

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 15, 2020 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR NOVEMBER 17, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. ANNOUNCEMENTS
4. **APPOINT BOARD OF ADJUSTMENTS**
5. **CONSENT AGENDA (ITEMS 9, 17 & 22)**
6. **1318 NORTH LUCKETT STREET**
The request of Lennie & Lisa Lundervold (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1318 North Lockett 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.
7. **3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) & 600-1900 BLOCKS WEST U.S. HIGHWAY 82**
The request of TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners), Ryan Johnson (Representative), Covenant Development (Developer), Norris Design (Planner/Landscape Architect) and JHP (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the properties 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

8. **405 WEST MCLAIN DRIVE**

The request of Jose Menjivar (Owner) and James Green (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.

9. *** 1744 LADD ROAD**

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).

10. **2500 TEXOMA PARKWAY**

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 5.519 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.

11. **2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**

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 acres 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.

12. **2602 SOUTH FM 1417 (HERITAGE PARKWAY)**
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 allow a Storage Facility in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.
13. **2610 SOUTH FM 1417 (HERITAGE PARKWAY)**
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 conceptual 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.
14. **2500 SOUTH FM 1417 (HERITAGE PARKWAY)**
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 2500 South FM 1417 (Heritage Parkway), being 38.585 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 a Multi-Family Development (329 units) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District
15. **1103 NORTH BROUGHTON STREET**
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.

16. **1014 EAST EPSTEIN STREET**

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

17. *** 2007 & 2011 TEXOMA PARKWY**

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. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final approval of Lots 1 & 2, Block A, First United Bank Addition

18. **401 EAST TAYLOR STREET**

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 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.

19. **2708 WEST LAMBERTH ROAD**

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) District.

Planning and Zoning Commission

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.

20.

2151 WEST MOORE STREET

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

- 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.

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.

21.

402 SOUTH CROCKETT STREET

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.

22.

*** 4805 NORTH FM 1417 (HERITAGE PARKWAY)**

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

23.

900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)

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. McNair 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

24. **900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)**

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 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

25. **ADJOURNMENT**

26. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

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

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustments may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustments under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

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 December 10, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 10th day of December, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 12/15/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

**APPROVE MINUTES OF THE REGULAR NOVEMBER 17, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

November 17, 2020 Draft Minutes

STATE OF TEXAS

§

November 17, 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 November 17, 2020.

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

ALTERNATE: NONE

MEMBERS ABSENT: COMMISSION MEMBER WOOD

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, CHRISTOPHER
ARMSTRONG, ASSISTANT CITY ENGINEER,

CITY ATTORNEY: BOB ROEDER

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 October 20, 2020 regular meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Vice-Chairman Downtain. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

ANNOUNCEMENTS

Rob Rae, Director of Development Services informed the board the next Planning and Zoning Commission Meeting will be December 15, 2020, moved up a week because of the Christmas Holidays.

DECEMBER 15, 2020
MEETING

APPOINT BOARD OF ADJUSTMENTS

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

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEMS 11 & 17)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Consent

Agenda Items as presented subject to the Staff Review Letters. Second by Commission Member Sims. All present voted AYE. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF MICHAEL STERRY (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2213 SOUTH CROCKETT STREET, BEING 0.329 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF MEADOW VIEW ADDITION.

FINAL PLAT –
MEADOW VIEW
ADDITION
2213 SOUTH
CROCKETT STREET
(MICHAEL STERRY)

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. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barbershop, thrift shop and retail fresh produce. The owner 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.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN CROSSROADS LTD (OWNERS) AND A & W SURVEYORS, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 3100-3500 BLOCKS SOUTH U.S. HIGHWAY 75, BEING 8.938 AND BEING LOT 6, BLOCK 2, SHERMAN CROSSROADS, PHASE II, LOTS 1R-1 AND 6, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF SHERMAN CROSSROADS PHASE II, LOTS 25, 26 & 27, BLOCK 2

REPLAT SHERMAN
CROSSROADS,
PHASE II, LOTS 25,
26 & 27, BLOCK 2
3100-3500 BLOCKS
SOUTH U.S.
HIGHWAY 75
(SHERMAN
CROSSROADS, LTD)

The property is located in the 3100-3500 blocks of South U.S. Highway 75; the southeast corner of FM 1417 (Heritage Parkway) and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owners would like to Replat the property into (4) four lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT

THE REQUEST OF MICHAEL S. COOK (OWNER), JIM HENDRICKSON (APPLICANT), FREDDY'S FAST CASH (PROPOSED TENANT) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2201 TEXOMA PARKWAY, SUITE 100, BEING LOT 6, BLOCK 9, HIGHLAND PARK ADDITION AND A PORTION OF THE 25 FOOT WIDE FORMER RIGHT-OF-WAY ABANDONED BY RESOLUTION NO. 580, 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 CREDIT ACCESS BUSINESS (LOAN OFFICE) (FREDDY'S FAST CASH) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

SUP – CREDIT
ACCESS BUSINESS
(LOAN OFFICE)
2201 TEXOMA
PARKWAY, SUITE
100
(FREDDY'S FAST
CASH)

Michael Cook, 6908 Echo Canyon Drive, McKinney, TX

Mr. Cook appeared to represent the request and answer any questions. The property is located at 2201 Texoma Parkway, Suite 100; the northeast corner of Texoma Parkway and Peyton Street; formerly Payless Shoes. The property is zoned a C-2 (General Commercial) District.

Mr. Cook explained the building has been divided into two units, repaired the parking lot and restriped it. Freddy's Fast Cash Inc. is a licensed Credit Access Business in the State of Texas. They would like to open a loan office at 2201 Texoma Parkway, Suite 100. They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone asked about access from the neighboring property to the north. Do you have any plans to put a curb between the two properties?

Mr. Cook responded the property to the north abuts to my property; there is a small curb on the north side of my building.

Rob Rae, Director of Developmental Services explained it is possible for the traffic from the business to the north to access your parking lot; do you understand that.

Mr. Cook responded, yes.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the Specific Use Permit to allow a Credit Access Business (Loan Office) for Freddy's Fast Cash in a C-2 (General Commercial) District subject to the Staff Review Letter at 2201 Texoma Parkway, Suite 100 Second by Commission Member Sims.

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

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

FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM
PIKE (REPRESENTATIVE) 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. MCANAI
SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF WASHINGTON MEADOWS,
PHASE I

FINAL PLAT –
WASHINGTON
MEADOWS, PHASE I
900 BLOCK NORTH
FM 1417 (HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/11/2020, 11:18
a.m.

THE REQUEST WAS WITHDRAWN.

FINAL PLAT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM
PIKE (REPRESENTATIVE) AND PRESTON TRAIL LAND
SURVEYING (SURVEYOR) CONCERNING THE PROPERTY
IN THE 900 BLOCK OF NORTH FM 1417 (HERITAGE
PARKWAY), BEING 21.132 ACRES IN THE J.B. MCANAI
SURVEY, ABSTRACT NO. 763, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF WASHINGTON MEADOWS,
PHASE II

FINAL PLAT –
WASHINGTON
MEADOWS, PHASE II
900 BLOCK NORTH
FM 1417 (HERITAGE
PARKWAY)
(WYLDEWOOD
HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/11/2020, 11:18
a.m.

THE REQUEST WAS WITHDRAWN.

VARIANCE

THE REQUEST OF WYLDEWOOD HOMES (OWNERS) AND
TIM PIKE (REPRESENTATIVE) CONCERNING THE
PROPERTY AT 4016 BELMONT BOULEVARD, BEING LOT 1,
BLOCK 4, HERITAGE FARMS ESTATES, A REPLAT OF LOT
2, BLOCK A, COUNTRY RIDGE ESTATES, NO. 10, AS
FOLLOWS;

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.2,
SUBSECTION (1) TO ALLOW A 23' REAR SETBACK FOR A
RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 25' IN
AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

VARIANCE – REAR
SETBACK
4016 BELMONT
BLVD.

(WYLDEWOOD
HOMES)

(WITHDRAWN)

Tim Pike (Applicant) withdrew this request 11/10/2020, 7:30
a.m.

THE REQUEST WAS WITHDRAWN.

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF BUTTERFLY PROPERTIES V LLC (OWNERS), MONICA BROWN (APPLICANT), AMBIENCE COMMUNITY SERVICES, LLC (TENANT) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 222 SOUTH ELM STREET, BEING LOTS 2 & 4, BLOCK 1, A.R. LOVING 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 AN INTELLECTUAL AND DEVELOPMENTAL DISABILITIES FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/CENTRAL BUSINESS DISTRICT.
- SITE PLAN APPROVAL FOR AN ACCESSORY BUILDING FOR AMBIENCE COMMUNITY SERVICES, LLC

SUP –
INTELLECTUAL &
DEVELOPMENTAL
DISABILITIES
FACILITY

SITE PLAN –
ACCESSORY BLDG.

222 SOUTH ELM
STREET
(AMBIENCE
COMMUNITY
SERVICES, LLC)

Tom Rhodes and Monica Brown, 222 S. Elm St., Sherman, TX

Mr. Rhodes and Ms. Brown appeared to represent the request and answer any questions. The property is located at 222 South Elm Street; the northwest corner of Elm and Jones Streets. The property is zoned a C-2 (General Commercial) District and located in the Central Business District.

Mr. Rhodes explained Ambience Community Services, LLC provides various services and support to individuals with Intellectual and Developmental disabilities and their families in the North Texas Region. They provide residential group home and day programming services. They are committed to collaborating with the individuals they serve and their families to achieve goals and independence in the community. They are requesting a Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility for day habilitation and training. We are also requesting site plan approval for a 12' x 36' metal accessory building on the north side of their existing building. They had seen the Staff Review Letter and would abide by the Recommendations.

Mr. Rhodes provided pictures of the existing building, the front is brick and three sides of the building are metal.

Chairman Mahone asked Rob Rae if there were any concerns with the existing building.

Mr. Rae explained, "the existing building is currently nonconforming to the standards that we have. The new building will need to be constructed to the current standards."

Chairman Mahone explained to Mr. Rhodes "the new building would need to meet the masonry requirements or

an exception would need to be approved to allow a metal building. An exception could not be approved tonight because it would need to be advertised."

Mr. Rhodes explained, "the building is mostly going to be used for storage."

Commission Member Davis explained the Staff Review Letter states, "the existing building would need to be brought up to masonry as well."

Mr. Rae responded, "not the existing building; it is currently nonconforming."

Commission Member Davis stated, "since they are asking for something now, doesn't it have to be brought up to conformance now?"

Mr. Rae responded, "I do not believe so in this case."

Mr. Rhodes explained, "the new building would be considered an accessory building so it wouldn't require the main building to be brought up to code."

Commission Member Davis explained, "the Specific Use Permit is for the building that is not in compliance."

Mr. Rae explained, "the Specific Use Permit is for the use of the building and the accessory use. The site plan approval is for the accessory building, because it is on Elm Street and located in the Central Business District, it requires site plan approval and part of that site plan approval is for this new additional building. I believe they want to use the new building as a classroom."

Mr. Rhodes responded, "it would be for overflow possibly but mostly for storage. The building will have metal siding on four sides with one door, no bathroom, no kitchen, two walls; that is all it will be."

Chairman Mahone explained, "even if your site plan for the accessory building is approved tonight, it would still have to conform to the ordinance; therefore, it could not be metal."

Mr. Rhodes stated, "it says concrete lap siding; that would be approved."

Chairman Mahone responded, "yes."

Chairman Mahone asked if the clients would live at the site or stay overnight.

Ms. Brown responded, "no."

Commission Member Davis asked what the hours would be.

Ms. Brown responded, "Monday through Friday, 8 a.m. – 4:30 p.m."

Commission Member Manley asked if the parking spaces were paved.

Mr. Rhodes responded, "parking is available on two sides of the building; there is ample parking."

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility in a C-2 (General Commercial) District/Central Business District and site plan approval for an accessory building subject to the Staff Review Letter at 222 South Elm Street. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

ZONE CHANGE

THE REQUEST OF MICHAEL STERRY (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 2213 SOUTH CROCKETT STREET, BEING 0.329 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – R-1
TO C-1
2213 SOUTH
CROCKETT ST.
(MICHAEL STERRY)

Michael Sterry, 241 Country Club Dr., Heath, TX

Mr. Sterry appeared to represent the request and answer any questions. 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. The existing building on the lot has been used as a beauty shop, retail clothing sales, office, barbershop, thrift shop and retail fresh produce.

Mr. Sterry explained, "I have a small 640 square foot wood frame building; it has been empty for ten years. I would like to lease the building for an office and to do that I need to change the zoning on the property to comply with current

zoning regulations.” He had seen the Staff Review Letter and would abide by the Recommendations.

Commission Member Davis asked if there was something in the building now, “I see a flag flying.”

Mr. Sterry explained, “that is an RV feather flag.”

Mr. Sterry explained, “the property is adjacent to the RV Park, which I own and there is a cemetery on the north side. The Staff Review Letter states “a minimum 6’ solid screening is required adjacent to residentially zoned property. I am not opposed to a chain link fence, but I do not think a solid wood fence would look very good. Right now, there is a chain link fence that comes up the side of the building and goes to the cemetery; it divides the parking lot from a grass area.”

Chairman Mahone explained, “you would have to apply for an exception for that.”

Mr. Sterry responded, “I understand. I took some measurements in the parking lot today and I have to comply with the Fire Code and access. If cars are parked in a parking space, how much distance to the edge of the car to the back of the driveway is mandatory.”

Chairman Mahone explained he would need to talk to the Fire Marshal regarding the Fire Codes.

Mr. Sterry explained, “I am prepared to redo the driveway, but I need to make sure everything will be approved.”

Mr. Rae explained, “the Fire Marshal signs off on the Certificate of Occupancy Permit, even if it is approved tonight, you would still need to contact the Fire Marshal.”

Chairman Mahone explained, “the parking lot shows three parking spaces and you would be able to move the parking around after the meeting to meet Fire Codes.”

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 request for a zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District at 2213 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Whitaker

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

VOTING NAY: NONE

MOTION CARRIED.

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

ZONE CHANGE

THE REQUEST OF STONEHOLLOW HOMES (OWNERS), SPIRARS ENGINEERING & SURVEYING (CIVIL ENGINEER/SURVEYOR) AND LAUREN HELMBERGER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING 4.040 ACRES IN THE E. JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

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

ZONE CHANGE – C-1
TO R-1
200 BLK. SOUTH FM
1417 (HERITAGE
PARKWAY)
(STONEHOLLOW
HOMES)

Lauren Helmberger, 765 Custer Road, Ste. 100, Plano, TX

Ms. Helmberger appeared to represent the request for Stonehollow Homes and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family development located on 46.925 acres of land. A 4.04 acre tract is zoned a C-1 (Retail Business) District and the owners are requesting to rezone the property to an R-1 (One Family Residential) District to be included in the Estates at Baker Park a proposed 165 lot, single-family development. She had seen the Staff Review Letter and would abide by the Recommendations.

Appearing from the audience:

Shannon Cain, 2605 W. Cascade, Sherman, TX

Mrs. Cain asked with the change to commercial,” is there any access to the commercial property through Baker Park Drive or is it strictly to FM 1417 (Heritage Parkway).”

Chairman Mahone explained, “they are changing a small portion of the property to an R-1 (One-Family Residential) District.”

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

A Letter was received from”

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

“We are in favor of rezoning to R-1 (One-Family Residential) District.”

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District in the 200 Block of South FM 1417 (Heritage

Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: MAHONE, 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 STONEHOLLOW HOMES (OWNERS), SPIRARS ENGINEERING & SURVEYING (CIVIL ENGINEER/SURVEYOR) AND LAUREN HELMBERGER (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 200 BLOCK OF SOUTH FM 1417 (HERITAGE PARKWAY), BEING THE PROPOSED LOTS 14-27, BLOCK B; LOTS 3-16 & LOTS 19-34, BLOCK C; LOTS 1-22, BLOCK D; LOTS 1-7 & LOTS 17-23, BLOCK E; LOTS 2-10, BLOCK G AND LOTS 1-7, BLOCK H OF THE PROPOSED ESTATES OF BAKER PARK, 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/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

SUP – PATIO HOMES
200 BLK. SOUTH FM
1417 (HERITAGE
PARKWAY)
(STONEHOLLOW
HOMES)

(TABLED)

Lauren Helmberger, 765 Custer Road, Ste. 100, Plano, TX

Ms. Helmberger appeared to represent the request and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street. Estates at Baker Park is a proposed single-family residential development located on 46.925 acres of land. The owners are requesting to plat the property into 165 lots, rezone a portion of the property from a C-1 (Retail Business) District to an R-1 (One Family Residential) District. In addition, they are requesting a Specific Use Permit to allow patio homes on 96 lots in the single-family residential development, roughly 58% of the development. She had seen the Staff Review Letter and would abide by the Recommendations.

Ms. Helmberger explained, “the patio home lots will be 50’ wide and they plan to have 5’ setbacks on the side of the lots. We are keeping consistent with the R-1 (One-Family Residential) District setbacks, 25’ setbacks from the front and rear property lines.”

Commission Member Davis asked if the whole neighborhood would be patio homes.

Ms. Helmberger explained, “the only patio home lots are internally in the subdivision; 96 lots will be 50’ wide lots for patio homes, the rest will be 60’ wide lots on the exterior of

the subdivision for a total of 165 lots. Calgary Drive and Cascade Drive will be extended through the development. We tried to put a 200' buffer from the existing homes on Baker Park Drive to respect the existing zoning in place and push all the 50' lots closer internally in the subdivision. All the Lot and Block Numbers for the Specific Use Permit for the patio homes are the same even though we removed two lots from the original Preliminary Plat due to Floodplain and extending Calgary Drive. We took the western, eastern and northern property lines and we offset 200' and anything within that 200' we put a buffer to abide by the existing R-1 (One-Family Residential) District compliant with 60' lots. Our lots are actually 62.5 feet to put Stonehollow's product on the lots and to respect the R-1 (One-Family Residential) District requirements."

Chairman Mahone explained, "200' from the existing homes, anything in that area would be the same lot requirements with patio homes in the middle of the development."

Ms. Helmberger responded, "correct and adjacent to the multi-family sites."

Appearing from the audience:

Chris West, 2609 W. Biscayne, Sherman, TX

"I am opposed to garden homes being connected to my neighborhood due to the traffic and parking situation that causes. This has been asked for before, not in the same spot but in that neighborhood on Baker Park Drive and it was not approved last time. I bought in this neighborhood to get away from patio homes. I'm opposed to it."

Mrs. Shannon Cain, 2605 W. Cascade, Sherman, TX

"As Mr. West stated, the established neighborhood in Baker Park has a certain look to it. We came in different phases of this board about two years ago for this same issue in a different area with a different builder wanting to put patio homes, wanting to squeeze down the lot sizes and our neighborhood was opposed to that. We have an established neighborhood that is well kept, it has appropriate size lots, we don't allow overnight parking, we don't have squeezed in houses, it is a certain size house that is built in that area. That may sound kind of rude to come across that way, but growing up in a neighborhood that had very, very small lots, that had cars parked all over the place and in their yards. I bought in this neighborhood with my husband because it was a dream neighborhood for me to live in Sherman from the neighborhood I grew up in Sherman. I do not want to see this neighborhood changed, we have fought for this before, Planning and Zoning Board listened to our concerns of our neighborhood and voted that down. We are here again asking the same thing, to please not allow patio homes in this neighborhood, not allow anything less than 60' wide lots."

Nancy Sims, 2509 W. Cascade, Sherman, TX

"I have lived at this address since 1986. The lot is 100'x150'. This neighborhood is a perfect neighborhood, it is quiet, there is not much traffic, and kids can run, play, and have a great time. There are a lot of people that are retiring now that have lived in that neighborhood for a long time. The last thing we want is and want to see happen is increased traffic. I understand by law you only send out notices to people within 200', but I think this room would be full if everyone in our subdivision knew what people are wanting to do. I don't have any issue with patio homes, that's fine, but you are encroaching into an area that we have paid high dollar taxes, some of the highest taxes in Sherman to live here and now it looks to me that there are only two ways in and out of Baker Park Drive and then one entryway off FM 1417 (Heritage Parkway), unless I am looking at it wrong. The amount of traffic that is going to cause is going to be a nightmare and plus my granddaughter just finished going to Sory Elementary School and I know for a fact that they are bulging at the seams. I know we are getting a new school and they might have a few new vacancies, but they were turning down students last year because they were to capacity. People that live in this size home, they are probably going to be young couples starting out with small children; I don't know how they are going to go to Sory, which would be the school district; I don't know how Sory is going to fit that many kids into an existing school that is already to capacity. My main concern is the increase in traffic and where do people park."

Ms. Helmberger explained, "one of the items on the Staff Review Letter was that we needed to connect Calgary Drive to our subdivision; so that is a City requirement."

Casey Milks, River Ranch Apts., 303 S. FM 1417 (Heritage Parkway), Sherman, TX

"Will the subdivision back up to our apartment complex or the Villas."

Chairman Mahone responded, "the Villas."

Gary Baker, 2700 W. Cascade, Sherman, TX

"My lot is 100' x 150' and it looks like they are going to tack another house on the other side of my neighbor, which is already going to look funny. I agree they are going to have to do at least 60'. I do not agree with patio homes and it will cause a lot of traffic there. My backyard floods really bad so if you put more houses there, it will be a lot worse unless there is some kind of runoff somehow. My pool floods, I spend days cleaning my pool. I don't see how it is going to help. I'm opposed to it."

Mr. Shannon Cain, 2605 W. Cascade, Sherman, TX

"I have been a resident of Sherman since 1987 and have lived in that neighborhood for 16 years now. I can attest that has been a well-established neighborhood, everybody

knows each other, it is quiet, we all take care of each other. That is one of the reasons I am speaking, there is opposition and concerns and we all understand Sherman presents opportunities; that is a great thing, we do not want to stifle that, but we also want to talk about our concerns. I agree with what I have heard here, there is a great point made by Gary a moment ago. That is a top of a hill; water is always going to run downhill. We talk about the streets channeling that water, I live on Cascade, right behind me is a large creek and we are already having erosion issues back there; I'm wondering how that is going to be handled. There are properties being effected back there right now. My neighbor to the west is about to lose his back yard to it. That all runs down to a creek that is on Highway 56 that is already flooding time to time. I know that is something that comes along a little later, they get the clearance here and then they worry about the drainage issue."

"Secondly the parking, I do wonder about that, it is a number of people, are there going to be any type of regulations with this development, if there is not parking on the road. Are emergency vehicles going to be able to navigate through those roads to be able to get where they need to be or are they going to be dealing like they are in some other neighborhoods, where there is double parking on both sides of the road and they can't get through. When Baker Park Drive was connected to Center Street, that created a short cut for everyone, there are people coming down that road all hours of the day and night, that is the way it ought to be, but we wish they would slow down. I wonder if this is going to be used as a short cut as well. I do not know what the benefit of being able to cut through in that neighborhood; that is one of those traffic issues. I also think wherever this neighborhood and the flow of traffic connects into Cascade that is fundamentally change the experience of those homeowners. I believe both of the homeowners on Cascade that about this have sent in letters and I just want you to consider what they are concerned with. This is a situation that young families are going to take advantage of; I have a situation where I can move into a good school and a great town, but the question becomes will that actually come true for them, what will be their experience when they actually live here. We want Sherman to be a place of opportunities, but we also want it to be a place where the people have invested in this neighborhood for the last thirty years have an investment that is rock solid, not something that is changed on them later on."

Martha Dorman, 2600 W. Biscayne, Sherman, TX

"The one thing that I would like to address is the traffic pattern this is going to create on Baker Park Drive. Right now, it ends at Calgary Drive; it does not show the development that is currently under development on the east side of Baker Park Drive, where Stonehollow has bought some of those lots on Brossard Drive right now. There is going to be four streets with forty or fifty homes

that are going to empty onto Baker Park Drive. When we came as a neighborhood, all fifty homeowners against having 40' lots in there and ya'll allowed 50' lots, we were under the impression that there would be an exit onto Center Street. Due to the flooding of the overall subdivision, a study was done, all of a sudden, a house was built there and the only entrance and exit for that part of the neighborhood is onto Baker Park Drive. Now you are going to cut through Cascade and Calgary, I walk out there every morning and every evening, this is the new cut through to avoid the traffic light at FM 1417 (Heritage Parkway) and Highway 56. When the new high school opens up, I'm sure this will become a bigger raceway for people that are wanting to get away from the high school because of all the construction that is going to be taking place on FM 1417 (Heritage Parkway). That really concerns us in the neighborhood. We would like to see more entrances into this area beyond FM 1417 (Heritage Parkway) and less onto Baker Park Drive."

"In addition, it is a standard size lot, I like the others bought into this neighborhood when I came here twenty some years ago, I waited for a house to open up because we have 100' wide lots that we have invested in a nice neighborhood; it is a very sought after neighborhood. It seems like the message that is coming to us that you don't want the City to grow with larger homes, so I'm greatly opposed even though there is going to be a buffer and having patio homes in that area. Where it was approved before on Brossard, there are some lots in there that are less than 50' lots, which is sad they could have used that to not set those houses on the 10' setback line from the street and made a really nice entrance into their subdivision."

"In addition, the flooding has become an issue and there are some houses at Cascade and Baker Park Drive that are flooding. We were told that you would address that. I live in an established neighborhood that backs up to Calgary, now the developer has come in there resized the height in the drainage on that lot of which now ya'll say that is not a problem, that is a City matter and you need to take that up in court with that developer, builder or home owner. Right now, one gentleman is suffering with his garage flooding and his air conditioner floods because that builder came in and graded all of those lots to flow onto people that are on Baker Park Drive and ya'll are getting us no help. We are having to go in and build a retaining wall to keep washing away and being flooded."

"Also, I thought it was the neighborly thing to do to have fences to share a common fence with your neighbor behind even though I see these houses going in, the new trend is to put fence on fence, well there are people in this audience that can attest that does not work. The fence that went up behind me is four foot behind the property line and created a dead space, so even though these are nice homes and

they are going to back up to existing homes, there is no guarantee they will remain a nice neighborhood that we are used to. I wish you would consider that especially the traffic pattern and how that empties onto Baker Park Drive and we see a better quality of larger type lot and not these patio homes.”

Ms. Helmberger understood a lot of their concerns. “I want to reiterate a couple of points. As far as access to this subdivision, Cascade Drive and Calgary Drive were stubbed out for future development here. On FM 1417 (Heritage Parkway) and due to spacing requirements and the onramp to FM 1417 (Heritage Parkway) and Highway 56 intersection hampers our access points. Our southern border we are adjacent to City Property not Center Street so we do not have an option of connecting to Center Street. We would be open to alternative access points; this is an odd shape of land and we are working with the best that we can.”

“As far as drainage concerns, I was not aware that anyone’s house was flooding, but I do know the hill they are referring to, we have not done extensive grading analysis but Texas Law prohibits lot to lot drainage without a drainage easement so we are already addressing the fact that we will have to add some retaining walls, easements to those rear lots or we are having to push what we call a city and drive down rover so we can ensure there is no lot to lot drainage and we are not flooding anyone’s house. I cannot speak to the creek that is running through the Baker Park Development, but all of our drainage is going down south, draining underneath Center Street. We will be detaining on our property, so we will not be releasing any more than existing flows at this time, currently that is where the flood study is taking us. I think we will be helping neighbors adjacent to Cascade Drive.”

“As far as the parking issue, zoning requirements are one space per bedroom. We will have a two-car garage and two spaces in the driveway. We will limit the houses to four bedrooms.”

“I understand everyone’s concerns that is why we have the 200’ buffer for lots adjacent to the existing houses. There is a market out there for this product that people do want these smaller homes whether they are young starting a family or getting older and want less maintenance.”

Commission Member asked if they will have a Homeowner’s Association Agreement where they do not allow on street parking.

Ms. Helmberger responded, “we are going to have a HOA. We are allowing ample parking on the lot. The houses will be a maximum four bedrooms.”

Mr. Rae explained, "they might not know until the homeowner buys the lots how many bedrooms it might be."

Commission Member Manley asked, "if they have looked out what the development would look like if all the lots conformed with the lot requirements."

Ms. Helmberger responded, "we have considered that option. At the end of the day the property is zoned R-1 (One-Family Residential) District and if that is what we need to do, we will do that. Stonehollow has seen this need for a slightly smaller product; that is why we are asking for this."

Commission Member Manley asked if she knew how many fewer homes would be in this subdivision if they were all conforming.

Vice-Chairman Downtain responded, "it would be twenty something."

Ms. Helmberger responded, "15-20 lots less."

Commission Member Manley asked Mr. Rae "if they were not asking for the Specific Use Permit would all other aspects of this proposal be conforming."

Mr. Rae responded, "that is correct. Fifteen homes generates about 150 car trips a day, however that is distributed. Each home generates about 10 trips per day."

Commission Member Davis state, "I understand Stonehollow sees a need for this, but you might have an area that does not fit the neighborhood."

Ms. Helmberger explained, "there is a subdivision to the south of this on FM 1417 (Heritage Parkway) that are smaller lots. We understand there are bigger lots adjacent to us but we was not trying to pick a random spot where we would be surrounded by estate lots."

Commission Member Davis explained, "you are requesting well over half of the lots for patio homes."

Chairman Mahone stated, "60% seems too much."

Ms. Helmberger asked, "if you approved 30% would we come back with a new layout."

Chairman Mahone was concerned, "if we limit the number then perhaps your Specific Use Permit has potential of passing but you would have to come back anyway."

Mr. Rae asked if she would like to table the request to give time to go back to the drawing board.

Ms. Helmberger responded, “yes, we would prefer that. We would like to table the request.”

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

Letter received from”

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

“We are not in favor of this. We would like to keep the uniform look of the housing area.”

ACTION TAKEN.

Motion by Commission Member Downtain to table the request to allow patio homes in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District in the 200 block of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Sims.

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

VOTING NAY: MANLEY

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION

THE REQUEST OF STONEHOLLOW HOMES (OWNERS) AND SPIRARS ENGINEERING INC. (CIVIL ENGINEER/SURVEYOR) CONCERNING 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:

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 ESTATES AT BAKER PARK ADDITION:

LOT 9, BLOCK A – 50.87’

LOT 10, BLOCK A – 41.58’

LOT 24, BLOCK A – 41.90’

LOT 25, BLOCK A – 45.58’

LOT 26, BLOCK A – 54.41’

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF ESTATES AT BAKER PARK.

EXCEPTION – LOT
WIDTH

PRELIMINARY PLAT
– ESTATES AT
BAKER PARK
200 BLK. SOUTH FM
1417 (HERITAGE
PARKWAY)
(STONEHOLLOW
HOMES)

(TABLED)

Lauren Helmberger, 765 Custer Road, Ste. 100, Plano, TX

Ms. Helmberger appeared to represent the request and answer any questions. 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 and C-1 (Retail Business) District. The owners would like to plat the property into (167) one-hundred-sixty-seven lots for

residential development. They are requesting an exception on five lots located in the cul-de-sacs to be less than the required 60' wide.

Ms. Helmberger requested this item be tabled.

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

Letter received from"

William & Diana Tyner, 310 Baker Park Drive, Sherman, TX

"We are not in favor of this. For uniformity 60 foot lot widths should be required."

ACTION TAKEN.

Motion by Commission Member Sims to table the request for a Preliminary Plat of the Estates at Baker Park and the exceptions in the 200 block of South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

THE REQUEST WAS TABLED.

EXCEPTION & REPLAT

THE REQUEST OF YOUNG ENTERPRISES, LP (OWNERS), CITY OF SHERMAN, WAYNE LEE (APPLICANT) AND JONES CARTER (CIVIL ENGINEERS/SURVEYOR) CONCERNING THE PROPERTY IN THE 4700-5000 BLOCKS NORTH TRAVIS STREET AND 5004 AND 5008 KNOLLWOOD ROAD, BEING 6.359 ACRES IN THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 46.86' LOT WIDTH IN LIEU OF THE REQUIRED 60' LOT WIDTH ON THE PROPOSED LOT 4R (5008 KNOLLWOOD ROAD) OF THE FINAL PLAT OF NORTH CREEK ADDITION, SECTION 5 AND REPLAT OF LOTS 4 & 5, NORTH CREEK ADDITION, SECTION 4 IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

FINAL PLAT APPROVAL OF NORTH CREEK ADDITION, SECTION 5 AND REPLAT OF LOTS 4 & 5, NORTH CREEK ADDITION, SECTION 4

EXCEPTION – LOT WIDTH

FINAL PLAT -
NORTH CREEK
ADDITION, SECTION
5 AND REPLAT OF
LOTS 4 & 5, NORHT
CREEK ADDITION,
SECTION 4
4700-5000 BLK.
NORHT TRAVIS ST. &
5004 & 5008
KNOLLWOOD ROAD
(YOUNG
ENTERPRISES)

Wayne Lee, City of Sherman Director of Engineering, 220 W. Mulberry, Sherman, TX

Mr. Lee appeared to represent the request and answer any questions. The property is located in the 4700-5000 blocks North Travis Street and 5004 and 5008 Knollwood Road between Liberty Hill Trail and Northcreek Drive. The property is zoned an R-2 (Multi-Family Residential) District

and C-1 (Retail Business) District. The owners and the City of Sherman would like to extend Hilre Drive west to Travis Street to help reduce some of the traffic issues along Northcreek Drive. They are requesting a Replat of the property to dedicate right-of-way for the Hilre Drive extension and three lots. The lot at 5008 Knollwood Road requires an exception to allow a 46.86' lot width in lieu of the required 60' on the proposed Lot 4R of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4. 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 Replat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for an exception to allow a 46.86' lot width in lieu of the required 60' lot width on the proposed Lot 4R (5008 Knollwood Road) of the Final Plat of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4 in an R-2 (Multi-Family Residential) District subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

Planning and Zoning Commission

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Final Plat approval of North Creek Addition, Section 5 and Replat of Lots 4 & 5, North Creek Addition, Section 4 in the 4700-5000 blocks of North Travis Street and 5004 and 5008 Knollwood Road subject to the Staff Review Letter. Second by Commission Member Davis.

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

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF 75/82 SHERMAN CROSSING LTD (OWNERS), TRACTOR SUPPLY (TENANT), ONYX CREATIVE (ARCHITECT) AND AARON BLUE, (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101,

SUP – OUTDOOR
DISPLAYS

SITE PLAN –
GREENHOUSE/

BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF
SHERMAN CROSSING 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 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.

CANOPY,
ENCLOSED FEED
STORAGE AREA &
CUSTOMER PICKUP
DRIVE THRU
3201 NORTH U.S.
HIGHWAY 75, STE.
101
(75/82 SHERMAN
CROSSING, LTD)

(WITHDRAWN)

An email was received from Aaron Blue, Onyxcreative,
25001 Emery Rd., Ste. 400, Cleveland, OH requesting to
withdraw the request. 11/16/2020, 8:26 p.m.

THE REQUEST WAS WITHDRAWN.

OTHER BUSINESS

Chairman Mahone explained we need to appoint a
subcommittee to review the patio home ordinance at the
request of the City Council. Chairman Mahone appointed:
CLAY MAHONE, SHAWN DAVIS AND TRISH WOOD.

ADVISORY
COMMITTEE

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:22 p.m.

ADJOURNMENT

CHAIRMAN



SECRETARY



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

5.

Meeting Date: 12/15/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 9, 17 & 22)

List of Agenda Items:

9. * 1744 LADD ROAD

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).

17. * 2007 & 2011 TEXOMA PARKWY

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. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final approval of Lots 1 & 2, Block A, First United Bank Addition

22. * 4805 NORTH FM 1417 (HERITAGE PARKWAY)

The request of 680 Investment Properties, LLC (Owners) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property at 805 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



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

6.

Meeting Date: 12/15/2020

Prepared by: Rob Rae, Director of Development Services
Scott Shadden, Director of Development Services
Rob Rae, Incoming Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

1318 NORTH LUCKETT STREET

The request of Lennie & Lisa Lundervold (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1318 North Lockett 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.

Background:

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. The owners would like to open a State Licensed Preschool with a maximum of ten children at this location. The hours of operation will be Monday thru Friday, 8:30 a.m. to 3:30 p.m. with morning and afternoon sessions.

Adjacent Zoning:

R-1 (One Family Residential) District
College Park Overlay District

Origination:

Lennie & Lisa Lundervold (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

Number of notices mailed:

14

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

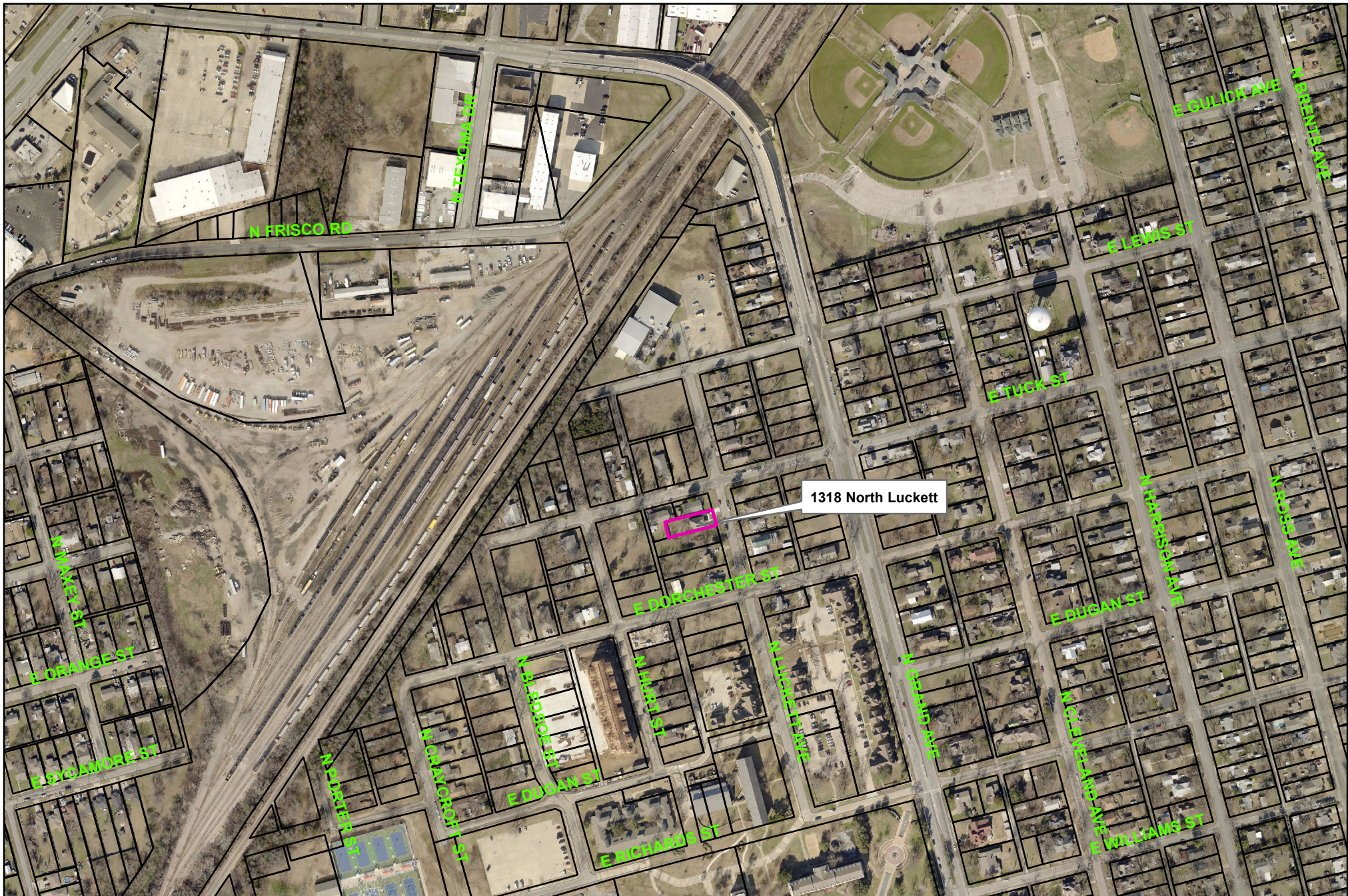
Replat

Site Plan

Building Elevations

Floor Plan

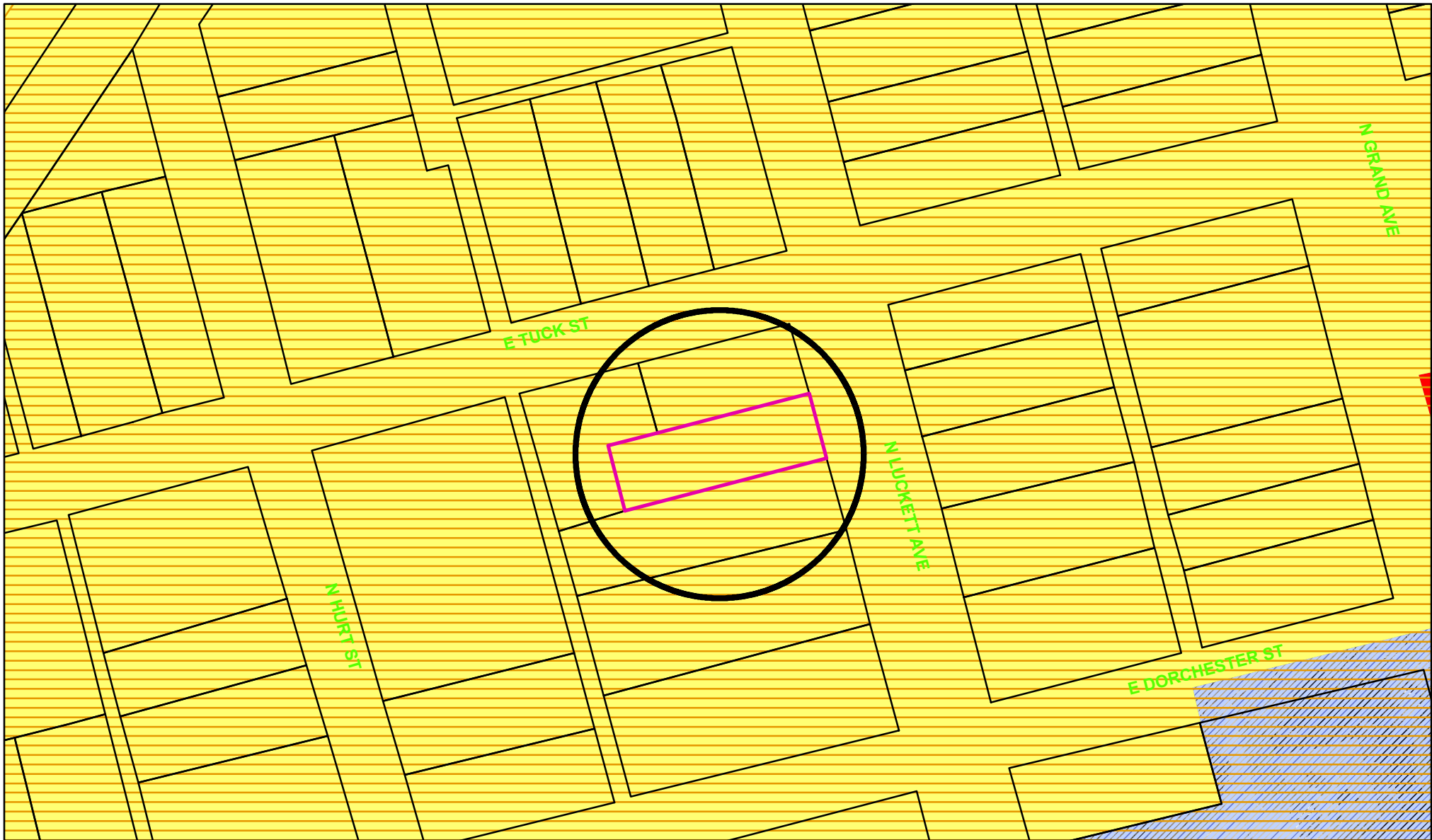
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1318 North Luckett Street


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



Zoning - 1318 North Lockett 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 891

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

ImageGIS.DBO.ORTHOS_2020

RGB

Red: Band_1
Green: Band_2
Blue: Band_3



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1318 North Luckett Street



October 28th, 2020

To Whom It May Concern,

Property Address: 1318 N Lockett Street Sherman, TX 75090

Purchased by: Lennie & Lisa Lundervold

Proposed use: Preschool

We purchased this property with the intent to open a State Licensed Preschool. The State Licensor has visited the property and performed an initial inspection. The hours of operation for the Preschool will be Monday thru Friday, 8:30 am – 3:30 pm with a morning session and an afternoon session.

There are no other buildings on the property at this time, just the house. We may add a storage shed to the back yard in the future and will apply for a permit if we do decide to add the shed at a later date.

