep Our Campus Safe

A concrete batch plant is once again going before the City of Sherman Planning & Zoning Commission. This issue was defeated at a previous meeting, but here we are again. The proposed location is reported to be 580 feet from Sherman High School; however it will be much closer to the Sherman High School Band Marching Pad – a distance of only 250 to 300 feet. Please consider signing this petition to show your opposition to this item and keep the air clean and safe for our Sherman High School students.

Printed Name

Signature

Mariana Gonzalez
 Max Hightower
 Damay Herrera
 Kersten Harston
 Yma Dover
 Madelyn Dooley
 Hannah Liu Sessors
 Braulio Navarro
 Gabriel Ueff
 Callie Schurz
 Eduardo Cruz
 Josue Estrada
 Olivia Catching
 Madison Lindsey
 Tatyana Parsons
 London Brown
 Mandy Larsen

Mariana Gonzalez
 Max Hightower
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Printed Name

Signature

Madelyn Truitt

Madelyn Truitt

Caydence Marshall

Caydence Marshall

Madison Stowers

Madison Stowers

Gianna Joiner

Gianna Joiner

Levi Hayden

Levi Hayden

Katia Brayton

Katia Brayton

Isabella Salafia

Isabella Salafia

Zoe Dunn

Zoe Dunn

Taylor Fistrovich

Taylor Fistrovich

Dorvan Carrico

Dorvan Carrico

Harrison Dominick

Harrison Dominick

Mathias Fuentes

Gabriel Diaz

Timothy Garner

Timothy Garner

Ethan Kenworthy

Ethan Kenworthy

Wade Patterson

Wade Patterson

Maria. Araza

Emelyn Franklin

Ralynne Segura

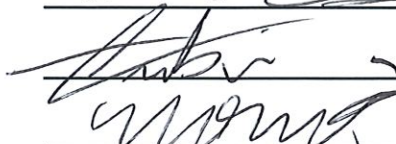
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Printed Name

Signature

Hunter Thompson

Marilyn Martinez
mo Mount

Andy Vellotti

Andy Vellotti

Lincoln Robert NUNN

Lincoln Nunn

Ryland Kyzar

Ryland Kyzar

Derek Stoltz

Derek Stoltz

Zayd Boutchil

Zayd Boutchil

Okeo Gonzalez

Okeo Gonzalez

Ben Wade

Ben Wade

Hannah Parker

Hannah Parker

Brandon Menabza



Adrian Flores

Adrian Flores

Wesley Patterson

Wesley Patterson

John Smucker

John Smucker

Janelle Leuse

Janelle Leuse

Trista Bennett

Trista Bennett

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Printed Name

Signature

Carmen Osorio

Winley Patterson

Gritton Bolden

Asher Sakhawski

~~Brandon~~

Lucas Maitland

Lucas Maitland

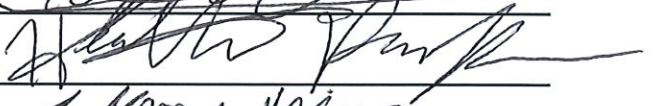
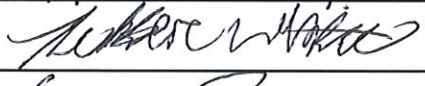
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Printed Name

Signature

Guyson Walthell
Heather Parker
Tucker White
Emerson Johnson


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Printed Name

Signature

Berkley Johnson

Berkley Johnson

Annemae Hodges

~~Annemae Hodges~~

Audrey Carlton

Audrey Carlton

Alexis Ginner

Alexis Ginner

Jonah S. Ritchie

Jonah Ritchie

Alexas Jones

Alexas Jones

Marlee Schuler

Marlee Schuler

Kelci Durrett

Kelci Durrett

Kaitlyn Durrett

Kaitlyn Durrett

Khian Morin

Khian Morin

Ella Brock

Ella Brock

Sebastian Javier

Sebastian

Ashley Galina

Ashley Galina

Zoey Sellers

Zoey Sellers

Alexandra Valdez

Alexandra Valdez

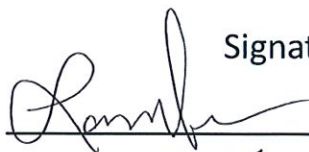
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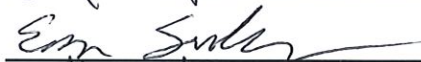
Printed Name

Signature

London Wecker



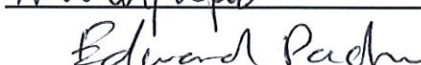
Eryn Suleman



Anthony Lopez



Edward Padua



~~Trish Allen~~

~~~~

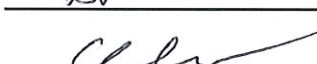
Kinsley Brumm



Avery Caballero



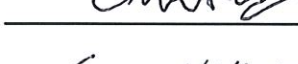
Ella Woody



~~Conor Carson~~ Carson Marcus



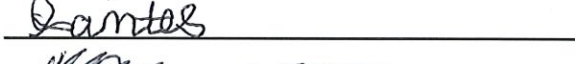
Ely Nelson



Santos Alba



Weston Cain



~~Brendan Bridges~~

~~~~

Linus Schabauer



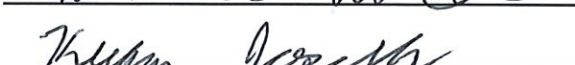
Melanie Wallace

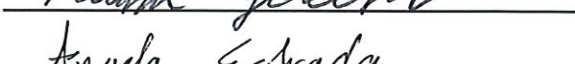


Keegan Joseph



Angela Estrada





Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: Billboard

From: HOB
Date: April 15, 2024 at 7:10:18 PM CDT
To: "Rae, Rob"
Subject: Billboard

Hi Rob,

My name is Hillary Lindsey and I own the House of Birth on Brockett Street. I wanted to email you just in case I have a Birth and cannot attend the meeting. I fully support Rhonda Corley's billboard. She's been very thoughtful on how it will be placed, and the fact that it will only advertise on one side so it does not affect the neighborhood. Unlike Mr. Bloom, she's given a lot of information and I would rather see her billboard go up since she is making it as discreet as possible.

Thank you,
Hillary Lindsey LM

21. **5444 TEXOMA PARKWAY (Project No. 24-001014)**

The request of Nathan Gill (Owner), Will Knobler (Representative) and Underwood Drafting & Surveying, LLC (Surveyor) concerning the property located at 5444 Texoma Parkway being Lot 3 of Barnes/Kirkpatrick Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District.

Bookmarked at 01:51:30

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 5444 Texoma Parkway subject to the Staff Review Letter. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

22. **401 SOUTH SAM RAYBURN FREEWAY (Project No. 24-001015)**

The request of Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 2.11 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being Lot 2 in Block 1 of Travelers Inn Addition, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.

Bookmarked at 01:54:13

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item A located at 401 South Sam Rayburn Freeway. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Blagg to table Item B located at 401 South Sam Rayburn Freeway. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was denied by the Commission.

23. **ADJOURNMENT**

Bookmarked at 02:10:15

Vice Chairman Downtain adjourned the meeting at 7:13 p.m.



CHAIRMAN



ACTING SECRETARY

4-15-2024

Dear Planning and Zoning,

In 2018 and 2021 Rhonda Corley led a decent size group supporting her interest in blocking me from obtaining a billboard on my property. There was a front-page article in The Herald Democrat, a storm of folks that attended the P&Z meetings and people wrote letters to oppose what Rhonda Corley and Primary Media are trying to accomplish today.

I normally don't participate in what others what to do with their property or lives.

However, she has refused to speak to me about this 6 years ago and still to this day is unwilling to discuss her desires surrounding a billboard.

I must let you all know; Rhonda is trying to do ground lease with a company located outside of Grayson County called Primary Media. (2511 Boll St. Dallas, Tx 75204)

Primary Media approached me initially offering \$300/mo for this ground lease to do business with them on my property.