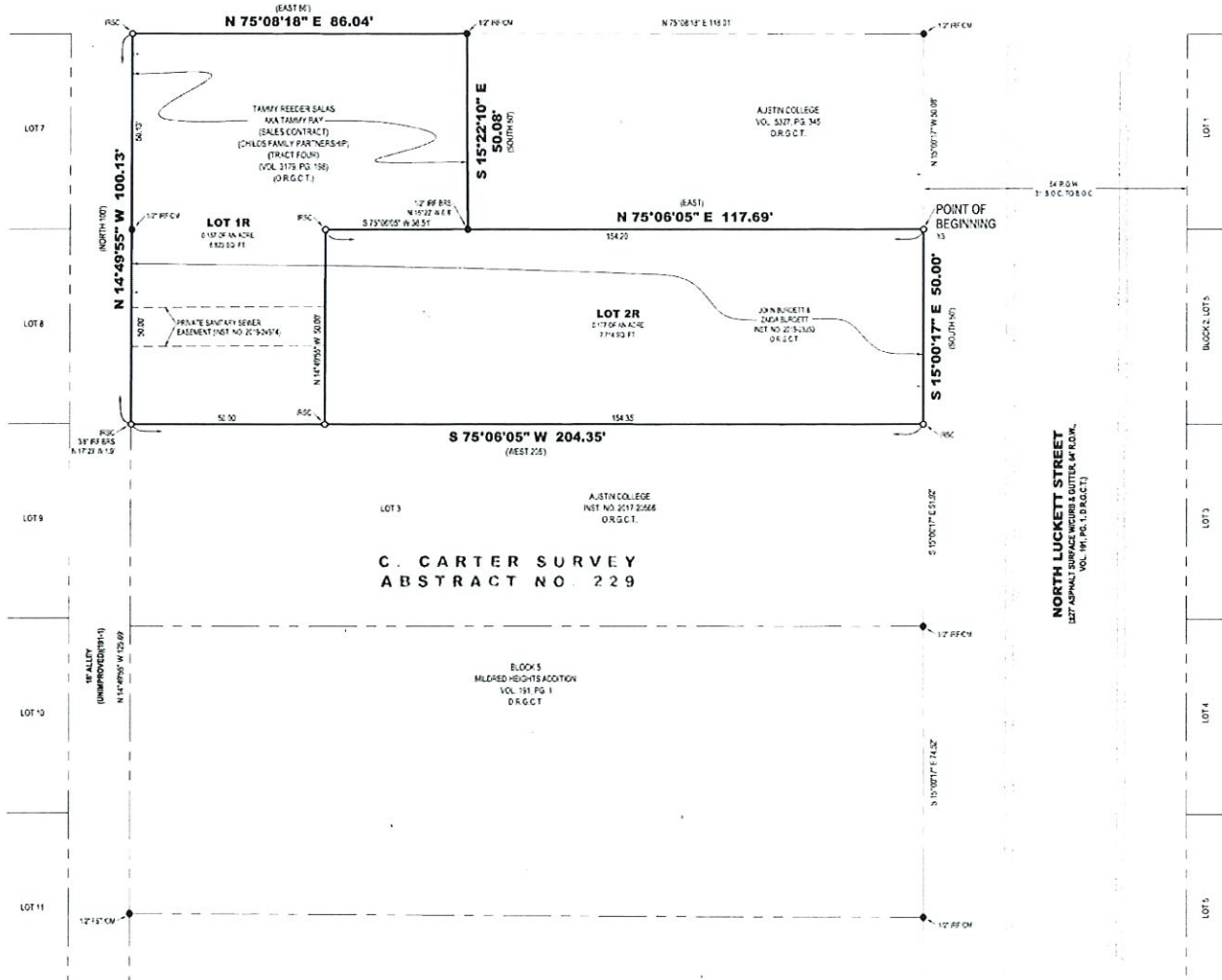
Thank you,

Lisa & Lennie Lundervold

EAST TUCK STREET
(27' ASPHALT SURFACE W/ CURB & GUTTER, 60' R.O.W.,
VOL. 191, PG. 1, D.R.G.C.T.)



All bearings shown are based on grid north of the
Texas Coordinate System of 1983, North Central
Zone (4322), North American Datum of 1983



FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 455506, effective date 05/20/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0250 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

- This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

LEGEND

● FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	D.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
17" IRON ROD IN "PRESTON TRAIL LAND SURVEYING, R.P.L.S. 6585" CAP SET	INST. NO.	INSTRUMENT NO.
17" IRON ROD FOUND	N.O.A.	RIGHT-OF-WAY
17" IRON ROD FOUND	VOL. PG.	VOLUME, PAGE
17" IRON ROD FOUND	()	DEED OR PLAT CALL
17" IRON ROD FOUND	---	BOUNDARY LINE
17" IRON ROD FOUND	---	ADJONER LINE
17" IRON ROD FOUND	---	ASPHALT

VICINITY MAP
(NOT TO SCALE)



OWNER:
Tammy Ray Salas
1322 East Tuck Street
Sherman, TX 75090

OWNER:
John Burdett
Zaida Burdett
48 Topp Road
Whitesboro, TX 76723
Ph: 943-220-1992

SURVEYOR:
Chris Noah, R.P.L.S. 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 933-765-5929

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 9/3/2020 2:48:46 PM
in the PLAT Records
MILDRED HEIGHTS ADDITION
Doc Number: 2020-137
Number of Pages: 2
Amount: 75.00
Order#: 20200903000114
By: NA

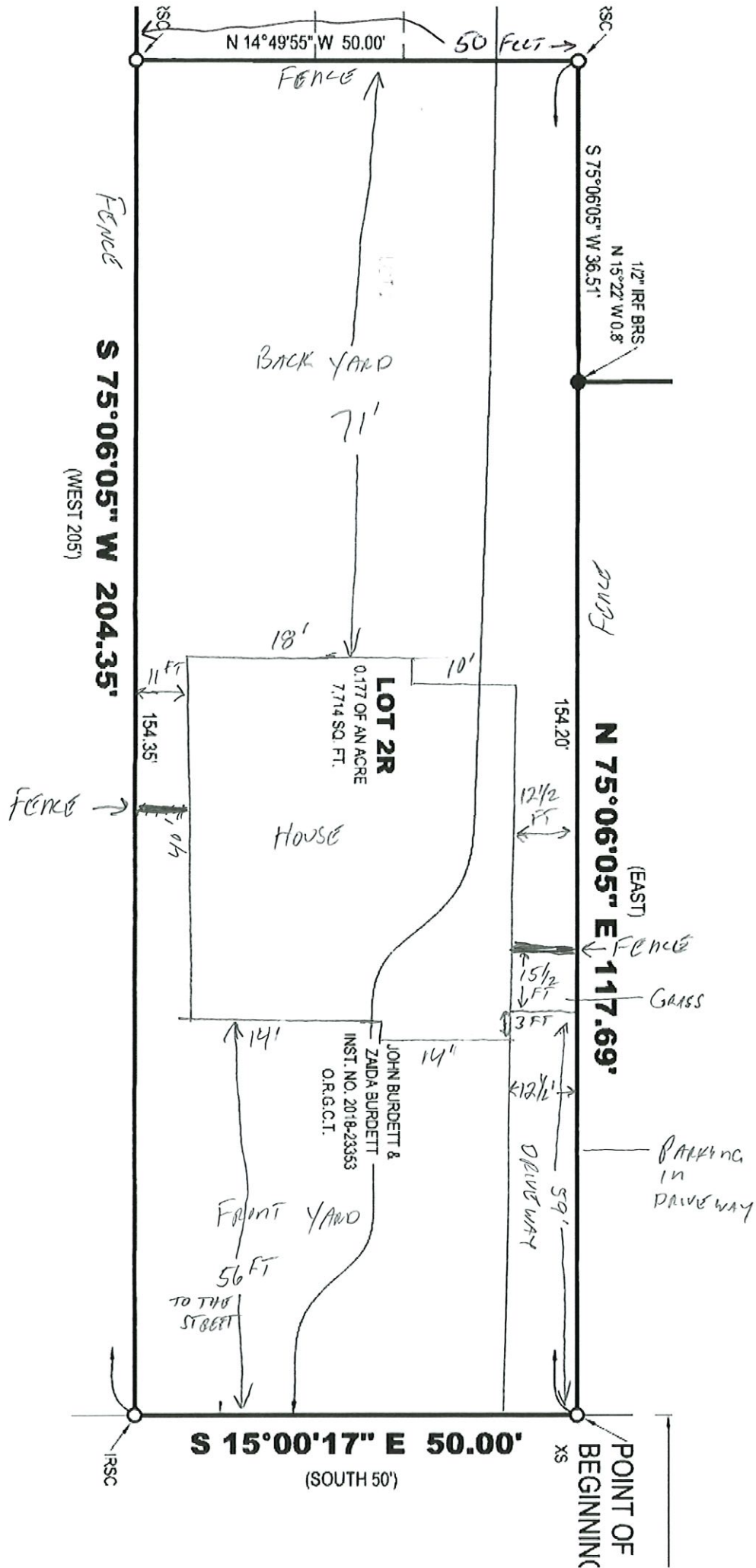


REPLAT OF MILDRED HEIGHTS ADDITION
BLOCK 5, LOTS 1R & 2R
0.334 OF AN ACRE
C. CARTER SURVEY, ABSTRACT NO. 229
Being PART OF LOT 1 & ALL OF LOT 2
IN BLOCK 5 OF MILDRED HEIGHTS ADDITION
City of Sherman, Grayson County, Texas

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
933-765-6029
Project No. 18-04001
Sheet No. 1 of 2

22068



FRONT OF HOUSE



LEFT SIDE OF HOUSE



FRONT RIGHT SIDE OF HOUSE



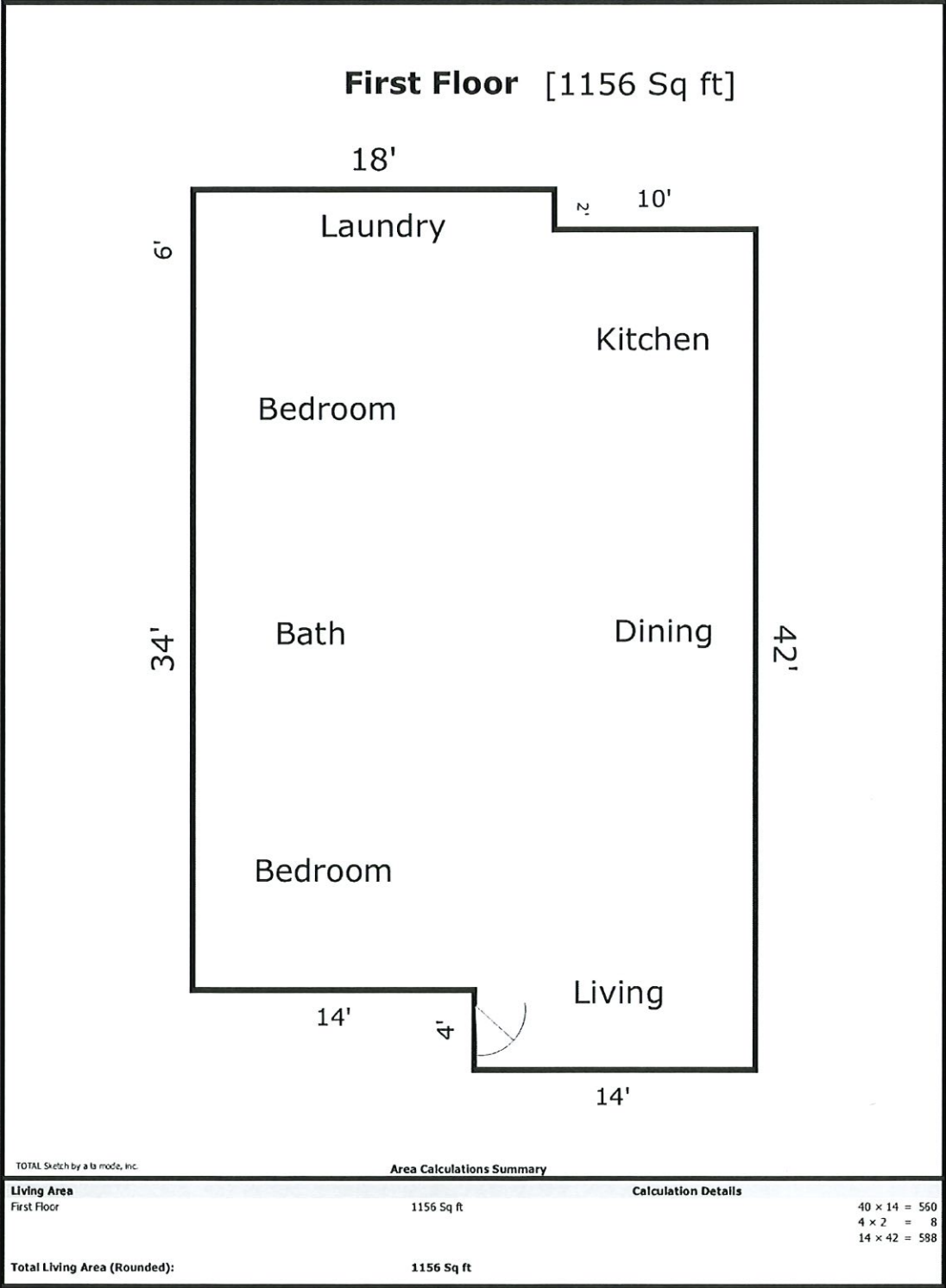
BACK OF HOUSE

BACK RIGHT SIDE OF HOUSE

BACK YARD

Building Sketch

Borrower	Lennie Lundervold & Lisa Lundervold						
Property Address	1318 N Luckett St						
City	Sherman	County	Grayson	State	TX	Zip Code	75090
Lender/Client	PRMI						



STAFF REVIEW LETTER

December 8, 2020

Lennie & Lisa Lundervold
413 Carneros Drive
Sherman, TX 75092

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

Dear Applicants,

The request for Specific Use Permit and site plan approval to allow a preschool in an R-1 (One-Family Residential) District/College Park Overlay District located at 1318 North Luckett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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 Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Signs advertising the business are not allowed.
4. Development shall maintain the residential look of the property.
5. Parking is permitted on paved surfaces only (concrete or asphalt).
6. All required off-street parking shall be on private property and shall not encroach into Luckett Street right-of-way; drop off and pick up areas should be provided to eliminate stacking of vehicles in the street.
7. Employee parking must be provided onsite.
8. Hours of operation shall only be allowed from 6 a.m. to 6 p.m., Monday thru Friday.
9. A minimum 6' screening shall be provided and maintained in areas abutting any residential districts.
10. 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.
11. 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.
12. 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.
13. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

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

Incoming 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**

7.

Meeting Date: 12/15/2020

Prepared by: Rob Rae, Director of Development Services
Scott Shadden, Director of Development Services
Rob Rae, Incoming Director of Development Services

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

**3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) & 600-1900 BLOCKS WEST
U.S. HIGHWAY 82**

The request of TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners), Ryan Johnson (Representative), Covenant Development (Developer), Norris Design (Planner/Landscape Architect) and JHP (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the properties 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

Background:

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) and the east side of 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.

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.

Adjacent Zoning:

R-A (Single Family Agricultural) District
SF-1 (Single Family Residential) District
R-1 (One Family Residential) District
C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners)
Ryan Johnson (Representative)
Covenant Development (Developer)
Norris Design (Planner/Landscape Architect)
JHP (Architect)
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.
and

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:

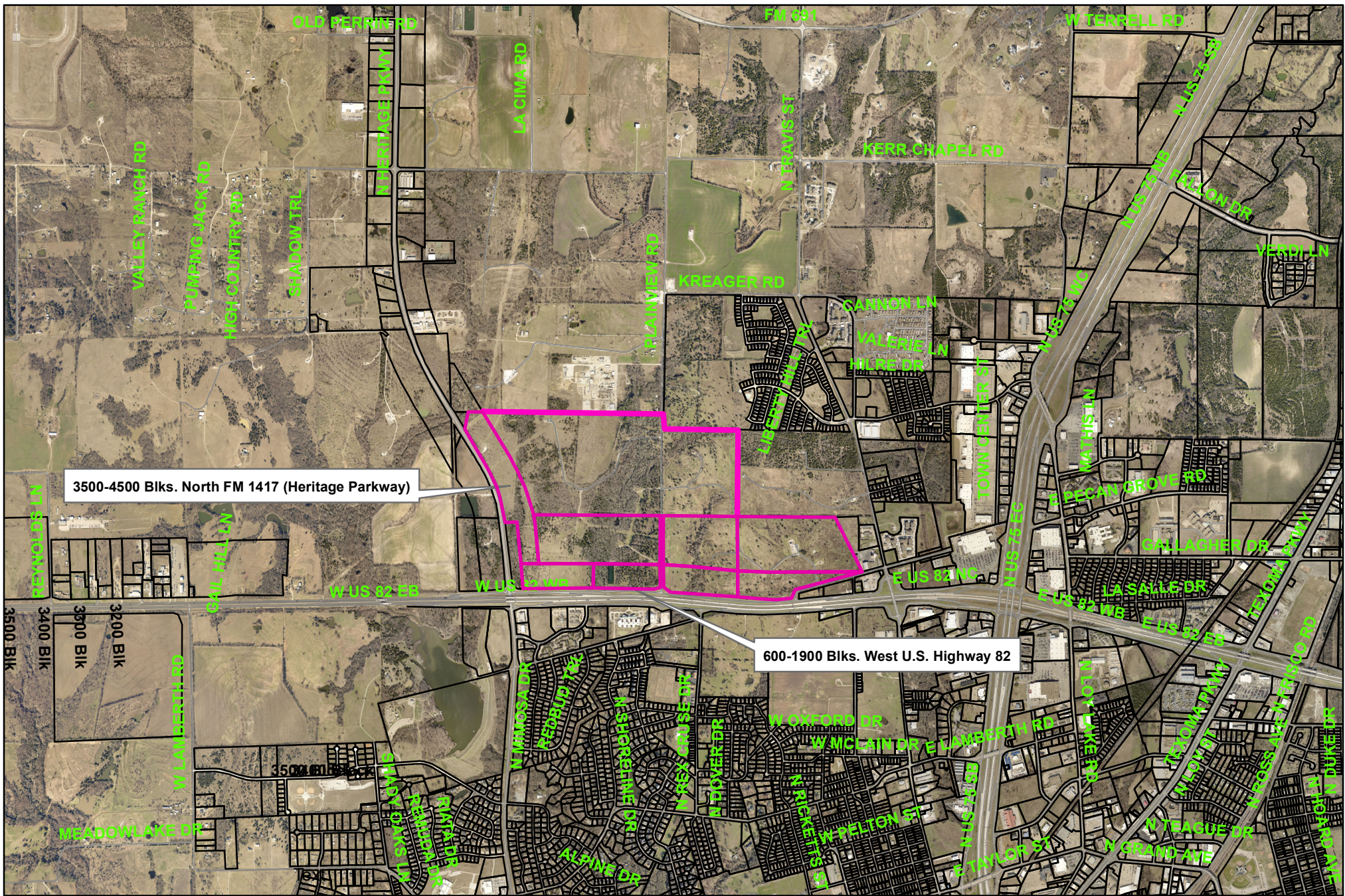
9

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Annexation Request
Surveys
Planned Development
Staff Review Letter
Comments from Halff Associates, Inc.

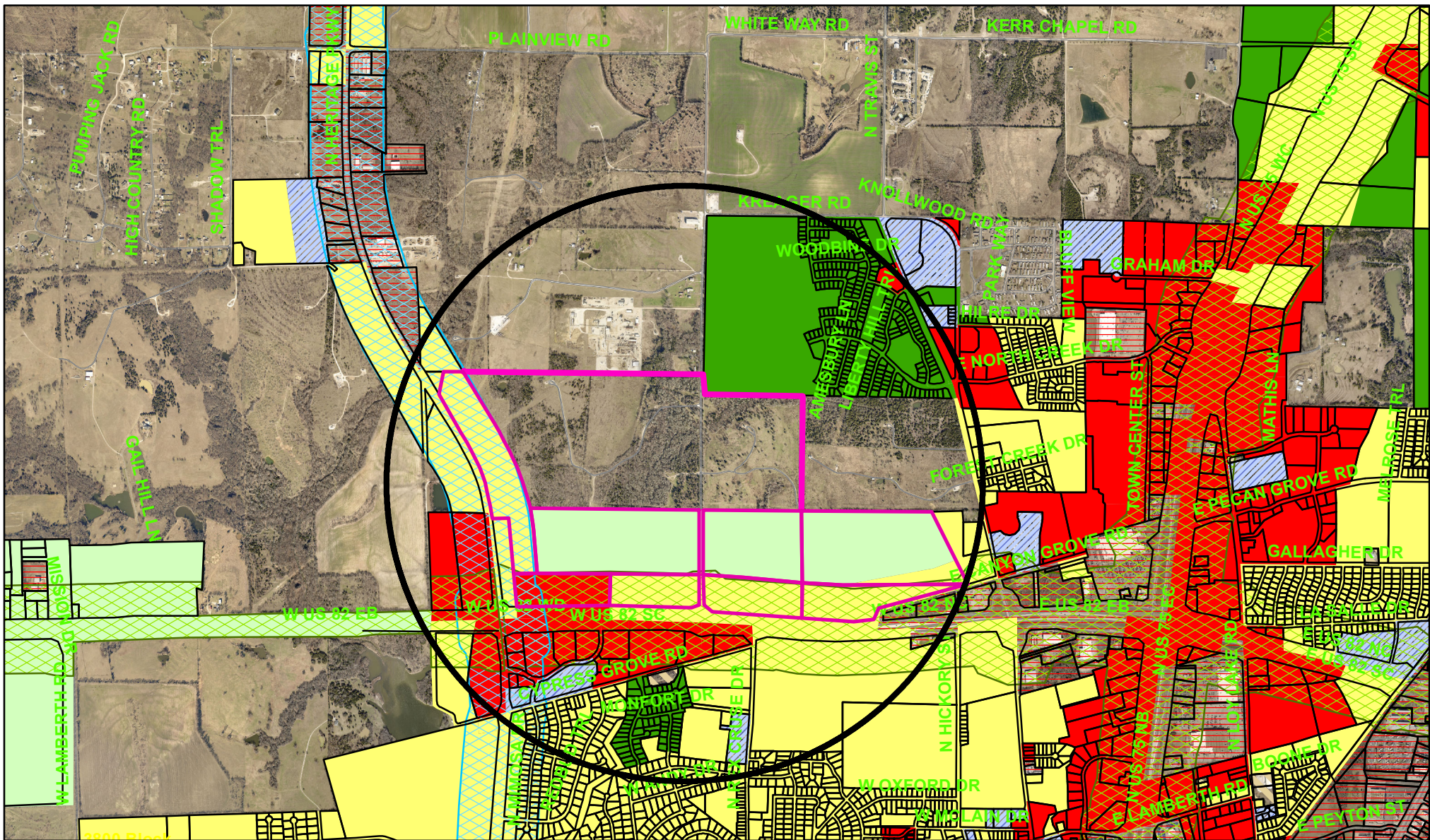


City of Sherman, Texas
Developmental Services Department

**3500-4500 Blks. North FM 1417 (Heritage Parkway) &
600-1900 Blks. West U.S.Highway 82**



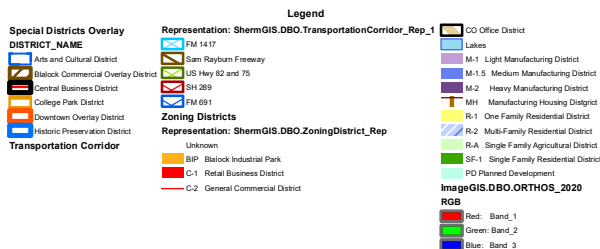
1 in = 2,500 ft



Zoning - 3500-4500 Blks. North FM 1417 (Heritage Parkway) & 600-1900 Blks. West U.S.Highway 82



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 2,000 ft

3500-4500 Blocks North FM 1417 (Heritage Parkway)



600-1900 Blocks West Highway 82



TPJ Properties, Ltd.

November 17, 2020

City of Sherman
Attn: Robby Hefton, City Manager
220 W. Mulberry Street
Sherman, Texas 75090

Re: Request for Annexation

Dear Mr. Hefton:

TPJ Properties, Ltd., respectfully requests annexation to the City of Sherman pursuant to Section 43 of the Texas Local Government Code and shows the following in support of this annexation request:

1. Pursuant to Section 43 of the Texas Local Government Code, TPJ Properties, Ltd. requests that the City of Sherman annex 57.88 acres, which is located within the extraterritorial jurisdiction of the City of Sherman.
2. The legal description and depiction for the 57.88 acre tract ("Tract") of land is attached to this request.
3. TPJ Properties, Ltd. owns 100% of the Tract and has full authority to make this request for annexation.
4. Generally, this Tract is bounded by Plainview Road on the west and US Highway 82 on the south.
5. The Tract proposed to be annexed is not presently a part of any incorporated city.
6. For purposes of this annexation, the Tract is referred to as Heritage Ranch East. It is the desire of TPJ Properties, Ltd. that this annexation run concurrently with the separate annexation request of Heritage Ranch West.
7. In establishing the boundaries of the Tract to be annexed, the entire width of any street is to be included within the area annexed.
8. The Tract to be annexed is adjacent to the current boundary of the City of Sherman and is integrated with or is capable of being integrated with the City of Sherman.

Upon receipt of this request, please send an annexation timeline. Please do not hesitate to contact me if you have any questions or concerns about this request for annexation.

Sincerely,



Tom L. Johnson

Enclosures

PO Box 670 | Sherman, Texas 75091 | 903-893-8500

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

57.88 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the Uriah Burns Survey, Abstract No. 121, being a part of the 184.50 acre tract of land conveyed by Warranty Deed with Vendor's Lien from John H. Becker, Jr., Trustee and Amy H. Fennell, Co-Trustee of the Hugh L. Head, Jr. Revocable Trust to TPJ Properties, LTD on February 15, 2002 and recorded in Volume 3203, Page 464, Official Public Records, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the South line of both the Alexander and Richards Survey, Abstract No. 42 and the 224.030 acre tract described for annexation purposes into the City of Sherman as per Ordinance No. 5357, at the Northwest corner of the John Jennings Survey, Abstract No. 647 and the most Northern Northeast corner of said TPJ Properties 184.50 ac., at the Northeast corner of both said Uriah Burns Survey and the herein described tract;

THENCE South 01 deg. 25 min. 51 sec. West, with the West line of said John Jennings Survey and the East line of both said TPJ Properties 184.50 ac. and the Uriah Burns Survey, A distance of 1,687.15 ft. to a point in the North line of the 135.345 acre tract described for annexation purposes into the City of Sherman as per Ordinance No. 5726, at an Ell corner of said TPJ Properties 184.50 ac. and the Southeast corner of the herein described tract;

THENCE North 88 deg. 22 min. 03 sec. West, with the North line of said 135.345 ac., over and across said TPJ Properties 184.50 ac., a distance of 1,484.50 ft. to a point in or near the pavement of Plainview Road and in the West line of said TPJ Properties 184.50 ac., at the Southwest corner of the herein described tract;

THENCE North 01 deg. 03 min. 03 sec. East, along said Plainview Road and with the West line of said TPJ Properties 184.50 ac., a distance of 1,697.20 ft. to a point at the Southwest corner of both said Alexander and Richards Survey and the 224.030 ac. and an Ell corner of said Uriah Burns Survey, at the Northwest corner of both said TPJ Properties 184.50 ac. and the herein described tract;

THENCE South 87 deg. 59 min. 09 sec. East, with the South line of both said Alexander and Richards Survey and 224.030 ac. and the North line of both said TPJ Properties 184.50 ac. and said Uriah Burns Survey, a distance of 1,495.82 ft. to the **PLACE OF BEGINNING** and containing **57.88 ACRES** of land.

Annexation drawing for:
**TPJ Properties &
 City of Sherman**

Preparation Date: November 11, 2020

Unish Burns Survey
 Abstract No. 121
 Grayson County, Texas

Alexander and Richards Survey, Abst. No. 42

South line of 224.030 ac. and
 City Limits per Ordinance No. 5357
 survey line

P.O.B.

S87°59'09"E
 1495.82'

57.88 Acres
 part of the TPJ Properties, LTD
 184.50 acres (Tract One)
 Vol. 3203, Pg. 484
 O.P.R.G.C.T.

N01°03'03"E 1697.20'

North line of 135.345 acres
 (Parcel 1) and City Limits per
 Ordinance No. 5726

Note: This drawing shall not reflect
 a boundary survey and done for
 annexation purposes only.

John Jennings Survey
 Abstract No. 647
 Grayson County, Texas

S01°25'51"W 1687.15'

N88°22'03"W
 1484.50'

part of the TPJ Properties, LTD
 184.50 ac.

Plainview Road

approx. location of survey line

Northern City Limits (Tract 1)
 per Ordinance No. 3217

GRAPHIC SCALE



part of the TPJ Properties, LTD
 184.50 ac.

Job No. CGS411120

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

U.S. Hwy. 82

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

Heritage Ranch Land Holdings, Ltd.

November 17, 2020

City of Sherman
Attn: Robby Hefton, City Manager
220 W. Mulberry Street
Sherman, Texas 75090

Re: Request for Annexation

Dear Mr. Hefton:

Heritage Ranch Land Holdings, Ltd., respectfully requests annexation to the City of Sherman pursuant to Section 43 of the Texas Local Government Code and shows the following in support of this annexation request:

1. Pursuant to Section 43 of the Texas Local Government Code, Heritage Ranch Land Holdings, Ltd. requests that the City of Sherman annex 136.94 acres, which is located within the extraterritorial jurisdiction of the City of Sherman.
2. The legal description and depiction for the 136.94 acre tract ("Tract") of land is attached to this request.
3. Heritage Ranch Land Holdings, Ltd. owns 100% of the Tract and has full authority to make this request for annexation.
4. Generally, this Tract is bounded by Plainview Road on the east, US Highway 82 on the south, and FM 1417 on the west.
5. The Tract proposed to be annexed is not presently a part of any incorporated city.
6. For purposes of this annexation, the Tract is referred to as Heritage Ranch West. It is the desire of Heritage Ranch Land Holdings, Ltd. that this annexation run concurrently with the separate annexation request of Heritage Ranch East.
7. In establishing the boundaries of the Tract to be annexed, the entire width of any street is to be included within the area annexed.
8. The Tract to be annexed is adjacent to the current boundary of the City of Sherman and is integrated with or is capable of being integrated with the City of Sherman.

Upon receipt of this request, please send an annexation timeline. Please do not hesitate to contact me if you have any questions or concerns about this request for annexation.

Sincerely,



T. Ryan Johnson

Enclosures

PO Box 670 | Sherman, Texas 75091 | 903-893-8500



JOB NO. 20110954
LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Uriah Burns Survey, Abstract No. 121, and being a part of the same tract of land described as 356 acres conveyed by Glenn Dennis Woodson et al to A. L. Coffman by deed dated November 9, 1945, recorded in Volume 484, Page 416, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found maintaining the Northeast corner of the said Coffman tract in the center of a public road locally known as Plainview Road running along or near the East line of the said Burns Survey and West line of both the Alexander & Richards Survey, Abstract No. 42, and the same tract of land described as 156.904 acres conveyed by First Texoma National Bank to Stonehollow Homes, LLC by deed dated May 20, 2014, recorded in Volume 5466, Page 40, Official Public Records, Grayson County, Texas, said spike also maintaining the Southeast corner of the same tract of land described as 4.55 acres conveyed by Jeffrey Keith Sallaz and Christy E. Sallaz to Nathan T. Mitchell by deed dated December 3, 2013, recorded in Volume 5397, Page 25, said Official Public Records;

Thence South $00^{\circ}41'10''$ West with said center of road a distance of 270.78 feet to a $1/2''$ steel rod found maintaining and inside "L" corner to the said Burns Survey, the Southwest corner of both the said Alexander & Richards Survey and 156.904 acre tract, and the Northwest corner of the same tract of land described as 184.50 acres and referred to as Tract One as conveyed by John H. Becker, Jr. Trustee and Amy H. Fennell, Co-Trustee to TPJ Properties Ltd. by deed dated November 15, 2002, recorded in Volume 3203, Page 464, said Official Public Records;

Thence South $00^{\circ}01'01''$ East continuing with said center of road and East line of the Coffman tract, at a distance of 1704.49 feet to a point in the center of said Plainview road.

Thence over and across said 356.00 acre tract of land the following calls and distances:

Thence North $89^{\circ}29'30''$ West a distance of 2655.21' to a point which is 500.00' from and perpendicular to the centerline of F.M. 1417;

Thence with a curve to the left with an arc length of 1338.12', with a radius of 3341.49', with a chord bearing of North $19^{\circ}26'52''$ West, with a chord length of 1329.19' to a point;

Thence North $30^{\circ}55'12''$ W a distance of 861.14' to a point;

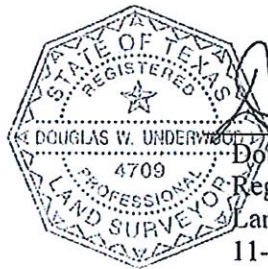
Thence South $89^{\circ}26'27''$ East with the general course of a fence along the North line of the said Coffman tract a distance of 402.09 feet to a 1" steel rod found maintaining the Southeast corner of the said 119.69 acre tract and the Southwest corner of the same tract of land described as 31.00 acres conveyed by R. V. Clinton Jr. et ux to Timothy W. Dhane et ux by deed dated July 22, 2005, recorded in Volume 3897, Page 799, said Official Public Records;

Thence South 89°42'44" East continuing with said general course of fence a distance of 892.45 feet to a 1/2" steel rod found maintaining the Southeast corner of the said Dhane tract and the Southwest corner of the same tract of land described as 26.135 acres conveyed by XTO Energy Inc. to SemGas, L.P. by deed dated March 12, 2014, recorded in Volume 5433, Page 610, said Official Public Records;

Thence South 88°41'53" East a distance of 566.43 feet to a 3/4" steel rod found at an angle point;

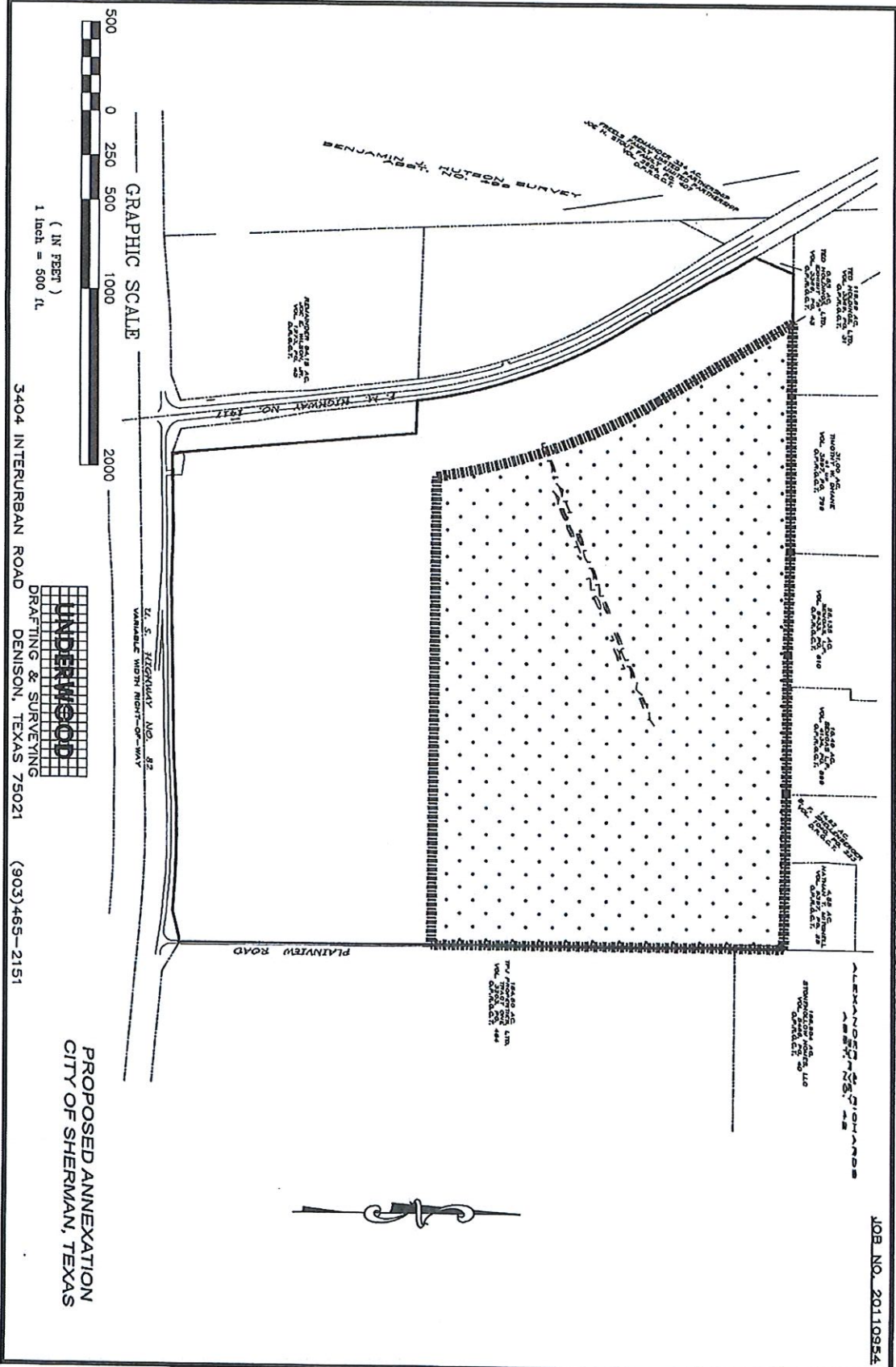
Thence South 89°35'04" East continuing with said general course of fence, passing the Southeast corner of the said 26.135 acre tract and the Southwest corner of the same tract of land described as 10.40 acres conveyed by Dornick Hills Midstream, Ltd. to said SemGas, L.P. by deed dated October 6, 2006, recorded in Volume 4134, Page 899, said Official Public Records, and continuing for a total distance of 799.64 feet to a metal corner post maintaining the Southeast corner of the said 10.40 acre tract and the Southwest corner of the same tract of land described as 14.82 acres conveyed by said R. V. Clinton, Jr. et ux to B. F. Shellenberger by deed dated October 29, 1965, recorded in Volume 1040, Page 223, said Deed Records;

Thence South 89°07'55" East continuing with said fence, passing the most Southerly Southeast corner of the said Shellenberger tract and the Southwest corner of the said 4.55 acre tract and continuing, passing a 1/2" steel rod found in the West line of said Plainview road at 855.6 feet and continuing for a total distance of 882.90 feet to the Point of Beginning and containing 136.94 acres of land more or less.



Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709
11-12-2020

JOB NO. 20110954

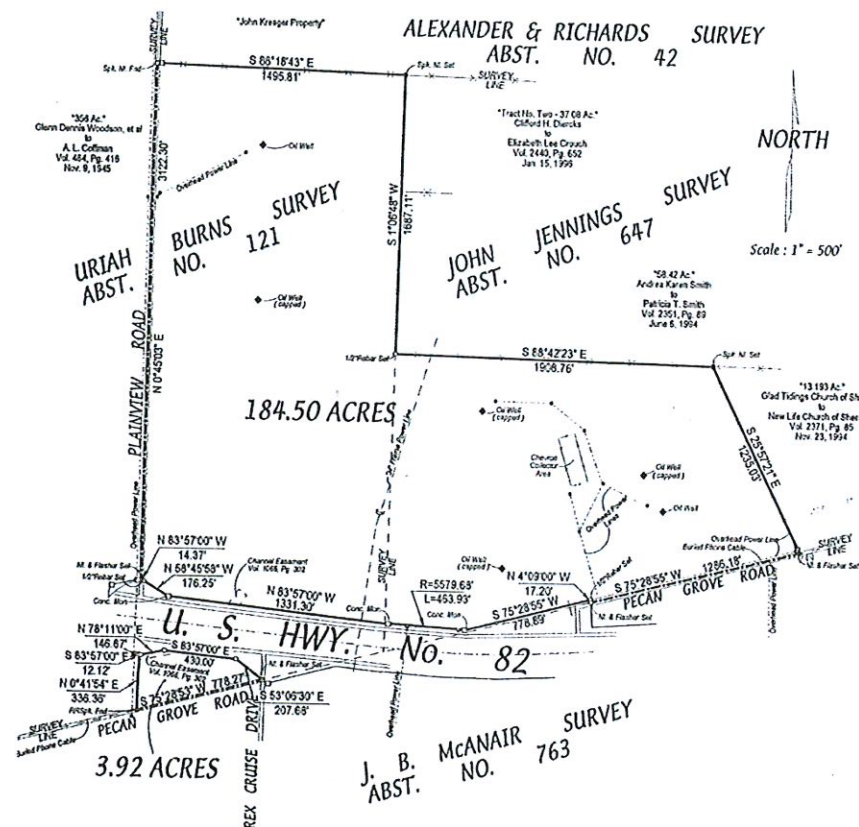


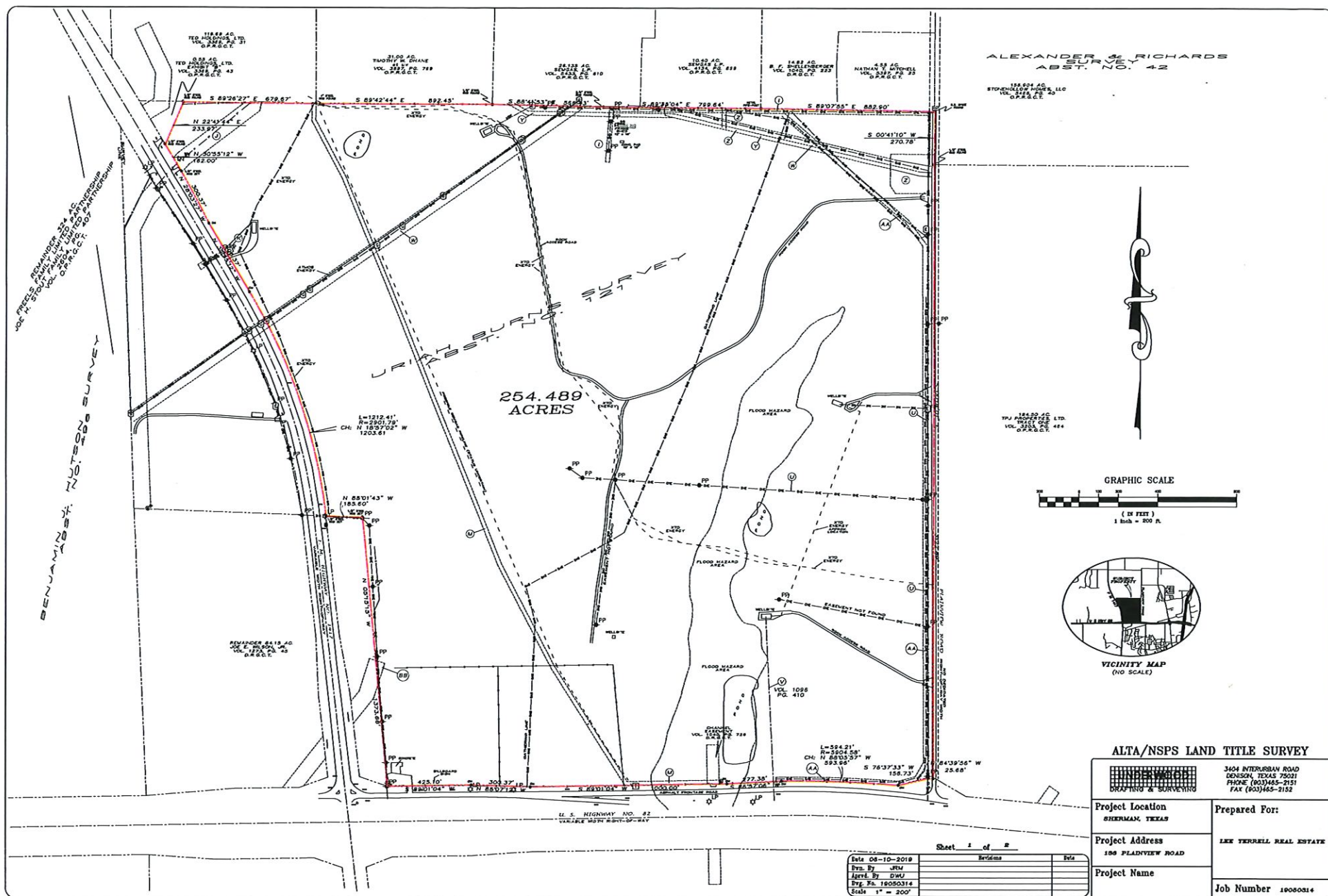
(IN FEET)
1 inch = 500 ft.

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903) 465-2151

DRAFTING & SURVEYING

PROPOSED ANNEXATION
CITY OF SHERMAN, TEXAS





HERITAGE RANCH PLANNED DEVELOPMENT

29 OCTOBER 2020



HERITAGE RANCH PLANNED DEVELOPMENT

29 OCTOBER 2020

Submitted to:

City of Sherman



Submitted by:



Prepared by:





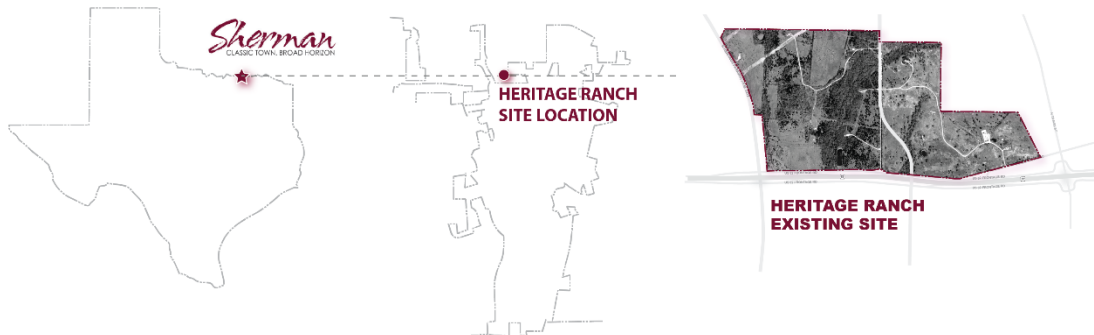
Thank you for the opportunity to submit this Planned Development (PD) document to the City of Sherman. This document should be considered the Development Plan which contains the written terms and standards necessary to ensure compliance with the PD objectives and plans. Also, included in this document is the Conceptual Plan for the Heritage Ranch PD. The Conceptual Plan graphically defines the applicant's current intent for the development of the proposed Planned Development. The Conceptual Plan shows general land use areas, acreages and maximum densities, primary street circulation and access points, floodplains, open space, parks and pedestrian trail areas. We are excited about this Development Plan and the community it defines.

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I. INTRODUCTION

A. PLAN OVERVIEW AND SITE



The **Heritage Ranch Planned Development (PD)** is a multi-use development and community encompassing approximately 439-acres located in and adjacent to Sherman, Texas (the “Development”). 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 use and development regulations set forth in the Heritage Ranch PD provides for and encourages development that contains a compatible mix of uses to allow citizens and visitors to work, play and recreate within the development.

In the event of a conflict between the City of Sherman Code of Ordinances and the regulations and standards contained in this document, this document shall control. Whenever this document is silent upon a regulation or design standard the City of Sherman Code of Ordinances shall control.

This 439-acre site is well located for land development. The site is located within the growing northwest quadrant of Sherman having Highway US 82 as its southern boundary and being less than a mile from Highway US 75 to the east. The US 75 corridor just north of US 82 has been one of the most active commercial destinations in Sherman. The site in bound by FM 1417 (North Heritage Parkway) on the west and connected to North Travis to the immediate east. The property is blessed with a rolling terrain that will aid development and potentially allow the owner to create a chain of lakes to link the development together and provide an amenity for citizens in Sherman.

Sherman is the county seat of Grayson County, Texas. The city’s population is estimated at 43,662 in early 2020. It is one of the two principal cities in the Sherman–Denison Metropolitan Statistical Area, and it is part of the Texoma region of North Texas and southern Oklahoma, which establishes a large regional trade area for this site.

B. DEVELOPMENT OBJECTIVES

The Heritage Ranch PD addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- 1. Create a quality development which will provide new jobs, quality homes and provide added revenue for the City of Sherman via sales and property tax income.*
- 2. Offer the potential for a variety of housing types responsive to current and future residents' desire for a mix of housing types.*
- 3. This plan offers the City of Sherman the potential for unique and special entertainment that can be the definition of destination orientated.*
- 4. Creating quality residential and non-residential development.*
- 5. Enhance the natural resources of the site to create land use value from the development of parks, lakes and open space as amenities for the community.*

C. COMPONENTS OF THE PLANNED DEVELOPMENT

The Heritage Ranch PD is organized in the following manner with each element defining specific items and development patterns being executed in this plan.

a. Conceptual Plan

The provisions of this document are presented through a Conceptual Plan with accompanying standards and design guidelines. The Conceptual Plan includes a depiction of general area regions, and general circulation patterns. The allocation of specific land uses, buildings and the proposed road network will be identified as specific development plans come forward at the Detailed Site Plan stage.

The Conceptual Plan is an overall guide to the development of the community. The Conceptual Plan illustrates a balanced community that incorporates residential, commercial, and entertainment uses in a walkable pedestrian community.

The Conceptual Plan is attached and incorporated herein as Exhibit "A" – Conceptual Plan, and shall serve as the overall land use plan for the development. Included with Exhibit A is a table which summarizes the general land use acreage depicted on the Conceptual Plan. The acreage and regions shown thereon reflects general area and may be modified by up to 20% more or less to respond to specific changes in the market, as authorized by the City Manager. The Planning and Zoning Commission may approve deviations of more than 20% but not more than 30% with the approval of a formal amendment to this document.

b. Open Space Framework Plan

This framework plan depicts the general physical location of park, open space and pedestrian trail amenities. These locations and alignments relate to future roadways and possible divisions of land use types. Some of these separations are created in their location due to an existing utility easement or ROW. It is the desire that these locations will correspond to a well-planned and pedestrian connected community. The lakes and adjacent space are formed in part due the existing topography and surface watershed. Again, it is the desire that the potential lake and/or lakes will be a signature element for the Heritage Ranch PD.

The Open Space Framework Plan is attached and incorporated herein as Exhibit “B” – Open Space Framework Plan, and shall serve as the guiding document for the general locations and types of open spaces and trails that shall be provided in the Development. The exact location of each open space and trail shall be determined at the time of platting, but shall generally follow the layout identified in the Open Space Framework Plan.

c. Transportation Master Plan

This supporting framework plan defines the general location of vehicular transportation routes. These locations relate to future streets and roadways being planned and constructed. All of the roads listed and their specific dimensions are from the current City of Sherman Throughfare Plan. These roadways are planned to align with other existing adjacent roads (Plainview Road and Rex Cruse Drive) also per the current City of Sherman Throughfare Plan. It is the desire of the Heritage Ranch PD to create a transportation network that allows good mobility to and from this site along with connectivity across Sherman.

The Transportation Master Plan is attached and incorporated herein as Exhibit “C” – Transportation Master Plan, and shall serve as the guiding document for the general locations and designs of ingress and egress to the development from public thoroughfares and the general locations and types of collector and arterial streets within the development. The exact locations of the access points to the development from public thoroughfares and the exact layout and design of collector and arterial streets within the development shall be determined at the time of platting, but shall generally follow the Transportation Master Plan.

d. Land Use Requirements

This PD is divided into four (4) regions as identified in the Concept Plan. Each region is intended to allow for the development of unique and complimentary uses to the other regions, and especially those regions adjacent to one another. The following uses are the allowable (permitted) uses for each region. No other uses shall be permitted.

- **Permitted Uses – Commercial**

This region is primarily intended for mixed-use retail, commercial and office uses.

Permitted Uses

Amusement services
Bed and breakfast
Car wash
Childcare facility
Church/place of worship
Civic Center
Community service
Educational Facility
Entertainment
Exhibition hall
Fraternal organization, lodge, civic club, or union
Hospital
Hotel
Kiosk
Manufacturing Business
Market (public)
Medical office/service
Microbrewery
Office
Outdoor recreation
Park/playground
Professional Services
Public garage/parking structure
Restaurant
Retail
School, other
Seasonal Uses
Service Business
Telemarketing
Utilities (public)
Veterinarian clinic

- **Permitted Uses – Entertainment**

The Entertainment Region for events, mixed-use retail, and commercial uses.

Permitted Uses

Agriculture
Amusement services
Bed and breakfast
Church/place of worship

Civic Center
Community service
Entertainment
Exhibition hall
Hospital
Hotel
Kiosk
Manufacturing Business
Market (public)
Office
Outdoor recreation
Private Club
Public garage/parking structure
Restaurant
Retail
Seasonal Uses
Service Business
Utilities (public)
Veterinarian clinic

- **Permitted Uses - Residential**

This region is intended for a variety of residential development of varying density. Residential development within these areas consist of single-family, two, three and four-family residences and townhouses as the primary uses.

Permitted Uses

Accessory dwelling
Accessory structures
Assisted living facility
Childcare facility
Church/place of worship
Community service
Continuing care retirement community
Convalescent and nursing home
Dwelling, multi-family
Dwelling, one-family
Dwelling, two, three or four-family
Educational Facility
Family home
Independent senior living facility
Medical office/services
Outdoor recreation
Park/playground
School (K through 12)
Townhouse

Utilities (public)

- **Permitted Uses – Park and Open Space**

This region is primarily intended for outdoor open uses.

Permitted Uses

Community garden

Greenway

Open space

Outdoor Recreation

Pedestrian trails

Park/playground

Public corridor

Public park, state park, municipal park

Public plaza

Public streets

Reservation

Schoolyards

- **Permitted Land Use Chart**

The following chart identifies the permitted land use identified in Section I. In any given region column uses marked with the letter “P” are permitted in that region. Uses marked with a “-” are prohibited in that region.

LAND USE	Residential	Commercial	Entertainment	Park and Open Space
Accessory dwelling	P	-	-	-
Accessory structures	P	-	-	-
Agriculture	-	-	P	-
Amusement services	-	P	P	-
Assisted living facility	P	-	-	-
Bed and breakfast	-	P	P	-
Car wash	-	P	-	-
Childcare facility	P	P	-	-
Church/place of worship	P	P	P	-
Civic Center	-	P	P	-

Community garden	-	-	-	P
Community service	P	P	P	-
Continuing care retirement community	P	-	-	-
Convalescent and nursing home	P	-	-	-
Dwelling, multi-family	P	-	-	-
Dwelling, one-family	P	-	-	-
Dwelling, two, three or four-family	P	-	-	-
Educational Facility	P	P	-	-
Entertainment	-	P	P	-
Exhibition hall	-	P	P	-
Family home	P	-	-	-
Fraternal organization, lodge, civic club, or union	-	P	-	-
Greenway	-	-	-	P
Hospital	-	P	P	-
Hotel	-	P	P	-
Independent senior living facility	P	-	-	-
Kiosk	-	P	P	-
Manufacturing Business	-	P	P	-
Market (public)	-	P	P	-
Medical office/services	P	P	-	-
Microbrewery	-	P	-	-
Office	-	P	P	-
Open space	-	-	-	P

Outdoor Recreation	P	P	P	P
Park/playground	P	P	P	P
Pedestrian trails	-	-	-	P
Private Club	-	-	P	-
Professional Services	-	P	-	-
Public garage/parking structure	-	-	P	-
Public park, state park, municipal park,	-	-	-	P
Public plaza	-	-	-	P
Public streets	-	-	-	P
Reservation	-	-	-	P
Restaurant	-	P	P	-
Retail	-	P	P	-
School (K through 12)	P	-	-	-
School, other	-	P	-	-
Schoolyards	-	-	-	P
Seasonal Uses	-	P	P	-
Service Business	-	P	P	-
Telemarketing	-	P	-	-
Townhouse	P	-	-	-
Utilities (public)	P	P	P	-
Veterinarian clinic	-	P	P	-

e. Architectural Requirements

The architectural standards section governs the commercial, residential, entertainment and open space regions for architectural elements and appurtenances related to the facade materials, roofs, service areas and other building standards.

f. Site Requirements

The site development standards section establishes the standards for public realm improvements, street types, widths, amenities and public spaces.

D. PLANNED DEVELOPMENT PURPOSE

The (PD) Planned Development district is intended to provide for combining and mixing uses into integral land use units such as employment and commercial centers; residential developments with multiple or mixed housing types; or any appropriate combination of uses which may be planned, developed or operated as integral land use units, whether by a single owner or a combination of owners.

The uses to be permitted in any specific (PD) Planned Development district shall be enumerated in the ordinance which creates such district. Any proposed amendment to the uses permitted within a specific (PD) Planned Development district shall be submitted to the city.

Upon submittal of an acceptable PD Document Amendment for a district, or for substantial portions of a district, the City Manager can approve minor changes without Planning and Zoning Commission approval.

II. SITE DEVELOPMENT STANDARDS

The SITE DEVELOPMENT STANDARDS section establishes the standards for public realm improvements, street types, widths, amenities and public spaces.

A. PUBLIC SPACES (*parks, trails, walkways, etc.*)

There are three (3) different types of public spaces in the Heritage Ranch PD -they include park and open space, pedestrian trails, and pedestrian walkways.

a. Park and Open Space

Parks and Open Space will be primarily green environment located along enhanced streets, lakes, and/or pedestrian corridors. Parks and Open Space may include features such as pedestrian shade structures, tables, pedestrian benches, and walking paths. There is 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 the use of citizens and flood retention (similar to Pecan Grove West and East Parks).

b. Pedestrian Trails

Pedestrian trails are to connect uses together and allow pedestrians a safe and healthy manner to traverse the development. Trails within the Heritage Ranch PD may run on existing utility easement and/or ROW's (overhead or underground).

c. Pedestrian Walkway

Within the Heritage Ranch PD pedestrian walkways will range from 5 feet to 10 feet wide, as described in the Street Typologies section (city standards). The design intent

provides enhanced pedestrian crossings at street intersections by minimizing curb to curb dimensions.

B. PUBLIC STREETS

This describes proposed roadway design standards associated for the Heritage Ranch PD with each of the functional classifications as related to the City of Sherman Thoroughfare Plan. Roadway design standards are in the City of Sherman's Subdivision Ordinance and include roadway design criteria and cross section elements for Major Thoroughfares (arterial) and Collector and Local streets. While street classification reflects the functions that roadways serve as part of the street network, roadway design standards are related to traffic volume, design capacity, and level of service.

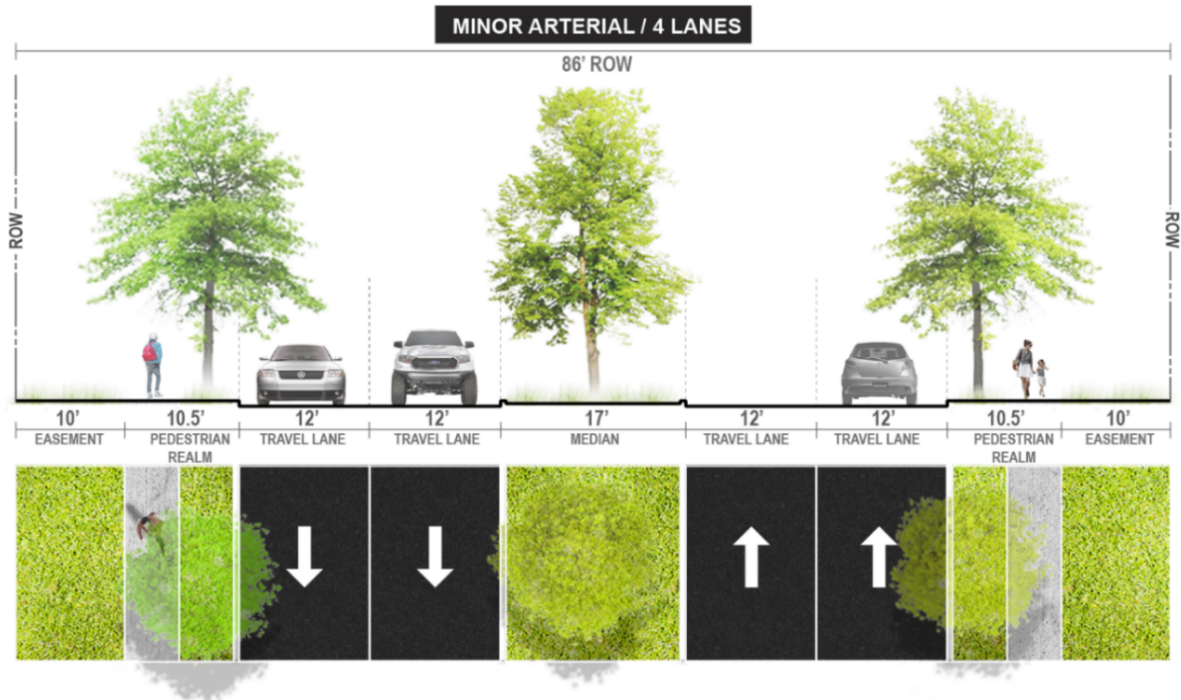
Minimum Driveway Spacing and Separation:

- A. Driveway spacing (distance between driveways, measured edge-to-edge):
 - 1. Highway/Frontage Road—One (1) driveway per three hundred (300) linear feet of frontage or TxDOT regulations if applicable.
 - 2. Minor Arterial street—One (1) driveway per one hundred (100) linear feet of frontage.
 - 3. Commercial Collector street—One (1) driveway per seventy-five (75) linear feet of frontage.
 - 4. Minimum distance from driveway to street corner—Fifty (50) feet, as measured from the street corner radius point of tangency.
- B. Driveway separation from intersections (distance measured from the centerline of the rights-of-way to the pavement edge of the driveway).
 - 1. Highway/Frontage Road intersection with another street— three hundred (300) feet or TxDOT regulations if applicable.
 - 2. Minor Arterial street intersection with another street—One hundred fifty (150) feet.
 - 3. Commercial Collector street intersection with another street—One hundred (100) feet.

a. Minor Arterial

Arterial streets form an interconnecting network for broad movement of traffic in the Heritage Ranch PD development. Arterials typically accommodate between 30 and 40 percent of an area's travel volume. Since traffic movement, not land access, is the primary function of arterial, access management is essential to avoid traffic congestion and delays caused by turning movements for vehicles entering and exiting driveways.

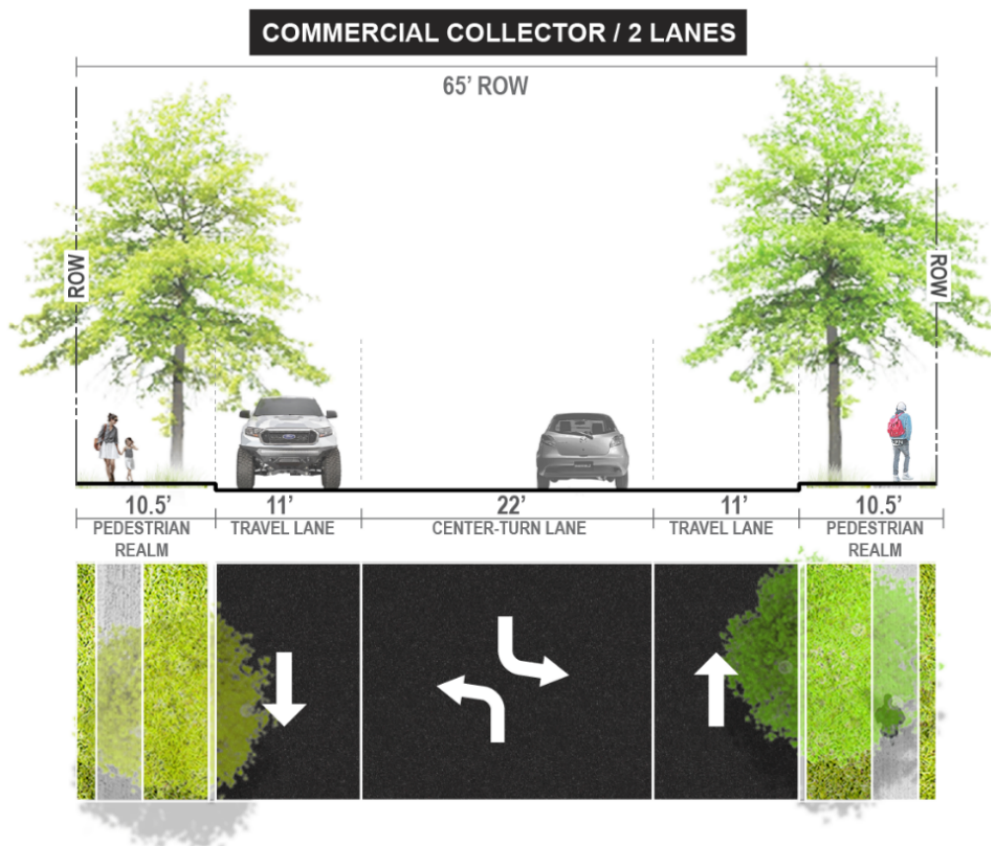
Minor Arterials focus on moving intra-regional traffic. These types of thoroughfares carry high volumes of traffic and also have relatively higher speeds as well. The number of lanes for a Minor Arterial are four (4) based on either the current or the future demands and the potential development. The cross section for this street type is shown below:



b. Commercial Collector

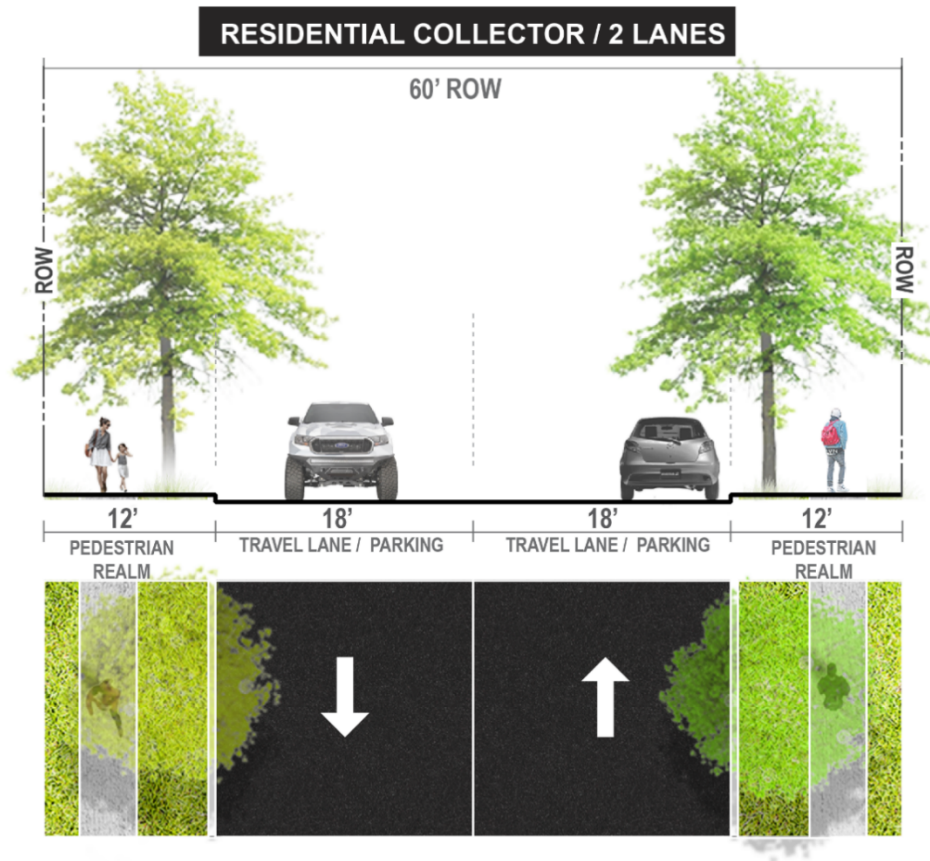
Street layout plans: commercial districts must include collector streets to provide efficient traffic ingress/egress and circulation. Since collectors generally carry higher traffic volumes than urban streets, they require a wider roadway cross section and added lanes at intersections with arterial streets to provide adequate capacity for both through traffic and turning movements.

The commercial collector serves uses related to commercial traffic. The introduction of the center turn lane provides opportunities to improve traffic flow in areas that have multiple driveway locations and higher levels of turning traffic. The cross section for this street type is shown below:



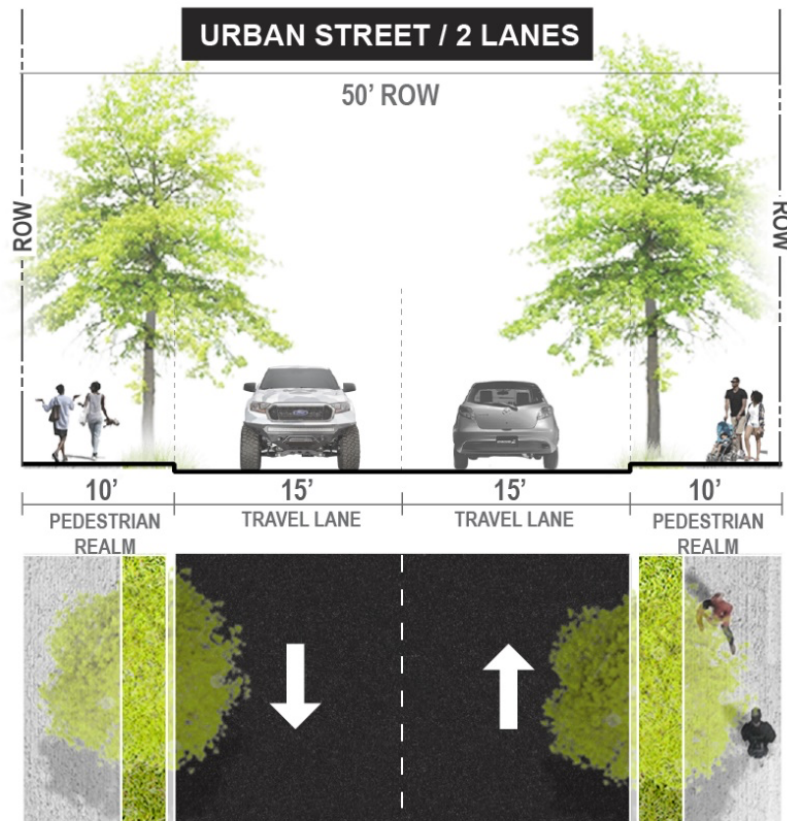
c. Residential Collector

Residential collectors serve the transportation needs of surrounding neighborhoods. These neighborhoods can vary in housing types but have limited commercial activity including retail or office uses. The cross section for this street type is shown below:



d. Urban Street

The current Sherman standard for an urban street is a right-of-way width of 50 feet and a pavement width of 30 feet. However, these standards do not account for situations where less lane width may be acceptable due to lower density and fewer trips generated.



III. BUILDING TYPOLOGY DESIGN STANDARDS

The BUILDING TYPOLOGY DESIGN STANDARDS section establishes basic parameters for permitted and prohibited uses, building placement, lot widths, height, stories, and overall densities. Building Typologies for uses permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Planned Development.

For each standard set identified below, the following building height, building setbacks, lot area and special regulations shall apply, provided that minor deviations thereof which do not exceed 10% greater or lessor may be approved by the City Manager. Building heights will be measured from the ground immediately adjacent to the foundation to the eave line of the building. In the event that a permitted use in any standard sets does not have a corresponding height or area

regulation specified herein, the height and area regulations for such use shall be those for uses most similar to such permitted use.

A. RESIDENTIAL STANDARDS

a. Multifamily/Apartments

- All multi-family apartment buildings within the residential district will be a minimum of two (2) stories and a maximum of five (5) stories.
- Maximum density 28 units per acre
- Maximum lot coverage: Sixty (60) percent total, including main and accessory buildings.
- Minimum requirements for lot area, width, and setback from property lines:
 1. Lot area: ten thousand (10,000) square feet.
 2. Front yard setback: fifteen (15) feet.
 3. Minimum side yard setback: ten (10) percent of the lot width not to be less than five (5) feet, but need not exceed fifteen (15) feet; twenty (20) feet from a street right-of-way line for a corner lot; unless adjacent to a single family, duplex, patio home or single family use, then side and rear setbacks shall be according to the height of the multifamily building, but not exceed fifty (50) feet.
 4. Minimum rear yard: ten (10) feet.
- Building separation: fifteen (15) feet
- Minimum Floor Area:
 - Efficiency Unit: four hundred fifty (450) square feet per unit.
 - One-bedroom Unit: six hundred (600) square feet per unit.
 - Two or more-bedroom Unit: eight hundred twenty-five (825) square feet for the first two bedrooms, plus an additional one hundred twenty-five (125) square feet for every bedroom over two. For example, a three-bedroom unit must have nine hundred fifty (950) square feet.
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.

b. Townhouses

- Townhouses within the residential district shall have a maximum of three (3) floors.
- Townhouses are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- Townhomes shall be grouped in a minimum of two (2) attached townhomes and a maximum of eight (8) attached townhomes.
- Townhomes may be served by rear alleys or front-facing garages.
- Maximum lot coverage: Sixty-five (65) percent total, including main and accessory buildings
- Minimum requirements for lot area, width, and setback from property lines (Townhouses):
 - Lot Area: four thousand (4,000) square feet
 - Lot Width: forty (40) feet

- Front Yard: ten (10) feet
- Side Yard: zero (0) feet for any side abutting another unit; five (5) feet for any side not abutting another unit
- Rear Yard: ten (10) feet
- Building Separation: fifteen (15) feet
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).

c. Patio Homes

- Patio homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- Patio homes may be served by rear alleys or front-facing garages.
- Patio homes within the residential district shall be a maximum of two (2) floors – with occupied attic space/dormers allowed.
- Patio homes can be a “for sale” or “for rent” product type
- Maximum lot coverage: sixty-five (65) percent total, including main and accessory buildings
- Minimum requirements for lot area, width, and setback from property lines (Patio Homes):

Lot Area	Lot Width	Setback		
		Front	Rear	Side
3,000 SF	30'	15'	10'	*

*ten (10) percent of the lot width not to be less than four (4) feet but need not exceed fifteen (15) feet; fifteen (15) feet on corner lots adjacent to a street right of way line; and twenty (20) feet from a street right of way line for a key corner lot. OPTIONAL side yard setback: one (1) foot on one side yard and ten (10) feet on the other side yard. Optional side yard setback applies to interior lots only. A five (5) foot maintenance easement is required on the lot that adjoins the one (1) foot side of the adjacent lot for maintenance.

- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).

- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

d. Single Family Homes

- Single family homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- Single family homes may be served by rear alleys or front-facing garages.
- Single family homes within the residential district shall be a maximum of two (2) floors – with occupied attic space/dormers allowed.
- Single family homes can be a “for sale” or “for rent” product type
- Maximum lot coverage: Fifty (50) percent total, including main and accessory buildings
- Minimum requirements for lot area, width, and setback from property lines (Single Family Homes):

Lot Area	Lot Width	Setback		
		Front	Rear	Side
3,200 SF	40'	15'	10'	*

*ten (10) percent of the lot width not to be less than four (4) feet but need not exceed fifteen (15) feet; fifteen (15) feet on corner lots adjacent to a street right of way line; and twenty (20) feet from a street right of way line for a key corner lot.

- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited

e. Non-residential Uses

Detailed Site Plan approval shall be required for any Permitted Use in the Residential Region that is not nonresidential (e.g., school, church, childcare center, private recreation facility, etc.)

B. COMMERCIAL STANDARDS

a. Retail

- Retail will consist of various building typologies - such as large box retail, in-line retail, single use retail, and restaurants. Each typology will have potentially a different building height and design guidelines.
- There will no minimum lot area limitations. Minimum building lines will be established on a recorded plat; provided that if no building lines are established on an approved site plan, the minimum front yard setback for the main building may vary between ten (10) and twenty-five (25) feet; no minimum side yard setback is required as long as adjacent buildings conform to the City's Building Code; and there will be no minimum rear yard setback.
- Floor to area ratio (F.A.R.): The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to the square footage of the lot or tract in which they are located (1:1).

b. Office

- Office use will consist of various building typologies – such as larger corporate office buildings, small multi-tenant office buildings, and flex office buildings intended for assemblage and manufacturing uses. Each typology will have potentially a different building height and design guidelines.
- Maximum height: five (5) stories.
- Minimum lot area: none.
- Minimum side and rear yards:
 - When nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall development with lots or lease spaces abutting one another, no side yard is required provided that the City's Building Code requirements have been met.
- Floor to area ratio (F.A.R.): The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to the square footage of the lot or tract in which they are located (1:1).
- There will no minimum lot area limitations. Minimum building lines will be established on a recorded plat; provided that if no building lines are established on an approved site plan, the minimum front yard setback for the main building may vary between ten (10) and twenty-five (25) feet; no minimum side yard setback is required as long as adjacent buildings conform to the City's Building Code; and there will be no minimum rear yard setback.

c. Hotel (Full and Limited Service)

- The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new hotel buildings in the Heritage Ranch development.

- Hotel shall be defined as a building with habitable rooms or suites which are reserved for guests who rent the rooms or suites on a daily basis, and with controlled access to the rooms via a lobby or interior hallway.
- The establishment shall furnish customary hotel services such as linen, maid service, telephone, use and upkeep of furniture.
- Building articulation shall be included on all facades.
 - i. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk.
 - ii. Exterior balconies shall not be allowed within two hundred (200) feet of any residentially zoned property.
 - iii. All full service hotels may provide:
 1. Swimming pool.
 2. Other recreational facilities such as, but not limited to, exercise rooms equipped with exercise equipment, tennis or racquetball courts, spas, or game areas.
 3. Full service hotels shall provide a full-service restaurant.
 4. Meeting or conference facilities
- Maximum height: six (6) stories
- There will no minimum lot area limitations. Minimum building lines will be established on a recorded plat; provided that if no building lines are established on an approved site plan, the minimum front yard setback for the main building may vary between ten (10) and twenty-five (25) feet; no minimum side yard setback is required as long as adjacent buildings conform to the City's Building Code; and there will be no minimum rear yard setback.

C. ARENA / ENTERTAINMENT

- The arena/entertainment district is designed to encourage the concentration of recreational, entertainment and cultural uses to complement the development's hotel/convention center.
- Paved sidewalks, driveways and parking areas are required.
- Overflow parking may be paved but can be grass, gravel, or other methods.
- All development shall meet the minimum parking standards as set out in the Sherman Zoning Ordinance, where the parking requirement shall be based on the predominate use.
- Off-site parking shall be allowed adjacent to the arena site.
- Overnight trailer parking and RV hookups shall be screened from view of public roadways.
- Recreational vehicles, travel trailers or motor homes may be used on a temporary basis during events.
- All rooftop equipment shall be screened from view.
- Screening of loading and storage facilities is required.
- All horse stables and other animal holding areas should be fenced or screened from Public View.
- There will no minimum lot area limitations. Minimum building lines will be established on a recorded plat; provided that if no building lines are established on an approved site plan, the minimum front yard setback for the main building may vary between ten

(10) and twenty-five (25) feet; no minimum side yard setback is required as long as adjacent buildings conform to the City's Building Code; and there will be no minimum rear yard setback.

D. HEIGHT LIMIT EXCEPTIONS

- Unless noted in this PD, no specific height limits in the commercial or arena/entertainment standards.
- For all design categories, architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including but not limited to spires, belfries, towers, cupolas, domes, and roof forms shall not count towards height limitations.
- For commercial areas, mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend above the actual building height.

IV. ARCHITECTURAL STANDARDS

The ARCHITECTURAL STANDARDS section will govern residential and commercial architectural elements and treatments related to the facade materials, roofs, service areas and other elements and standards.

The City Manager may approve alternative exterior building materials if he/she determines that such materials are equivalent or better than those required herein and the same enhance the architectural design and creativity of the building or structure and do not adversely impact surrounding developed properties.

A. RESIDENTIAL - MULTIFAMILY / APARTMENTS

A. Façade Materials

- i. Permitted primary building materials (which must cover not less than 75% of the area of the facade) should be:
 - a. Masonry/stone
 - b. Stucco/plaster
 - c. Cementitious siding [Hardie-plank™ or equivalent]
 - d. Other primary building materials shall be required to obtain a special exception as a part of Detailed Site Plan approval.

B. Accent Elements

- i. Multi-family/apartment accent building materials (which may cover no greater than 25% of the area of the facade) may be:
 - a. Pre-cast masonry (for trim and cornice elements only)
 - b. Gypsum reinforced fiber concrete (for trim elements only)
 - c. Metal (for beams, lintels, trim elements and ornamentation only)

- d. Honed, colored or split-faced CMU block (only for piers, foundation walls and chimneys)

C. Building Awnings and Canopies

1. Awnings and canopies when used should be architectural and constructed with fully opaque materials that complement the building's character.
2. Awnings and canopies shall not be internally illuminated.

D. Building Roofs

1. Permitted roof materials:
 - a. Architectural asphalt shingles
 - b. Tile, clay or concrete (faux clay)
 - c. Slate (equivalent synthetic or better)
 - d. Metal (standing seam, equivalent or better)
 - e. Roofing material may be monolithic Thermoplastic Polyolefin (TPO) membrane or equivalent material.

E. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.
5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Perimeter fencing or screening shall not be required.
7. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
8. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

B. RESIDENTIAL – TOWNHOMES

A. Façade Materials

Facade treatments are those portions of a building's street elevation extending from the ground to the roof.

1. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
 - a. Masonry/stone
 - b. Stucco/plaster
 - c. Cementitious siding [Hardie-plank™ or equivalent]
 - d. Wood siding
 - e. Other primary building materials shall be required to obtain a special exception as a part of Detailed Site Plan approval.

B. Accent Elements

1. Townhome accent building materials (which may cover no more than 20% of the area of the facade) may be:
 - a. Pre-cast masonry (limited trim and cornice elements only)
 - b. Gypsum reinforced fiber concrete (limited to trim elements only)
 - c. Metal (limited to roofing, beams, lintels, trim elements and ornamentation)
 - d. Honed, colored, or split-faced CMU block (but used only for piers, foundation walls and chimneys)

C. Building Roofs

1. Permitted roof materials:
 - a. 30-year dimensional shingles
 - b. Tile, clay or concrete (faux clay)
 - c. Slate (equivalent synthetic or better)
 - d. Metal (may be limited to porches or accent roofs)
2. Roofing materials shall have a minimum 30-year rated warranty.
3. Authorized roof configurations:
 - a. Pitched roofs
 - b. Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
4. Roofs, dormers and chimneys:
 - a. Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials
 - b. Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

C. RESIDENTIAL - PATIO HOMES

A. Façade Materials

Facade treatments are those portions of a building's street elevation extending from the ground to the roof.

2. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
 - a. Masonry/stone
 - b. Stucco/plaster
 - c. Cementitious siding [Hardie-plank™ or equivalent]
 - d. Wood siding
 - e. Other primary building materials shall be required to obtain a special exception as a part of Detailed Site Plan approval.

B. Accent Elements

1. Accent building materials (which may cover no more than 20% of the area of the facade) may be:

- a. Pre-cast masonry (limited trim and cornice elements only)
- b. Gypsum reinforced fiber concrete (limited to trim elements only)
- c. Metal (limited to roofing, beams, lintels, trim elements and ornamentation)
- d. Honed, colored, or split-faced CMU block (but used only for piers, foundation walls and chimneys)

C. Building Roofs

- 1. Permitted roof materials:
 - a. 30-year dimensional shingles
 - b. Tile, clay or concrete (faux clay)
 - c. Slate (equivalent synthetic or better)
 - d. Metal (may be limited to porches or accent roofs)
- 2. Roofing materials shall have a minimum 30-year rated warranty.
- 3. Authorized roof configurations:
 - a. Pitched roofs
 - b. Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
- 4. Roofs, dormers and chimneys:
 - a. Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials.
 - b. Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

- 1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

D. RESIDENTIAL - SINGLE FAMILY HOMES

A. Façade Materials

Facade treatments are those portions of a building's street elevation extending from the ground to the roof.

- 1. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
 - a. Masonry/stone
 - b. Stucco/plaster
 - c. Cementitious siding [Hardie-plank™ or equivalent]
 - d. Wood siding
 - e. Other primary building materials shall be required to obtain a special exception as a part of Detailed Site Plan approval.

B. Accent Elements

- 2. Accent building materials (which may cover no more than 20% of the area of the facade) may be:
 - a. Pre-cast masonry (limited trim and cornice elements only)
 - b. Gypsum reinforced fiber concrete (limited to trim elements only)

- c. Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)
- d. Honed, colored, or split-faced CMU block (but used only for piers, foundation walls and chimneys)

C. Building Roofs

- 1. Permitted Roof Materials:
 - a. 30-year dimensional shingles
 - b. Tile, clay or concrete (faux clay)
 - c. Slate (equivalent synthetic or better)
 - d. Metal (may be limited to porches or accent roofs)
- 2. Roofing materials shall have a minimum 30-year rated warranty.
- 3. Authorized roof configurations:
 - a. Pitched roofs
 - b. Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
- 4. Roofs, dormers and chimneys
 - a. Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials.
 - b. Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

- 1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

E. COMMERCIAL – OFFICE

Prior to site and building permit requests, architectural building elevations shall be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

F. Materials and Colors

- 1. Large expanses of smooth material (e.g. concrete) should be broken up.
- 2. Large expanses of highly reflective surface and mirror glass exterior walls should be avoided.
- 3. Materials and colors for wall and monument signs should be compatible with the main building's colors and materials.
- 4. All exterior materials, textures and colors shall be appropriate for the architectural style or theme of the building.
- 5. Compatible colors on a single facade, or composition, should seek to add interest and variety while reducing building scale.

G. Building Lighting

- 1. The design of the building's exterior light fixtures shall be architecturally compatible to the character of the development.

H. Roof Forms

1. The design of the building's roof forms and their structural supports shall be architecturally compatible with the image and character of the development.

I. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.
5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

J. Canopies & Awnings

1. Canopies, awnings, arcades, and overhangs are encouraged over windows and entries along public sidewalks on the ground floor.
2. Canopies, awnings, and arcades should be designed with respect for the character and proportion of the building in terms of size, shape, and placement.
3. Use of a continuous awning for the windows on the upper floors is discouraged.
4. Brightly colored awning is discouraged.
5. Materials should be of the highest quality. Plastic or vinyl canopies should not be used.

K. Signage & Graphics

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.
2. Attached signage should consist of individual letters.

L. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

F. COMMERCIAL - FLEX OFFICE

Prior to site and building permit requests, architectural building elevations must be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

A. Façades Materials

1. Long, blank facades should be avoided to the extent possible.

2. Facades of large buildings visible from a public street should include architectural features such as reveals, windows and openings.
3. Primary building entries should be readily identifiable.
4. Steel/Metal siding
5. Steel structural supports

B. Accent Elements

1. Accent building materials (near 5% of the area of the facade) may be:
 - a. Limestone
 - b. Other masonry
 - c. Hone, colored or split-faced CMU block

C. Materials and Colors

1. Large expanses of smooth material (e.g. concrete) should be broken.
2. Large expanses of highly reflective surface and mirror glass exterior walls should be avoided.
3. Compatible colors on a single facade, or composition, should add interest and variety while reducing building scale.

D. Roof Forms

1. The design of the building's roof forms and their structural supports shall be architecturally compatible with the image and character of the development.

E. Building Lighting

1. The design of the building's exterior light fixtures and their structural supports shall be architecturally compatible to the character of the development.

F. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.
5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

G. Building Signage

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.
2. Attached signage should consist of individual letters.

H. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

G. COMMERCIAL - HOTEL (FULL AND LIMITED SERVICE)

Prior to site and building permit requests, architectural building elevations must be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

A. Building Materials

All construction must have an exterior facade of a minimum of eighty (80) percent glass, brick, masonry, stone, stucco, EIFS, or other cementitious type of materials on each facade. The remaining twenty (20) percent may be of any other building code acceptable material of a contrasting color, texture, or design.

1. Large expanses of smooth material (e.g. concrete) should be broken up.
2. Large expanses of highly reflective surface and mirror glass exterior walls should be avoided.
3. All exterior materials, textures and colors should be appropriate for the architectural style or theme of the building.
4. Compatible colors on a single facade, or composition, should add interest and variety while reducing building scale.

B. RV Parking

1. Any parking designated for trucks, recreational vehicles and other large vehicles shall be placed in a defined location.

C. Roof Forms

1. The design of the building's roof forms and their structural supports shall be architecturally compatible with the image and character of the development.

D. Building Lighting

1. The design of the building's exterior light fixtures and their structural supports shall be architecturally compatible to the character of the development.

E. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.

5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

F. Canopies & Awnings

1. Canopies, awnings, arcades, and overhangs are encouraged over windows and entries along public sidewalks on the ground floor.
2. Canopies, awnings, and arcades should be designed with respect for the character and proportion of the building in terms of size, shape, and placement.
3. Use of a continuous awning for the windows on the upper floors is discouraged.
4. Brightly colored awning is discouraged.
5. Materials should be of the highest quality. Plastic or vinyl canopies should not be used.

G. Building Signage

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.
2. Attached signage should consist of individual letters.

H. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

H. COMMERCIAL

Prior to site and building permit requests, architectural building elevations must be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

A. Facade Materials

Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:

1. Masonry/stone
2. Stucco/plaster
3. Cementitious siding (Hardie-plank™ or equivalent)
4. Other primary building materials shall be required to obtain a special exception as a part of detailed site plan approval.

B. Accent Elements

1. Accent building materials (which may cover no more than 20% of the area of the facade) may be:

C. Roof Forms

1. The design of the building's roof forms and their structural supports shall be architecturally compatible with the image and character of the development.

D. Building Lighting

1. The design of the building's exterior light fixtures and their structural supports shall be architecturally compatible to the character of the development.

E. Building Awnings and Canopies

1. Materials, illumination and location:
 - a. Awnings and canopies shall be architectural and constructed with fully opaque materials that complement the building.
 - b. Awnings and canopies shall not be internally illuminated.

F. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.
5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

G. Building Signage

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.
2. Attached signage should consist of individual letters.

H. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

I. COMMERCIAL - ARENA / ENTERTAINMENT

Prior to site and building permit requests, architectural building elevations must be approved with the Detailed Site Plan to ensure continuity and consistency of development of the Property.

A. Facade Materials

Permitted primary building materials which will follow the design style of a North Texas ranch /livestock arena (which must cover not less than 95% of the area of facade) shall be:

1. Steel/Metal siding
2. Steel structural supports

B. Accent Elements

2. Accent building materials (near 5% of the area of the facade) may be:
 - d. Limestone
 - e. Other masonry
 - f. Hone, colored or split-faced CMU block

C. Roof Forms

2. The design of the building's roof forms and their structural supports shall be architecturally compatible with the image and character of the development.

D. Building Lighting

1. The design of the building's exterior light fixtures and their structural supports shall be architecturally compatible to the character of the development.

E. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from Public View.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from Public View.
4. Air conditioning units may be located at grade and screened from Public View and/or located on the roof of said structure.
5. All screening devices shall consist of landscaping, material compatible with the architectural character of the main structure, or a combination.
6. Location of solid waste facilities shall be approved at the time of Detailed Site Plan approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

F. Building Signage

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.
2. Attached signage should consist of individual letters.
3. Signage will be large to be in scale with this building.

G. Underground Utilities

1. To the extent it is practical, all electrical, phone, cable and similar types shall be underground.

V. SITE ELEMENTS - *Lighting, parking, and signage standards*

The SITE ELEMENTS section establishes the standards for public / private exterior space lighting, provision of adequate parking, and compatible signage.