Rhonda is telling people that she has special things in the Primary Media contract which makes this billboard beneficial to the "community". I have requested a copy of the contract from Primary Media and they are silent on the issue. Others have requested the contract from Rhonda and she has not provided the contract.

Simply, she opposed me TWICE so I am also in opposition of her request for a billboard. Please DENY her request.

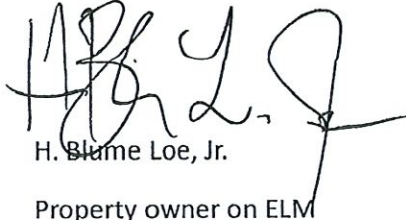
The location of the board she is asking for is eye level with the back of my property. I offered to sell this parcel to Rhonda and she turned me down.

Attached, please find exhibits 1-8

1. Letter from Rhonda dated 6-10-21
2. Letter from Rhonda dated 6-9-21
3. 40 signatures OPPOSING Rhonda and Primary Media's request
4. Meeting minutes from P&Z 12-8-2018
5. Herald Democrat front page 12-20-2018
6. Letter from Rhonda (2021) gathering the troops against billboard
7. Letter from Rhonda dated 6-13-2021
8. Central Business district overlay rules (please see number 5)

Please note that the West side of ELM is owned by myself or in 2 different LLCs or Rhonda. I have a few lots and so does she. Thank you for reading my letter and previous history that was well established on the matter.

Sincerely,

A handwritten signature in black ink, appearing to read "HBL", with a long horizontal stroke extending to the right.

H. Blaine Loe, Jr.

Property owner on ELM

Exhibit 2:

Reeves, Patsy

From: Rae, Rob
Sent: Wednesday, June 9, 2021 10:56 AM
To: Reeves, Patsy
Subject: FW: Rhonda Corley & Sam Rayburn BILLBOARD HEARING
Attachments: Billboard .pages

From: Rhonda C <rhondacorley@yahoo.com>
Sent: Wednesday, June 9, 2021 10:55 AM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: Rhonda Corley & Sam Rayburn BILLBOARD HEARING

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

Dear Rob,

First of all thank you so much for taking my phone call and listening to my concerns. Attached you will find my unpolished letter concerning the Hearing dated June 22 @ 5:00 PM for Planning & Zoning.

My research regarding issues resulting with luminous LED digital billboards is not coming back in a positive light at all. I must say, the billboard ordinance, as it is written, should not include LED powered billboards. Either new guidelines need to be set forth for Digital billboards in the Sherman city limits, or the potential needs to be eliminated all together. There is just not enough research out there to justify one in the near future. And certainly not in the downtown area.

The luminous HD/LED lighting is like having a 300 square foot HD television screen glaring like a continuous eye sore over our community. Everything used by the billboard companies to sell this product has been opposed and shot down by research. There is a ton of research available for you to view. Other municipalities are rejecting the idea.

Please find my letter attached and please feel free to pass this email and my letter on to the City Council & to Planning & Zoning. I could not find email addresses for the P & Z Committee.

I am planning on getting a petition ready and start walking the streets for signatures in the coming days. I understand that others are gathering support as well. Since only a few of us received the letter about the hearing, this is going to be tough.

I must say, considering the far reaching effects a LED DIGITAL BILLBOARD will have on Sherman, I am disappointed that a letter was only sent to those within 200 feet of the property. The effects of a DIGITAL Billboard will have effects for hundreds of yards and will effect those on the East side of Highway 75 as well. We are a neighborhood or mixed use with low traffic. I myself own 5 lots near Highway 75.

I have faith that the Sherman City Council and Planning & Zoning will take this very seriously. This is an act that cannot be undone if the choice is made to allow the DIGITAL sign.

Thank you so much for your time & effort into studying the effects of a DIGITAL BILLBOARD.

Warm regards for all you are doing to preserve our small town values.

Ex 2 cont'd

Rhonda Corley
800 N Elm St
Sherman, Texas 75090
903-271-4271

Exhibit 3:

I am against the billboard request for P&Z April 16, 2024 @ 5:00pm.

Name:	Address:	Date:
Holly Broilos	519 N. Walnut St. Sherman	4/8/24
Kristin Dockery	519 N. Walnut, Sherman	4/8/24
Scott Broilos	519 N. Walnut, Sherman	4/8/24
Pam Yung	603 N. Travis, Sherman, TX	4/8/24
Jonathan Hitchcock	603 N. Travis, Sherman, TX	4/8/24
Theresa Brendemuhl	603 N. Travis, Sherman TX	4/8/24
USA Hitchcock	603 N. Travis St. Sherman, TX	4-8-24
Tim Yung	4423 Hagerman Pottsboro	4-8-24
	500 E. Gandy St. Doniso	4-8-24
Hip. lito Juncos	106 Kelsae Sherman	4-9-24
Dan	1708 Baker Rd Sherman, Tx	4-9-24
Jalley May	1708 BAKER RD SHERMAN TX	4-9-24
CARL Polk	2817 Cathleen Ln Sherman, TX	4-9-24
Wagoe Realy	2751 Embree Rd. Howe, TX	4-12-24
Mendy Blackburn	212 Chrissa Pottsboro TX	4-12-24
Kella Michael	298 Pecan Dr Pottsboro TX	4-12-24
Crystal Bahle	107 Clayton Dr. Pottsboro TX	4-12-2024
Don		

Cont'd signatures AGAINST
PrZ April 16, 2024 billboard:

Names:	Addresses:	Date:
Shelli McEmore	2406 Caprice Ave Denison, TX	4/12/24
Megan Dillard	184 Castle Pottsboro	4/12/24
Jonya Brown	801 N. FM 1417 Apt 6B	4/12/24
Sam (Hogus)	516 W. Beldon	4/12/24
Kira Dyer	2804 W. Houston, Sherman	4/12/24
R. J. Dyer	2804 W. Houston, Sherman	4/12/24
Jenni Dyer	424 N. Rusk Street, Sherman	4/12/24
Edith	316 W. Lamar, SHERMAN, TX	4/12/24
[Signature]	1004 S. Armstrong Ave Denison TX 75020	4/12/24
Rebecca	600 N. Woods St. Sherman TX	4-12-24
May [Signature]	324 Travis	4-12-24
Hayden	324 N Travis	4-12-24
Ashley New	324 N Travis St	4-12-24
Madison Morgan	324 N Travis St	4/12/24
Becki Belen	108 Elm Creek Pottsboro	4/12/24

Cont'd signatures AGAINST
 P+Z Apr. 116, 2024 Billboard:

Name :	Address :	Date :
Dons Craster	421 n crockett Sherman ^{TX} 75090	4-12-2024
Savannah allen	421 n. crockett St. Sherman TX 75090	4.12.2024
Briley Eck	421 n. crockett Sherman TX	4.12.2024
leather corrine	421 n. crockett Sherman TX	4.12.2024
Jeri Lindsey	421 n. Crockett Sherman TX	4-12-2024
Rebbekka Brown	204 W. pecan st Sadler TX	4-15-24
Susan Rains	1517 Crescent Dr Sherman TX	4-15-24

Exhibit 4:

PLANNING & ZONING COMMISSION MINUTES - DECEMBER 18, 2018

VOTING NAY: NONE
MOTION CARRIED

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

VARIANCE & SPECIFIC USE PERMIT

THE REQUEST OF HENRY BLUME LOE, JR. (OWNER),
KENT HUGHLETT, ARCHITECT PLLC
(ARCHITECT/REPRESENTATIVE), SARTIN & ASSOCIATES,
INC. (SURVEYOR) HELVEY-WAGNER SURVEYING, INC.
(SURVEYOR) CONCERNING THE PROPERTY LOCATED AT
817 NORTH SAM RAYBURN FREEWAY, BEING 0.45
ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO.
763, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE AND SITE PLAN APPROVAL UNDER
ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO
ALLOW A 25' SETBACK FROM THE SAM RAYBURN
FREEWAY PROPERTY LINE (FRONT SETBACK) IN LIEU
OF THE REQUIRED 45' AND A 20' SETBACK FROM THE
ELM STREET PROPERTY LINE (SIDE SETBACK) IN LIEU
OF THE REQUIRED 35' FOR A DIGITAL BILLBOARD IN A
C-1 (RETAIL BUSINESS) DISTRICT/O-1.2 (SAM RAYBURN
OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION
(5)(A) TO ALLOW A DIGITAL BILLBOARD IN A C-1 (RETAIL
BUSINESS) DISTRICT/ O-1.2 (SAM RAYBURN OVERLAY)
DISTRICT.

Kent Hughlett, 529 S. Crockett Street, Sherman, TX

Mr. Hughlett appeared to represent the request and answer
any questions. The property is located at 817 North Sam
Rayburn Freeway; the southeast corner of Elm Street and
North Sam Rayburn Freeway. The property is zoned a C-1
(Retail Business) District and also located in the O-1.2
(Sam Rayburn Overlay) District.

Mr. Hughlett explained "the owner is requesting a Specific
Use Permit to allow a digital billboard, he has been
thinking about this for a while and would like to push the
billboard as far to the north of the property as possible so
that he could put another building on the property. If we
followed the billboard setback requirements, it would put
the billboard in the center of the property and it would not
be usable for another purpose. He is in the process of
looking at a regular billboard or a digital billboard, he really
hasn't made up his mind; we are asking for the most
extreme condition, if it is cost feasible he would go ahead
and put that in. The nearest billboard is 2,083.56 feet
located at the southeast corner of East Sycamore Street
and North Highway 75; a surveyor did go out to verify the
distance." They had seen the Staff Review Letter and
would abide by the Recommendations.

VARIANCE -
SETBACKS

SUP & SITE PLAN -
BILLBOARD

817 NORTH SAM
RAYBURN FREEWAY
(HENRY BLUME LOE,
JR.)

(DENIED)

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

Chairman Mahone asked if any of the other billboards in the area are digital.

Mr. Shadden did not think they were digital. "There is one on Highway 82 and two on Highway 75 north."

Commission Member Davis explained he had heard there would not be any more billboards within the City Limits of Sherman.

Mr. Shadden explained "it is very restrictive of where you put them. I am not aware of any variances for the setbacks that have been granted by the board. The billboards that are there now were conforming to the ordinance. The ordinance has changed since some of the billboards were put in."

Peter Tracy, 705 Valentine, Sherman, TX

"When we are talking about billboards in today's world, my concern is the distance from the street, are we talking about a pedestal billboard or a ground level billboard. I have encountered a number of billboards that are on the ground that are digital like this and when you are coming out to the street, it literally blocks your view at this distance, that is going to be obstructing traffic view. If it is on a pedestal that means you are going to have a mast and at 25' there is going to be a lot more visibility."

Chairman Mahone explained "it is on a pedestal; it looks like it is roughly 30' above grade, the top of the billboard is 40'."

Joey Fritts, 108 N. Travis, Sherman, TX

Mr. Fritts provided pictures and a petition with fifteen names against the billboard. "As you can see from the pictures that I provided you, the billboard that is being discussed tonight sits on a small nodular of land, comes out from Elm and the service road of Highway 75. If you look at the picture of the where the billboard is imposed of about where it would be located, you might be able to see Mrs. Corley's car that is parked right up the hill, her home sits right behind there, she has lived there for fourteen years. If that billboard is put in there so that it lit, I think most of you have seen the billboards that are out on the Highways 82 and 75 are quite bright even though your limit is less than one foot-candle at two hundred feet. Even at that limit, as bright as they are, this billboard is going to be extremely bright for Mrs. Corley living directly behind the billboard."

Sherman Lawyer passed away 1/27/22

"It turned out that there were quite a few people in the area that were concerned about the same things I am going to comment on today. We understand Mr. Loe's interest, he wants to utilize his property, but to do it with a billboard in this particular area, affects a lot of people in a negative way to make that one particular property more valuable."

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

The lights from the billboard are going to be quite bright both night and day. A lighted billboard is going to shine into ~~Mrs. Corley's~~ home in almost every window she has, constantly, 365 days a year. We would ask that you deny this request. We feel the small increase on this particular property will drop the value of properties in the area, this is an older area with older homes that have been taken well care of, there are people that have just moved in there, so we have people that have just taken over those homes in the last month and people that have lived there for many years; it is a varied neighborhood. We are concerned about the fact that when those places were bought, the setbacks that are in place were relied on and there is a good reason for that. The reliance on those ordinances and investments in their properties after years of being there, if this variance for a billboard is granted, puts that in jeopardy."

"Mr. Loe wants to better his property and make a profit, but he has a duty to at least research that property prior to buying it to be sure there wasn't something keeping them from using it from whatever he chooses to use it for and since those people that were living there had the same duty they would ask you to continue the same requirements; in fact they would ask you not to grant a permit for the billboard there at all. I heard the representative say they wanted to place the billboard there along with another business, I don't know what else he has in mind, but I don't think he would be faced with quite as much opposition if there were a one-story building there or some other kind of use for the property, simply because it would not cause the same hardships on the rest of the neighborhood. A one-story building with offices or whatever are not going to cause the same problems because of the elevations of the properties. In this case, ~~Mrs. Corley's~~ property and the rest of the properties behind it are elevated up from where this billboard would actually be placed. To give these variances would put the sign even lower, dropping the lit portion of the laser lights farther down making it even more insistent into these neighborhoods."

"There has been some crashes at that area recently and that billboard is designed to catch your attention, which distracts the people driving down the road. If the Commission approves this variance it is highly likely other people will want the same variances and we will wind up with more requests for billboards, which could become eyesores for people that want to come to the area. We hope that you do not grant this request for the billboard."

Hillary Lindsey, 222 W. Brockett, Sherman, TX

Ms. Lindsey explained she owns a birth center that was started years ago and "when I am looking down my street that board is going to be flashing right into our birth rooms. I bought the place because it is an old home even though it is considered a commercial building, in my birth

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

center we try to create a nice homey atmosphere for our mothers to give birth and I think it would be horrible distraction. I also spoke to ~~Mac Broiles~~ this morning who owns a lot of the commercial buildings in that area and he told me to speak for him that he does not want it there either."

~~Rhonda Corley, 810 N. Elm, Sherman, TX~~

~~Mrs. Corley explained~~ "from the north side of my house, I have five French windows that have no covering on them and we have been able to enjoy an unobstructed view out of those windows, so the snapshot that you have is actually looking out of my living room. Right across the street, if you could stand on the lot and walk straight across the highway going west, there is that on-ramp going onto the highway and I'm sure it would be for me to come up with how many accidents that have happened there in the past year, but I have witnessed about ten, in the past week, I have witnessed two, one this morning; I have actually witnessed two in the same night. The fact that there would be another distraction there is disturbing to me. We are on a hill and some of these people that are here, their elevation is actually ten or fifteen feet higher than mine on the other side of Elm Street and they would actually be facing the billboard head on out of their windows."

~~Ruth Williamson, 227 S. Travis, Sherman, TX~~

Mrs. Williamson explained she owns a business at 227 South Travis Street in downtown Sherman. "My concern is a lot of people have addressed the brightness of the digital billboard which is a concern, but the other thing I wanted to mention is what I call the gateway effect to the downtown. I'm on a southern entrance gateway and this is on a northern entrance gateway and what I would like to see downtown is those places that we come in over time that we continually work to improve that view as we enter downtown, whether it is Houston or Lamar, north or south Travis off the highway. I am not asking for anyone to change the way they are using their property but as property uses come up that we think about what does our town look like as we come into it and that is my concern about putting any billboard at all, because they could choose not to build a building or putting a billboard right in the middle of a lot and not have to ask for anything; is that correct. So they could put a billboard there and not have to ask anyone and be able to impact this neighborhood. It is really beyond the homeowners, it is all of us and the impression our town makes and particularly as we develop downtown as a destination for people, what is it that they are going to see as they come in."