A. LIGHTING

Illumination is key to the safety and enjoyment of exterior environments by citizens, patrons, and guests of Heritage Ranch PD.

a. Pedestrian Trail

Walkway lighting with standard, pedestrian height poles, bollards and/or wall mounted fixtures are allowed.

b. Main Street

Main Street style is an option to create for a special pedestrian street. This is a destination for a pedestrian oriented shopping or commercial district that typically includes special themed lighting. Such themed lighting will be allowed.

c. Parking Lot

Standard poles and fixtures shall be of a single color, compatible with the architecture of the building.

d. Street Lighting

i. General

- All new developments should provide pedestrian scaled streetlights where feasible.
- All new alleys should have lights mounted on outbuildings or garages. These lights should be connected to a separate circuit other than the main building.
- Outdoor lighting should create and encourage a pedestrian friendly environment, which is especially beneficial to residential neighborhoods and neighborhood business districts. Pedestrian-scale lights should improve walkway illumination for pedestrian traffic and enhance community safety and business exposure.
- Street lighting should be designed to be appropriate to its neighborhood identity. Such things as height of lamp post, lamp head and lighting source and spacing can all be calibrated accordingly.
- Where existing light poles provide street lighting, new light fixtures may be mounted on existing poles to maximize resources and minimize installation time. A more expensive option is to install the new light fixtures on top of free- standing poles that receive power via underground conduit.

ii. Size

- The height of lamp posts should be designed to be proportional to the width of the street. The general regulated height of street lamps should be 12 to 15 feet for pedestrian- oriented neighborhoods. Typically, the 12 foot lampposts should be used in residential neighborhoods and the 15 foot lampposts on the retail streets. This is not required for parking areas.
- For those intersections that require more light, the 20 foot lamppost can be instituted for safety, but should be used only if necessary.

iii. Location

- The minimum clearance from a street light pole to the face of curb should be 2 feet.
- The minimum clearance from a street light pole to the edge of a sidewalk should be 1 foot.
- The minimum clearance from a street light pole to the centerline of a tree should be 20 feet.
- A consistent on-center distance for lampposts should be established appropriate to the location. Typically, this dimension is 90 feet on center.
- On residential side streets, light posts should be placed within the parkway (tree planting strip) where one exists or within 2 feet from the curb when such a location does not reduce the sidewalk dimension to less than 5 feet.
- In existing residential neighborhoods, when street lighting will be added and neither of the above conditions can be met, lamp posts should be placed within 1 foot of the sidewalk in the front yard (front setback), provided an utility easement is already in place in that location.
- Lighting poles may be alternating sequence from one side of the street to the other, to ensure continuous light pockets.

iv. Character

- All lamp posts should have a base, a middle and a top.
- Where applicable, the style of the street fixtures should be consistent.
- High-pressure sodium lights are prohibited. LED lights are encouraged.
- Cobra-heads shall not be used in residential streets or pedestrian-oriented commercial streets. Cobra-heads should only be used on high-volume traffic streets.
- Shoebox style lighting should not be used, except in large parking areas, in the rear of buildings.
- Column streetlights should be used on residential streets.
- Multi-head column streetlights should be used on retail streets.

B. PARKING

Surface parking required by Heritage Ranch PD and City of Sherman for residential, commercial, office, retail and entertainment land uses.

Parking lots with two hundred (200) spaces or more shall be divided into separate areas divided by landscaped areas or walkways measuring a minimum of ten (10) feet in width or by a building or group of buildings.

- a. Pedestrian walkways shall be directly linked to entrances and the internal circulation of the building.
- b. Connections shall be made when feasible to any streets adjacent to the property and to any pedestrian facilities that connect to the property unless pedestrian and/or traffic hazards prohibit such connections.
- c. Adjacent nonresidential sites shall provide cross vehicular access between nonresidential lots.

Minimum Parking Requirements

Minimum parking requirements for each land use is noted below

a. Residential

The minimum number of car parking spaces shall be provided in accordance with the following ratios:

- i. Single-family dwelling units: two (2) spaces per unit on a paved driveway all concrete or similar paved surface such as turf pavers, brick pavers, or asphalt.
- ii. Two-family dwelling units: four (4) spaces per dwelling (two spaces per unit).
- iii. Efficiency units (zero bedrooms): one (1) space per unit.
- iv. One-bedroom units (apartments): one and one half (1.5) spaces per unit. Tuck-under and/or tandem parking shall count towards the minimum parking requirements.
- v. Two-bedroom units (apartments): two (2) spaces per unit. Tuck-under and/or tandem parking shall count towards the minimum parking requirements.
- vi. Three-bedroom units (apartments): two and one half (2.5) spaces per unit. Tuck-under and/or tandem parking shall count towards the minimum parking requirements.
- vii. Four-bedroom units (apartments): three (3) spaces per unit. Tuck-under and/or tandem parking shall count towards the minimum parking requirements.

b. Retail

One (1) space per 250 SF of gross floor area.

c. General Commercial

One (1) space per 250 SF of gross floor area.

d. Restaurant

One (1) space per 150 SF of gross floor area.

e. Office

One (1) space per 300 SF of gross floor area.

f. Hotel (Limited and Full Service)

Parking shall be provided in accordance with the following standards:

- i. One (1) space per guest room,
- ii. Plus one (1) space per each five (5) restaurant or lounge area seats,
- iii. Plus one (1) space for each one hundred twenty-five (125) square feet of meeting/conference room area.

g. On-Street Parking

The Heritage Ranch PD will allow on-street parking per city code on the street types as designed. The street types that will have this parking are the Urban Street, Residential Collector, and the specific Main Street.

h. Off-Street Parking Requirements

- i. On-street parking within 200 feet of a parcel shall be counted toward the total required parking for that parcel.
- ii. Upon submittal of an acceptable comprehensive parking plan for a region, or for substantial portions of a region, the City Manager may recommend alternative parking requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval provided that such alternatives are consistent with this PD and the overall Development
- iii. A parking plan is required at the time of Detailed Site Plan submittal.

C. WAYFINDING AND SIGNAGE

Unless specifically provided for below or addressed in other sections of this PD, the Development shall conform to the Sign Requirements set forth in the City of Sherman Code of Ordinances.

A. A wayfinding system providing directional and informational signs that are attractive, clear and consistent in theme, location, and design shall be allowed throughout the Development.

B. Signs for a retail, office or similarly permitted use may be hung from the front of the building and may extend perpendicularly up to 30 inches into the pedestrian walkway provided that the bottom of such sign shall be at least 8 feet above the pedestrian walkway.

C. Wayfinding and Signage within the Development shall conform generally to the design pallet, theme, and architectural elements of the Development.

D. Upon submittal of an acceptable sign plan for a region, or for a substantial portion of a region, the City Manager may recommend alternative wayfinding and signage requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval, provided that such alternatives are consistent with this PD and the overall Development.

E. A sign plan for a region is required at the time of Detailed Site Plan submittal.

F. Portable or wheeled signs located outside any building shall be prohibited.

VI. LANDSCAPE STANDARDS

Landscaping standards are used to promote a flexible framework of planting and green areas that enhance and safeguard property values while aiding in erosion control, noise abatement, glare and reflection control, buffering between land uses.

A. LANDSCAPE

a. Landscape Definition

Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover.

b. Site Definition

Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land.

c. Compliance

Landscaping shall conform to the following:

- i. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy.
- ii. Due to certain circumstances, conditions, or hardships, the City Manager may authorize a reasonable delay for planting of new landscape materials, in which case, a certificate of occupancy may be issued.
- iii. If such a delay is authorized by the City Manager, all landscaping shall be planted not later than the date provided in the authorization from the City Manager.

- iv. All landscaping shall be installed so as to avoid hazards.
- v. Upon submittal of an acceptable landscaping and/or screening plan for a region, or for substantial portions of a region, the City Manager may recommend alternative landscaping and screening requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval, provided that such alternatives are consistent with this PD and the overall Development.
- vi. A landscaping plan is required at the time of Detailed Site Plan approval.
- vii. Tree and landscaping:
 1. City of Sherman finds that the planting of trees aids in the stabilization of soil by preventing erosion and sedimentation, generates oxygen, and provides a buffer.
 2. This document shall apply to all new residential and commercial construction.
 3. Any lot having a building setback of greater than ten (10) feet shall have at least one (1) front yard tree of at least three (3) caliper inches in diameter.

B. SCREENING

- Landscaping shall be a permitted screening mechanism.
- If landscaping is used as a screening mechanism, screening height shall be a minimum of three (3) feet at full maturity of landscape unless otherwise noted in this Section.
- All landscaping shall be installed so as to avoid hazards.
- Shrubs of sufficient height when used alone, or in conjunction with other materials, shall meet the minimum height requirements of this Section.
- Masonry walls shall be a permitted screening mechanism.
- Wood opaque fencing and walls shall be permitted as a screening mechanism and must be maintained in good condition without fallen and/or rotten wood.
- Metal opaque fencing shall be permitted as a screening mechanism as ornamental metal, tubular steel or similar material with a consistent design and finished in black.
- Privacy fences in the Residential Region shall consist of wood, ornamental metal with a consistent design and finished in black, or masonry fence materials.
- Where residential uses are incorporated into commercial uses and in multi-family areas, screening walls or mechanisms shall not be required.
- Fence and wall materials and locations will be approved as part of the Detailed Site Plan approval.
- Fences and walls consisting of materials or placed in locations not addressed in this Section, may be approved as part of the Detailed Site Plan approval.
- Site features noted below hereinafter shall be screened in accordance with above requirements.

a. Rear Yards and Service Yards

Service yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare shall be screened. If landscaping is used as a screening mechanism,

the average height of the landscaping shall be a minimum of six (6) feet at full maturity.

b. Loading Docks

Where the rear yard, side yard or service side of a nonresidential use is adjacent to a public thoroughfare. If landscaping is used as a screening mechanism, the average height of the landscaping shall be a minimum of six (6) feet at full maturity.

c. Solid Waste

All solid waste areas shall be screened from Public View. If landscaping is used as a screening mechanism, the average height of the landscaping shall be a minimum of six (6) feet at full maturity.

d. Ground-mounted Equipment

When practical, large ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be reasonably screened or located away from the view of public thoroughfares. If landscaping is used as a screening mechanism, the average height of the landscaping shall be a minimum of three (3) feet at full maturity

C. PARKING LOTS AND STREETS

- Screening of nonresidential off-street parking lots over twenty-five (25) spaces shall be landscaped.
- All areas that are used for parking shall conform to the minimum landscaping requirements within the city.
- Landscaping shall consist of a combination of such plant materials as follows: ground cover, shrubs, vines, hedges, trees, or other such materials.
- Required street trees will be planted within the streetscape areas identified on the typical street sections found in Section II, B of this PD, with the exception of the typical street section for the Residential Collector and the Urban Street. Trees for these street sections may be located outside the Pedestrian Realm and be included in the front yard setback area.
- Required street trees may be clustered if approved by the City Manager in order to facilitate, among other things, creative design, visibility, or safety.
- For the Minor Arterial and Commercial Collector street sections set forth in this PD, street trees will be provided at a minimum of one tree for every 100 linear feet.
- Tree wells are permitted and may be covered with grates, living plant materials or some permeable non-living material.
- Street trees to be at least three (3) caliper inches in diameter.

D. FENCES AND WALLS

- Residential districts: no fence, hedge or enclosure wall shall exceed a height of eight (8) feet.
- Commercial and manufacturing districts: security fences may be erected to a height of ten (10) feet.

VII. PARKS, TRAILS AND OPEN SPACE STANDARDS

The city reserves the right to negotiate with the developer to acquire property within the subdivision for parks and recreational areas. The location of these areas will be in general accordance with the comprehensive plan for the City of Sherman, as adopted by the city council.

The Open Space Framework plan is attached as Exhibit “B” and shall serve as the guiding document for the general locations and types of open spaces and trails that shall be provided in the Heritage Ranch PD. The exact location of each open space and trail shall be determined at the time of Detailed Site Plan.

A. PARK

Final designs consistent with these typical park designs shall be produced as final alignment and engineering are performed for each Detailed Site Plan submittal. Materials for trail construction are permitted to be concrete, decomposed granite, or other durable and applicable material suitable for trails as submitted by developer and approved by the City Manager.

B. LAKES AND OPEN SPACE

Final designs consistent with these lake and open space typical designs shall be produced as final alignment and engineering are performed for each Detailed Site Plan submittal.

C. PEDESTRIAN TRAILS

Connected pedestrian access shall be provided throughout much of the development and shall include internal neighborhood trails constructed in phases concurrent with the construction of such neighborhoods that ultimately connect to the master trail system identified during the Detailed Site Plan.

Final designs consistent with these typical pedestrian trail designs shall be produced as final alignment and engineering are performed for each Detailed Site Plan submittal. Materials for trail construction are permitted to be concrete, decomposed granite, or other durable and applicable material suitable for trails as submitted by developer and approved by the City Manager.

VIII. DEFINITIONS

For purposes of these Regulations, certain words and terms are to be used and interpreted as defined hereinafter. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise.

The word "shall" is mandatory and not directory. For any term or use not defined herein, Webster's Dictionary (latest edition) shall be used.

Accessory dwelling. A separate living unit, detached from the primary structure, complete with kitchen, bathroom and sleeping facilities.

Accessory structure. A structure located on the same premise that is customarily incidental, detached and subordinate to the primary structure or use.

Accessory use. A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s).

Agriculture. The use of any tract of land for the production of animal or vegetable life; uses include, but are not limited to, the pasturing, grazing, and watering of livestock and the cropping, cultivation, and harvesting of plants.

Alley. A minor right-of-way that is dedicated to public use and which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

Amusement services. A commercial facility that includes, but is not limited to, bowling alleys, movie theatres, music halls, indoor skating rinks, video arcades, pool and billiard halls, shuffleboard courts, baseball hitting ranges, miniature golf, golf driving ranges and shooting arcades.

Assisted living facility. An establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment and provides personal care services pursuant to the applicable regulations contained in the Texas Health and Safety Code.

Bed and breakfast/boarding house. A dwelling arranged or used for lodging for compensation, with or without meals.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building height. The vertical distance from grade plane to the average height of the highest roof surface.

Building line. The line established by law, beyond which a building shall not extend, except as specifically provided by law.

Building, main or primary. A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

Car wash. A place or business equipped for washing cars and other motor vehicles.

Child care facility. A facility licensed, certified, or registered by the department to provide assessment, care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Church/place of worship. An institution that people regularly attend to participate in or hold religious services, meetings, or other activities. This term does not carry a secular connotation and includes the buildings or other locations in which the religious services of any denomination are held.

City. The City of Sherman, Texas.

City council. The governing body of the City.

City manager. The city manager of the City or his/her designee.

Civic center. A building or group of buildings containing administrative offices for the operations of local government that is:

- (a) owned and operated by the City of Sherman and
- (b) used predominantly for office and meeting space for local government and/or community activities.

Code. The City of Sherman Code of Ordinances.

Community garden. A community garden is a single piece of land gardened collectively by a group of people. Community gardens utilize either individual or shared plots on private or public land while producing fruit, vegetables, and/or plants grown for their attractive appearance.

Community home. Community-based residential home pursuant to the applicable regulations of the Texas Human Resource Code.

Community service. A facility that is designed for the benefit of the public or its institutions including but not limited to community centers, libraries, post offices, agencies, etc.

Continuing care retirement community. A housing development designed to provide a full range of accommodations for older adults (55 years of age or older), including independent living, assisted living and skilled full-time nursing or medical care, that may consist of single family detached and attached, duplex, triplex, quadplex and/or multi-story structures.

Convalescent and nursing homes and related institutions. An establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment and provides minor treatment under the direction and supervision of a physician licensed by the Texas State Board of Medical Examiners, or other services that meet some need beyond the basic provision of food, shelter, and laundry pursuant to the applicable regulations contained in the Texas Health and Safety Code.

Detailed Site Plan. Site plan approved by the City of Sherman.

Density. The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

Detached. Having no physical connection above the top of the floor line of the first floor with any other building or structure.

Dwelling. Any building or portion thereof, which is designed or used exclusively for residential purposes.

Dwelling, multifamily. A building or portion of a building having suitable accommodations for three or more families, living independently of each other, who may or may not have joint uses of utilities, halls, yards, etc. This term includes premises occupied more or less permanently for residential purposes in which rooms are occupied in apartments, suites or groups, such as apartments, dormitories, lodging houses, rooming houses, and all the dwellings similarly occupied.

Dwelling, one-family. A detached building used exclusively for residential purposes having suitable accommodations for only one family.

Dwelling, two-family. A detached building used exclusively for residential purposes and designed for or occupied by two families living independently of each other.

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Educational facilities. Public and private primary, secondary and post-secondary educational facilities offering instruction in the branches of learning and study required to be taught by the Texas Education Agency; and such federally funded educational programs for preschool children as the Head Start Program.

Entertainment. Includes shows, plays, skits, musical revues, children's theater, dance productions, public dance, musical concerts, opera and the production or provision of sights or sounds or visual or auditory sensations which are designed to or may divert, entertain or otherwise appeal to members of the public who are admitted to a place of entertainment, which is produced by any means, including radio, television, video reproduction, piano, orchestra or band or any other musical instrument, slide or movie projector, spotlights, or interruptible or flashing light devices and decoration.

Exhibition hall. A large civic building or group of buildings designed for conventions, industrial shows, and the like, having large unobstructed exhibit areas and often including conference rooms, hotel accommodations, restaurants, and other facilities.

Family. One or more persons related by blood, marriage, or adoption; or a group not to exceed four persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit.

Family home. A home that provides regular care in the caretaker's own residence for not more than six children under 14 years of age, excluding children who are related to the caretaker, and that provides care after school hours for not more than six additional elementary school children, but the total number of children, including children who are related to the caretaker, does not exceed 12 at any given time. The term does not include a home that provides care exclusively for any number of children who are related to the caretaker pursuant to the applicable regulations contained in the Texas Human Resources Code.

Fraternal organization, lodge, civic club, or union. An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

Greenway. A corridor of undeveloped land preserved for recreational use or environmental protection.

Hospital. An establishment that offers services, facilities, and beds for use for more than 24 hours for two or more unrelated individuals requiring diagnosis, treatment, or care for illness, injury, deformity, abnormality, or pregnancy and that regularly maintains, at a minimum, clinical laboratory services, diagnostic X-ray services, treatment facilities including surgery or obstetrical care or both, and other definitive medical or surgical treatment of similar extent pursuant to applicable regulations of the Texas Health and Safety Code.

Hotel. A building containing guest rooms, rented for less than 30 days and designed to be used for sleeping purposes, which provides a common entrance, lobby, halls and stairways. Includes full-service and limited-service hotels.

Independent Senior Living facility. A residence facility (multi-family, attached and/or detached dwellings) that is designed for residents 55 years and older who do not require nursing care.

Kiosk. A small stand-alone structure, with one or more open sides, that is used to vend merchandise or services, or for providing information, either by posting, or on a computer screen.

Landscaping. Grass, trees, shrubs, vines, ground cover or flowers planted and maintained to enhance appearance of a development. Landscaping may include non-botanical features, such as walks, fountains, reflecting pools, art works, rain gardens and storm water management features as approved by the City Manager.

Lot. A platted (as specified in the Texas Local Government Code) parcel of land that is occupied or intended to be occupied by one main building (or a group of main buildings) and any accessory building(s), which includes such parking, landscaping and open space as are required by this ordinance or other laws and/or ordinances, and also which has its principal frontage upon a public street.

Lot area. The total area, measured on a horizontal plane, included within lot lines.

Lot, corner. A lot which has at least two adjacent sides abutting for their full lengths upon a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

Lot depth. The mean horizontal distance between the front and rear lot lines.

Lot, double frontage. A lot having frontage upon two non-intersecting streets, as distinguished from a corner lot.

Lot, flag. A lot having access to a street by means of a parcel of land generally having a depth greater than its frontage, but not less than 35 feet. Flag, or panhandle, lots are typically discouraged.

Lot, interior. A lot other than a corner lot.

Lot frontage. That dimension of a lot or portion of a lot abutting onto a street, excluding the side dimension of a corner lot.

Lot lines or property lines. The lines bounding a lot as defined herein.

Lot width. The horizontal distance measured between side lot lines parallel to the front lot line, and measured from the point on the building line that is closest to the front lot line.

Market (public). Markets located on public property, where independent merchants can sell their products to the public. Typical products sold at public markets include fresh produce, various other food items and crafted goods.

Medical office/service. Including but not limited to ambulatory surgery center, urgent care center, hospice, hospice services and home health service.

Microbrewery. A combination retail, wholesale and manufacturing business that brews and serves beer and/or food.

Offices. A room or group of rooms used for the provision of executive, management and/or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

Off-street parking. Off-street parking spaces provided in accordance with the requirements of this ordinance, located on the lot or tract occupied by the main use or within 150 feet of such lot or tract, and located within the same zoning district as the main use or in an adjacent parking district.

Opaque. Not able to be seen through and/or not transparent.

Open space. In land-use planning, urban green space is open-space areas reserved for parks and other "green spaces", including plant life, water features and other kinds of natural environment. Most urban open spaces are green spaces, but occasionally include other kinds of open areas.

Outdoor recreation. An area designed for active outdoor recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, campgrounds, golf courses, tennis courts and swimming pools.

Parcel. Any unplatted tract of land, or any portion of an unplatted tract of land (also see "Tract").

Park/playground. An area of land set aside for public or private use, as a piece of land with few or no buildings within or adjoining a town, maintained for recreational and ornamental purposes.

Pedestrian trails. A trail is usually a path, track or unpaved lane or road. The term is also applied, in North America, to routes along rivers, and sometimes to highways.

Premises. Land together with any buildings or structures situated thereon.

Private club. An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the applicable regulations in the Texas Alcoholic Beverage Code, that pertains to the operation of private clubs.

Professional service. Work performed which is commonly identified as a profession, and which may be licensed by the State of Texas.

Public garage/parking structure. A surface lot, parking structure or other facility owned, operated or maintained by the city, to provide parking to the general public.

Public park, State park, Municipal Park. *Public park:* a park in public space; *state park:* a park owned by a U.S. state; *municipal park.:* a park owned by the city.

Public plaza. A public square in a city or town often featuring walkways, trees and shrubs, places to sit, and sometimes shops.

Public streets. A public street is any road open for public travel, under the jurisdiction of a public authority and maintained by a public authority.

Public view. Any area, equipment, or structure which can be viewed by the public from any public street, public plaza, or public park.

Reservation. A tract of public land set aside.

Restaurant or cafeteria. An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, which may include a drive-through window(s) or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Retail. An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

School (K through 12). An institution for the instruction of children or people under college age.

School, other. Any institution for the instruction of people not considered a "school (K through 12)."

Schoolyards. The area next to or surrounding a school where students typically play games or sports.

Seasonal uses. Seasonal uses include the sales of items such as Christmas trees, pumpkins, snow cones, fresh produce, and other items which are typically only available at certain times of the year.

Services. A commercial enterprise, which provides work performed in an expert manner by an individual or team, for the benefit of its customers. Typical services businesses provide intangible products, such as accounting, banking, consulting, cleaning, landscaping, education, insurance, treatment, and transportation services, where no exterior storage of equipment or stock are stored.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street. Any dedicated public thoroughfare that affords the principal means of access to abutting property. A Street is termed a major thoroughfare or arterial when the right-of-way is greater than 60 feet.

Street intersection. Any street that joins another street at an angle, whether or not it crosses the other.

Telemarketing agency. An establishment that solicits business or the purchase of goods and/or services by telephone only. No sales of goods or services to the public occurs at or on the premises. No products are stored at or on the premises.

Townhouse. A one-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with open space on at least two sides.

Tract. A single parcel or lot.

Use. The purpose for which land or buildings are or may be occupied in a zoning district.

Utilities (public). Any facility or structure which provides services to the general public including but not limited to electric, gas, telephone, water, and television cable systems either publicly or privately owned.

Veterinarian clinic. An establishment where animals are admitted for examination and medical treatment.

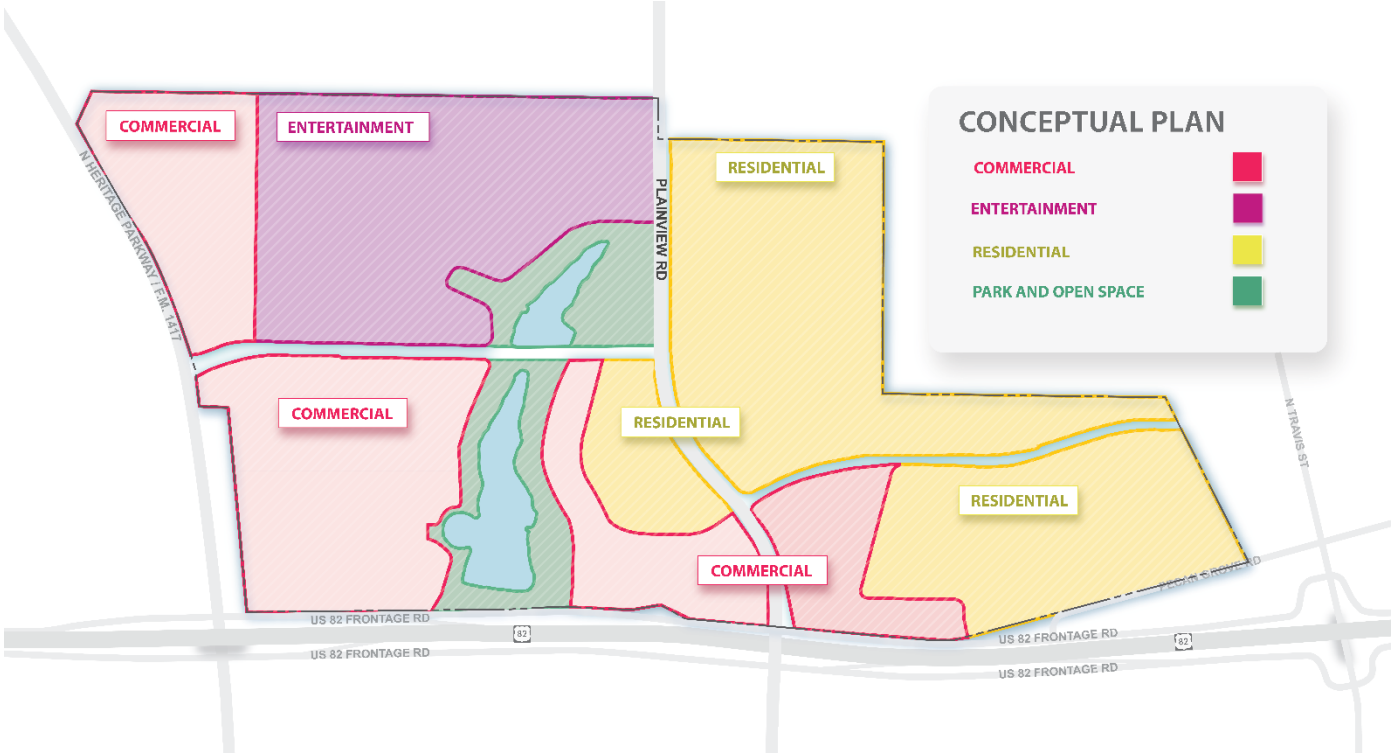
Yard. An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

Yard, front. A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

Yard, rear. The area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, side. The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.

EXHIBIT “A” – CONCEPTUAL PLAN

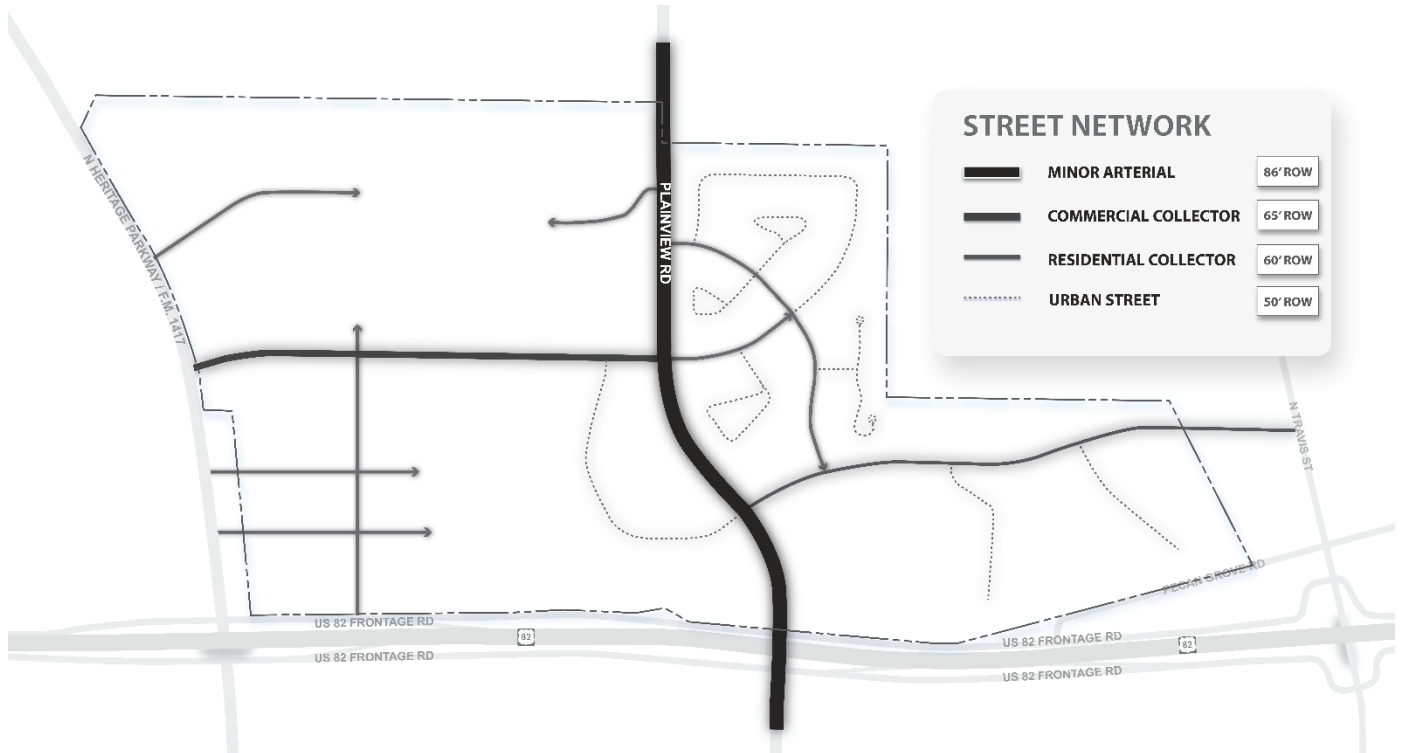


Region	Commercial	Entertainment	Residential	Park and Open Space	Total Acreage (ac)
Acreage (ac)	+/- 135	+/- 85	+/- 153	+/- 66	439

EXHIBIT “B” – OPEN SPACE FRAMEWORK PLAN



EXHIBIT “C” – TRANSPORTATION MASTER PLAN



STAFF REVIEW LETTER

December 7, 2020

TPJ Properties, Ltd
Heritage Ranch Land Holdings, Ltd.
PO Box 670
Sherman, TX 75091

Ryan Johnson
PO Box 670
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

JHP
8340 Meadow Road, Ste. 150
Dallas, TX 75231-3766

Norris Design
1101 Bannock St.
Denver, CO 80204

Dear Applicants,

The request for Heritage Ranch Planned Development located in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and 600-1900 blocks of West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the City's General Zoning Ordinance No. 2280, as amended, including but not limited to regulations applicable to the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.
4. All aspects of the City's Floodplain Ordinance must be followed.
5. Street names will need to be approved by the Building and Zoning Department before the plat is filed at the Grayson County Courthouse.

Engineering:

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

8. 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.
9. Approval conditional upon addressing comments by Engineering Department submitted via email to Developer on December 07, 2020.
10. Proposed development lies within Airport Airspace Map for North Texas Regional Airport (NTRA). Verify development is a compatible with NTRA airspace.

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

It is the policy of this Board not to consider a request unless it has representation. 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

Incoming 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
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Memo to: City of Sherman

December 3, 2020

Heritage Ranch Planned Development (PD) Review

C/O: Rob Rae, AICP, Director of Development Services

Rob,

Per the requested review of the submitted Heritage Ranch PD, Halff has discussed the original draft of the PD with the applicant team on November 12, 2020 and further discussed revisions to that draft per follow-up conversations between the applicant and staff. Subsequently, based on the revised draft that became the formal submitted version (dated November 19, 2020), Halff has now completed a review of that submission and provided comments along with this memo.

Halff's task was to review the proposed PD to ensure that the document is consistent with the City's PD ordinance. The ordinance intent is clear in its purpose statement - *"A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance."*

The Heritage Ranch PD is a well-organized and written PD with a few adjustments necessary for clarification of land uses and some other elements. The minimum ordinance qualifications of multiple housing types, retail/employment, and a public destination are envisioned here with an arena/entertainment potential. There are anticipated to be several residential product types and supporting non-residential that would meet the requirements for multi-use, although some tightening to the language is needed to ensure that such a mix occurs at a minimum, in accordance with the ordinance. There is an extensive park, open space and trail network planned which could provide the opportunity for public gathering space. Some clarification is needed whether that will occur on private or City-owned land.

The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan, both of which consider a balanced and organized structure to the land development framework. The enhancements required in the ordinance, including variety of housing types, pedestrian-friendly open space and connectivity, quality architecture and site features, are all presented in a manner that is understandable and supportive of the overarching theme of the project. There are a few tweaks that could be made to tighten up the language for specificity while still keeping flexible options to achieve the desired outcomes for both the City of Sherman and the development team.

The development team has discussed the project with Sherman staff and Halff and there is clear intent to build a quality development for Sherman. The outside perspective is that there are a few minor clarifications that will ensure compliance with the City of Sherman PD ordinance. Generally, the proposed PD is consistent and supportive of the City of Sherman PD ordinance elements and I recommend conditional approval pending some minor clarifications spelled out in the attached comments.

Reviewed by:

Jordan Maddox, AICP

A handwritten signature in blue ink, appearing to read "Jordan Maddox".

Planning Team Leader, Halff Associates, Inc.

Heritage Ranch PD Halff Review Comments 12.03.20

The following are comments prepared to ensure compliance with the City of Sherman PD ordinance and readability/usability for future implementation and regulatory review. These comments are based on the submitted PD dated November 19, 2020. Comments are listed by page number. Staff has provided additional comment or clarification where specified as *(RR)*.

Page 3: There have been several mentions thus far of the lakes as a signature element of the PD, yet all language is about the “potential” – is there a commitment to do one or more of these amenity lakes?

Page 3: Per staff, there are some desired adjustments to the Sherman Thoroughfare Plan cross-sections that may need to be addressed before final approval.

Page 5: The intro description of Residential Uses describes 2/3/4-family and townhouse. Listed in permitted uses is a use called “Dwelling, Multi-family.” Please keep consistent if higher density is desired.

Page 6: I think that “Schoolyard” may be an appropriate use for open spaces, but it would be concerning if a public or private school limited access through a park, trail, or other open space – which should be open to the public.

Page 6: There is a list of prohibited uses here of six specified uses. On Page 3, there is a sentence that states “no other uses shall be permitted” other than those specified on Pages 4-6 – is a reader to assume that is there a reason to show these here? Or does this become redundant?

Page 7: The use of the term “region” for the primary land uses is mixed here with the term “district” – neither of which are defined in the Definitions section of the PD. I believe the intent is that these are the same thing to the author? Please use the terms consistently throughout the document.

Page 7: Section D of this PD document feels out of order here. It is recommended that Sections “C” and “D” be swapped for flow and establishment of PD purpose prior to individual project specifics, such as land use.

Page 7: The language of Section D needs refinement. It is not immediately clear how the language in this section is supposed to be interpreted or applied in the future, other than acknowledging flexibility. I would recommend revising this section to adhere closer to the “Intent and Purpose” section of the PD establishment ordinance, which could better convey why a PD is needed for this project. As currently crafted, the Section D Purpose seems more about flexibility of land uses and how to modify said uses in the future. This PD really needs more purpose language as to why the development needs the document to promote an innovative and superior project.

Page 7: For compliance with the PD Ordinance and consistency of how PDs are applied in the community, modifications should adhere to PD Ordinance subsection 9. The subsection of the ordinance includes very specific elements that would trigger Major Modifications, and Director discretion on other “substantially different” changes.

Page 7: The language regarding park and open space is very vague. It is not clear to me whether this PD intends to use parks and open space as the “public destination” required for PD eligibility. It speaks to the possibility of a future partnership but doesn’t establish the certainty of this critical component.

Page 7: Pedestrian Walkways may need to be defined term. There are mentions of “sidewalks” throughout the document, but on Page 7 it is not clear whether the Pedestrian Walkway differs from a sidewalk. I am okay with Pedestrian Walkways as a term of art specified in this document, but it needs to be very clear that it is separate and distinct from “sidewalk” or streamlined to a single term.

Page 7: There is mention of a Street Typology section. Where is this? In the same sentence there is mention of 5-10 feet in width for Pedestrian Walkways – does this link to the street section graphics on the other pages as part of the “Pedestrian Realm.” It is recommended that additional detail could be added here to discuss street trees, minimum pedestrian space, potential utility conflicts, etc. For example, if a street tree is graphically shown in the pedestrian realm, is this a design element that will be required to be constructed or at developer option? If 10 feet of pedestrian space may be accommodated (per the Page 7 inference), does that remove the street tree/street buffer area or is additional right-of-way to be needed?

Page 8: City to confirm whether these street sections are the desired design.

Page 12: The Urban Street graphic shows two travel lanes but does not mention parking (as the Residential Collector does). For clarity, either show or add language that addresses parking ability/restrictions for an Urban Street.

Page 12: There is a blanket variance of 10% that may be considered by the Director in this PD. There has not been a clear justification as to why this project’s uniqueness or site constraints may warrant such a deviation. Whether 10% or some other numerical adjustment might be reasonable to the City remains to be seen, but the way the language is crafted here as a broad adjustment is concerning. This PD is carefully crafted for specific development standards throughout the document, some of which vary from the base Sherman code requirements. It seems as if the applicant should specify the design standards desired or specify some specific instances/justifications for why a numerical adjustment might be needed in the future.

Page 13: Listed building typologies in this section include Multi-family/Apartment, Townhouses, Patio Homes, and Single-Family Homes. The PD ordinance requires a minimum of two types of housing. As all of these residential types are permitted by-right on Page 5 of the PD, somewhere in this document needs to specify that a minimum of two of these types will be included to some extent to ensure compliance with the community’s desire for a mix of residential. The size, location and additional detail would be appropriate to include in the Detailed Site Plan.

(Pages 14-28: No comments, as the components are in place and the subsections clear and detailed.)

Page 29: Formatting is incorrect under subsection A: Lighting.

Page 29: Lighting for commercial streets – there is mention of a “Main Street” style design for a “special pedestrian street.” This is something that is only mentioned in this section. How will this special street be designed for other elements of the pedestrian experience? (examples – trees, shade, benches,

sidewalk size, patio seating, signage). This may not have to be included but it is notable that lighting is the only element called out for the special pedestrian experience.

Page 32: There are no parking requirements listed for Arena/Entertainment.

Page 32: Noted here are on-street parking allowances for Urban Streets and Residential Collectors. Mention of on-street parking is appropriate here if positioned more as a wayfinding element and not an allowance. It would be better to describe on-street parking allowances in the street cross-section pages. Also in this paragraph is mention of allowance "per CODE." The assumption is that the reference is to the City's Fire Code, although the way the language is crafted could present a conflict between the CODE (Sherman Code of Ordinances) and this PD, when the intent is to have the PD govern where possible. Please clarify this reference.

Page 33: Move provision "E" up to the top of this section so it is first and foremost for the section.

Page 33: Formatting is not correct.

Pages 34-35: Formatting is not correct.

Page 36: There are public street tree requirements here that I think would be better served in the Public Street section of the PD (pages 8-12). The reason is that these are character-defining elements of the public streets and are features that should be identified with those streets. The rest of Section VI is designed for site development, whereas street trees are public right-of-way. This is only a recommendation for user-friendliness within the document.

Page 36: Just a clarification that the parks and open spaces envisioned in this project are not written to be dedicated or constructed as part of the project. Rather, these areas are available for purchase by the City at a future date. From a PD compliance standpoint, which requires a "public destination" as part of the mix of land uses (PD Ordinance subsection (4)), is there any certainty that this project will include such a public destination space if the City declines to purchase such land? What is the public destination otherwise guaranteed by this PD?

Definitions: "Arena" is probably something that should be defined here as it features prominently in section headers in this PD.

Exhibit "A" Conceptual Plan: The table shows 439 ac as the total site acreage, which appears to be the total acreage for the site. However, there are some thoroughfare areas shown that do not appear to be included in the land use acreage. Please note somewhere in the PD how the land use acreage/right-of-way delineation is to be defined. This provides clarity for the potential 20-30% modifications, if they are needed.

Exhibit "B" Open Space Framework Plan: Are there park and open space elements along the major thoroughfares in this project? The exhibit shows green spaces along Arterial and Collector streets (per Exhibit C). What elements of parks and open spaces are to be located along these major streets? Additional parkway space, trails, street trees? I think it may be appropriate to show these linkages as "park and open space" if they have elements of open space beyond the typical street-section elements in the thoroughfare plans.

Exhibit "C" Transportation Master Plan: Please provide more graphic delineation between the line weights for the Commercial and Residential Collectors.



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

8.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

405 WEST MCLAIN DRIVE

The request of Jose Menjivar (Owner) and James Green (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.

Background:

The property is located at 405 West McLain Drive between Woods and Hickory Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a two-bedroom, two-bath per side duplex on the property. Parking will be provided for two cars per side for a total of four spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose Menjivar (Owner)

James Green (General Contractor)

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

Deed

Plat

Site Plan

Building Elevations

Staff Review Letter

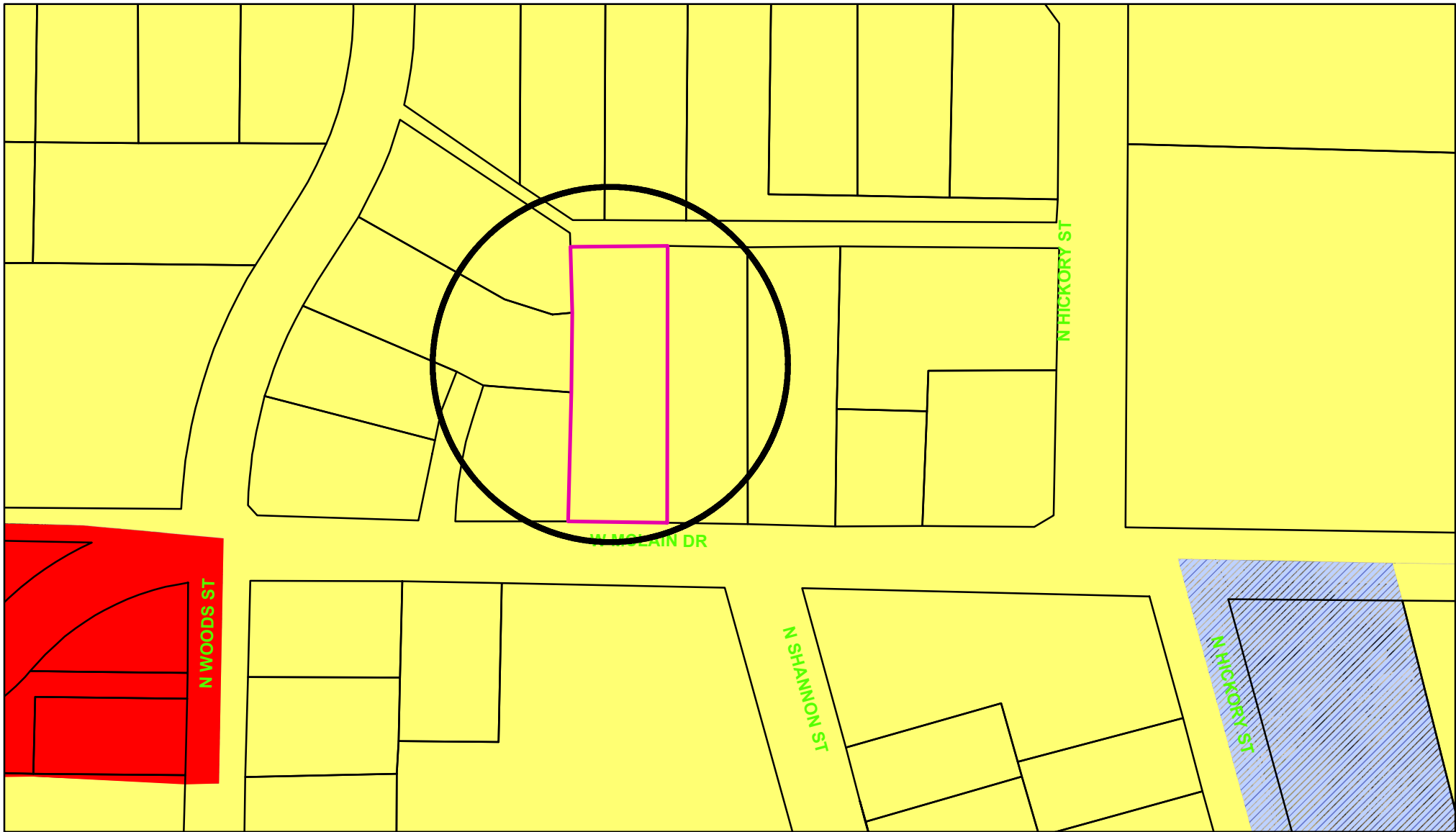


City of Sherman, Texas
Developmental Services Department

405 West McLain Drive



1 in = 200 ft



Zoning - 405 West McLain 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

- 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

ImageGIS.DBO.ORTHOS_2020

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Sherman, Texas
Developmental Services Department

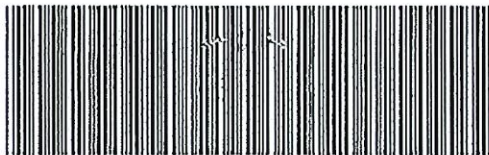


NOT TO SCALE

1 in = 100 ft

405 West McLain Drive





VG-286-2020-31424

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

0134754

Instrument Number: 2020 - 31424

Real Property Recordings

Recorded On: November 12, 2020 08:52 AM

Number of Pages: 3

Parties: GRIGG PATSY GAIL

" Examined and Charged as Follows: "

Total Recording: \$20.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 31424
Receipt Number: 20201112000029
Recorded Date/Time: November 12, 2020 08:52 AM
User: Rachelle C
Station: CLERK06

Record and Return To:

RED RIVER TITLE CO
421 N CROCKETT ST

SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

0134754

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS: THAT
COUNTY OF GRAYSON §

PATSY GAIL GRIGG, A SINGLE WOMAN ("Grantor"), whose mailing address is
403 J.E. Cave Rd.
Sherman, TX 75091, for
and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good
and valuable consideration to Grantor in hand paid by JOSE ANTONIO MENJIVAR
("Grantee"), whose mailing address is P.O. Box 272, Sherman, Texas 75091, the receipt and
sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED,
SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto
Grantee, the following real property, together with all improvements thereon (the "Property"):

^{PLAT ONE}
BEING LOT ~~TWO~~ (1), BLOCK ONE (1) OF PAUL D. CRAVENS
ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8,
PAGE 68A, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and
appurtenances thereto in any way belonging unto the said Grantee, their heirs, successors and
assigns forever; and Grantor does hereby bind Grantor, their heirs, executors and administrators
to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee,
their heirs, successors and assigns, against every person whomsoever lawfully claiming or to
claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor
and accepted by Grantee subject to (i) the liens securing payment of ad valorem taxes for the
current and all subsequent years and (ii) easements, liens, reservations, covenants, conditions,
and restrictions of record in Grayson County, Texas, or visible or apparent on the ground to the
extent the foregoing affect the Property. By acceptance of this deed, Grantee assumes and agrees
to perform all of the obligations of Grantor under said easements, reservations, covenants,
conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor
harmless from and against all ad valorem taxes relating to the Property, for the current and all
subsequent years.

EXECUTED AS OF the date set forth in the acknowledgement herein, EFFECTIVE for all purposes as of the 10 day of November, 2020.

Patsy Gail Grigg
PATSY GAIL GRIGG

STATE OF TEXAS \$
COUNTY OF Grapeson \$

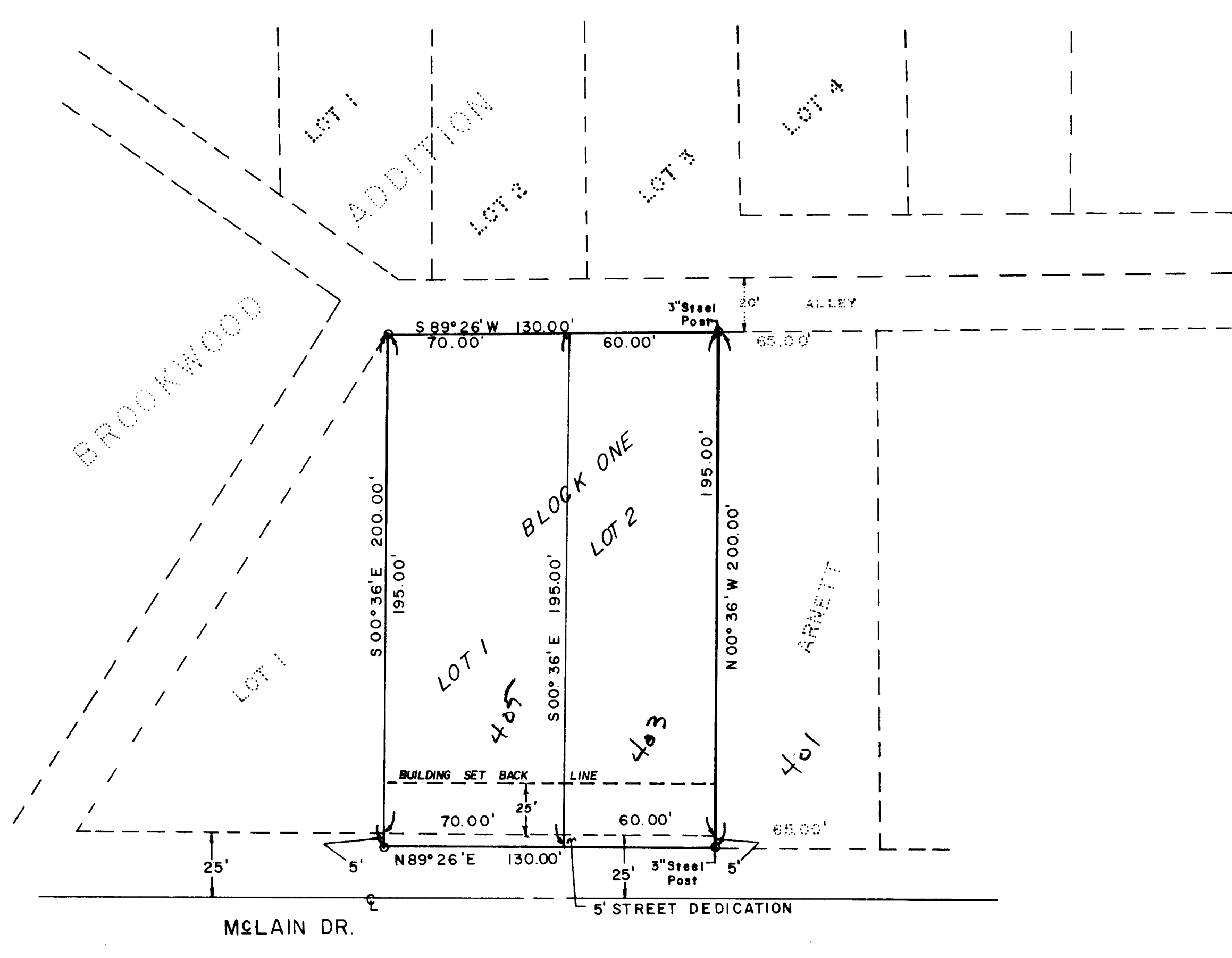



Notary Public, State of Texas

THE HAY LEGAL GROUP PLLC
611 W. 5th Street, Suite 300
Austin, Texas 78701

OK 8

SCALE: 1"=40'



PAUL D. CRAVENS ADDITION
CITY OF SHERMAN, TEXAS
0.5969 ACRES

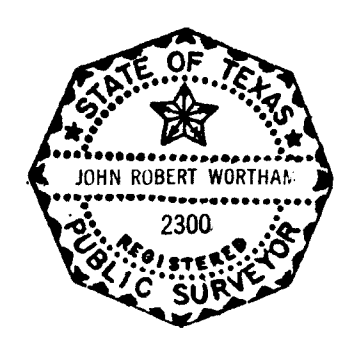
FILED FOR RECORD
April 2 1986
at 10:40 a.m.
Recorded in Vol. 8 Page 684
By Pat Norman
County Clerk, Grayson County, Texas

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING OUT OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND ALSO BEING PART OF A 195' X 200' TRACT OF LAND THAT WAS CONVEYED TO PAUL D. CRAVENS BY W. RAE COLLINS AND WIFE, MABEL LEON COLLINS AS RECORDED IN VOLUME 535, PAGE 186 OF THE GRAYSON COUNTY, TEXAS DEED RECORDS AND BEING DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID PAUL D. CRAVENS 195' X 200' TRACT OF LAND;
THENCE NORTH 89 DEG. 26 MIN. 00 SEC. EAST WITH THE NORTH RIGHT-OF-WAY LINE OF McLain Drive AND THE SOUTH PROPERTY LINE OF PAUL D. CRAVENS 195' X 200' TRACT A DISTANCE OF 130.00 FEET TO A 3" STEEL POST, THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE NORTH 00 DEG. 36 MIN. 00 SEC. WEST WITH THE EAST PROPERTY LINE OF HEREIN DESCRIBED TRACT AND THE WEST PROPERTY LINE OF A 65' X 200' TRACT THAT WAS CONVEYED TO ROY G. ARNETT BY PAUL D. CRAVENS, A DISTANCE OF 200.00 FEET TO A 3" STEEL POST, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, AND ALSO BEING ON THE SOUTH LINE OF THE BROOKWOOD ADDITION TO THE CITY OF SHERMAN, TEXAS AS DESCRIBED IN VOLUME 3, PAGE 114 OF THE GRAYSON COUNTY PLAT RECORDS;
THENCE SOUTH 89 DEG. 26 MIN. 00 SEC. WEST WITH THE SOUTH LINE OF SAID BROOKWOOD ADDITION A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF LOT NO. 1, BLOCK NO. 5 OF THE BROOKWOOD ADDITION TO THE CITY OF SHERMAN, TEXAS;
THENCE SOUTH 00 DEG. 36 MIN. 00 SEC. EAST WITH THE EAST LINE OF SAID LOT NO. 1 OF BROOKWOOD ADDITION A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.5969 ACRES OF LAND.

I, JOHN WORTHAM, REGISTERED PUBLIC SURVEYOR, HEREBY CERTIFY THAT THE ABOVE PLAT OR MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND AND THE BEARINGS, DISTANCES, AREAS, AND MONUMENTS ARE AS SHOWN ON SAID PLAT.



John Wortham
JOHN WORTHAM, R.P.S.

OWNERS AND DEVELOPERS

PAUL D. CRAVENS
AND
JERRY GILBERT

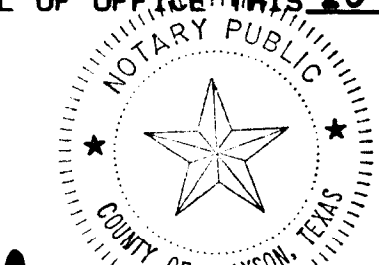
WE, PAUL D. CRAVENS AND JERRY GILBERT THE UNDERSIGNED HEREBY DEDICATE TO PUBLIC USE ALL STREETS AND EASEMENTS SHOWN ON THE ABOVE PLAT OF PAUL D. CRAVENS ADDITION TO THE CITY OF SHERMAN, COUNTY OF GRAYSON, TEXAS.

Paul D. Cravens
Paul D. Cravens
Jerry Gilbert
Jerry Gilbert

THE STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE PERSONALLY APPEARED PAUL D. CRAVENS AND JERRY GILBERT KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF February, 1986.



John R. Wortham
NOTARY PUBLIC, GRAYSON COUNTY, TEXAS

APPROVED THIS 20th DAY OF February, 1986, BY THE PLANNING AND ZONING BOARD OF THE CITY OF SHERMAN, TEXAS.

Ellis J. Senter
CHAIRMAN

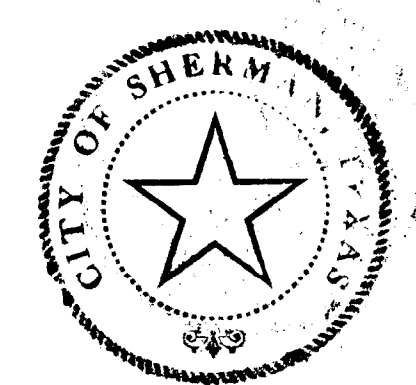
Terry Corbin
SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS 3rd DAY OF March, 1986.

Alan P. Smith
MAYOR OF THE CITY OF SHERMAN, TEXAS

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PLAT OF PAUL D. CRAVENS ADDITION TO THE CITY OF SHERMAN, TEXAS WAS SUBMITTED TO THE CITY COUNCIL ON THE 3rd DAY OF March, 1986, AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS AND EASEMENTS AS SHOWN OR SET FORTH ON SAID PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN SUBSCRIBED.

Kelaw J. Friend
CITY CLERK OF THE CITY OF SHERMAN, TEXAS



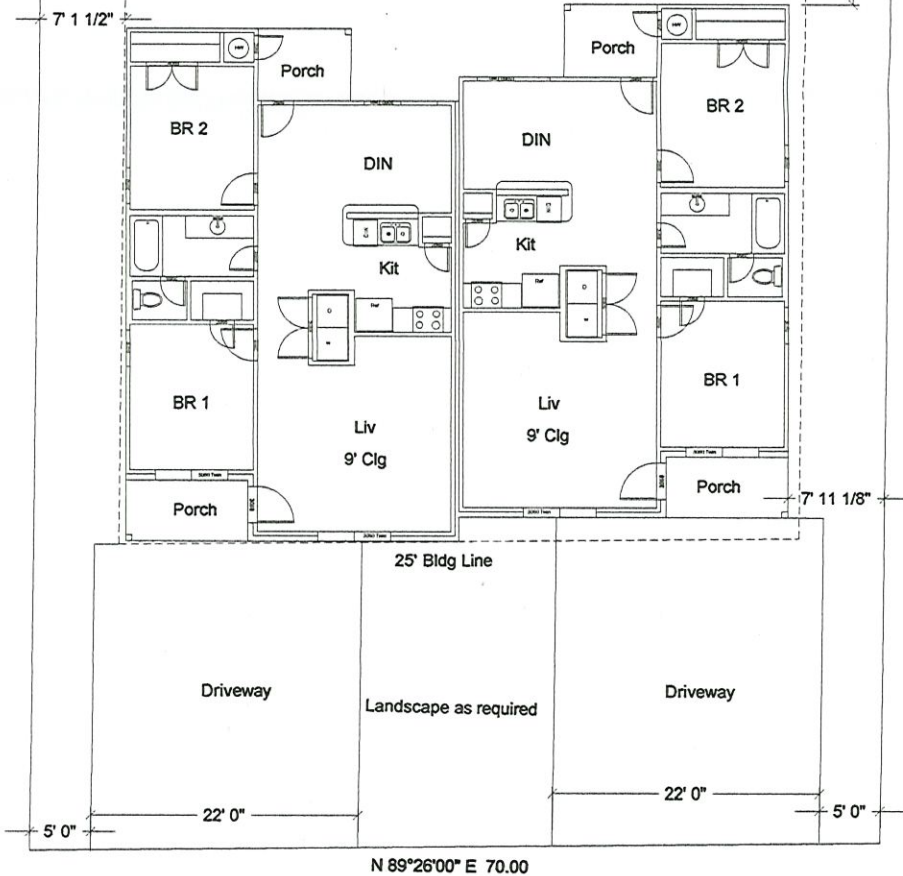
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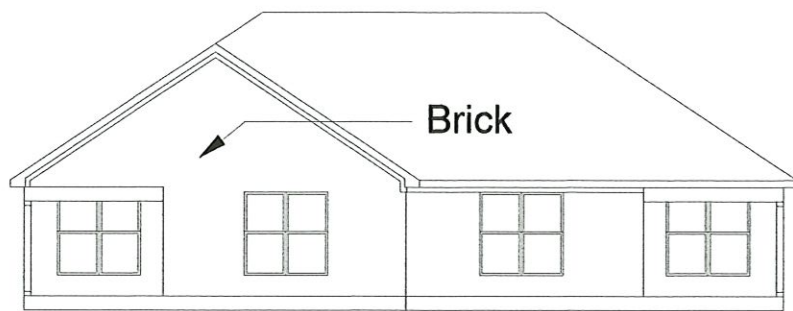
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131' 1/2"

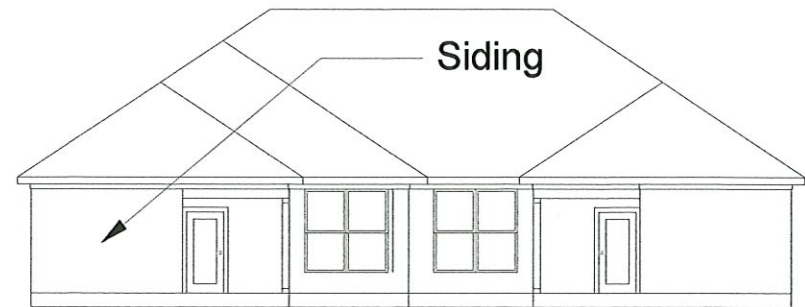
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405 W. McClain
Scale 1/16"=1'
Lot 1, Block 1, Paul D. Cravens Addition

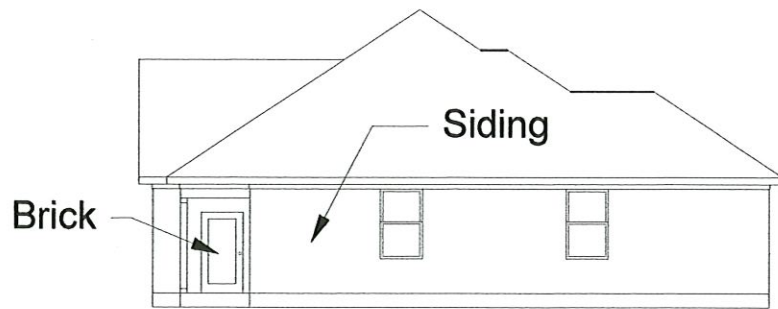




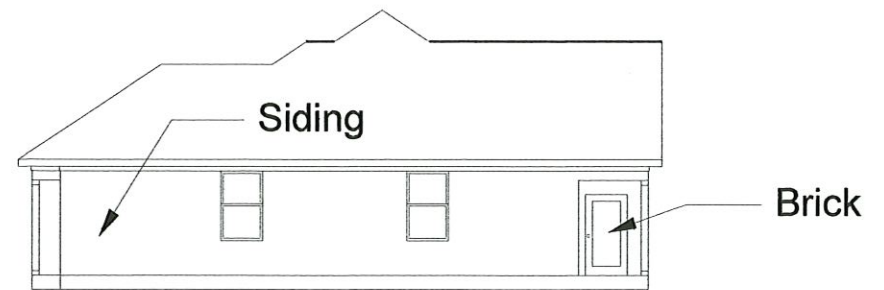
Front Elev Scale $1/8"=1'$



Rear Elev Scale $1/8"=1'$



Right Elev Scale $1/8"=1'$



Left Elev Scale $1/8"=1'$

STAFF REVIEW LETTER

December 8, 2020

Jose Menjivar
3421 Preston Club Drive
Sherman, TX 75092

James Green
PO Box 12
Denison, TX 75021

Dear Applicants,

The request for a Specific Use Permit to allow a duplex in an R-1 (One-Family Residential) District located at 405 West McLain Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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.
9. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

Engineering:

10. Drive approaches and sidewalks must conform to City standards and a permit with drawing is required to be approved by the Engineering Department prior to any work being done within the right of way. Sidewalk is required for this site.

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

Incoming 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**

9.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 1744 LADD ROAD**

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).

Background:

The property is located at 1744 Ladd Road in east Sherman 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.

Adjacent Zoning:

Outside City.

Origination:

Robert Ladd Holton (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Was not included in Masterplan

Number of notices mailed:

Not required.

Objections Received:

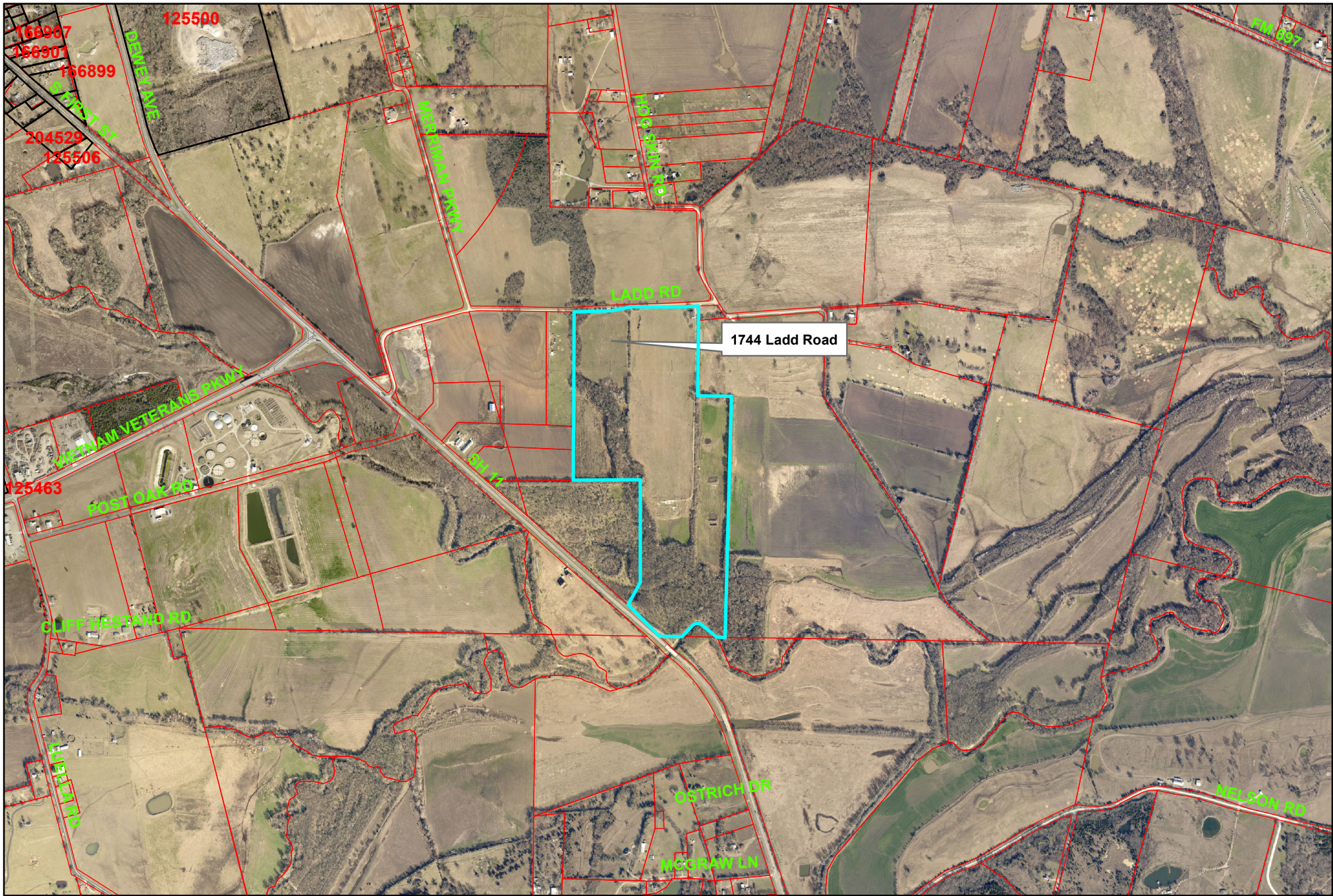
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Attachments

Location Map

Ladd Estates #1 Addition

Staff Review Letter



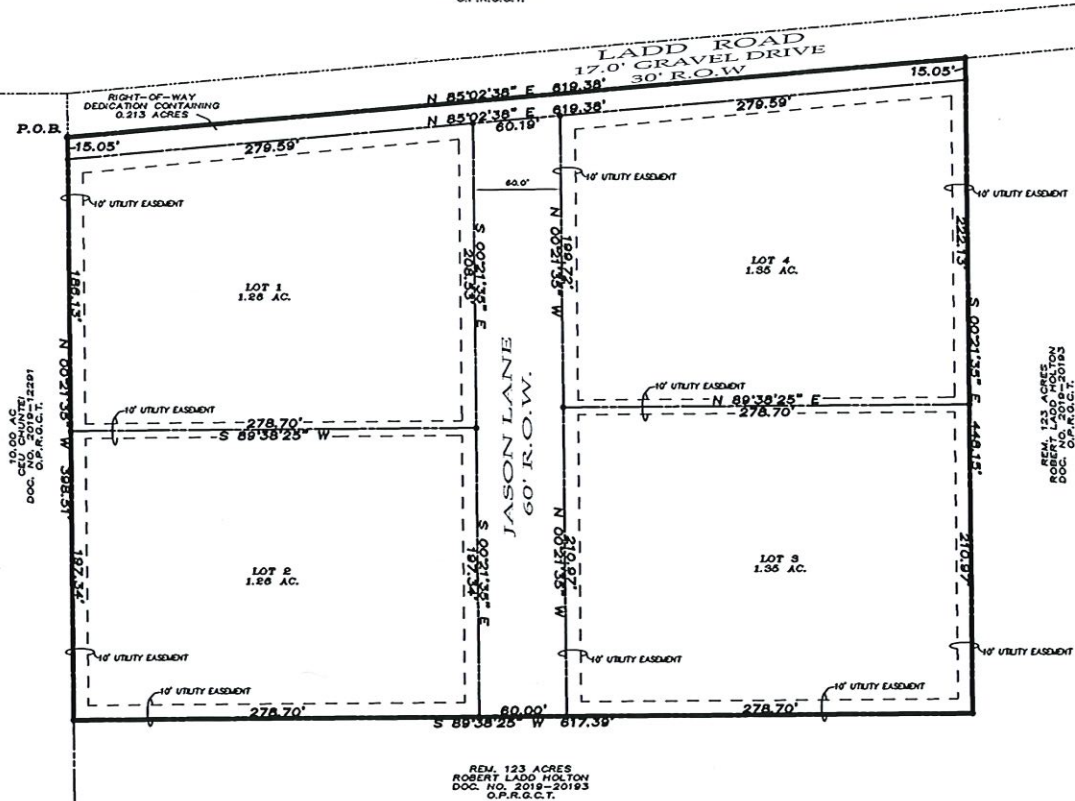
1744 Ladd Road

City of Sherman, Texas
Developmental Services Department



1 in = 1,477 ft

78.78 AC.
MARTHA HAYNES
VOL. 5810, PG. 603
O.P.R.G.C.T.



FINAL PLAT

LADD ESTATES # 1 ADDITION

BEING A PART OF A 123.17 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2019-20193 O.P.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS
BEING 6.00 ACRES

OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN, TX 76090

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

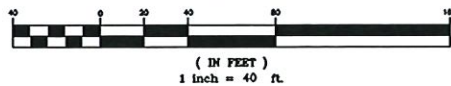
11-13-2020



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

GRAPHIC SCALE



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Winifred Bailey Survey, Abstract No. 68, and being a part of the same tract of land described as 123.17 acres conveyed to Robert Ladd Holton by deed recorded in Document Number 2019-20193, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/4\" steel rod at the northwest corner of said 123.17 acre tract of land and being in the south Right-of-Way of Ladd Road;

Thence North 85°02'38\" East with said South Right-of-Way a distance of 619.38 feet to a set 1/4\" steel rod;

Thence over and across said 123.17 acres the following calls and distances:

South 00°21'35\" East a distance of 448.15 feet to a set 1/4\" steel rod;

South 89°38'25\" West a distance of 617.39 feet to a set 1/4\" steel rod;

Thence North 00°21'35\" West with the east line of a 10.0 acre tract, conveyed to Cau Chuntel, recorded in Document Number 2019-12291, said Official Public Records, a distance of 368.51 feet to the Point of Beginning and containing 6.000 acres of land.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, ROBERT LADD HOLTON do hereby adopt this plat designating the hereinabove property as the LADD ESTATES # 1 ADDITION, on addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

ROBERT LADD HOLTON

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ROBERT LADD HOLTON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires: _____

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing LADD ESTATES # 1 ADDITION, on addition to the City of Sherman, Texas, 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 _____, 2020.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by Pink Hill Water Supply Co.
2. Sewer Service to be provided by onsite septic system, and will comply with the setback requirements set forth in the Texas Administrative Code regulation onsite sewage facilities.
3. Electrical service is provided by OCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of solid drainage ways or drainage easements for the control of erosion.
7. 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.
8. The Owners and Builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Beaches are based on the City of Sherman Control Monument Network.
10. Grayson County reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT

LADD ESTATES # 1 ADDITION

BEING A PART OF A 123.17 ACRE TRACT OF LAND
RECORDED IN DOC. NO. 2019-20193 O.P.R.G.C.T. AN
ADDITION TO THE CITY OF SHERMAN, GRAYSON
COUNTY, TEXAS
BEING 6.00 ACRES

OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN, TX 76090

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

11-13-2020



DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



STAFF REVIEW LETTER

December 7, 2020

Robert Ladd Holton
1744 Ladd Road
Sherman, TX 75090

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Ladd Estates #1 Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Letters from various utility providers to be obtained by property owner verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Boundaries of FEMA flood plain to be shown on plat.
4. 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.
5. 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**

10.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2500 TEXOMA PARKWAY

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 5.519 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.

Background:

The property is located at 2500 Texoma Parkway, the corner of Texoma Parkway and East U.S. Highway 82; the Texoma Hyundai Dealership is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. The property has been approved for the following:

Zone change from an R-1 (One Family Residential) District to a C-2 (General Commercial) District - July, 1974

Variance to allow an additional freestanding sign - November 11, 2003

Specific Use Permit to allow an Auto Dealership in a C-2 (General Commercial) District - December 1, 2003

Teoxma 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 paint and body work.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District

Origination:

RFJ Auto Properties, LLC (Owners)
Alan Kainrad, Diamond K Contractors (Representative/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:

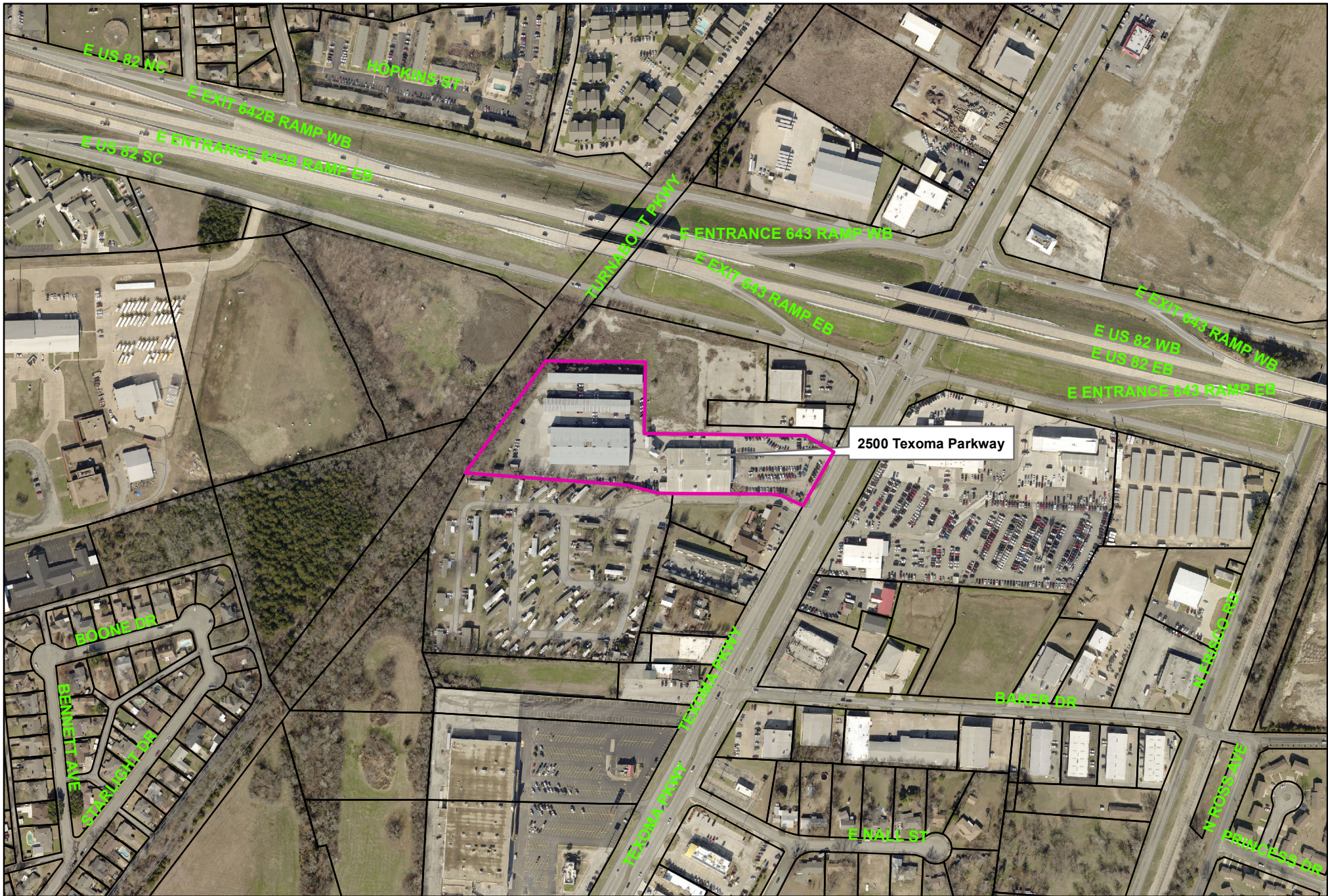
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Building Elevations
Building Elevations
Floor Plan
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2500 Texoma Parkway

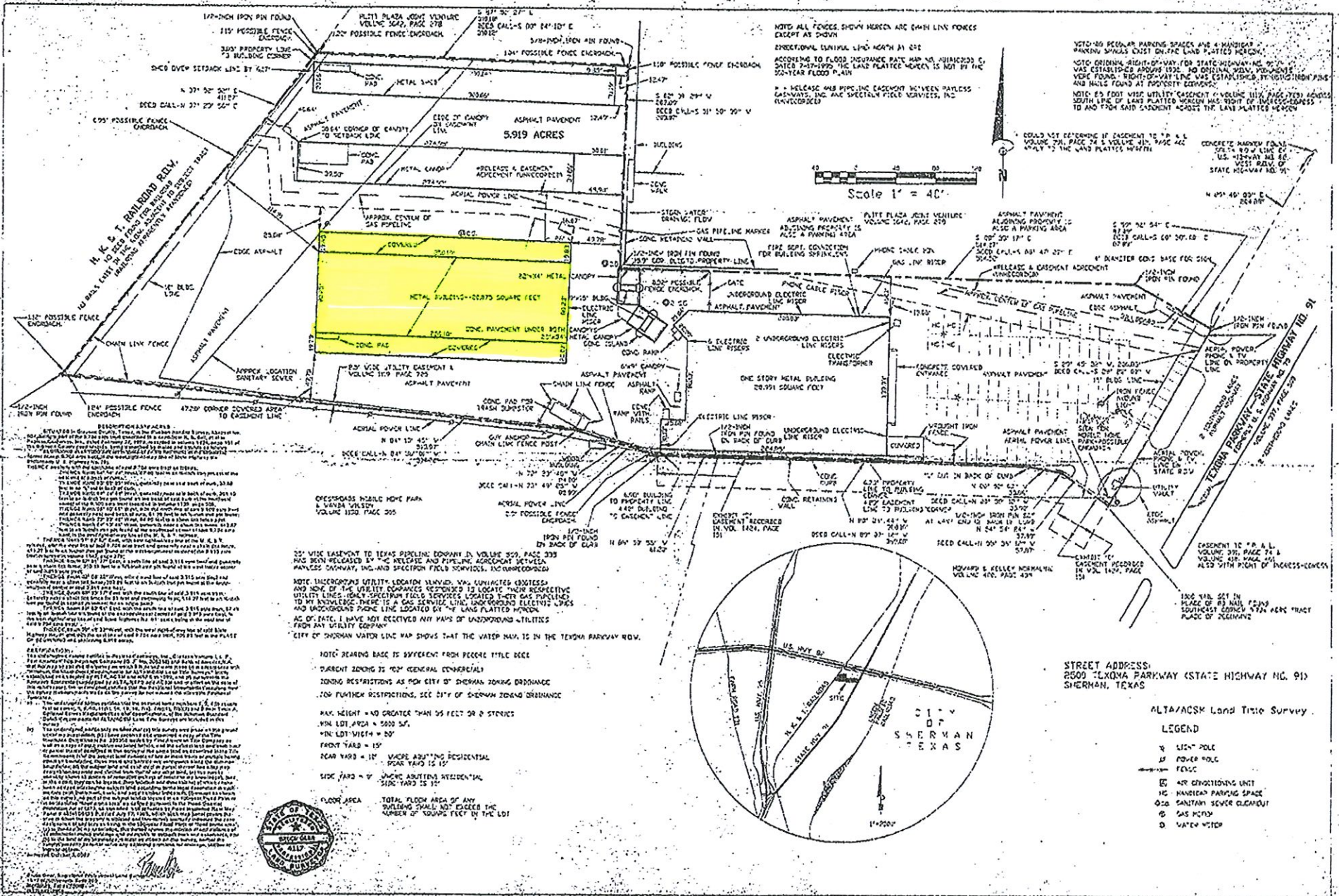


1 in = 400 ft

2500 Texoma Parkway



Nov 24, 2020 at 10:07 AM



STREET ADDRESS:
2500 TEXOMA PARKWAY (STATE HIGHWAY NO. 91)
SHERMAN, TEXAS

- ALTA/ACSL Land Title Survey
- LEGEND
- N 1/2\"/>

NOTE: BEARING BASE IS DIFFERENT FROM RECORD TITLE BOOK

DURANT ZONING IS 10' GENERAL COMMERCIAL

ZONING RESTRICTIONS AS PER CITY OF SHERMAN ZONING ORDINANCE

FOR FURTHER RESTRICTIONS, SEE CITY OF SHERMAN ZONING ORDINANCE

MAX. HEIGHT = NO GREATER THAN 35 FEET OR 2 STORIES

MIN. LOT AREA = 5000 SQ.

MIN. LOT WIDTH = 50'

FRONT YARD = 15'

REAR YARD = 15' WHERE ADJUTING RESIDENTIAL

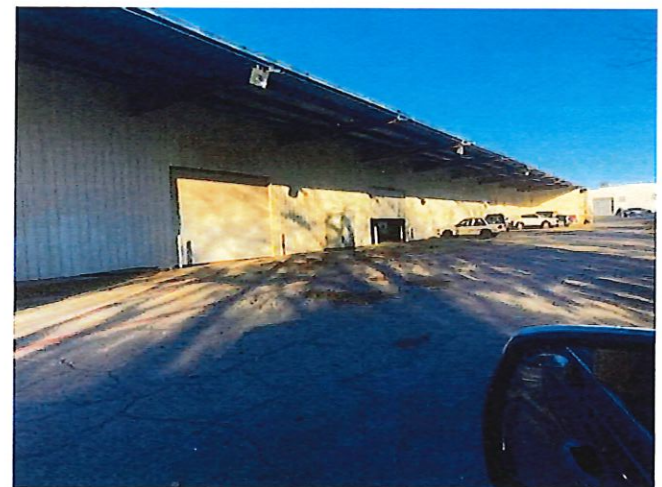
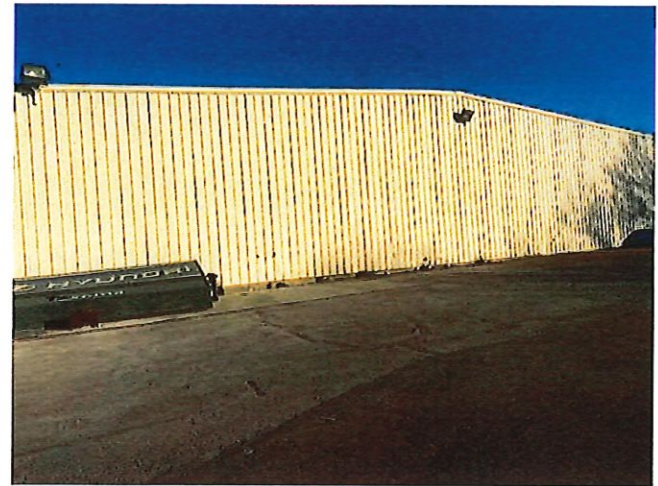
SIDE YARD = 5' WHERE ADJUTING RESIDENTIAL

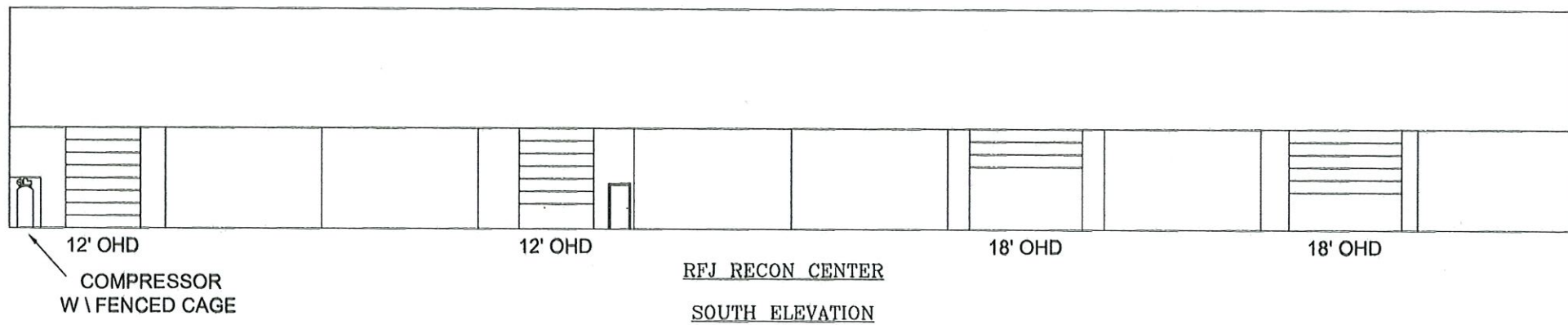
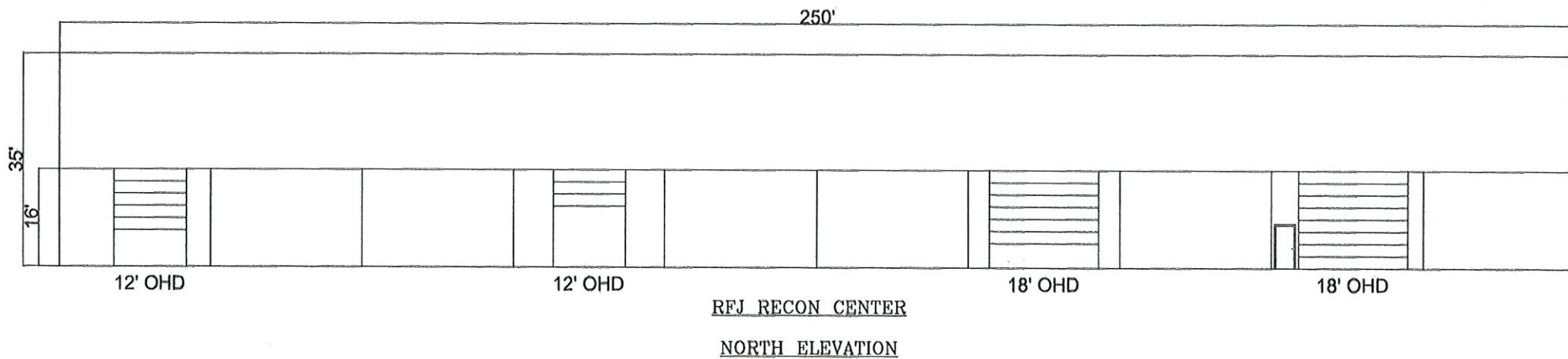
FLOOR AREA

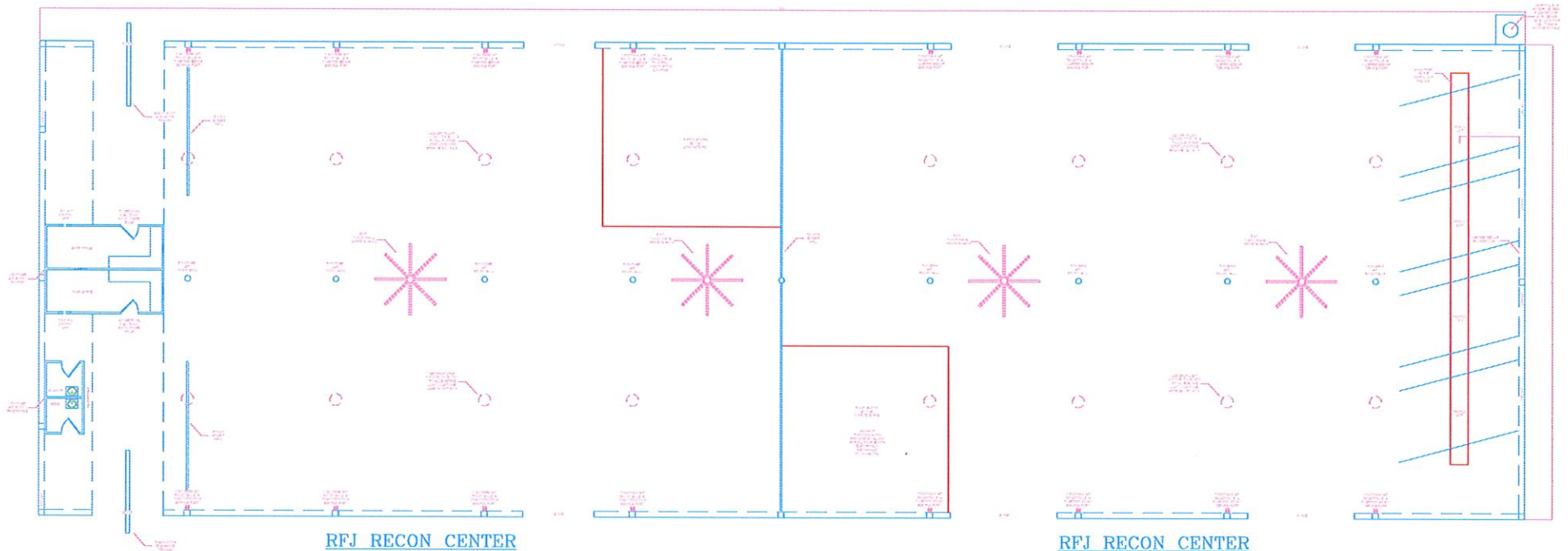
TOTAL FLOOR AREA OF ANY BUILDING SHALL NOT EXCEED THE NUMBER OF SQUARE FEET IN THE LOT











RFJ RECON CENTER
EAST SECTION
2500 TEXOMA PKWY
SHERMAN, TX 75090

RFJ RECON CENTER
WEST SECTION
2500 TEXOMA PKWY
SHERMAN, TX 75090

RFJ RECON CENTER
2500 TEXOMA PKWY
SHERMAN, TX 75090

STAFF REVIEW LETTER

December 8, 2020

RFJ Auto Properties, LLC
500 N. Central Expressway, Ste. 320
Plano, TX 75074

Alan Kainrad
1909 Keyes Rd.
Sherman, TX 75092

Dear Applicants,

The request for a 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 located at 2500 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed.
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
6. A minimum 6' fence is required abutting residentially zoned property.
7. 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.
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.
10. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

Engineering:

11. Existing drive approaches do not meet current City or TxDOT standard. Any revisions to existing approaches shall meet current standard and a permit with drawing will be required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
12. Existing structures appear to encroach upon existing easements. New structures will not be permitted within existing easements.