(doesn't want to get involved)

"I think her motivation to put one up is to block you from putting one up"

(Call & check in @ end of week)

Mr. Shadden explained "they would have to ask for a Specific Use Permit for the billboard."

Karrie J. Lynn, 811 N. Elm, Sherman, TX

Ms. Lynn explained she is a very new resident to Sherman, "I purchased my house in September and it is directly across the street from this billboard. The reason I purchased the home is because it is in a beautiful neighborhood, it is up on the hill, and I have a picture that was taken from my porch that points right down. I have seven or eight windows that look onto Elm Street and it would directly impact twenty-four hours a day my view. I don't know that had a large billboard been there that I would have bought this house."

Mr. Hughlett explained "I don't think that Mr. Loe wants to be a bad neighbor, I don't think that is what his intention was, but the development all along the commercial emphasis have this type of advertisement, these type of facilities; it would still be fitting of what is going on, even though there is some adjacency to the residential. With the issues that have been brought up, we are not looking to make any enemies. I don't know if it is the brightness of the light or the billboard would be the issue; Mr. Loe might look at not doing a lit billboard."

Dr. Thomas W. Nuckols, 2341 Canyon Creek, Sherman, TX

Dr. Nichols explained "I am the Professor Emeritus of Ethics at Austin College and I'm Social Ethicist and ethics has to do value of dimension of decision making and the social ethicist has to do with value dimension in decision making in decisions that we make socially not as individually and this is an example of a social ethics decision, that I'm raising explicitly following up the comments of so many made that have to do with value dimension. For example, we talk about Classic Town, Broad Horizon, both of those have to do with esthetics, they have to do with appearance, they have to do with beauty and if you walk outside and you walk around what you would see pictures of; you see pictures of our City and some of those pictures are not very aesthetically pleasing. For example, in downtown, you have electric lines, you have telephone poles and so on, a terrible clutter and what's happened to that, we don't allow that anymore, you have to have underground utilities, it is more expensive to put them underground, it's much more difficult to repair them, but we are willing to pay those cost for esthetic reasons that is for something that is pleasing, that is something that is beautiful, that is something that makes you a classic town and broad horizon means being able to see far."

passed away 2/21/21

"I live on Canyon Creek Drive, one of the most desirable, one of the most expensive streets in Sherman, why is it desirable, why is it expensive, our back yards are on the creek, it's beautiful, it's trees and we have big lots, all of those are for aesthetic social purposes, many other people have spoken to this about the alliance and I'm empathizing and adding even when there isn't the problem of light, even

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

when there isn't the problem of blocking your vision, it's clutter and I frankly would like to support those who say we don't want large signage in downtown and especially where you can see from the distance."

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

~~A letter was received from:~~

~~Rhonda Corley, 800 N. Elm, Sherman, TX~~

Mrs. Corley was concerned with it not being compatible with the current neighborhood, lighting, safety and being an eyesore.

~~Petitions were received with 37 signatures.~~

Commission Member Wood felt safety was a huge issue, "the speed limit through there, there are wrecks, not fender benders, fatality accidents, lots of them; I think it would be irresponsible to put a billboard there."

~~Commission Member Sims agreed.~~

Board of Adjustments

ACTION TAKEN.

~~Motion~~ by Commission Member Downtain ~~to deny~~ the request for variance for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District located at 817 North Sam Rayburn Freeway based on what was heard and what was presented tonight. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

~~Motion~~ by Commission Member Davis ~~to deny~~ the request for a digital billboard in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District located at 817 North Sam Rayburn Freeway based on what was heard and what was presented tonight. Second by Commission Member Sims.

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

VOTING NAY: NONE

MOTION CARRIED

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned

ADJOURNMENT

[Handwritten signatures]

PLANNING & ZONING COMMISSION MINUTES – DECEMBER 18, 2018

at 6:42 p.m.

CHAIRMAN

SECRETARY

Exhibit 5:

Democrat

www.heralddemocrat.com

THURSDAY, DECEMBER 20, 2018

\$1.00

Sherman denies digital billboard

BY RICHARD A. TODD
FOR THE HERALD DEMOCRAT

A passionate group of Sherman residents recently presented arguments against the installation of a digital billboard along U.S. Highway 75 near Elm Street.

The Sherman Planning & Zoning Commission rejected the application of Henry Blume Loe Jr. to install a digital billboard on his commercial property located at 817 N. Sam Rayburn Freeway amid public outcry from several concerned parties.

Commission member Trish Wood said it would be "irresponsible" for the commissioners to allow the construction of an obstruction to traffic that could be seen as a distraction to drivers exiting the freeway. There were concerned citizens

who cited the off-ramp near the location as already being dangerous and talked about several vehicular accidents in the vicinity.

"I think the safety issues brought up are valid," Wood said. "People mention there are wrecks there and not just fender benders but fatality wrecks, lots of them. It would be irresponsible for us to further that."

The commission's board of adjustments denied the request for a variance and site plan approval upon testimony of the concerned citizens. Some of the objections raised also included the negative impact the sign would have on values of homes in the vicinity. The commission likewise denied the specific use permit to allow for the

See BILLBOARD, Page A10



DREW SMITH / HERALD DEMOCRAT

The Sherman Planning & Zoning Commission rejected the application of Henry Blume Loe Jr. to install a digital billboard, similar to the one seen here above U.S. Highway 82 leading into Sherman, on his commercial property located at 817 N. Sam Rayburn Freeway amid public outcry from several concerned parties.



Fed raises key interest rate, but

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Edward

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BILLBOARD: Is denied for U.S. 75

from Page A1

digital billboard.

Joey Fritz spoke on behalf of a group of residents who had signed a petition in opposition of the billboard.

"First we understand Mr. Loe's interest," Fritz said. "He wants to maximize the good of his property, which is certainly understandable. But to do it with a billboard in this particular area takes a small piece of property and effectively affects a lot of people in a negative way to make that one particular piece of property more valuable. Obviously, we are asking you to deny this variance."

Fritz said the group feels the small increase in value to Loe's land will drop the value of several other residential properties around the area. Thomas Nuckols, an ethics professor emeritus from Austin College, said he didn't want to add any signs that would harm

the aesthetic appeal of the city.

"If you see pictures of our city, some of those are not very aesthetically pleasing," Nuckols said. "The downtown had power lines, telephone poles, terrible clutter. We don't allow that anymore. We have underground utilities. It's more expensive but we are willing to pay for that for the aesthetic reason. That is what makes us a classic town. I live on Canyon Creek Drive, one of the most desirable and expensive streets in Sherman. Why is it desirable? Because our backyards are along the creek. We have big lots, all for aesthetic purposes."

Hillary Lindsay, who owns a business in the area, said her objections were about the impact it would have on her clients.

"I have a birth center I started nine years ago — when I am looking down my street, that board is going to be flashing right into our front room,"

Lindsay said. "In my birth center we try to create a nice homey atmosphere for our mothers to come and give birth. That (billboard) would be a horrible distraction."

Kent Hughlett, who represented the project before the commission, talked about how the intent was not only to place the billboard there but to do so in a way to allow for future development of a possible business. He addressed the concerns of those who were objecting by talking about how the sign would be in line with similar advertising boards along the stretch of road.

"I don't think Mr. Loe would want to be a bad neighbor," Hughlett said. "I don't think that is what his intention was. There is development all along the commercial entrances that all have this type of advertisement. If it is the brightness of the light causing an issue, Mr. Loe would consider using a different type of billboard."