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

11.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

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 acres 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.

Background:

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) is in the process of being annexed into the City Limits of Sherman and is scheduled for the December 7, 2020, City Council Meeting for adoption of the Ordinance. 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.

The owners are requesting to rezone the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed use development. 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.

Adjacent Zoning:

C-1 (Retail Business) District
M-1 (Light Manufacturing) District
Planned Development with Mixed Uses

Origination:

ARC STX Holdings, LLC (Owners)
Tesch Development & Management Co., LLC, (Prospective Buyer)
Robert Tesch (Representative)
Pape-Dawson Engineers (Civil Engineer)
Pierce-Murray Land Solutions (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:

3

Objections Received:

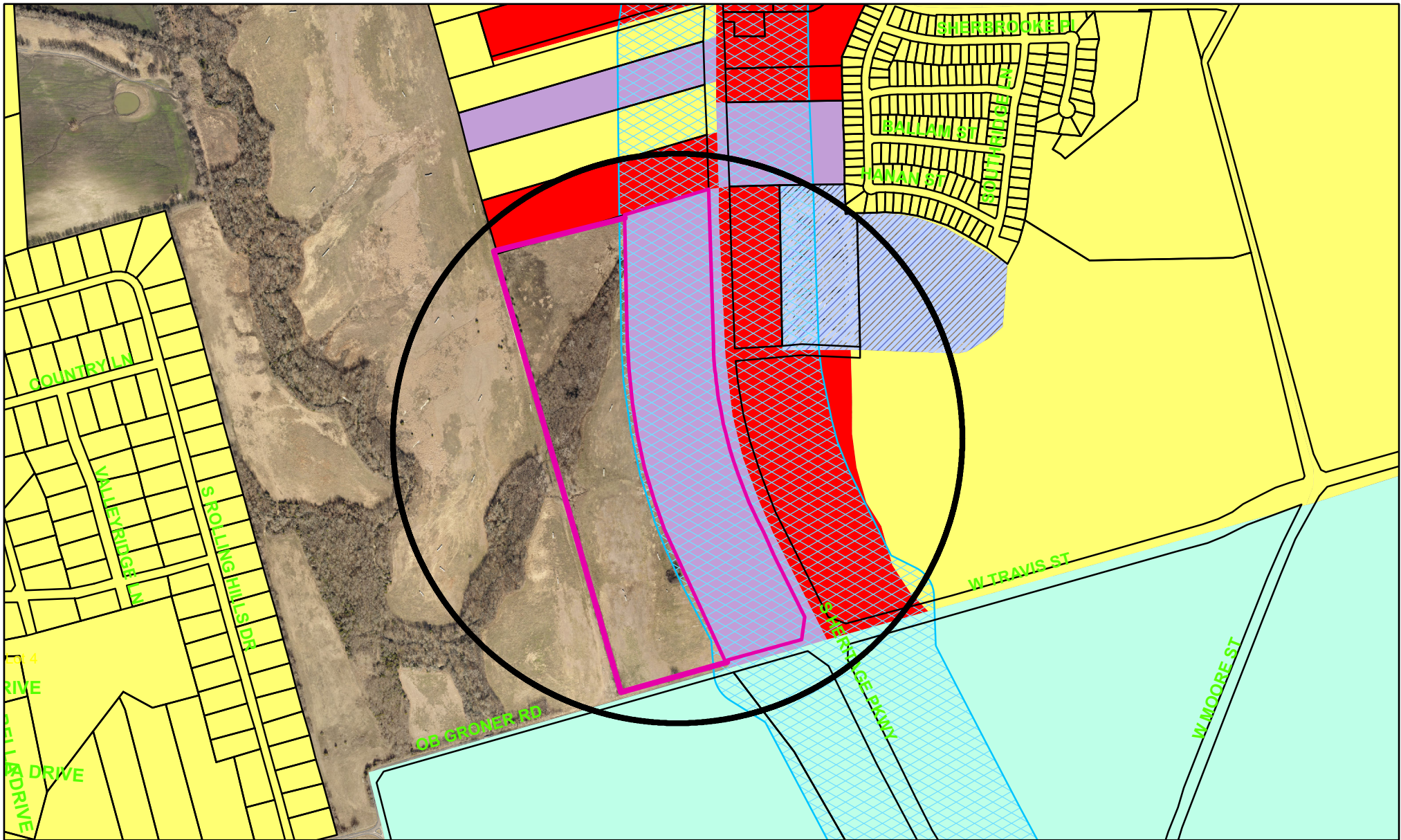
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Attachments

Location Map
Zoning Map
Zoning Sign Photo
Annexation Request
Annexation Schedule
Narrative
Surveys
Overall Site Plan
Building Elevations Commercial
Building Elevations Apartments
Building Elevations Multi-Family
Staff Review Letter



1 in = 867 ft



Zoning - 2400-2700 Blocks 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
- RA 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

2400-2700 Blocks South FM 1417 (Heritage Parkway)





Nov 24, 2020 at 3:23 PM

ARC STX HOLDINGS, LLC
P.O. Box 451714
Laredo, Texas 78045

October 12, 2020

Ms. Amber Doan
Engineering Coordinator
City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

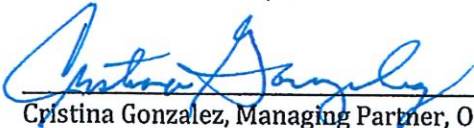
Dear Ms. Dorn:

My name is Cristina Gonzalez and I am the Manager Partner and one of the owners of ARC STX Holdings, LLC. ("ARC"). ARC owns 70 acres at the northwest corner of FM 1417 and O.B. Groner in Sherman, Texas (see attached survey). A portion of ARC's property is already annexed in the City of Sherman.

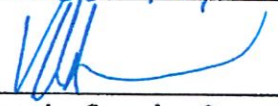
ARC is requesting the remaining property to be annexed into the City so ARC can have City services for future development.

Thank you and below are the signatures of all the owners of ARC STX Holdings, LLC.

ARC STX HOLDINGS, LLC


Cristina Gonzalez, Managing Partner, Owner

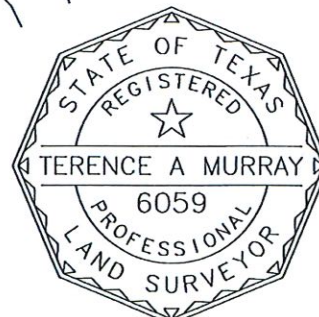
Date: Oct 13, 2020


Veronica Gonzalez, Owner

Date: 10.13.2020

10-13-2020
Adriana Gonzalez Ramirez, Owner

Date: Adriana Gonzalez Ramirez



46.339 ACRE CITY OF SHERMAN, TEXAS ANNEXATION PARCEL

PROPERTY DESCRIPTION

BEING a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, Grayson County, Texas and being a portion of that certain called 70.15 acre tract of land described in deed to A. R. C. STX HOLDINGS, L.L.C., as recorded in Volume 4740, Page 328, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron found in the approximate centerline of OB Groner Road (an existing 60' Right-of-Way), said iron rod being the southwest corner of said called 70.15 acre tract and also being the southeast corner of that certain called 220.14 acre tract of land described in deed to Huy Quach and Charles Shao Wu, as recorded in Volume 3260, Page 62, Real Property Records, Grayson County, Texas, and from which a 1/2 inch iron rod found for an angle point in the south line of said called 220.14 acre tract bears S 74°03'48"W, 1585.17 feet, said point of Beginning also being also being in the north property line of that certain called 200.5 acre tract of land described in deed to The Munson Realty Company, as recorded in Volume 925, Page 261, Real Property Records, Grayson County, Texas and in the existing City of Sherman, City Limit line per City Ordinance Number 6218;

THENCE N 15°23'01"W, a distance of 2708.57 feet departing said City Limit line and along the common line of the west property line of said called 70.15 acre tract and the east line of said called 220.14 acre tract to a 1 inch pipe found, said pipe being the northwest corner of the herein described tract and the southwest corner of that certain called 10.00 acre tract of land described in deed to Michael Douthey, as recorded in Volume 3436, Page 656, Real Property Records, Grayson County, Texas and from which a 1/2 inch iron rod found for the northwest corner of said called 10.00 acre tract bears N 15°46'4"W, 323.85 feet, and said pipe also being at an angle point in the existing City Limit line per City Ordinance Number 3723 ;

THENCE N 74°27'02"E, a distance of 912.47 feet with said existing City Limit line and along the common line of the north property line of the herein described tract and the south property line of said called 10.00 acre tract to a point, being in the west line of City Ordinance Number 3262 and being approximately 500 feet westerly of the easterly Right-of-Way line of FM Highway 1417 (an existing 120' Right-of-Way);

THENCE S 01°27'21"E, a distance of 635.29 feet continuing along said existing City Limit line and 500 feet westerly of said existing easterly Right-of-Way line to the beginning of a curve to the left

THENCE continuing along said existing City Limit line and continuing to be 500 feet westerly of said existing easterly Right-of-Way line and with said curve, an arc distance of 1448.54 feet, through a central angle of 25°06'54", having a radius of 3304.61 feet, and a long chord of which bears S 13°59'35"E, 1436.97 feet;

THENCE S 26°29'25"E, a distance of 657.84 feet continuing along said existing City Limit line and continuing to be 500 feet westerly of said existing easterly Right-of-Way line to a point in the approximate centerline of said O. B. Groner Road, being the common line of the southerly line of said called 70.15 acre tract and the northerly line of the aforementioned called 200.5 acre Munson Realty Company tract and returning to the north line of the aforementioned City Ordinance Number 6218;

THENCE S 73°46'23"W, a distance of 851.51 feet continuing along said existing City Limit line and with the north line of said City Ordinance Number 6218 and with said approximate centerline of O. B. Groner Road and along said common line returning to the Point of Beginning and containing 2,018,5096 square feet or 46.339 acres of land, more or less.

ANNEXATION SCHEDULING PLAN

**Annexation of approximately 46.339 acres of land adjacent to the city limits,
located West of F. M. 1417, North of O. B. Groner Road, and East of Rolling Hill Drive,
being more specifically described as:
SHERMAN HEIGHTS**

- Monday, November 16, 2020.....City Council sets public hearing date and accepts annexation application.
- Monday, November 23, 2020.....Send written notice via certified mail, RRR, to property owner(s) in area to be annexed, public or private entities that provide services in the area and any railroads that have ROW in the area to be annexed. Send written notice via certified mail, RRR, to each public school district in the area to be annexed. Such notices must contain the details described in Section 43.0561 of the Local Government Code. Provide draft of proposed annexation service plan agreement in accordance with Section 43.0672 of the Local Government Code.
- Tuesday, November 24, 2020.....Publish notice of public hearing in the City's official newspaper. Obtain required affidavit of publication from newspaper. Post notice of public hearing on City's website and keep posting up until the date of the hearing.
- Thursday, December 3, 2020.....Post notice of public hearing as required by Open Meetings Act.
- Monday, December 7, 2020.....Hold public hearing. (Regular Council Meeting)
- Monday, December 7, 2020.....Adopt ordinance. (Regular Council Meeting)

October 22, 2020

Mr. Rob Rae, Director
City of Sherman
Development Services
220 W. Mullberry
Sherman, TX 75091

Re: Sherman Heights – Zoning Application
Project Narrative

Tesch Development Company, LLC, Applicant, requests rezoning for the 68.1 acre property from M-1 to C-1. Additionally, the applicant requests Special Use Permits to allow for Multi-Family and Self-Storage uses on the property. The applicant desires to rezone this property to create a mixed-use development at the northwest corner of FM1417 and O.B. Grone Rd as displayed in the conceptual site plan provided with this application. The planned development is for multiple uses that compliment the surrounding zoning of C1 and R2 in the adjacent tracts. The uses being proposed are Commercial Retail (C-1); Multi-Family (R-2) with two types of product, traditional multi-level apartments and Build-To-Rent single story units; and lastly Self-Storage. Throughout the development there will be amenities and landscaped open space.

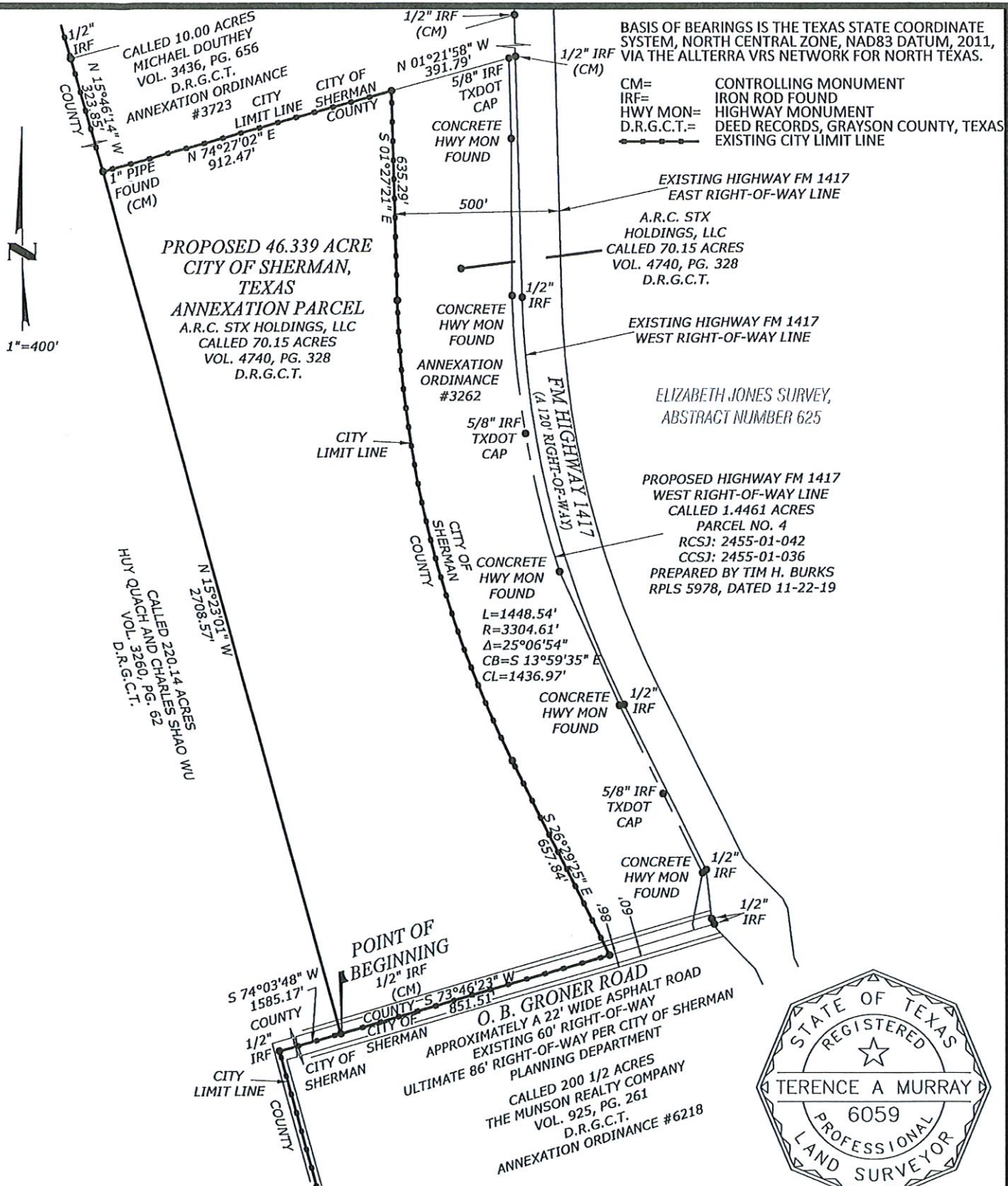
The required submittal items for the zoning application have been submitted for review. Should you have any questions please do not hesitate to contact me.



Sincerely,
Matt Gilbertson, P.E.
Project Manager – Pape-Dawson Engineers



SEARCHED BY: TAM CHECKED BY: CDA DATE: 11-13-2020 NGA NO: 2008-033 TRID NO: 42134433 EOL: 2008-033-NA



CERTIFICATION

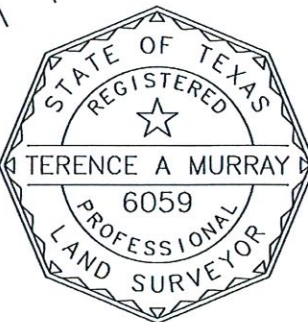
I, TERENCE A. MURRAY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER, 2020, AND THAT ALL CORNERS ARE AS SHOWN.

Terence A. Murray
 TERENCE A. MURRAY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NUMBER 6059
 DATED :10-15-2020

PIERCE-MURRAY
LAND SOLUTIONS
 Engineering & Surveying

PIERCE-MURRAY LAND SOLUTIONS
 800 TALLYHO CIRCLE
 TYLER, TEXAS 75703
 (817) 239-5646
 (903) 539-2256

TBPELS FIRM REGISTRATION NO. 10194437



CITY OF SHERMAN, TEXAS
 ANNEXATION EXHIBIT
 BEING A

46.339 ACRE TRACT
 SITUATED IN
 THE ELIZABETH JONES SURVEY,
 ABSTRACT NUMBER 625,
 GRAYSON COUNTY, TEXAS



FRONT ELEVATION-TYPICAL @ RETAIL BLDGS.



SIDE ELEVATIONS @ COURTYARD

ELEVATIONS AT RETAIL-SERVICE-OFFICE FLEX BUILDINGS

RBA ARCHITECTS
architecture, planning, interior design
1415 WEST QUAIL SPRING PARKWAY
OKLAHOMA CITY, OK 73104
P: 405.442.4422 F: 405.442.4422



Tesch Development
& Management Co., LLC
Bob Tesch, President
(512) 370-0530
Bob@TeschAssociates.com

**SHERMAN HEIGHTS MIXED USE DEVELOPMENT
SHERMAN, TEXAS**

DESCRIPTION	DATE
PRELIMINARY	
PERMIT SET	
BID SET	
REBAR BOOK - REVISION	
CONSTRUCTION SET	
REVISION	

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER



TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

ERBA ARCHITECTS
architecture, planning, interior design.



**SHERMAN HEIGHTS APTMENTS
SHERMAN, TEXAS**

DRAWING ISSUE	
DESCRIPTION	DATE
PRELIMINARY	
PERMIT SET	
BID SET	
REVISED BIDDING - RESSUED	
CONSTRUCTION SET	
REVISION	
PROJECT NUMBER	
SHEET TITLE	
SHEET NUMBER	



THE CRAFTSMAN



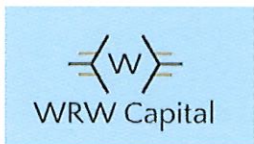
THE COTTAGE



THE FARMHOUSE



THE HILL COUNTRY



THE MEADOWS AT SHERMAN

PLANNING AND DESIGN | UNIT A1 - 660 S.F.

REVISED: 10/11/2020

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

A3.0

THIS DOCUMENT IS THE PROPERTY OF WRW CAPITAL. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WRW CAPITAL. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.



THE TRADITIONAL



THE CRAFTSMAN

STAFF REVIEW LETTER

December 8, 2020

ARC STX Holdings, LLC
PO Box 451714
Laredo, TX 78045

Pape-Dawson Engineers
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Robert Tesch
6950 TPC Drive, Ste. 110
McKinney, TX 75070

Pierce-Murray Land Solutions
800 Tallyho Cir
Tyler, TX 75703

Dear Applicants,

The request for a zone change from an R-A (Single-Family Agricultural) District and M-1 (Light Manufacturing) District to a C-1 (Retail Business) District located in the 2400-2700 blocks South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, 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. 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.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
5. A minimum 6' fence is required abutting residentially zoned property.
6. 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.
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. 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. Platting of the subject properties will be required upon development.

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

Incoming 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**

12.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2602 SOUTH FM 1417 (HERITAGE PARKWAY)

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 allow a Storage Facility in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Background:

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. A portion of the property (46.339 acres) is in the process of being annexed into the City Limits of Sherman and is scheduled for the December 7, 2020, City Council Meeting for adoption of the Ordinance. 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.

The owners are requesting to rezone the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed use development. They 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.

Adjacent Zoning:

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Planned Development with Mixed Uses

Origination:

ARC STX Holdings, LLC (Owners)
Tesch Development & Management Co., LLC, (Prospective Buyer)
Robert Tesch (Representative)
Pape-Dawson Engineers (Civil Engineer)
Pierce-Murray Land Solutions (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:

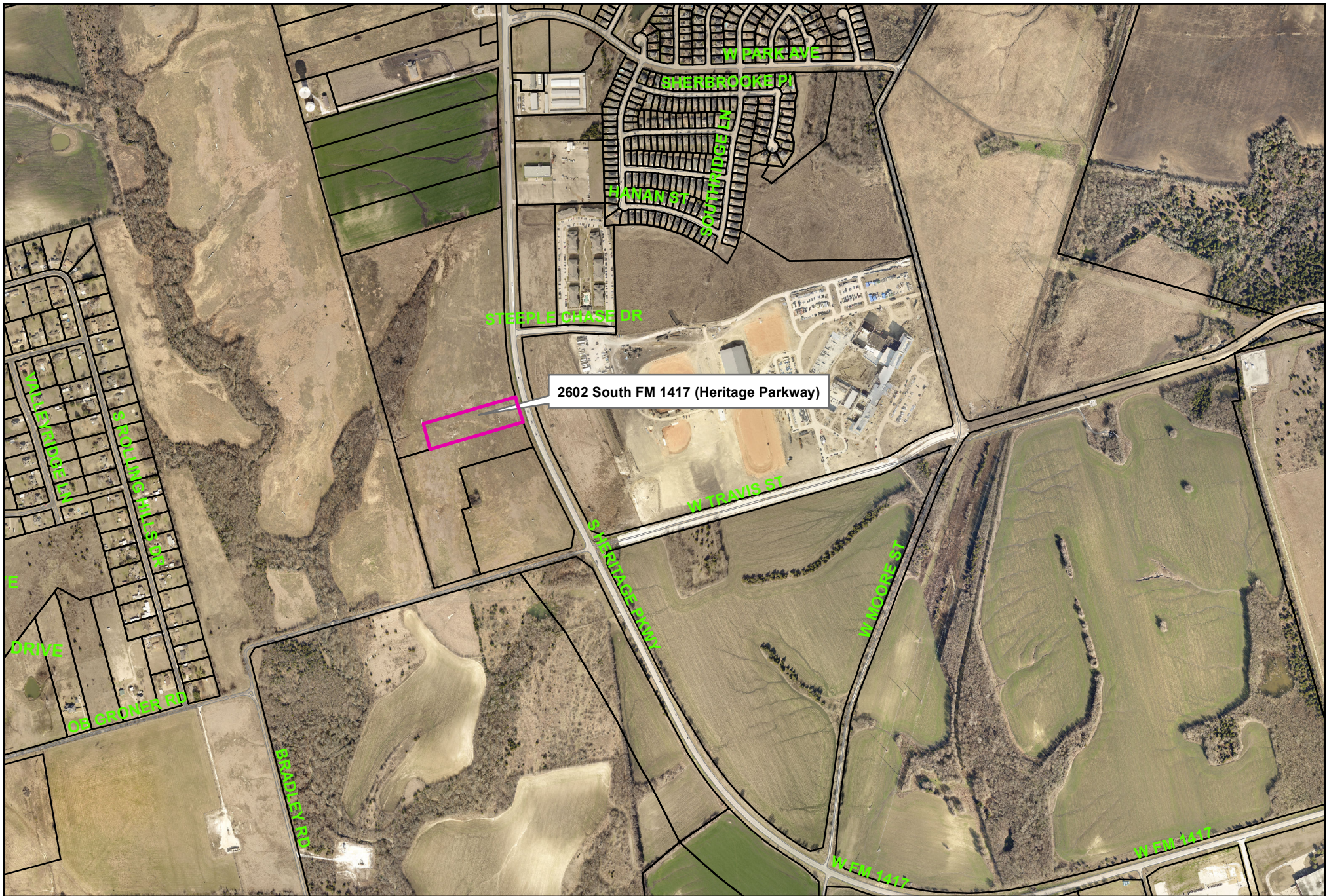
3

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Overall Site Plan
Building Elevations
Staff Review Letter



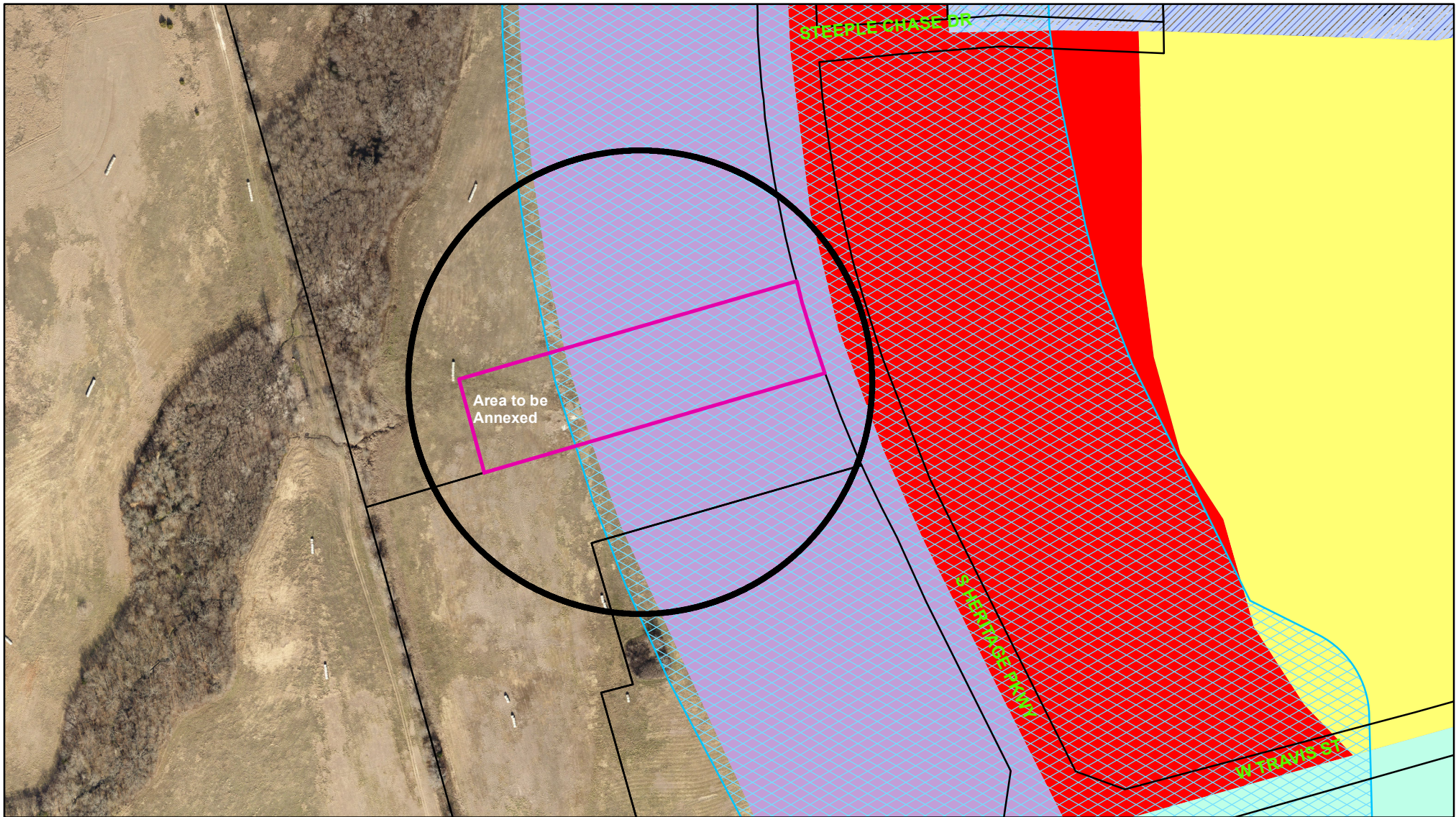
2602 South FM 1417 (Heritage Parkway)

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,000 ft



Zoning - 2602 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

- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

2400-2700 Blocks South FM 1417 (Heritage Parkway)





Nov 24, 2020 at 3:23 PM

October 22, 2020

Mr. Rob Rae, Director
City of Sherman
Development Services
220 W. Mullberry
Sherman, TX 75091

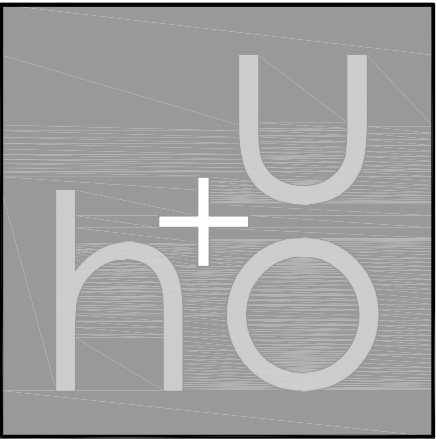
Re: Sherman Heights – Zoning Application
Project Narrative

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The required submittal items for the zoning application have been submitted for review. Should you have any questions please do not hesitate to contact me.



Sincerely,
Matt Gilbertson, P.E.
Project Manager – Pape-Dawson Engineers



hatch + ulland owen
architects

1010 East 11th Street
Austin, Texas 78702
T: 512.474.8548
F: 512.474.8643

www.huoarchitects.com

Civil Engineer:
Pape-Dawson Engineers, Inc.
5810 Tennyson Pkwy, Suite 425
Plano, TX 75024
(214) 420-6494

Structural Engineer:
Texas Design Interests (TDI)
6001 W. William Cannon Dr
Bldg. 2, Ste 203-C
Austin, TX 78749 (512) 301-3389

Mechanical, Electrical,
and Plumbing Engineer:
EEA Consulting Engineers
6615 Vugahrt Ranch Rd. Suite 100
(512) 744-4400

SHERMAN
HEIGHTS
2413 S. FM 1417
SHERMAN, TX 75090

JOB #20-031

NOTE: This document, the ideas and design incorporated herein are and shall remain the property of hu+o architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from hu+o architects.

NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers he intends to use have carefully and thoroughly reviewed the drawings and specifications and other construction documents and have found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their or their subcontractor's and material supplier's knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and authorities.

NOT FOR REGULATORY APPROVAL-
PERMITTING OR CONSTRUCTION

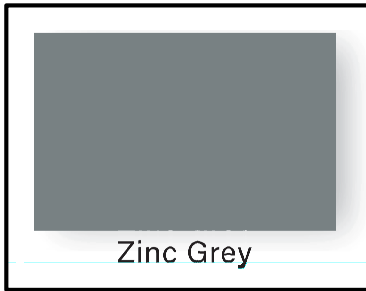
RANDALL OWEN 11.24.2020

△ ISSUE DATES:	
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EXTERIOR
ELEVATIONS

A-201

STANDING SEAM METAL ROOF



Zinc Grey

FIBER CEMENT BOARD
PANELING/ ACCENTS & TRIM
PT-1

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

JANUS INTERNATIONAL GROUP
(SELF STORAGE DOORS)



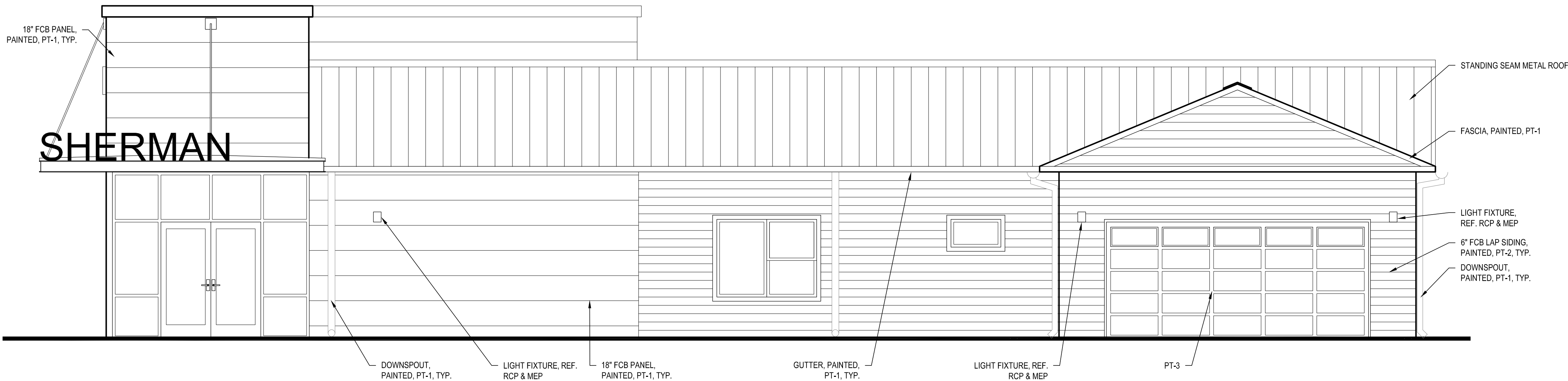
Silhouette Gray

FIBER CEMENT BOARD LAP SIDING/
AWNING
PT-2

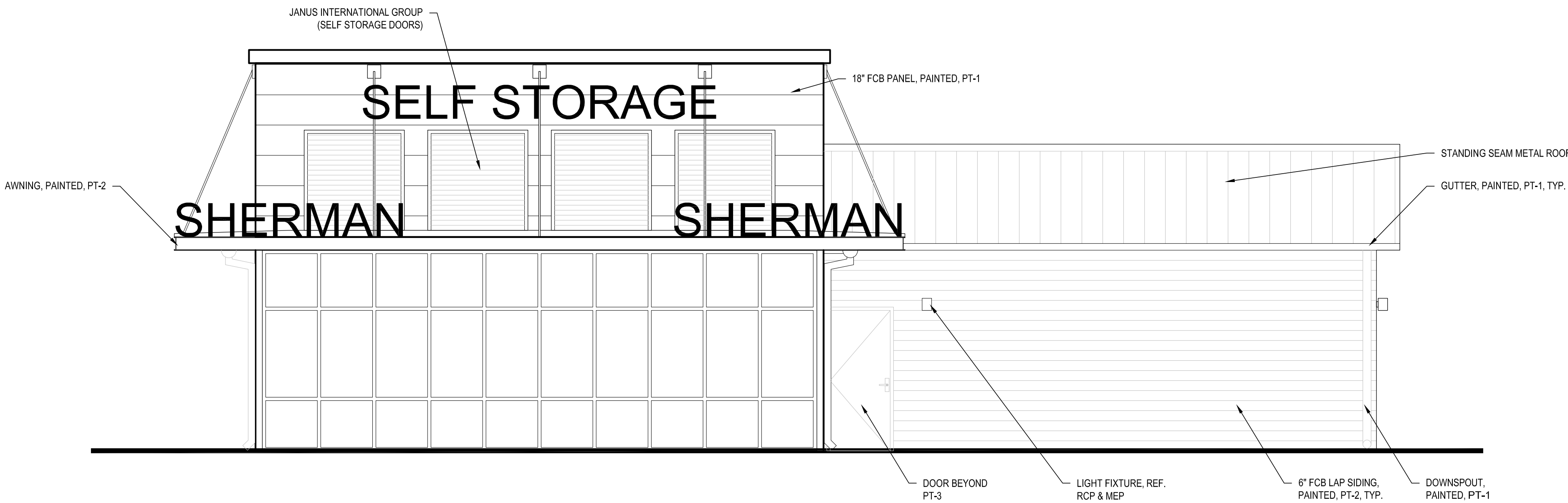
SW 7659
Gris
Interior / Exterior
Location Number: 238-C5

EXTERIOR DOORS
PT-3

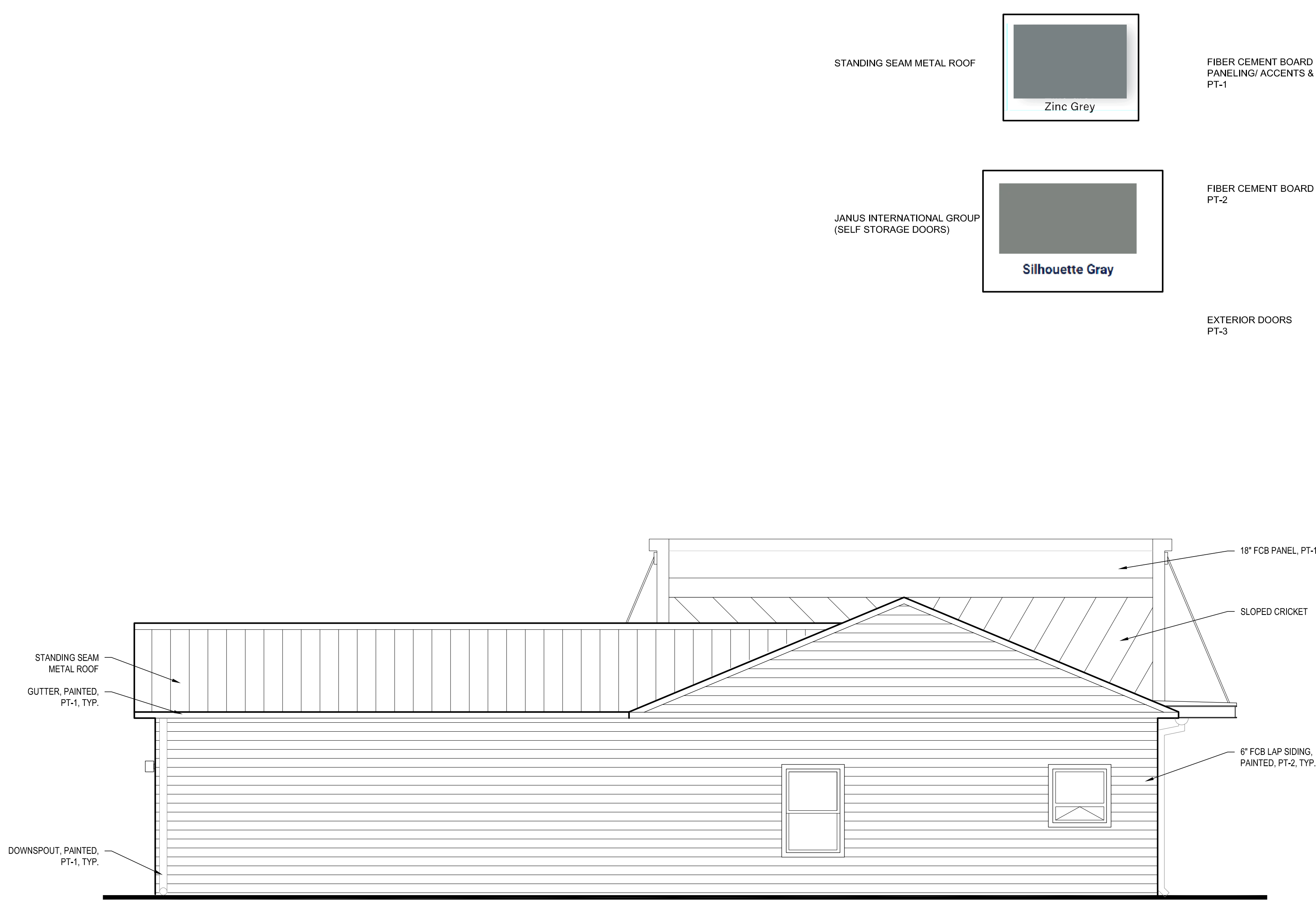
SW 7008
Alabaster
Interior / Exterior
Location Number: 255-C2



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



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

STANDING SEAM METAL ROOF



Zinc Grey

FIBER CEMENT BOARD
PANELING/ ACCENTS & TRIM
PT-1

SW 7006
Extra White

Interior / Exterior
Location Number: 257-C1

JANUS INTERNATIONAL GROUP
(SELF STORAGE DOORS)



Silhouette Gray

FIBER CEMENT BOARD LAP SIDING
PT-2

SW 7659

Gris

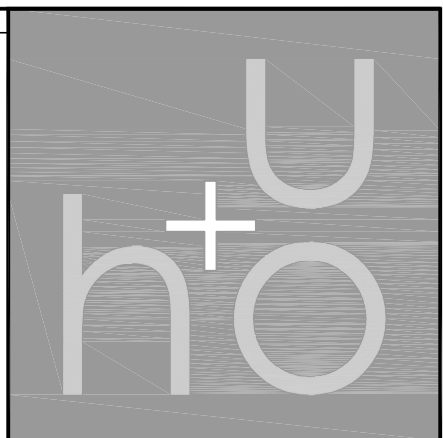
Interior / Exterior
Location Number: 238-C5

EXTERIOR DOORS
PT-3

SW 7008

Alabaster

Interior / Exterior
Location Number: 255-C2



hatch + ulland owen
architects

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Mechanical, Electrical,
and Plumbing Engineer:
EEA Consulting Engineers
6615 Vuaght Ranch Rd. Suite 100
(512) 744-4400

SHERMAN
HEIGHTS
2413 S. FM 1417
SHERMAN, TX 75090

JOB #20-031

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NOTE: By act of submitting a bid for the proposed contract, the bidder warrants that the bidder, and all subcontractors and material suppliers, intend to use have carefully and thoroughly reviewed the drawings and specifications and other construction documents and have found them complete and free from any ambiguities and sufficient for the purpose intended. The bidder further warrants that to the best of their or their subcontractor's and material supplier's knowledge all materials and products specified or indicated herein are acceptable for all applicable codes and authorities.

NOT FOR REGULATORY APPROVAL-
PERMITTING OR CONSTRUCTION

RANDALL OWEN 11.24.2020

△ ISSUE DATES:	
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EXTERIOR
ELEVATIONS

A-202

STAFF REVIEW LETTER

December 8, 2020

ARC STX Holdings, LLC
PO Box 451714
Laredo, TX 78045

Pape-Dawson Engineers
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Robert Tesch
6950 TPC Drive, Ste. 110
McKinney, TX 75070

Pierce-Murray Land Solutions
800 Tallyho Cir
Tyler, TX 75703

Dear Applicants,

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 located at 2602 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-1.1 (FM Highway 1417) 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; Storage - 1 space per 1,000 square foot; Office - 1 space per 400 square foot.
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9' x 20'.
6. A minimum 6' fence is required abutting residentially zoned property.
7. 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.
8. No outside parking or storage of dismantled, junk or inoperable vehicles, RV's, wrecks, tires or parts is allowed.
9. Onsite living quarters in the self-storage facility is not allowed unless approved for a Specific Use Permit by the City Council.
10. 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.
11. 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.

12. 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.
13. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

Engineering:

14. Platting of the subject property is required prior to development.
15. Additional Right of Way will be required upon platting.
16. Civil plans shall be submitted to City of Sherman Engineering Department for review and approval.
17. City sewer does not serve subject property. Extension of forced sewer main by developer is required.
18. Drive approach does not meet City and TxDOT standard. New drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
19. Location of trash receptors must be approved by the Public Works Department.
20. Entrances/Exits off FM 1417 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
Incoming 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**

13.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2610 SOUTH FM 1417 (HERITAGE PARKWAY)

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 conceptual 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.

Background:

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. A portion of the property (46.339 acres) is in the process of being annexed into the City Limits of Sherman and is scheduled for the December 7, 2020, City Council Meeting for adoption of the Ordinance. 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.

The owners are requesting to rezone the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed use development. The owners are requesting a Specific Use Permit to allow Sherman Heights Apartments, which 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.