2021 letter from Rhonda Corley opposing Billboards in the ELM st neighborhood:

Dear Property Owner, Planning & Zoning Commission & Sherman City Council:

Over a year ago, the City of Sherman Planning & Zoning shot down an attempt to put a digital billboard on Highway 75 North bound in the downtown area of Sherman (Sam Rayburn Frwy). They shot it down because we are in a "mixed use" area peppered with homes. They shot it down because a digital billboard will affect all of us living & working in this area negatively. A digital billboard has sophisticated LED lighting designed to be seen in all directions for hundreds of feet or more depending on the level of luminous which the billboard company controls. It flashes 24/7. Our future property values WILL be effected negatively, not just within 200 feet of the sign, but in the entire surrounding area of Sherman. Additionally, the billboard will be planted in an extremely low lying area which means all of us who are on elevated property or own 2 story buildings, will likely be face to face with the lighting from this billboard. NO ONE WANTS A LIGHTED BILLBOARD GLARING INTO THEIR HOMES and BUSINESS with FLASHING ADVERTISEMENTS AROUND THE CLOCK! There is NOTHING at all desirable about this. This type of billboard belongs in a highly commercialized area and not in a quiet, mixed use neighborhood in small town America. ~~This billboard will benefit NO ONE except the owner of the property & the billboard company.~~ Allowing this billboard will set a precedent that we will be forced to follow. ~~Once done, this cannot be undone.~~

You are receiving this because you are likely to be affected if the billboard is allowed to go up without a challenge. Last go round, we were able to pull enough folks into the hearing that opposed the digital billboard. The voices of those opposing this LED DIGITAL BILLBOARD are NOT just those living & owning property 200 feet from the area, as suggested. A digital boardboards main goal is to target highway traffic for hundreds of feet from the screen of illuminating brightness & ever changing advertisements. Ongoing research continuously shows the negative effects of digital LED billboards. This will not just effect local residents, but highway travelers who are distracted by the absurd brightness of this new technology. Please do your research. Google is at your fingertips.

SHERMAN CITY COUNCIL & PLANNING & ZONING COMMISSION RESPONSIBILITIES:

It is the job of Planning & Zoning as well as the Sherman City Council to fully educate themselves on LED DIGITAL BILLBOARDS and the concerns & issues associated with allowing them within the city limits. & along our highways. The ordinance regarding billboards should be updated to include strict guidelines involving this new technology and the issues & concerns surrounding LED DIGITAL BILLBOARDS. ~~There are NO positive effects on property owners or the community at large. The only ones to benefit from placement of DIGITAL BILLBOARDS are the land owners who allow them on their property & the DIGITAL billboard companies.~~

MORE INFORMATION & TO PROTEST IN WRITING:

Please contact Rob Rae @ Planning & Zoning at THE CITY OF SHERMAN to find out more information about this proposed change if you wish: 903-892-7229 or robr@cityofsherman.com. You can mail your protest in writing if you cannot attend. Mail your written opposition to: Rob Rae, P.O. BOX 1106 Sherman Texas 75091-1106

AT A GLANCE:

The Property ID is #159352 owned by Blume Loe or SHADY TREE LANE LLC. It's physical location is on the corner of N. Elm St & Sam Rayburn Frwy. The address is 817 Sam Rayburn.

TO ATTEND IN PERSON:

The City Council meeting/hearing is scheduled for June 22, 2021 @ 5:00 PM. PLEASE BE PRESENT and voice your opposition @ 220 W Mulberry in the City Council Chambers.

→ The correct name
is
"Shadow Tree
Lane, LLC"

Ex:6 LuntA

~~Currently there are NO BILLBOARDS on the downtown corridor of Highway 75 either North of South Bound (SAM RAYBURN FRWY) in this area for good reason. Let's put forth the effort to keep this in effect for the sake of our property values & our small town lifestyle. Let's leave the chaos, traffic jams & lighted digital signage to the highly commercialized areas.~~ Adding an LED DIGITAL BILLBOARD without the proper investigations into the repercussions is foolish. Continued research is already showing that this is not a good move for municipalities nor for the safety of our highway travelers. The traffic accidents in the proposed area are already an issue. Shall we add more reasons for travelers to be distracted? The research is being done for you. Please google & educate yourselves on the findings thus far.

Thank you for your time & effort to study this matter for yourselves. Your neighbors will welcome & appreciate your support of this very important issue. We are counting on the City Council & Planning & Zoning Commission to act responsibly in this very delicate matter. NO ONE WANTS THE NEGATIVE EFFECTS OF A DIGITAL BILLBOARD IN THEIR NEIGHBOOD or in their community.

~~Let's ban together & stop this.~~ All it takes is your presence and the willingness to stand against it. ~~Please attend & oppose or send a written protest today to the above address.~~

Rhonda Corley, Your Neighbor & Property Owner
800 N. Elm St. Sherman, Texas 75090
903-271-4271

Exhibit 7

JUN 14 2021

TO: Robert Rae, Planning & Zoning Commission, BOARD OF ADJUSTMENTS & the Honorable
Members of the Sherman City Council
SUBJECT: SPECIAL USE PERMIT FOR 817 NORTH SAM RAYBURN FREEWAY
DATE: June 13, 2021 for hearing et June 22, 2021

Over a year ago, the City of Sherman Planning & Zoning shot down an attempt to put a digital billboard on Highway 75 North bound in the downtown area of Sherman (Sam Rayburn Frwy) in the same exact location being proposed now. They shot it down because we are in a "mixed use" area peppered with residential homes. They shot it down because a digital billboard will affect all of us living & working in this area negatively. A digital billboard has sophisticated LED lighting designed to be seen in all directions for hundreds of feet or more depending on the level of luminous. The billboard company controls the level of luminous that flashes 24/7. Our future property values will be effected negatively, not just within 200 feet of the sign, but in the entire surrounding area of Sherman, even across the highway. Please remember Highway 75 split a historical neighbor in Sherman. Additionally, the billboard will be planted in an extremely low lying area which means all of us who are on elevated property or own 2 story buildings, will likely be face to face with the lighting from this billboard. NO ONE WANTS A LIGHTED BILLBOARD GLARING INTO THEIR HOME and/or BUSINESS with FLASHING ADVERTISEMENTS AROUND THE CLOCK! There is NOTHING at all desireable about this. This type of billboard belongs in a highly commercialized area and not in a quiet mixed use neighborhood in small town America. This billboard will benefit NO ONE except the owner of the property & the billboard company. Allowing this billboard will set a precedent that we will be forced to follow. Once done, this cannot be undone.

You are receiving this because you are likely to be affected if the billboard is allowed to go up without a challenge. You are receiving this because it is within your power to STOP this. Last go round, we were able to pull enough folks into the hearing that opposed the digital billboard. The voices of those opposing this LED DIGITAL BILLBOARD are NOT just those living & owning property 200 feet from the area, as suggested. A digital boardboards main goal is to target highway traffic for hundreds of feet (and even miles) from the screen of illuminating brigtness & ever changing advertisements. Ongoing research continuously shows the negative effects of digital LED billboards. This will not just effect local residents, but highway travelers who are distracted by the absurd brightness of this new technology. Please do your research. Google is at your fingertips.

SHERMAN CITY COUNCIL MEMBERS, PLANNING & ZONING COMMISSION AND THE BOARD OF ADJUSTEMENTS RESPONSIBILITIES:

It is the job of Planning & Zoning as well at the Sherman City Council to fully educate themselves on LED DIGITAL BILLBOARDS and the concerns & issues associated with allowing them within the city limits & along our highways. The ordiance regarding billboards should be updated to include strict guidellines involving this new technoloby and the ssues & concerns surrounding LED DIGITAL BILLBOARDS. There are NO positive effects on property owners or the community at large. The only ones to benfit from placement of DIGNITAL BILLBOARDS are the land owners who allow them on their property & the DIGITAL billboard companies. Right now there are a few lighted billboards in the county: 1.) One is on Highway 82 directed toward East bound traffic. It was converted from a regular billboard & is not in a residential area. It's also an eye sore as it towers up into what could be a beautiful view of the sky. The view from the West is just a metal monstrosity. 2.) This one is located in the very chaotic & highly trafficed area near Hwy 75 & 82 on the East side of Highway 75. More appropriately placed. 3.) Another is on Highway 75 near TMC Hospital and sits high on a hill & is placed more appropriately where there is nothing but pasture land with no sign of residential property.

Ex 7 contd

Considering that these signs can be viewed for miles in the correct lighting, why do we even need another one anywhere along the Highway 75 Corridor in Grayson County? If someone wants pay the astronomical fees associated with advertising on these boards, they already have choices. This is not the way small businesses advertise in a small community. In most cases, it's not even a financial possibility for a small business owner. WE DO NOT NEED ANOTHER LIGHTED DIGITAL BILLBOARD IN GRAYSON COUNTY. Permanent restrictions should be put in place immediately so that we do not have to face this fight again in the future.

Currently there are only a few regular billboards on the downtown corridor of Highway 75 & Texoma Parkway for good reason. Let's put forth the effort to keep this in effect for the sake of our property values & our small town lifestyle. Let's leave the chaos, traffic jams & lighted digital signage to the highly commercialized areas. Adding an LED DIGITAL BILLBOARD without the proper investigations into the repercussions is foolish. Continued research is already showing that this is not a good move for municipalities, nor for the safety of our highway travelers.

The traffic accidents in this exact proposed area are already a serious issue. Shall we add more reasons for travelers to be distracted? This is another area to explore seriously.

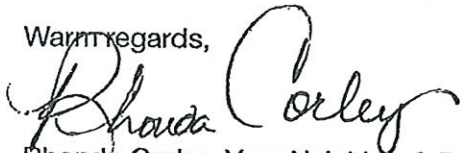
The research is being done for you with the click on a keyboard. We must preserve Sherman's small town feel, especially our downtown area. We must respect the property owners who have chosen to make the downtown area a place to work, shop & live. Remember, CLASSIC TOWN, BROAD HORIZONS.

Thank you for your time & effort to study this matter for yourselves. Your neighbors, the City of Sherman & the voters in Grayson County will welcome & appreciate your support of this very important issue. We are counting on the City Council & Planning & Zoning Commission to act responsibly in this very delicate matter. NO ONE WANTS THE NEGATIVE EFFECTS OF A DIGITAL BILLBOARD IN THEIR NEIGHBOOD or in their community.

I currently own about 1.5 acres that backs up to the proposed property, including my homestead. I am currently in contract for another .60 that also backs up to this property. While I know we are in a commercial area, there are a multitude of uses for Commercially Zoned properties that does NOT involve a BILLBOARD of anykind. Unfortunately, this is the type thing that will greatly diminish the property of others. Let's be honest, billboards will diminish even the interest of other commercial businesses and those interested in buying or developing property in the Commercial areas of downtown Sherman. Billboards are NOT selling points.

Thank you for your deep exploration of the repercussions of your choices in this matter.

Warm regards,



Rhonda Corley, Your Neighbor & Property Owner
800 N. Elm St. Sherman, Texas 75090
903-271-4271

(C) Grayson County subdistrict.

- (i) Only one freestanding sign is permitted per platted lot.
- (ii) Pylon or pole signs are not permitted in the Grayson County District.
- (iii) Monument signs must include a landscaped, stone-based feature. All monument sign bases shall be constructed of the same material as the front building facade on the same site.
- (iv) Signs may have a maximum of 65 square foot face area and shall not exceed six (6) feet in height. There is no setback for freestanding signs, but they must not obstruct the view of turning traffic. Variances to the sight distance requirements may be approved by the director of engineering, subject to specific engineering criteria such as design speed, traffic control, and other site conditions.

(2) Wall signs. Wall signs may have a maximum of 300 square feet face area and not be greater than twenty (20) percent of the area of any single wall elevation.

(3) Projecting signs. Projecting signs in the central business district overlay shall have a minimum clearance from the sidewalk of 8.5 feet and shall not project more than five (5) feet from the building or more than fifty (50) percent of the width of the sidewalk adjacent to the building, whichever is less. No supporting structures for said signs is permitted within the public right-of-way.

(4) Painted wall murals.

- (A) Only one mural is permitted per building.
- (B) Murals are allowed to cover the entire wall area, but cannot exceed forty (40) feet above grade.
- (C) No mural shall be placed over glass openings for windows and doors or glass wall construction.
- (D) Murals shall be painted with a weather-resistant paint.
- (E) Should the mural become faded, peeled, and severely weathered as determined by the director of development services, the owner, or the person or firm maintaining the same, shall, upon written notice, repair or remove the mural or repaint the wall on which the mural is painted within 60 days.
- (F) No portion of the mural shall be used to advertise a specific product or service. The mural may display the name or logo of the on-site tenant, as long as it does not exceed 300 square feet in sign area and no more than twenty (20) percent of the mural area. A sign permit is required for the portion of the mural that is providing an advertisement of the on-site tenant.

(5) Billboards shall not be permitted within the central business district.

(i) Parking regulations.

Traveler's Inn Sherman, TX

401 South Sam Rayburn Freeway Sherman

Relianse Global updating property as a new investment.

Ciry of Sherman -220 W. Mulberry Street,
Sherman, TX

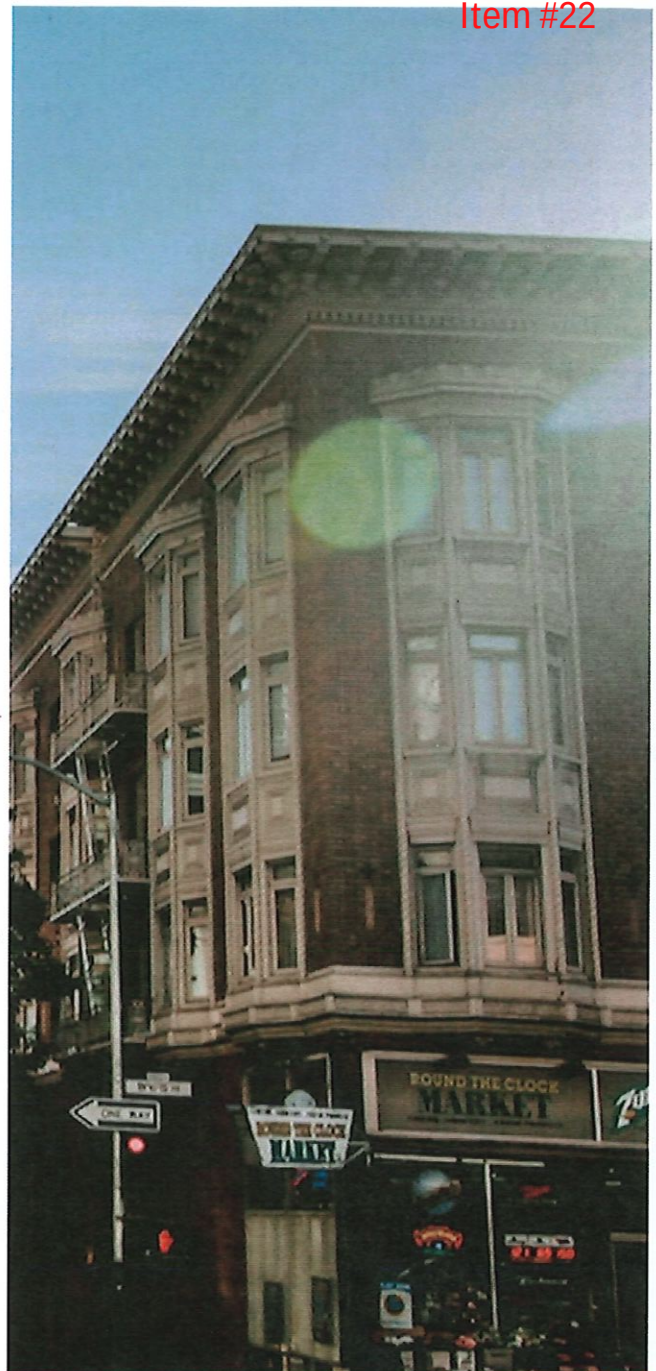
Review : 04/16/2024

Planning & Zoning

APRIL 16

16

Relianse Global



Traveler's Inn Sherman, TX

Renovation Plan

To get started right away, just tap any placeholder text (such as this) and start typing to replace it with your own.