Adjacent Zoning:

C-1 (Retail Business) District
M-1 (Light Manufacturing) District
Planned Development with Mixed Uses

Origination:

ARC STX Holdings, LLC (Owners)
Tesch Development & Management Co., LLC, (Prospective Buyer)
Robert Tesch (Representative)
Pape-Dawson Engineers (Civil Engineer)
Pierce-Murray Land Solutions (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:

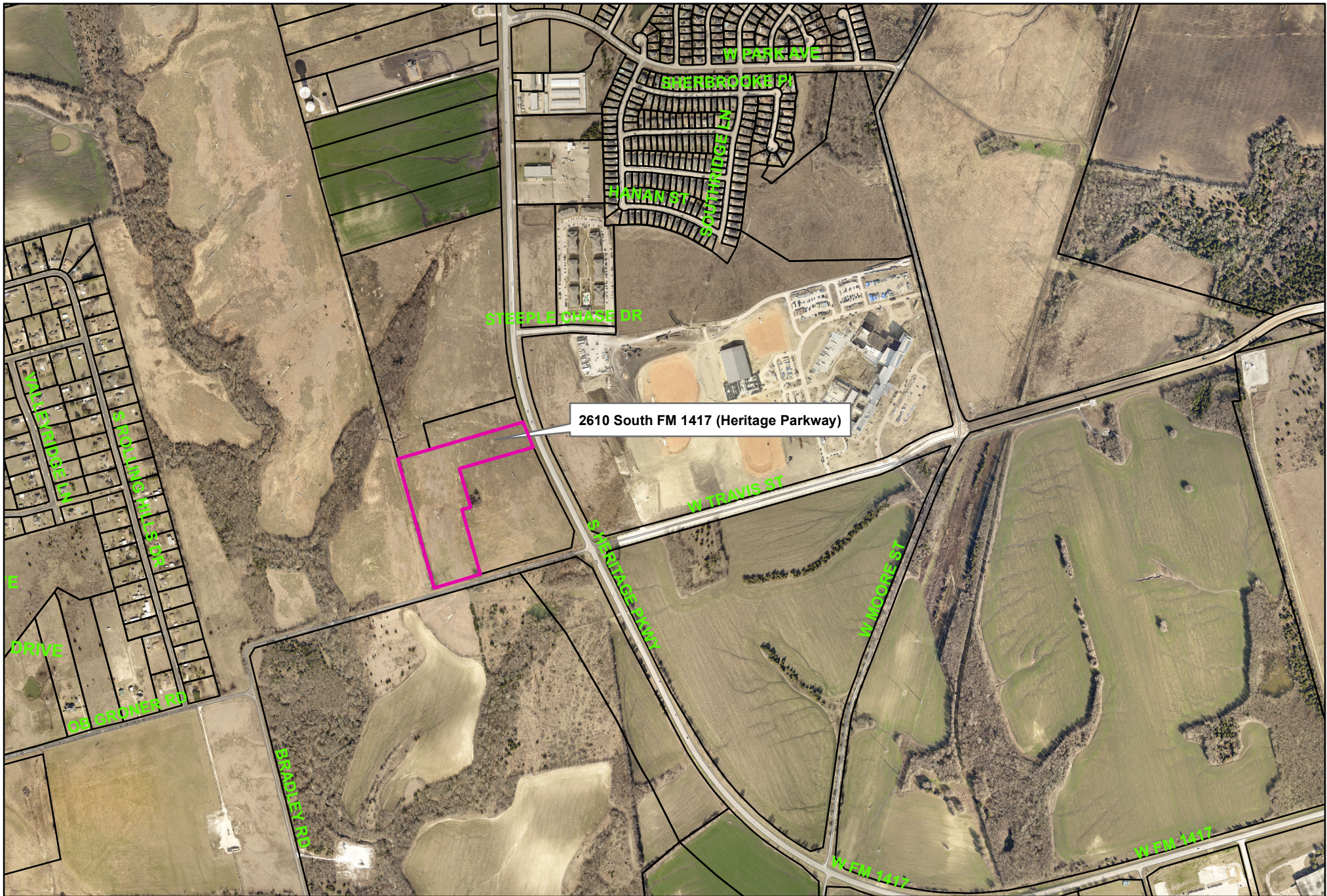
3

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Building Elevations Apartments
Staff Review Letter

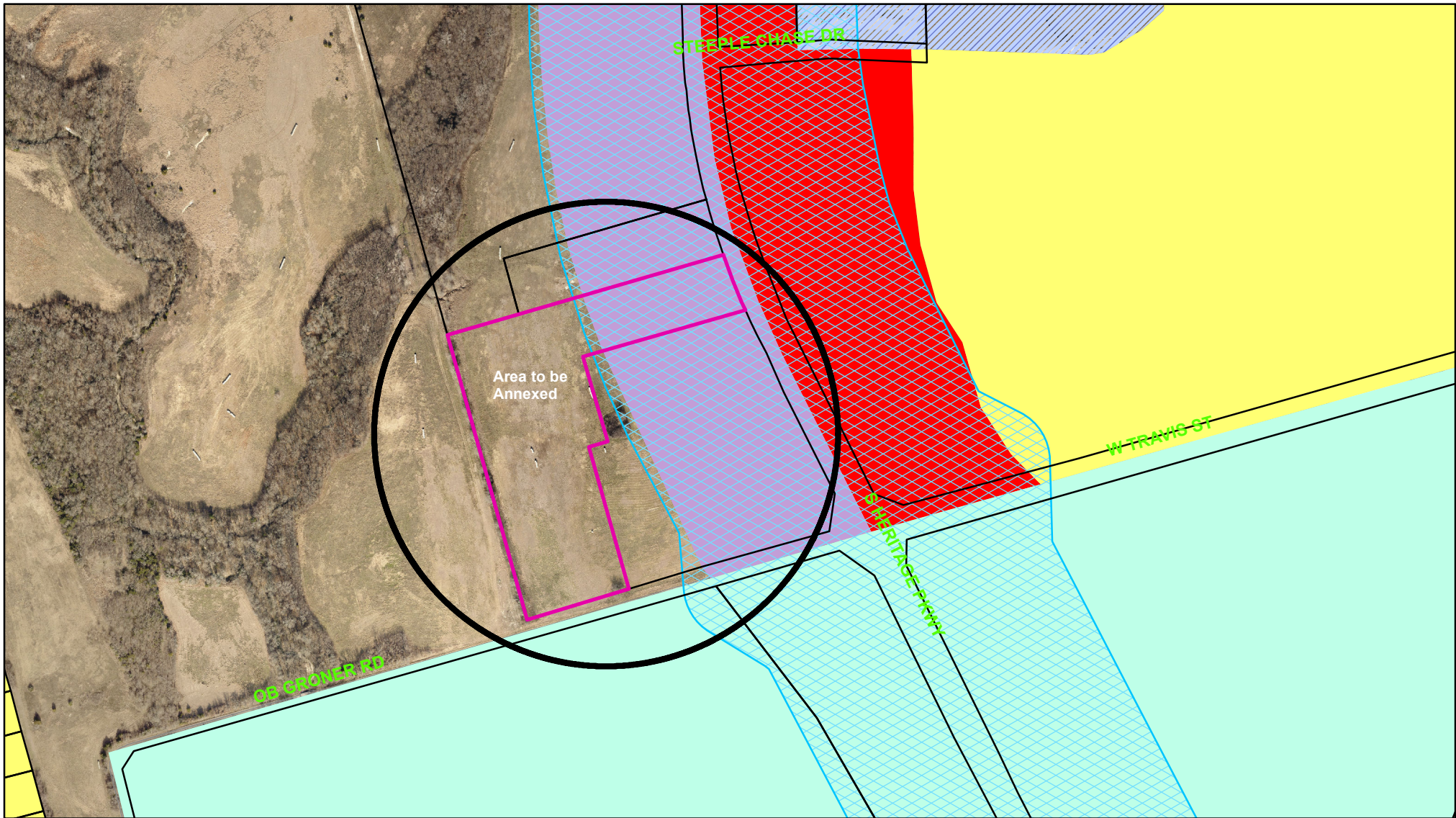


City of Sherman, Texas
Developmental Services Department

2610 South FM 1417 (Heritage Parkway)



1 in = 1,000 ft



Zoning - 2610 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft

2400-2700 Blocks South FM 1417 (Heritage Parkway)





Nov 24, 2020 at 3:23 PM

October 22, 2020

Mr. Rob Rae, Director
City of Sherman
Development Services
220 W. Mullberry
Sherman, TX 75091

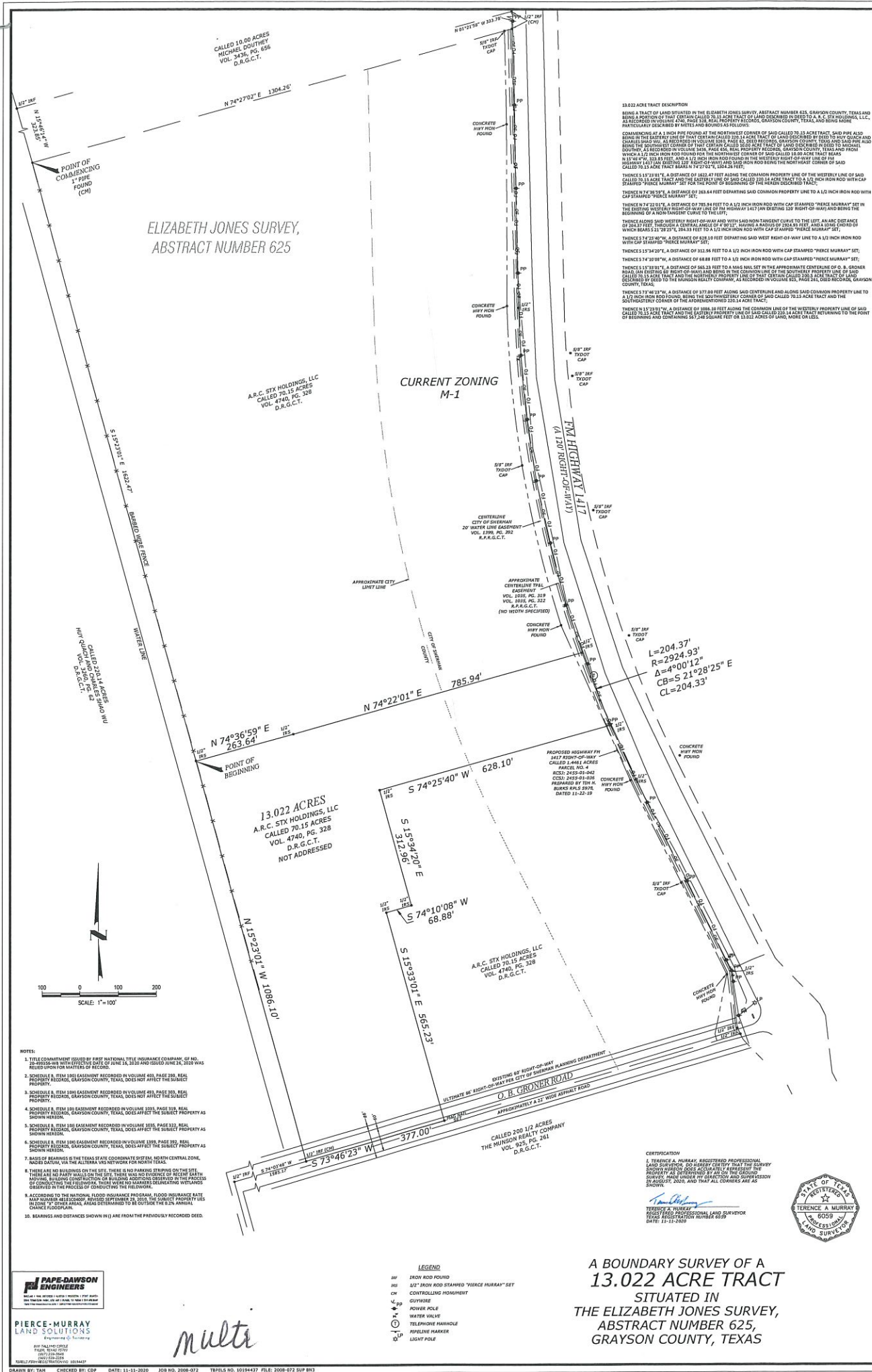
Re: Sherman Heights – Zoning Application
Project Narrative

Tesch Development Company, LLC, Applicant, requests rezoning for the 68.1 acre property from M-1 to C-1. Additionally, the applicant requests Special Use Permits to allow for Multi-Family and Self-Storage uses on the property. The applicant desires to rezone this property to create a mixed-use development at the northwest corner of FM1417 and O.B. Grone Rd as displayed in the conceptual site plan provided with this application. The planned development is for multiple uses that compliment the surrounding zoning of C1 and R2 in the adjacent tracts. The uses being proposed are Commercial Retail (C-1); Multi-Family (R-2) with two types of product, traditional multi-level apartments and Build-To-Rent single story units; and lastly Self-Storage. Throughout the development there will be amenities and landscaped open space.

The required submittal items for the zoning application have been submitted for review. Should you have any questions please do not hesitate to contact me.



Sincerely,
Matt Gilbertson, P.E.
Project Manager – Pape-Dawson Engineers



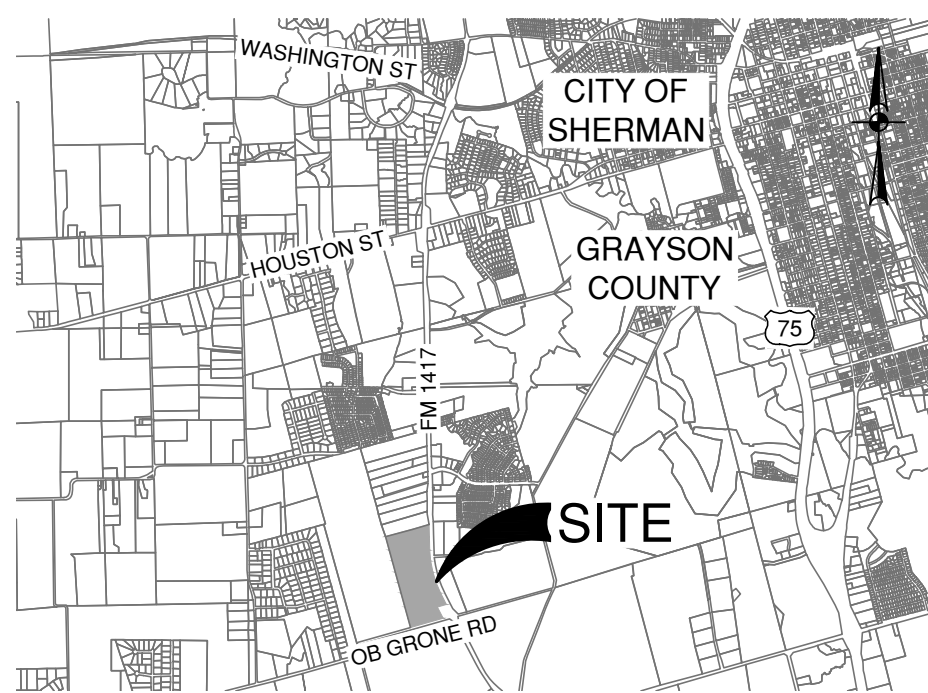
A BOUNDARY SURVEY OF A
13.022 ACRE TRACT
SITUATED IN
THE ELIZABETH JONES SURVEY,
ABSTRACT NUMBER 625,
GRAYSON COUNTY, TEXAS



Date: Dec 09, 2020, 4:17pm User: jdc
File: W:\Projects\20105\05105\20 Design\2.4.4 Exhibit\201020 Zoning.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

QUACH HUY &
SHAO WJ CHARLES
VOL 3260 PG 62
O.P.R.G.C.T.
NO ZONING (ETJ)



LOCATION MAP

NOT-TO-SCALE

LEGEND

- DEVELOPMENT BOUNDARY
- LAND USE BOUNDARY
- 550' --- 10' CONTOURS

ZONING	
CURRENT	M-1 & N/A
PROPOSED	C-1 W/ SUP (R-2 & SELF STORAGE)

BUILD-TO-RENT (MULTI-FAMILY)	
HARD SURFACE AREA	811,065 (18.6 AC)
LANDSCAPED AREA	846,119 (19.4 AC)
GROSS SF OF PROPERTY	165,7184 (38 AC)
TOTAL UNITS	329
REQUIRED PARKING	658 (MIN. 2/UNIT)
PARKING PROVIDED	850

UNITS	
A-1 (1BR)	104
B-1 (2BR)	158
C-1 (3BR)	67

SELF-STORAGE (COMMERCIAL)	
HARD SURFACE AREA	109,975 (2.50 AC)
LANDSCAPED AREA	45,648 (1.05 AC)
GROSS SF OF PROPERTY	155,623 (3.55 AC)
BUILDING SF (OFFICE)	2000 SF
REQUIRED PARKING (OFFICE)	5 (1/400 SF)
PARKING PROVIDED (OFFICE)	8
BUILDING SF (STORAGE)	47,050 SF
REQUIRED PARKING (STORAGE)	48 (1/1000 SF)
PARKING PROVIDED (STORAGE)	48

BUILDINGS	
CLIMATE	5
NON-CLIMATE	12
OFFICE	1

MULTI-FAMILY	
HARD SURFACE AREA	374,413 SF (7.88 AC)
LANDSCAPED AREA	196,247 SF (4.5 AC)
GROSS SF OF PROPERTY	570,390 (13 AC)
TOTAL UNITS	276
REQUIRED PARKING	588 (MIN. 1/BR+ 2/UNIT)
PARKING PROVIDED	588

UNITS	
A-1 (1BR)	114
B-1 (2BR)	126
C-1 (3BR)	36

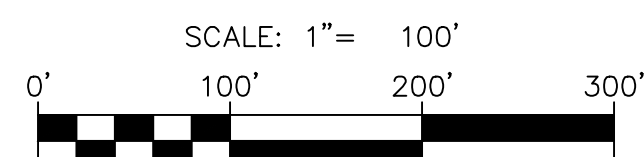
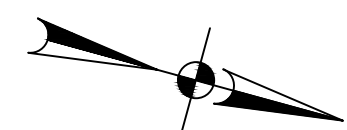
COMMERCIAL	
HARD SURFACE AREA	417,523 SF (9.58 AC)
LANDSCAPED AREA	151,892 SF (3.48 AC)
GROSS SF OF PROPERTY	569,415 (13 AC)
TOTAL BUILDING SF	110,806 SF
REQUIRED PARKING	564 (1/200 SF)
PARKING PROVIDED	624



TESCH DEVELOPMENT
& MANAGEMENT CO., LLC
BOB TESCH, PRESIDENT
512-970-0530
Bob@TeschAssociates.com

SHERMAN HEIGHTS

SHERMAN, TEXAS
(68.1 ACRES)



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PARKWAY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBP: FIRM REGISTRATION #470 | TPBS: FIRM REGISTRATION #10194390



2.0 ACRES TO REMAIN
ARC STX HOLDINGS LLC
VOL 4740 PG 328 NO 25551
O.P.R.G.C.T.

CITY OF SHERMAN
VOL 5998 PG 353
O.P.R.G.C.T.
ZONING: C-1

SHERMAN
HIGH SCHOOL

SHERMAN INDEPENDENT
SCHOOL DISTRICT
DEED NO. 2017-10143
O.P.R.G.C.T.

ARTISAN DEVELOPMENT CO INC
DEED NO. 2019-21767
O.P.R.G.C.T.
ZONING: C-1

ESTATES OF PEBBLEBROOK, PH-1
STEEPLE CHASE FARMS SUMMIT LP
VOL 4918 PG 873, O.P.R.G.C.T.
ZONING: R-2

MICHAEL DOUTNEY
VOL 3436 PG 857
O.P.R.G.C.T.
ZONING: C-1



TYPICAL FRONT ELEVATION



TYPICAL SIDE ELEVATION

ERBA ARCHITECTS
architecture, planning, interior design.



**SHERMAN HEIGHTS APTMENTS
SHERMAN, TEXAS**

DRAWING ISSUE	
DESCRIPTION	D
PRELIMINARY	
PERMIT SET	
BIO SET	
REVISED DESIGN - RESUBMIT	
CONSTRUCTION SET	
REVISION	
PROJECT NUMBER	
SHEET TITLE	
SHEET NUMBER	

STAFF REVIEW LETTER

December 8, 2020

ARC STX Holdings, LLC
PO Box 451714
Laredo, TX 78045

Pape-Dawson Engineers
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Robert Tesch
6950 TPC Drive, Ste. 110
McKinney, TX 75070

Pierce-Murray Land Solutions
800 Tallyho Cir
Tyler, TX 75703

Dear Applicants,

The request for a Specific Use Permit to allow Sherman Heights Apartments in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District located at 2610 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 45 feet in height unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt); a parking space is considered to be 9'x20'.
6. Parking shall be provided for one space per bedroom, minimum two per unit; (588 parking spaces required, site plan states 553 provided; an exception will need to be approved before construction begins).
7. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. All finishes shall be masonry or masonry veneer unless an exception is approved.
10. An exception would need to be approved for any freestanding signs; only wall signs are allowed.
11. Any structures or signs built over any of the easements on the property will require approval from the City Council for an encroachment easement.
12. 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.

13. 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.
14. 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.
15. 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.
16. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

Engineering:

17. Platting of the subject property is required prior to development.
18. Additional Right of Way will be required upon platting.
19. Civil plans shall be submitted to City of Sherman Engineering Department for review and approval.
20. City sewer does not serve subject property. Extension of forced sewer main by developer is required.
21. Drive approach does not meet City and TxDOT standard. New drive approaches must meet City and TxDOT standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done within the public right of way.
22. Location of trash receptors must be approved by the Public Works Department.
23. Verification of adequate detention for proposed development shall be provided to City of Sherman Engineering Department for review and approval.
24. Detention and open spaces will be privately owned and maintained.

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
Incoming 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**

14.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2500 SOUTH FM 1417 (HERITAGE PARKWAY)

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 2500 South FM 1417 (Heritage Parkway), being 38.585 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 a Multi-Family Development (329 units) in a C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District

Background:

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. A portion of the property (46.339 acres) is in the process of being annexed into the City Limits of Sherman and is scheduled for the December 7, 2020, City Council Meeting for adoption of the Ordinance. 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.

The owners are requesting to rezone the entire tract (68.1 acres) to a C-1 (Retail Business) District to create a mixed use development. The owners are requesting a Specific Use Permit to allow a Multi-Family Development, 329 single-story buildings; 104 - one bedroom units, 158 - two bedroom units and 67 - three bedroom units. Parking will be provided for 850 spaces.

Adjacent Zoning:

C-1 (Retail Business) District

M-1 (Light Manufacturing) District

Planned Development with Mixed Uses

Origination:

ARC STX Holdings, LLC (Owners)

Tesch Development & Management Co., LLC, (Prospective Buyer)

Robert Tesch (Representative)

Pape-Dawson Engineers (Civil Engineer)

Pierce-Murray Land Solutions (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:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

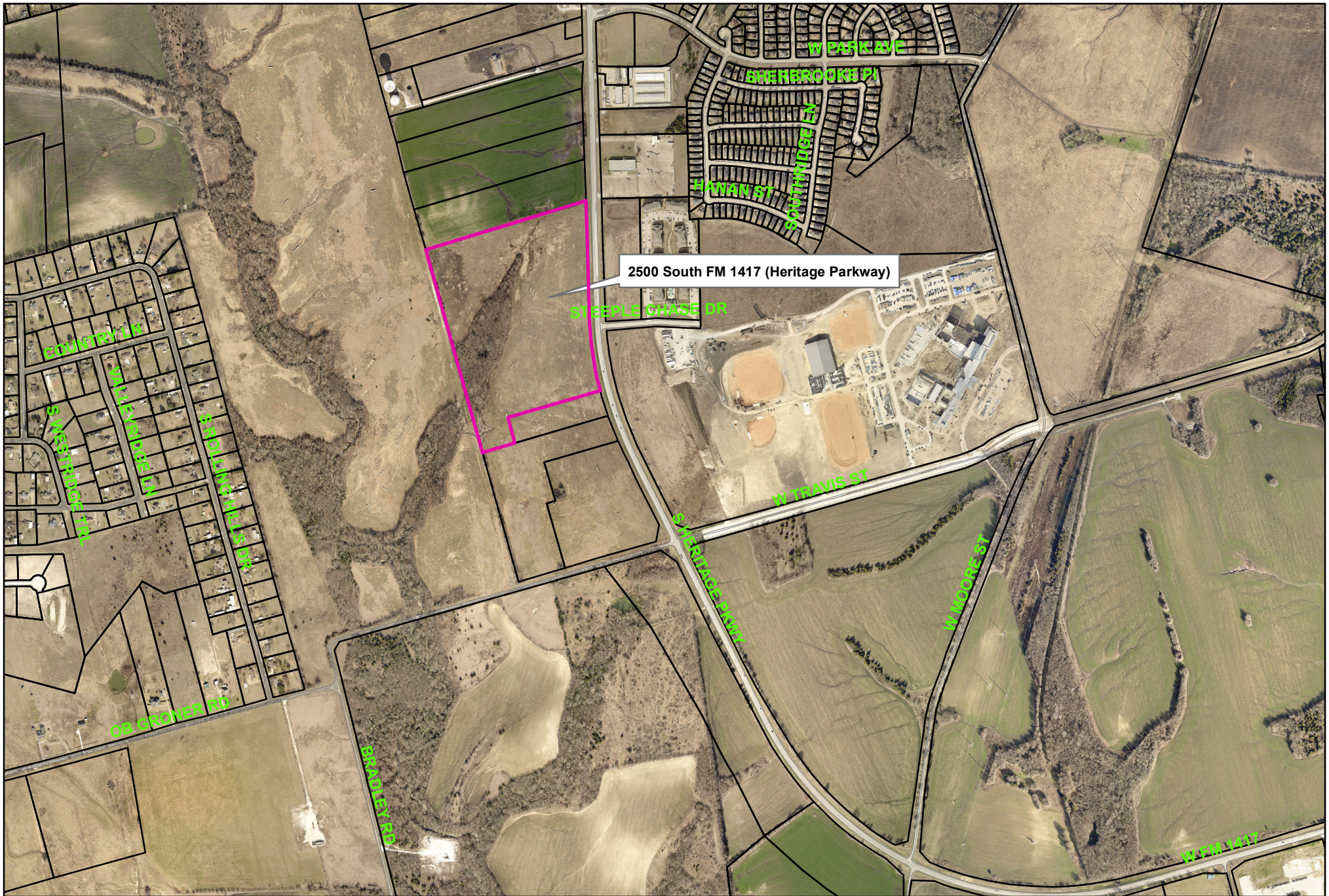
Narrative

Survey

Overall Site Plan

Building Elevations

Staff Review Letter



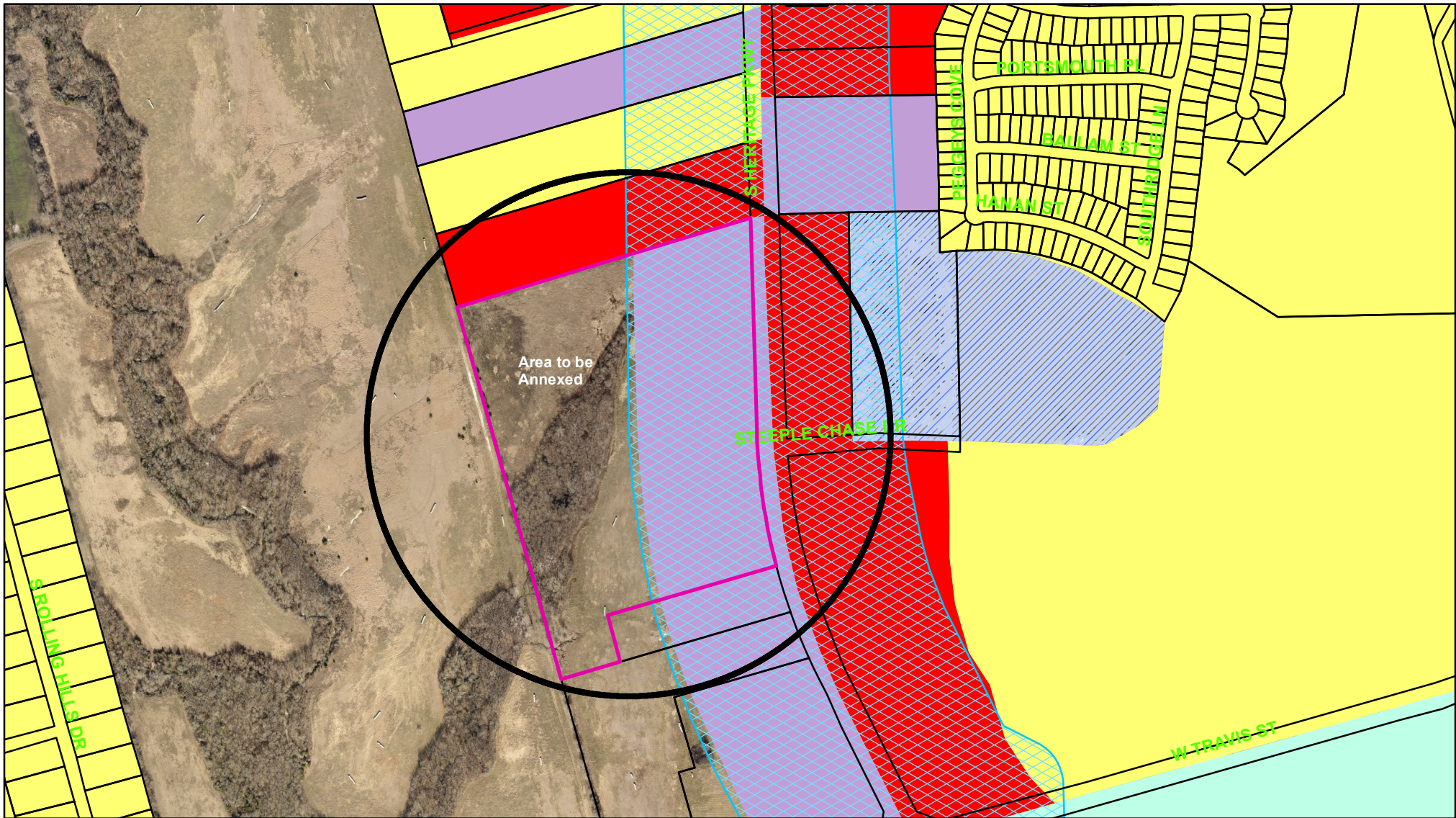
2500 South FM 1417 (Heritage Parkway)

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,000 ft



Zoning - 2500 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 600 ft

2400-2700 Blocks South FM 1417 (Heritage Parkway)





Nov 24, 2020 at 3:23 PM

October 22, 2020

Mr. Rob Rae, Director
City of Sherman
Development Services
220 W. Mullberry
Sherman, TX 75091

Re: Sherman Heights – Zoning Application
Project Narrative

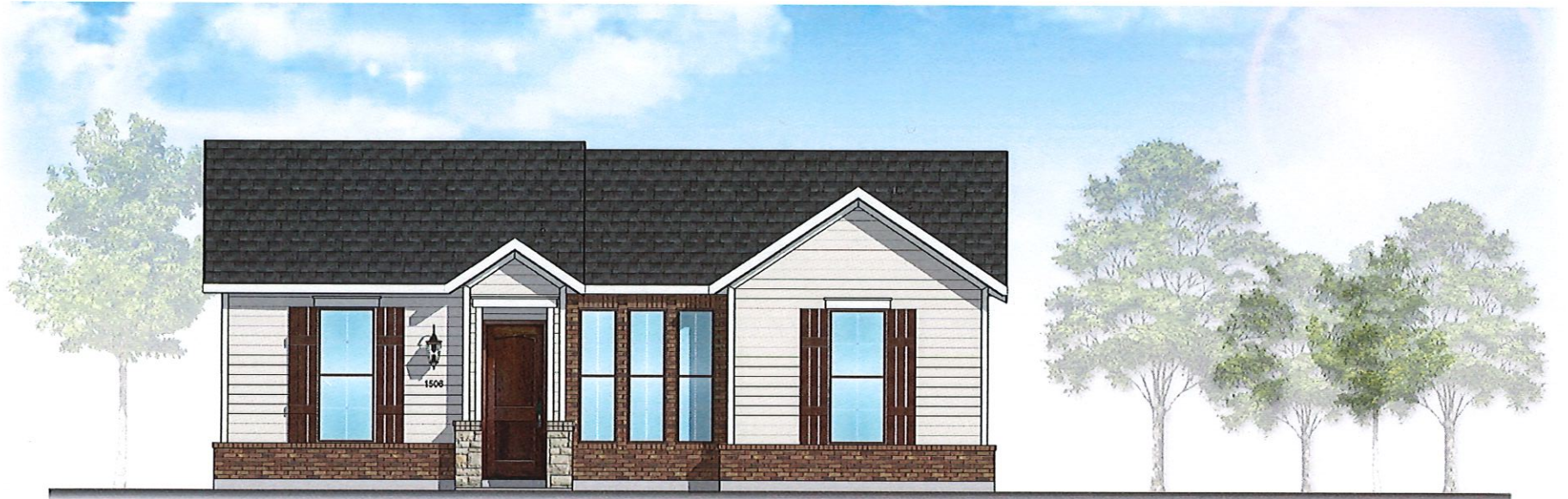
Tesch Development Company, LLC, Applicant, requests rezoning for the 68.1 acre property from M-1 to C-1. Additionally, the applicant requests Special Use Permits to allow for Multi-Family and Self-Storage uses on the property. The applicant desires to rezone this property to create a mixed-use development at the northwest corner of FM1417 and O.B. Grone Rd as displayed in the conceptual site plan provided with this application. The planned development is for multiple uses that compliment the surrounding zoning of C1 and R2 in the adjacent tracts. The uses being proposed are Commercial Retail (C-1); Multi-Family (R-2) with two types of product, traditional multi-level apartments and Build-To-Rent single story units; and lastly Self-Storage. Throughout the development there will be amenities and landscaped open space.

The required submittal items for the zoning application have been submitted for review. Should you have any questions please do not hesitate to contact me.



Sincerely,
Matt Gilbertson, P.E.
Project Manager – Pape-Dawson Engineers

DRAWN BY: TAH CHECKED BY: CDP DATE: 11-11-2020 JOB NO. 2008-072 TBFELS NO. 10194437 FILE: 2008-072 SUP B/N1



THE TRADITIONAL



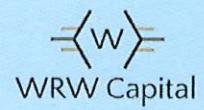
THE CRAFTSMAN



THE FARMHOUSE



THE HILL COUNTRY



THE MEADOWS AT SHERMAN

FLOOR NUMBER | UNIT A1 - 660 S.F.

A2.0

REVISED: 10/11/2020

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

THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S WORK IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE ANY OTHER SERVICES.



THE CRAFTSMAN



THE COTTAGE

STAFF REVIEW LETTER

December 8, 2020

ARC STX Holdings, LLC
PO Box 451714
Laredo, TX 78045

Pape-Dawson Engineers
5810 Tennyson Parkway, Ste. 425
Plano, TX 75024

Robert Tesch
6950 TPC Drive, Ste. 110
McKinney, TX 75070

Pierce-Murray Land Solutions
800 Tallyho Cir
Tyler, TX 75703

Dear Applicants,

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 located at 2500 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
4. Parking is permitted on paved surfaces only (concrete and asphalt).
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
7. The trash dumpster will need to be located inside the main building area and screened.
8. All finishes shall be masonry or masonry veneer unless an exception is approved.
9. Any structures built over any of the easements on the property will require City Council approval for an encroachment easement.
10. 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.
11. 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.
12. 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:

13. Platting of the subject property is required prior to development.
14. Additional Right of Way will be required upon platting.
15. Civil plans shall be submitted to City of Sherman Engineering Department for review and approval.
16. New drive approaches and sidewalks must conform to City and TxDOT standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
17. City sewer does not serve subject property. Extension of forced sewer main by developer is required.
18. Location of trash receptors must be approved by the Public Works Department.
19. Drive approach into 38 acre multi-family must align with existing Steeplechase Drive.
20. Internal water and sewer lines will be privately owned and maintained.
21. Verification of adequate detention for proposed development shall be provided to City of Sherman Engineering Department for review and approval.
22. Detention and open spaces will be privately owned and maintained.

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
Incoming 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

15.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

1103 NORTH BROUGHTON STREET

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.

Background:

The property is located at 1103 North Broughton Street, the northeast corner of Broughton and Richards Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into two 50' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-2 (General Commercial) District

Origination:

M&G Homebuilders, LLC (Owners)

Martin Covarrubias (Representative)

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:

84

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Narrative

Mora's Addition

Site Plan

Building Elevations

Staff Review Letter



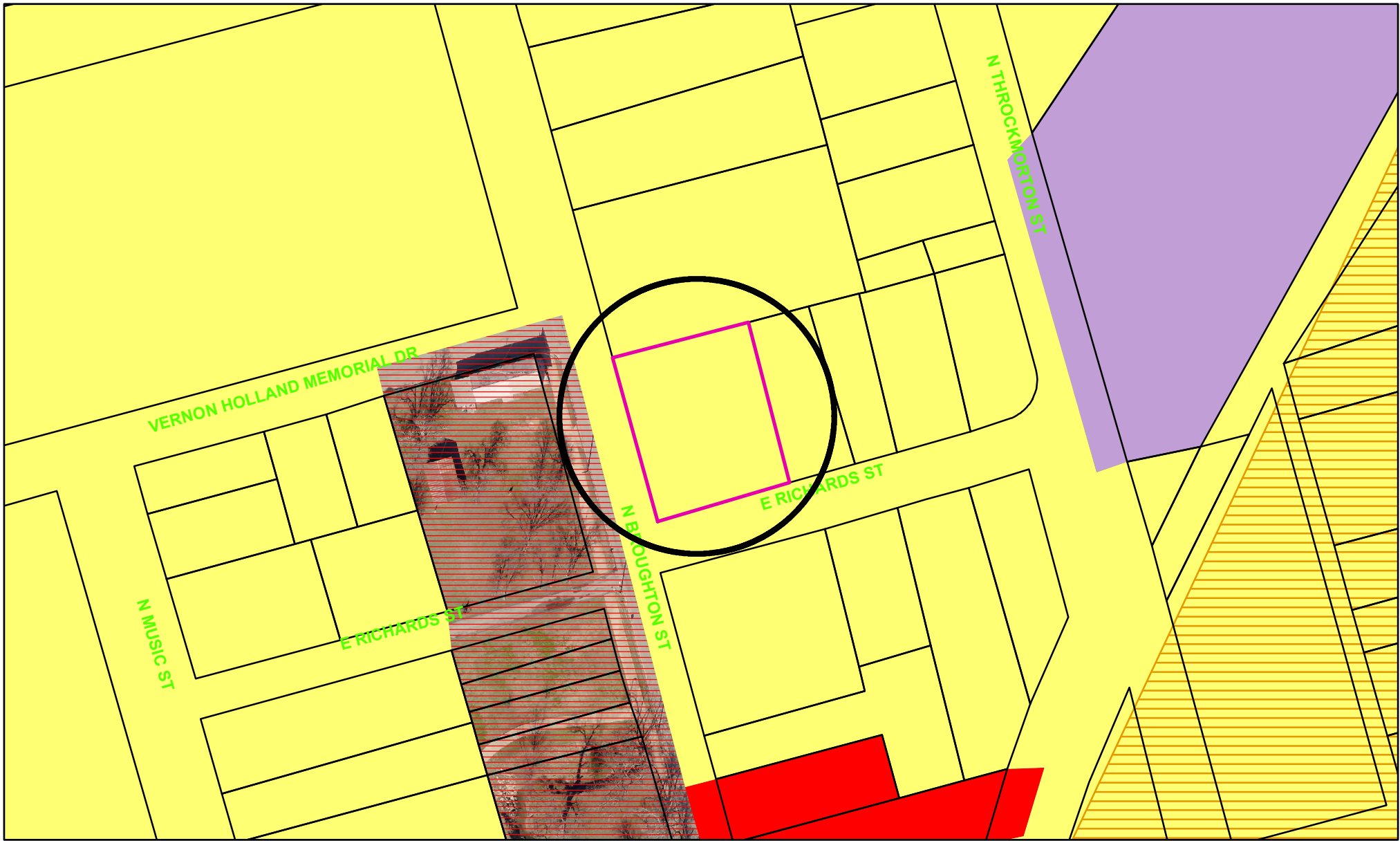
1103 North Broughton Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning - 1103 North Broughton Street

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
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-  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

1103 North Broughton Street



Letter of Intent

In Support of Request for Variance

1103 N Broughton

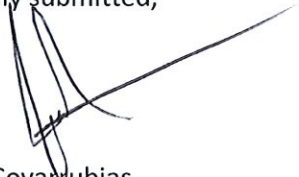
This Letter of Intent is in support of my request for a variance to the minimum lot width required for an existing lot. The intention is to build two single family residences. The proposed homes are starter homes ranging in the 1230-1350 sq ft making it ideal for first time home buyers to accomplish their dreams of their starter home.

Our initial plans were to request a replat without the variance based on the Grayson CAD information. Upon completion of the survey, it was determined that the property dimensions were inaccurate by 35', making it impossible for us to meet the 60' minimum required lot width. This changes the original plans, but the property still conforms with the average size lots for this part of the city.

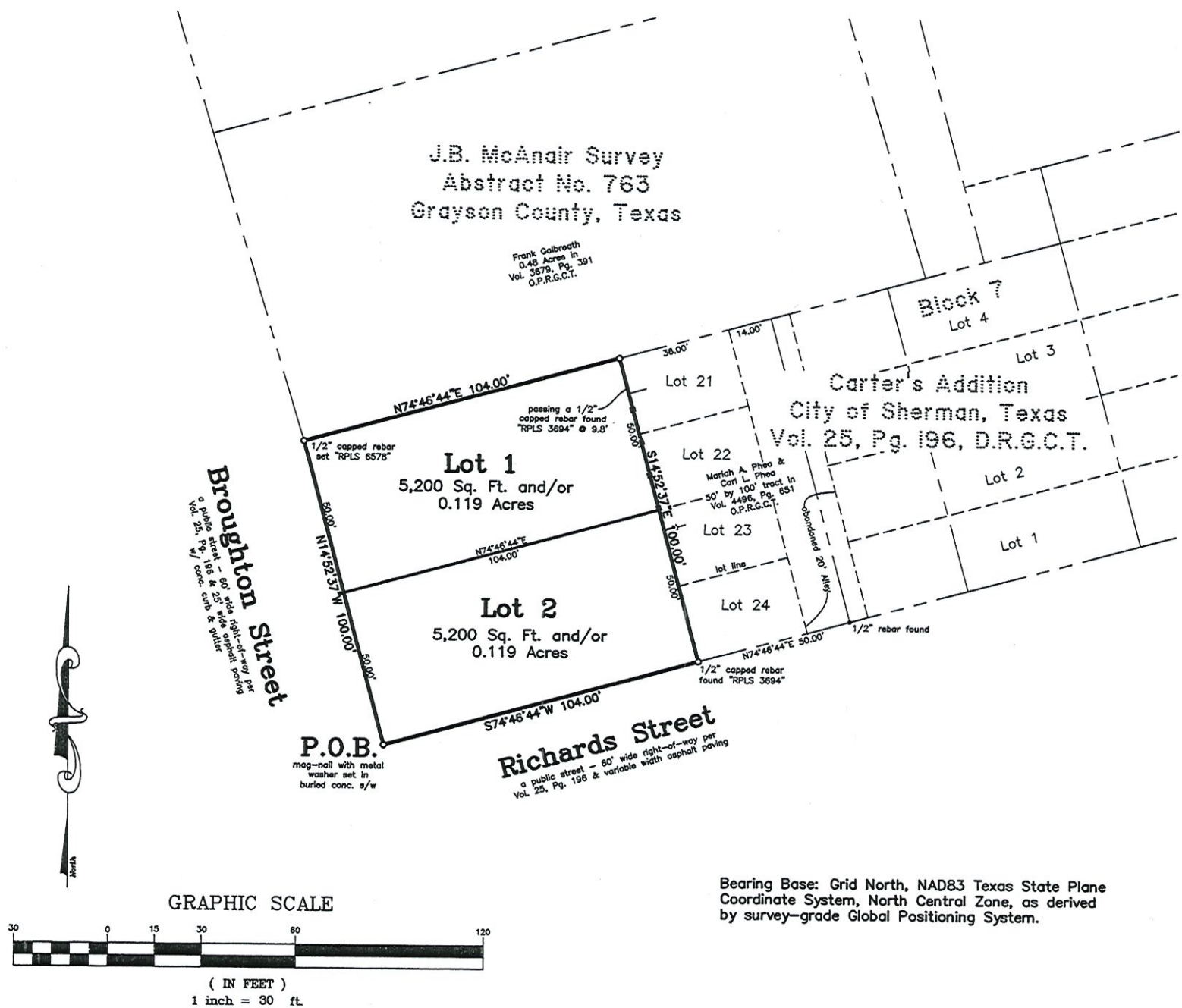
We ask for your consideration given that the proposed project would be an improvement to the neighborhood and align with the vision the city of Sherman has.

Thank you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Martin G Covarrubias', written over a horizontal line.