Want to insert a picture from your files or add a shape, text box, or table? You got it! On the Insert tab of the ribbon, just tap the option you need.

Exterior Plan

- Paint Exterior Property (Tan (Natural Colors)
- Paint Trim Darker Brown (Natural Colors)
- Replace all Exterior Lights with LED Lights
- Repair Paving lot (Pot Holes and Seal)
- Restriping Parking Spaces, Zones, and Fire Lanes
- Relocate Trash Dumpster; build casing around dumpster to rear of the property. See picture for location.
- Repair any open areas on trimming and roof, correcting the drainage from the roof.
- Remove any open and/or hanging wires
- Extract connecting walk ways to the connecting property that is no longer part of lot #1
- Pool area repairs are pending on cost to make corrective action, if the cost over exceeds budget, then the pool area would be turned into a lounge area/ removing the storage building regardless.

Interior Plan

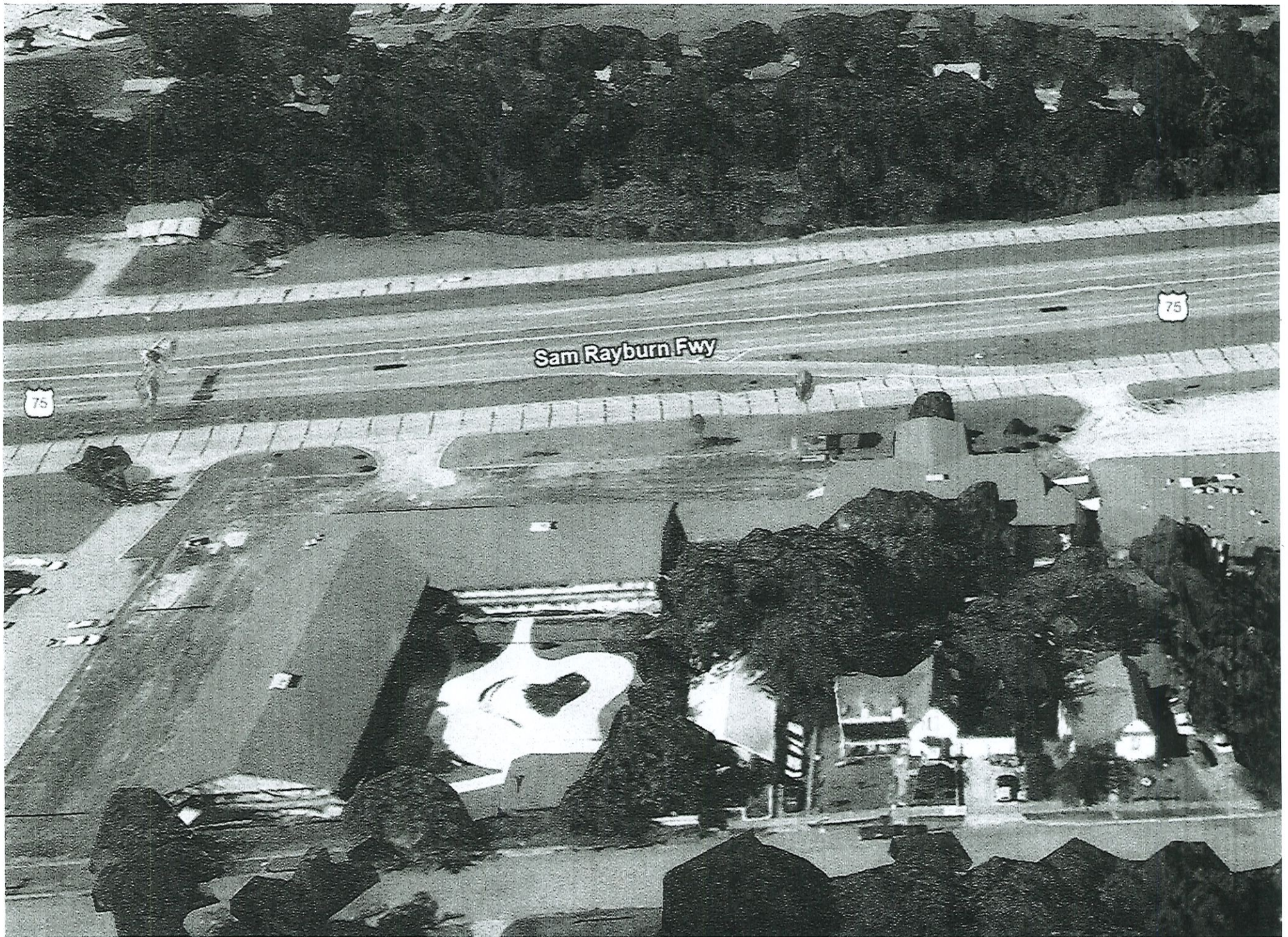
NOTE: All changes in the rooms would not be any changes to the structure of the building or rooms.

- **Resurface all walls and ceiling, holes, damages area.**
- **Repaint all rooms**
- **Replace all carpets with laminate flooring**
- **Replace all case goods**
- **Replace all lighting to LED lighting**
- **Replace all smoke detectors with cages, (This prevents anyone from altering or stealing the smoke detector)**
- **Adding Mini Refrigerators/Mini Microwave**
- **Removing any extension cords or alternatives sources; assuring only direct outlets sources of power.**

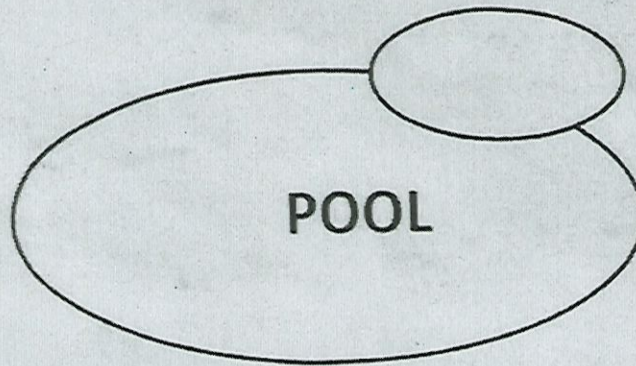
Lobby Plan

- **Resurface all walls and ceiling, holes, damages area.**
- **Repaint all hallways and lobby**
- **Replace all carpets with tile flooring**
- **Replace all case goods**
- **Replace all lighting to LED lighting**
- **Removing any extension cords or alternatives sources; assuring only direct outlets sources of power.**





TRAVELERS INN-SHERMAN



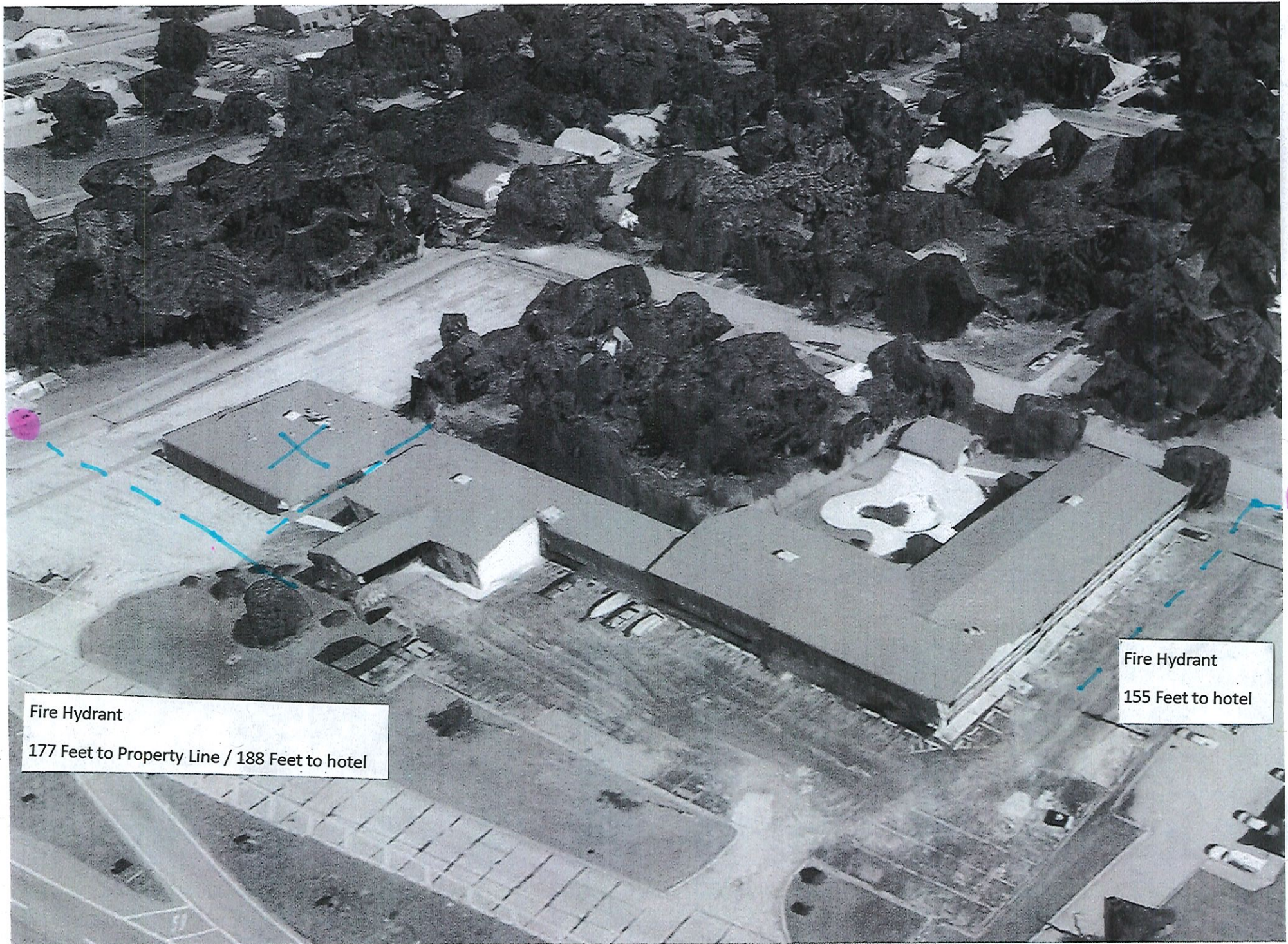
146 DS	246 KS	247 DS	147 DS
144 DNS	244 KS	245 DS	145 DS
142 DNS	242 KNS	243 DS	143 DS
140 DNS	240 KS	241 DS	141 DS
138 DS	238 KS	239 DS	139 DNS
136 DS	236 KNS	237 DNS	137 DS
134 DS	234 KNS	235 DNS	135 DS
132 DS	232 KNS	233 DS	133 DNS

114 DNS	116 DS	118 DNS	120 DS	122 DS	124 DNS	126 DNS	128 DS	LAUNDRY	FURN
214 DS	216 DNS	218 DS	220 DNS	222 DNS	224 DNS	226 DNS	228 DS	HSKP	STOR
213 KNS	215 KS	217 KS	219 KS	221 KS	223 KS	225 KS	227 KS	229 KS	230 KS
113 DNS	115 DS	117 KNS	119 KS	121 DS	123 KS	125 KNS	127 KS	129 KS	130

401 S SAM RAYBURN F
SHERMAN, TX-75

PARKING

201 KNS	202 KNS	203 KNS	204 KNS	205 KNS			208 KNS	209 KNS	210 KS	211 KS	212 KS
101 KS	102 KNS	103 DNS	104 DNS	105 DNS	106 DNS	107 DS	108 KNS	109 KNS	110 DNS	111 KNS	112 DS
148 DNS	149 DNS	LOBBY				OFFICE					
248	249										

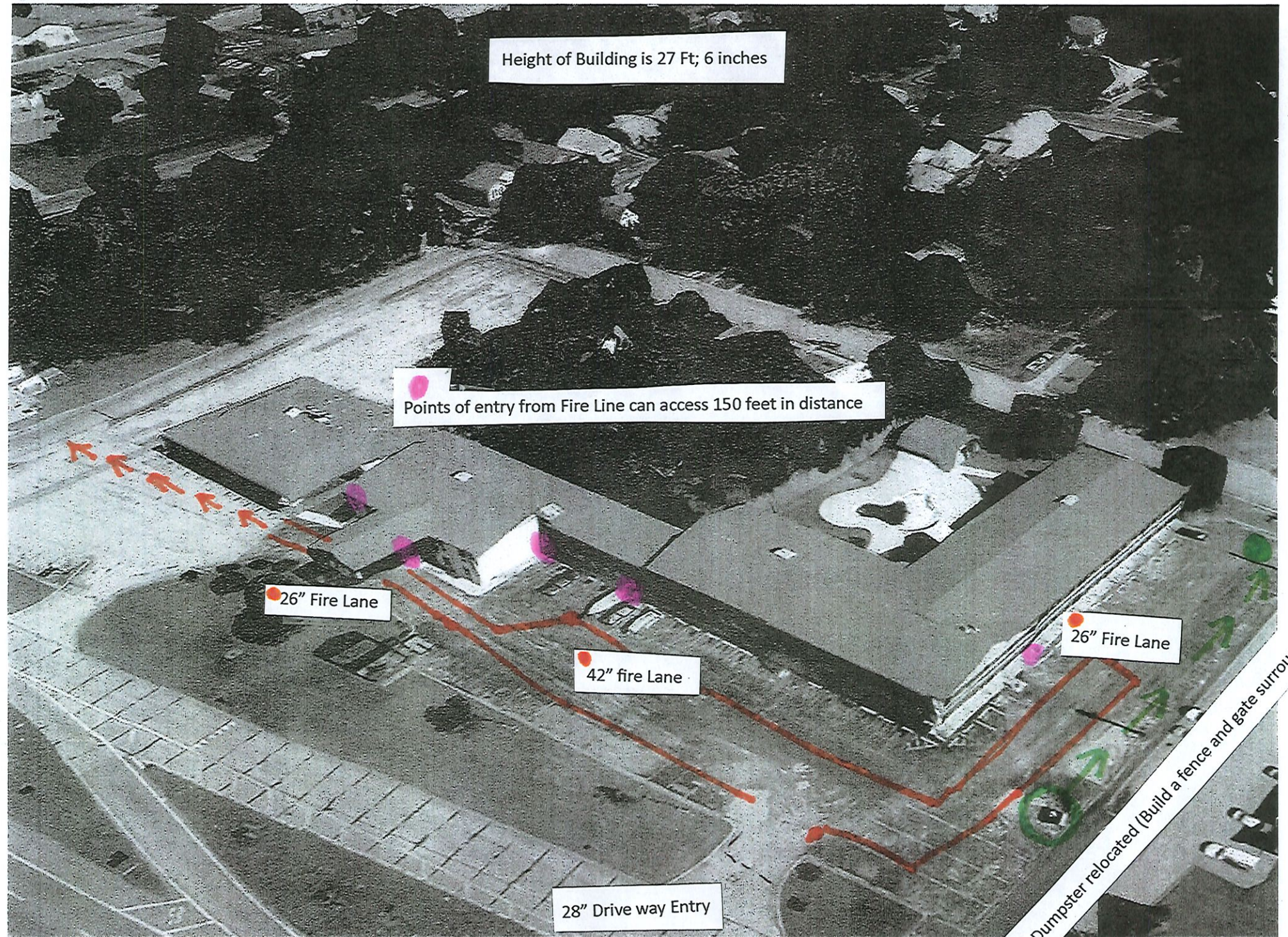


Fire Hydrant

177 Feet to Property Line / 188 Feet to hotel

Fire Hydrant

155 Feet to hotel





Pipe Chase Located in every building:

- Clean debris free
- Clean up any loose or hanging wires