Martin G Covarrubias



Mora's Addition

(being a Replat of the West 104 ft. of Lots 21
thru 24, Block 7 of the W.P. Carter's Addition)

to the

City of Sherman, Texas

0.239 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 Electric 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.

in the
J.B. McAnair Survey
Abstract No. 763

Job No. CGS501120

Vicinity Map (not to scale)



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:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090

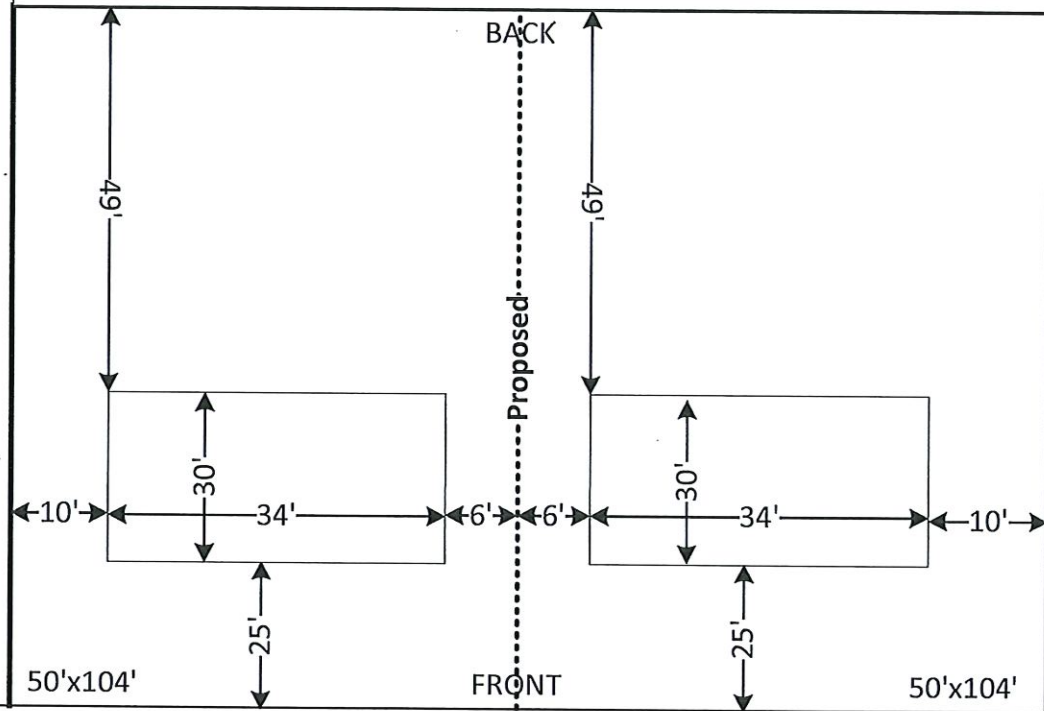


1103 N BROUGHTON
CARTERS W P ADDN,
BLOCK 7, LOT W 104' 21
THRU 24, ACRES 0.3223



40'x100'
E RICHARDS
PROPERTY ID: 160016

50'x100'
611 E RICHARDS



—RICHARDS STREET—

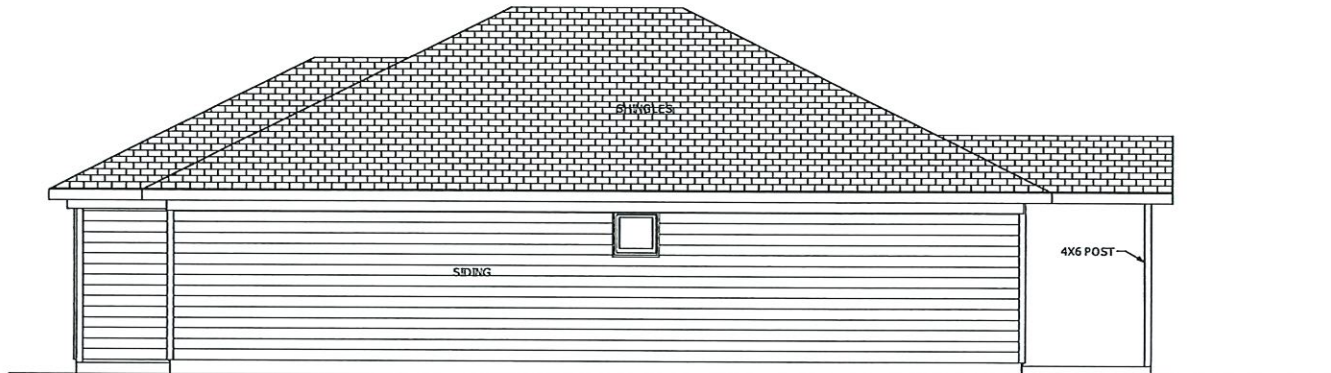
—BROUGHTON STREET—



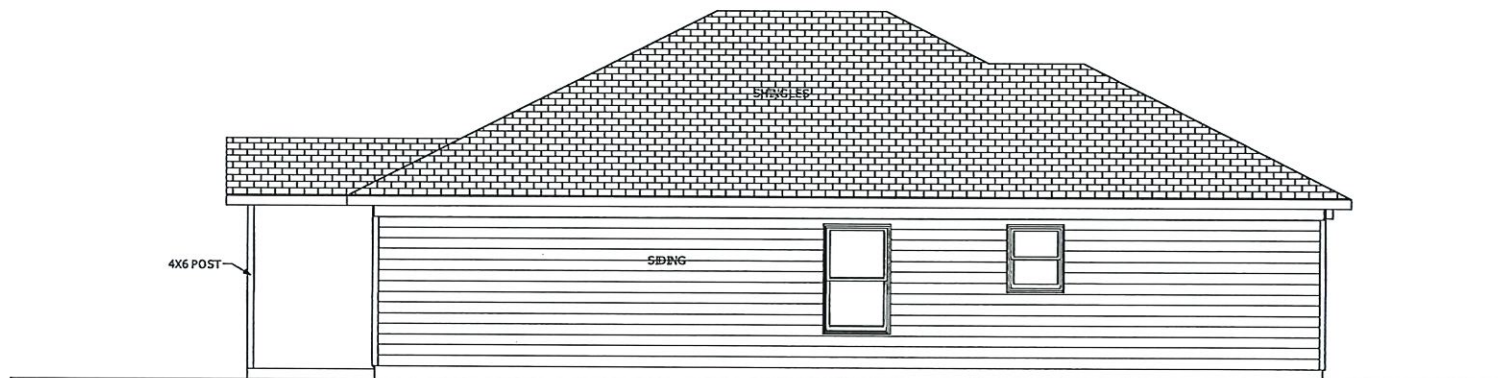
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

Project Inc.

REVISIONS

DRAWN BY:

PROJECT#:

ISSUE DATE:

SHEET NO:

3.0



STAFF REVIEW LETTER

December 7, 2020

M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Mora's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate 20' Sanitary Sewer Easement over existing sewer line running north and south through properties.
2. Dedicate 10' Utility Easement along street frontage of Broughton Street and Richards Street.
3. General Notes # 9 shall read "...must comply with all other local, state, and federal regulations..."
4. 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.
5. Sidewalks are required along both Broughton Street and Richards Street and an ADA compliant pedestrian ramp is required on the corner of Broughton Street and Richards Street.
6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done with public right of way.
7. 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.
8. 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



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

16.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

1014 EAST EPSTEIN STREET

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

Background:

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. The owner would like to plat the property into two 50' lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

M&G Homebuilders, LLC (Owners)

Martin Covarrubias (Representative)

Preston Trail Land Surveying, LLC (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:

29

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Deed

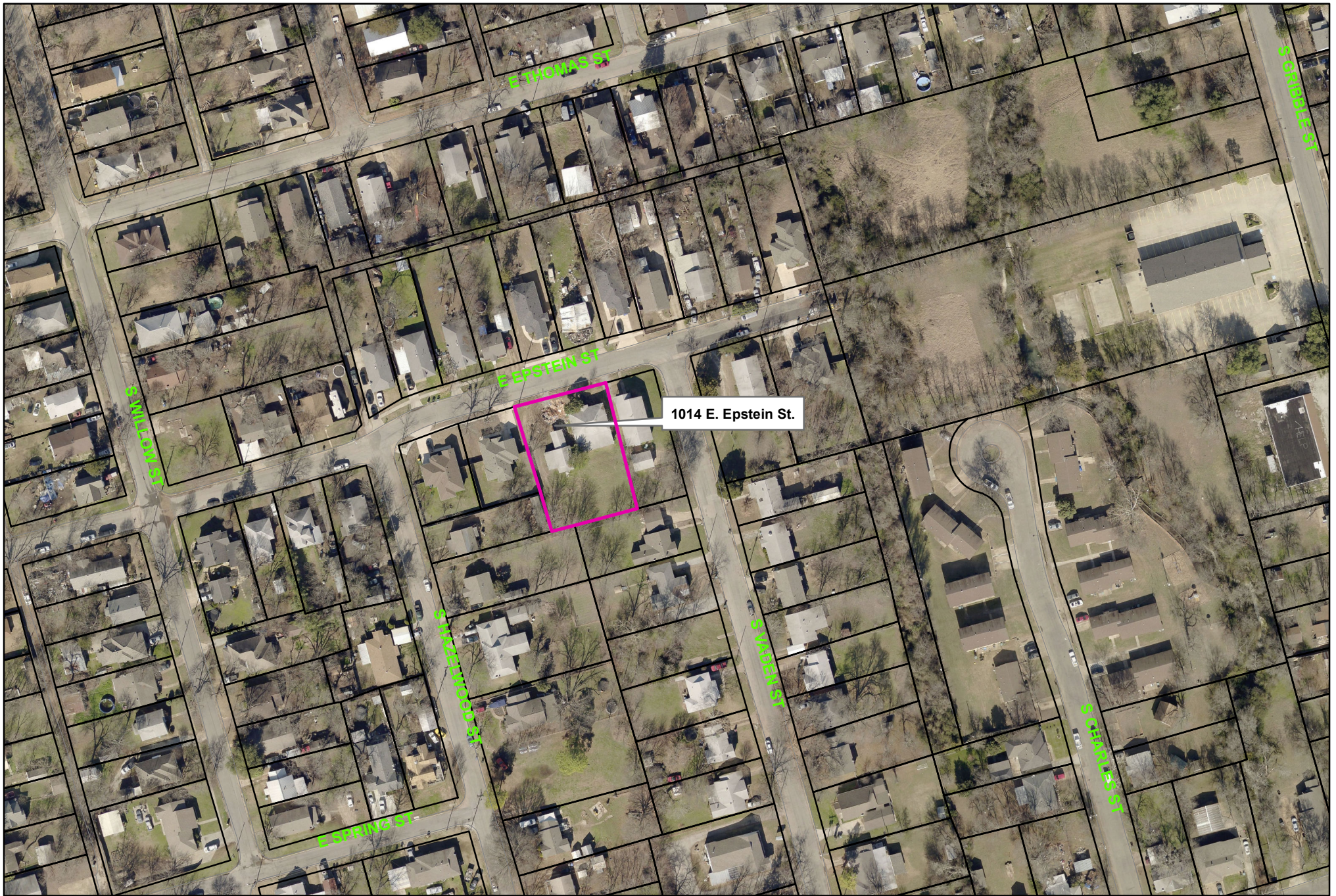
Narrative

M&G Home Builders Epstein Street Addn

Site Plan

Building Elevations

Staff Review Letter



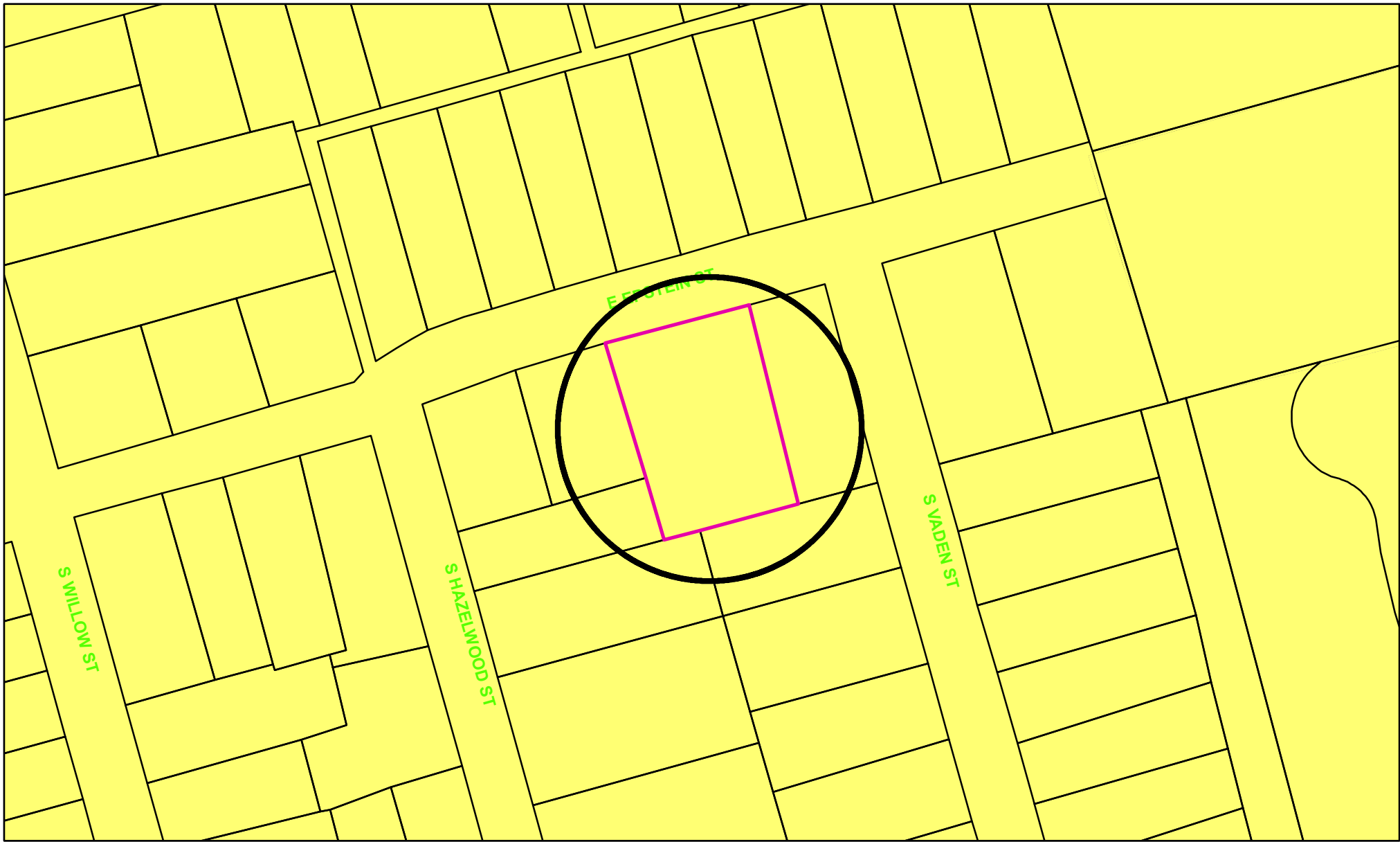
1014 East Epstein Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 150 ft



Zoning - 1014 East Epstein Street



City of Sherman, Texas
Developmental Services Department

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

Legend

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



NOT TO SCALE

1 in = 100 ft

1014 East Epstein Street





VG-286-2020-30793

Grayson County
Wilma Bush
County Clerk
Sherman, TX 75090

0134444

Instrument Number: 2020 - 30793

Real Property Recordings

Recorded On: November 05, 2020 01:33 PM

Number of Pages: 4

Parties: CRAVEN SCOTT A

" Examined and Charged as Follows: "

Total Recording: \$24.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 30793
Receipt Number: 20201105000073
Recorded Date/Time: November 05, 2020 01:33 PM
User: Rachelle C
Station: CLERK06

Record and Return To:

RED RIVER TITLE CO
421 N CROCKETT ST
SHERMAN TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush
County Clerk
Grayson County, TX

0134477
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS: THAT
COUNTY OF GRAYSON §

SCOTT A. CRAVEN, A MARRIED MAN, OWNING, OCCUPYING AND CLAIMING OTHER PROPERTY AS HIS HOMESTEAD ("Grantor"), whose mailing address is 1290 J.C. MITCHELL RD., GUNTER, TX. 75058

, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by M&G HOME BUILDERS LLC, a Texas limited liability company ("Grantee"), whose mailing address is 1218 N. Brents, Sherman, Texas 75090, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the following real property, together with all improvements thereon (the "Property"):

BEING A 0.367 ACRE TRACT OF LAND, SITUATED IN GRAYSON COUNTY, TEXAS, BEING A PART OF THE G.B. PILANT SURVEY, ABSTRACT NO. 963, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor, their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (i) the liens securing payment of ad valorem taxes for the current and all subsequent years and (ii) easements, liens, reservations, covenants, conditions, and restrictions of record in Grayson County, Texas, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

EXECUTED AS OF the date set forth in the acknowledgement herein, EFFECTIVE for all purposes as of the 5 day of November, 2020.

SCOTT A. CRAVEN

COUNTY OF Grayson §



Page 2 of 2

EXHIBIT A

BEING all of that certain tract or parcel of land situated in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 0.37 of an acre tract of land described in the deed to Scott A. Craven, recorded in Instrument No. 2019-10456, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said 0.37 acre tract, common to the northeast corner of Lot 2 of Epstein At Hazelwood Addition, according to the plat thereof recorded in Instrument No. 2017-3279, Plat Records, Grayson County, Texas, and on the southerly right-of-way line of East Epstein Street;

THENCE North 74°11'59" East, with a northerly line of said 0.37 acre tract, and with the southerly right-of-way line of said East Epstein Street, a distance of 100.95 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northern-most northeast corner of said 0.37 acre tract, common to the northwest corner of a tract of land described in the deed to Alice White and Glenda Dowden, recorded in Volume 5902, Page 155, said Official Records;

THENCE South 15°48'31" East, with an easterly line of said 0.37 acre tract, and with a westerly line of said Dowden Tract, a distance of 76.43 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for a re-entrant corner of said 0.37 acre tract, common to the western-most southwest corner of said Dowden Tract;

THENCE North 76°59'20" East, with a northerly line of said 0.37 acre tract, and with a southerly line of said Dowden Tract, a distance of 2.60 feet to a metal fence corner post found for the eastern-most northeast corner of said 0.37 acre tract, common to a re-entrant corner of said Dowden Tract;

THENCE South 15°09'14" East, with an easterly line of said 0.37 acre tract, and with a westerly line of said Dowden Tract, along or near a fence, a distance of 79.88 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southeast corner of said 0.37 acre tract, common to the southern-most southwest corner of said Dowden Tract, and on the northerly line of Lot 5 in Block 1 of H.P. Franklin's Replat of W.H. Despain's Addition, recorded in Volume 598, Page 289, Deed Records, Grayson County, Texas, and on the northerly line of a tract of land described in the deed to R4U Ventures, LLC, recorded in Instrument No. 2019-25602, said Official Records;

THENCE South 74°08'04" West, with the southerly line of said 0.37 acre tract, and with the northerly line of said Lot 5, and with the northerly line of said R4U Ventures, LLC Tract, and with the northerly line of a tract of land described in the deed to Antonio Orellana, recorded in Volume 5396, Page 186, said Official Records, a distance of 102.79 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southwest corner of said 0.37 acre tract, common to the northwest corner of said Lot 5, and common to the northeast corner of Lot 4 in said Block 1, and common to the southeast corner of a called 50-foot by 150-foot tract of land described in the deed to Edward Joe Marquez, III, recorded in Volume 2475, Page 291, said Official Records;

THENCE North 15°45'07" West, with the westerly line of said 0.37 acre tract, and with the easterly line of said Marquez Tract, passing en route at a distance of 50.00 feet a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said Marquez Tract, and continuing on said course, with the easterly line of aforesaid Lot 2 (Epstein at Hazelwood Addition), a total distance of 156.53 feet to the POINT OF BEGINNING and enclosing 0.367 of an acre (15,980 square feet) of land, more or less.

Letter of Intent
In Support of Request for Variance
1014 E Epstein

This Letter of Intent is in support of my request for a variance to the minimum lot width required for an existing lot from 60' to 50'. The intention is to build two single family residences. The proposed homes are starter homes ranging in the 1230-1350 sq ft making it ideal for first time home buyers to accomplish their dreams of their starter home.

All lots across the street show to be 50' wide according to city maps so the property conforms with the average size lots for this part of the city.

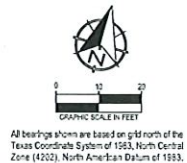
We ask for your consideration given that the proposed project would be an improvement to the neighborhood and align with the vision the city of Sherman has.

Thank you.

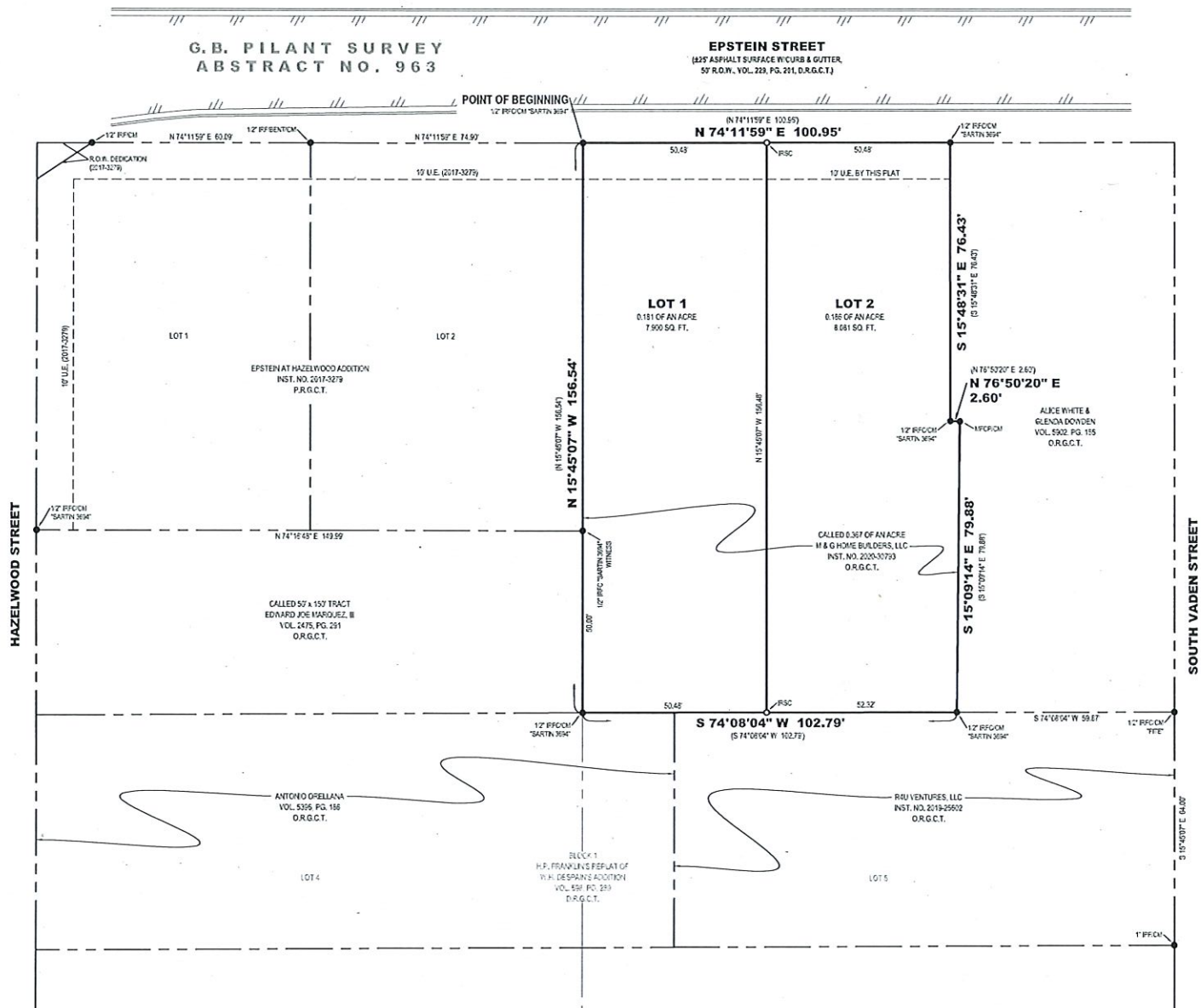
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Martin G Covarrubias', written over a horizontal line.

Martin G Covarrubias



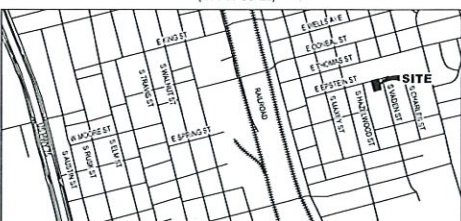
FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0209 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LEGEND

● FOUND MONUMENT	D.R.G.C.T., DEED RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	D.R.G.C.T., OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
RSC 12" IRON ROD IN "PRESTON TRAIL LAND SURVEYING, RPLS 6555" CAP SET	R.O.W., RIGHT-OF-WAY
RF IRON ROD FOUND	VOL. PG. VOLUME, PAGE
RFG IRON ROD FOUND W/ PLASTIC CAP	INST. NO., INSTRUMENT NO.
MFPC METAL FENCE CORNER POST	U.E., UTILITY EASEMENT
IF IRON PIPE FOUND	BOUNDARY LINE
CH CONTROLLING MONUMENT	ADJACENT LINE
() DEED OR PLAT CALL	EASEMENT
P.R.G.C.T., PLAT RECORDS, GRAYSON COUNTY, TEXAS	ASPHALT

VICINITY MAP (NOT TO SCALE)



OWNER/DEVELOPER:
M & G Home Builders, LLC
1218 North Brents Avenue
Sherman, TX 75099

SURVEYOR:
Chris R. Noah, RPLS 6555
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029

MINOR PLAT
M & G HOME BUILDERS EPSTEIN STREET ADDITION LOTS 1 & 2
0.367 OF AN ACRE
G.B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas



TRPLS Firm No. 1059405
Drawn by: BNH
Checked by: GNM
Scale: 1"=20'
Date: 10/02/2020
Project No. 2006591
Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §
OWNER'S CERTIFICATE

WHEREAS M & G HOME BUILDERS, LLC is the owner of all of that certain tract or parcel of land situated in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-entrant survey of a called 0.37 of an acre tract of land described in the deed to Scott A. Craven, recorded in Instrument No. 2019-10455, Official Records, Grayson County, Texas, and being the same 0.367 of an acre tract of land described in the deed to M & G Home Builders, LLC, recorded in Instrument No. 2020-30783, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said 0.37 acre tract, common to the northeast corner of Lot 2 of Epstein At Hazelwood Addition, according to the plat thereof recorded in Instrument No. 2017-3278, Plat Records, Grayson County, Texas, and on the southerly right-of-way line of East Epstein Street;

THENCE North 74°11'59" East, with a northerly line of said 0.37 acre tract, and with the southerly right-of-way line of said East Epstein Street, a distance of 100.95 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said 0.37 acre tract, common to the northwest corner of a tract of land described in the deed to Alice White and Glenda Dowden, recorded in Volume 5902, Page 155, said Official Records;

THENCE South 15°45'31" East, with an easterly line of said 0.37 acre tract, and with a westerly line of said Dowden Tract, a distance of 76.43 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for a re-entrant corner of said 0.37 acre tract, common to the western-most southwest corner of said Dowden Tract;

THENCE North 76°59'20" East, with a northerly line of said 0.37 acre tract, and with a southerly line of said Dowden Tract, a distance of 2.60 feet to a metal fence corner post found for the eastern-most northeast corner of said 0.37 acre tract, common to a re-entrant corner of said Dowden Tract;

THENCE South 15°09'14" East, with an easterly line of said 0.37 acre tract, and with a westerly line of said Dowden Tract, along or near a fence, a distance of 78.85 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southeast corner of said 0.37 acre tract, common to the southern-most southwest corner of said Dowden Tract, and on the northerly line of Lot 5 in Block 1 of H.P. Franklin's Replat of W.J.H. Despain's Addition, recorded in Volume 568, Page 289, Deed Records, Grayson County, Texas, and on the northerly line of a tract of land described in the deed to R4U Ventures, LLC, recorded in Instrument No. 2019-25602, said Official Records;

THENCE South 74°08'04" West, with the southerly line of said 0.37 acre tract, and with the northerly line of said Lot 5, and with the northerly line of said R4U Ventures, LLC Tract, and with the northerly line of a tract of land described in the deed to Antonio Orellana, recorded in Volume 5396, Page 185, said Official Records, a distance of 102.79 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southwest corner of said 0.37 acre tract, common to the northwest corner of said Lot 5, and common to the northeast corner of Lot 4 in said Block 1, and common to the southeast corner of a called 50-foot by 150-foot tract of land described in the deed to Edward Joe Marquez, III, recorded in Volume 2475, Page 231, said Official Records;

THENCE North 15°45'07" West, with the westerly line of said 0.37 acre tract, and with the easterly line of said Marquez Tract, passing on route at a distance of 50.00 feet, a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said Marquez Tract, and continuing on said course, with the easterly line of streetsaid Lot 2 (Epstein at Hazelwood Addition), a total distance of 155.53 feet to the POINT OF BEGINNING and enclosing 0.367 of an acre (15,950 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That M & G HOME BUILDERS, LLC, does hereby adopt this plat designating the hereinbefore described property as M & G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2, an Addition to the City of Sherman, Grayson County, Texas, and does 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 existing ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: M & G HOME BUILDERS, LLC

By: _____
Madin Covarrubias, Managing Member

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Madin Covarrubias, 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

By: _____
Madin G. Covarrubias, Managing Member

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Madin G. Covarrubias, 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

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

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of M & G HOME BUILDERS EPSTEIN STREET ADDITION, LOTS 1 & 2 to the City of Sherman was submitted to the City Council on the ____ day of ____, 20__, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

Clerk, City of Sherman, Texas _____

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 hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah _____ Date _____
Registered Professional Land Surveyor No. 6555

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

MINOR PLAT
M & G HOME BUILDERS EPSTEIN STREET ADDITION LOTS 1 & 2
0.367 OF AN ACRE
G.B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas



TRPLS Firm No. 1059405
Drawn by: BNH
Checked by: GNM
Scale: 1"=20'
Date: 10/02/2020
Project No. 2006591
Sheet No. 2 of 2

OWNER/DEVELOPER:
M & G Home Builders, LLC
1218 North Brents Avenue
Sherman, TX 75099

SURVEYOR:
Chris R. Noah, RPLS 6555
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029

1007 E Epstein
50'x150'

1011 E Epstein
50'x150'

1013 E Epstein
50'x150'

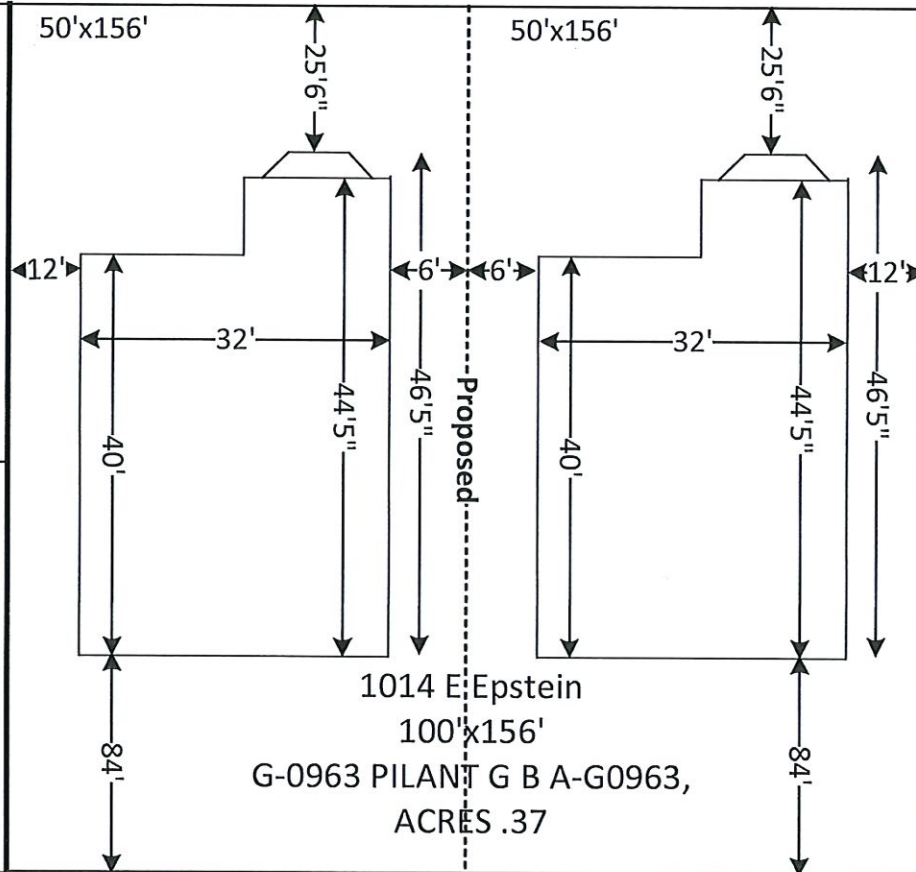
1017 E Epstein
50'x150'



-EPSTEIN STREET-

50'x156'

50'x156'



1011 S Hazelwood
50'x100'

1014 E Epstein
100'x156'

G-0963 PILANT G B A-G0963,
ACRES .37

1018 E Epstein
41'x156'

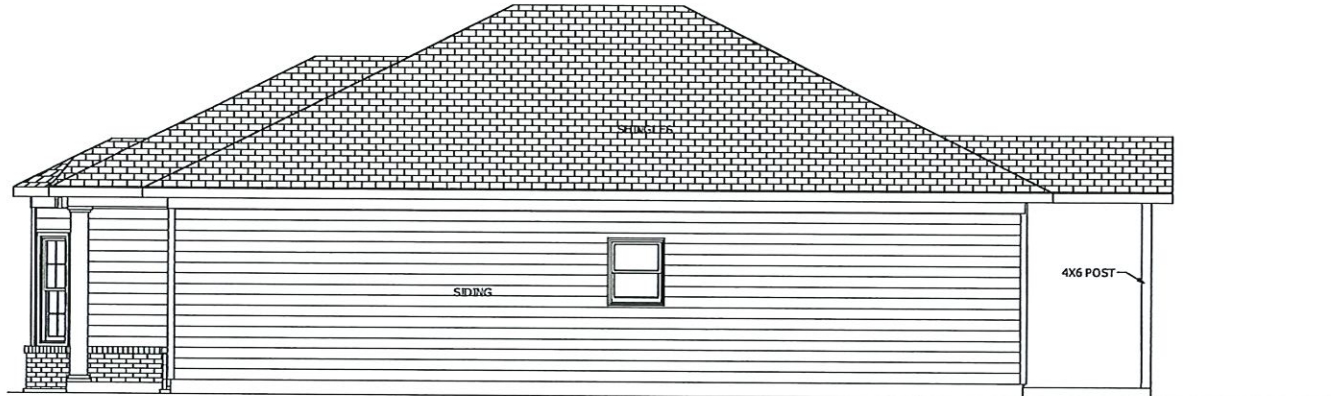
-VADEN STREET-



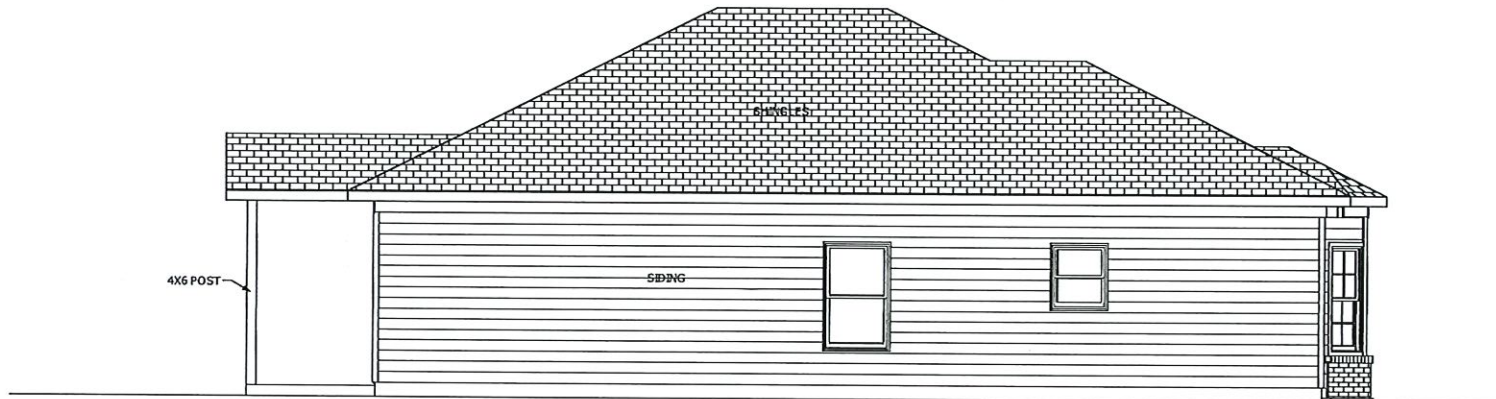
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS

DRAWN BY:

PROJECT#:

ISSUE DATE:

SHEET NO:

3.0



STAFF REVIEW LETTER

December 7, 2020

M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, TX 75090

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 M&G Home Builders Epstein Street Addition Lots 1 & 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done with public right of way. Sidewalks are required for these sites.
2. Metes and bounds do not match drawing. Correct appropriate information as needed.
3. Minor Plat to be changed to Final Plat in Addition block.
4. Dedicate a 10' Private Sanitary Sewer Easement on South end of Lot 1 to serve Lot 2 with sanitary sewer.
5. 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.
6. 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.
7. 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 Phipps

Clint Philpott, P.E.
Assistant City Manager

cc: Robby Heston, 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**

17.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 2007 & 2011 TEXOMA PARKWY**

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. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final approval of Lots 1 & 2, Block A, First United Bank Addition

Background:

The property is located at 2007 and 2011 Texoma Parkway between Grand Avenue and Texoma Drive; First United Bank and an Office Building are located on the property. 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.

Adjacent Zoning:

C-2 (General Commercial) District

M-1 (Light Manufacturing) District

Origination:

First United Bank & Trust (Owners)

Dean Gilbert (Representative)

All American Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

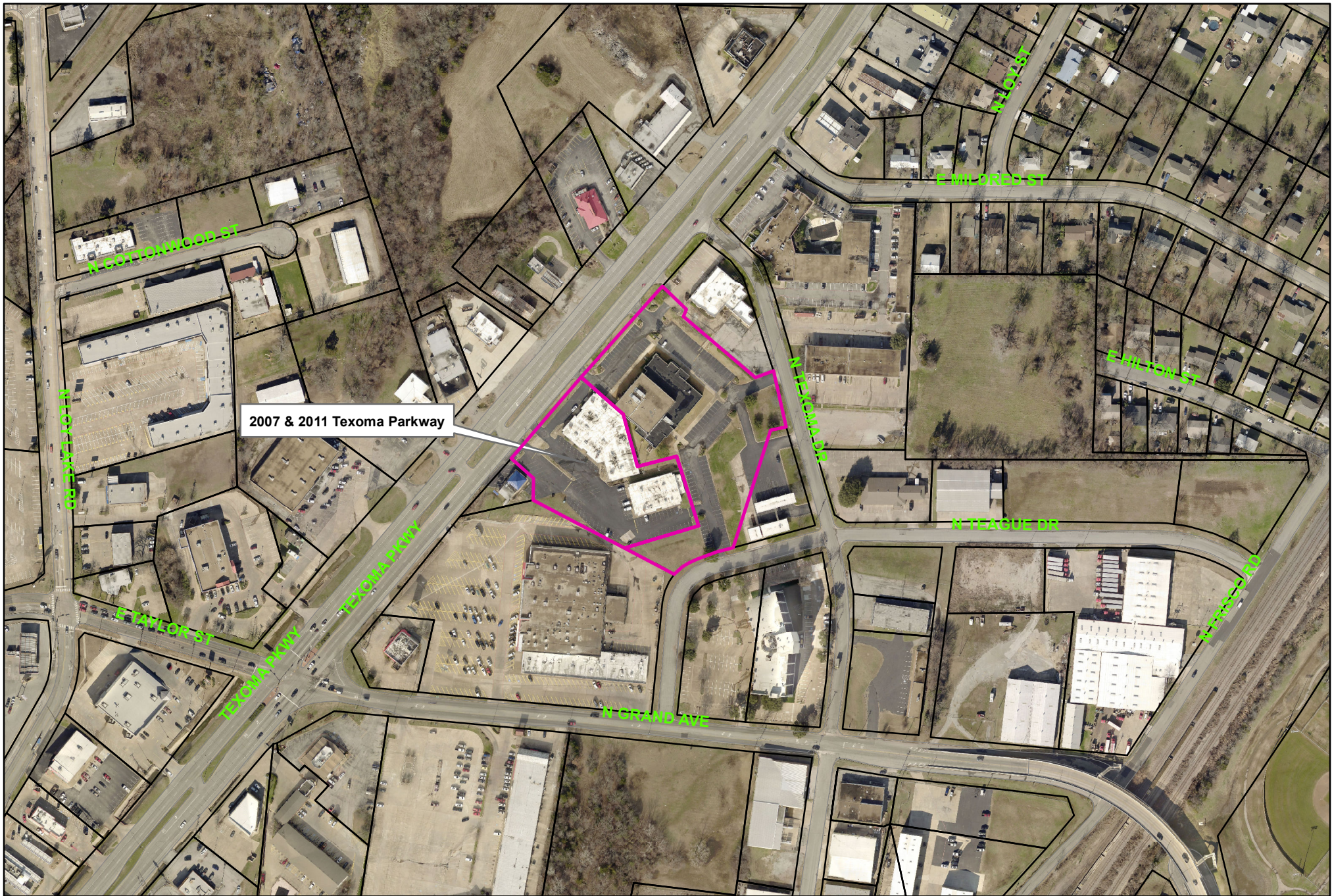
Attachments

Location Map

Zoning Map

First United Bank Addition

Staff Review Letter



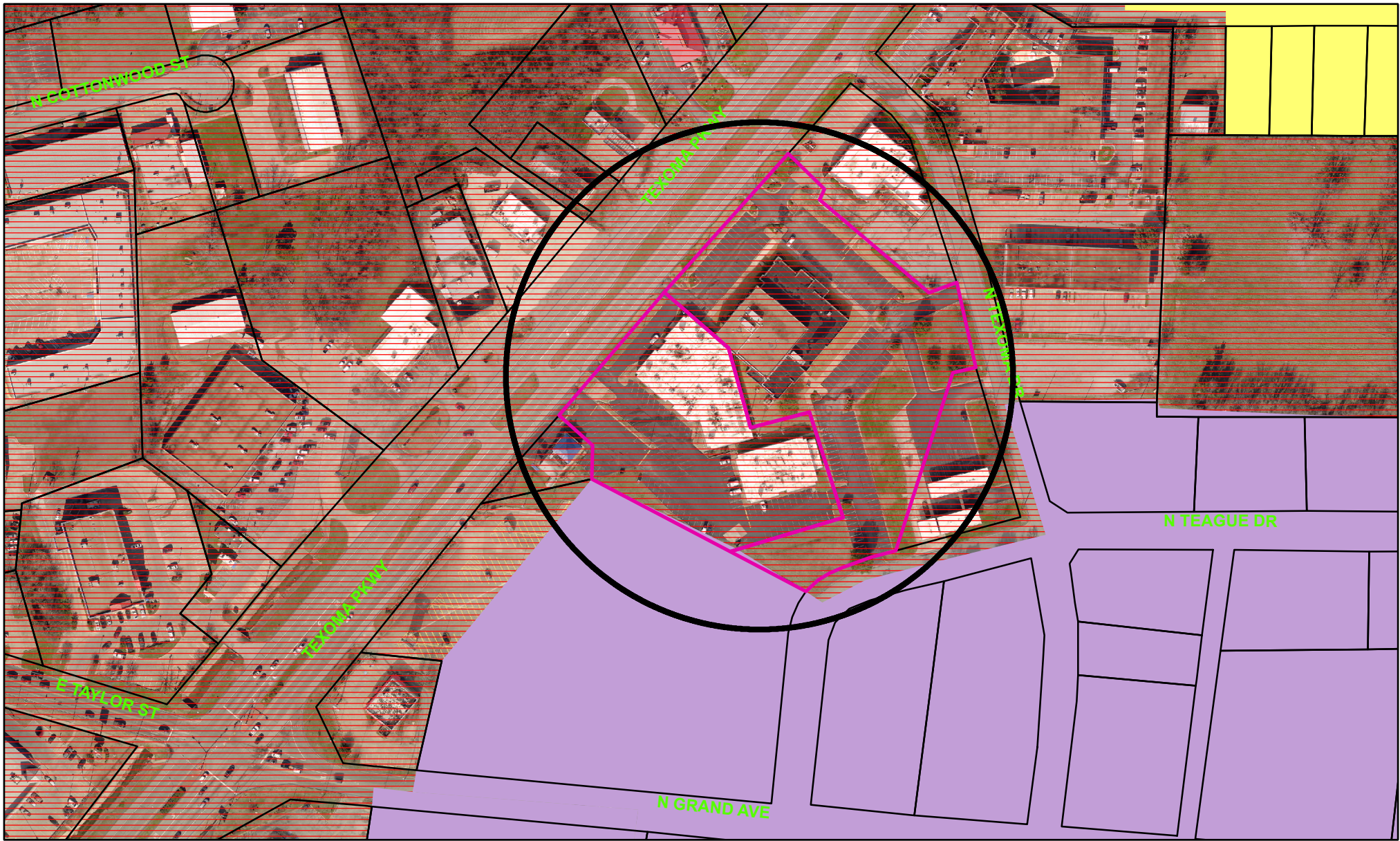
2007 & 2011 Texoma Parkway

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 289 ft



Zoning - 2007 & 2011 Texoma Parkway



City of Sherman, Texas
Developmental Services Department

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

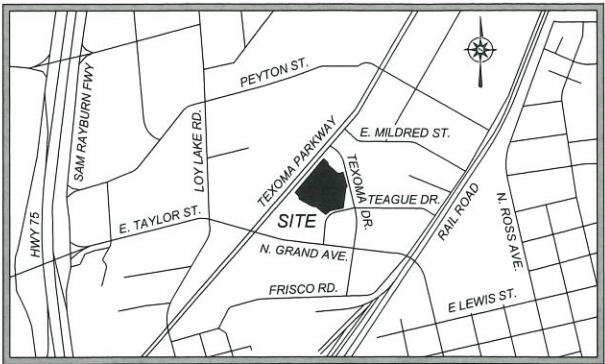
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Legend

- 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



1 in = 200 ft

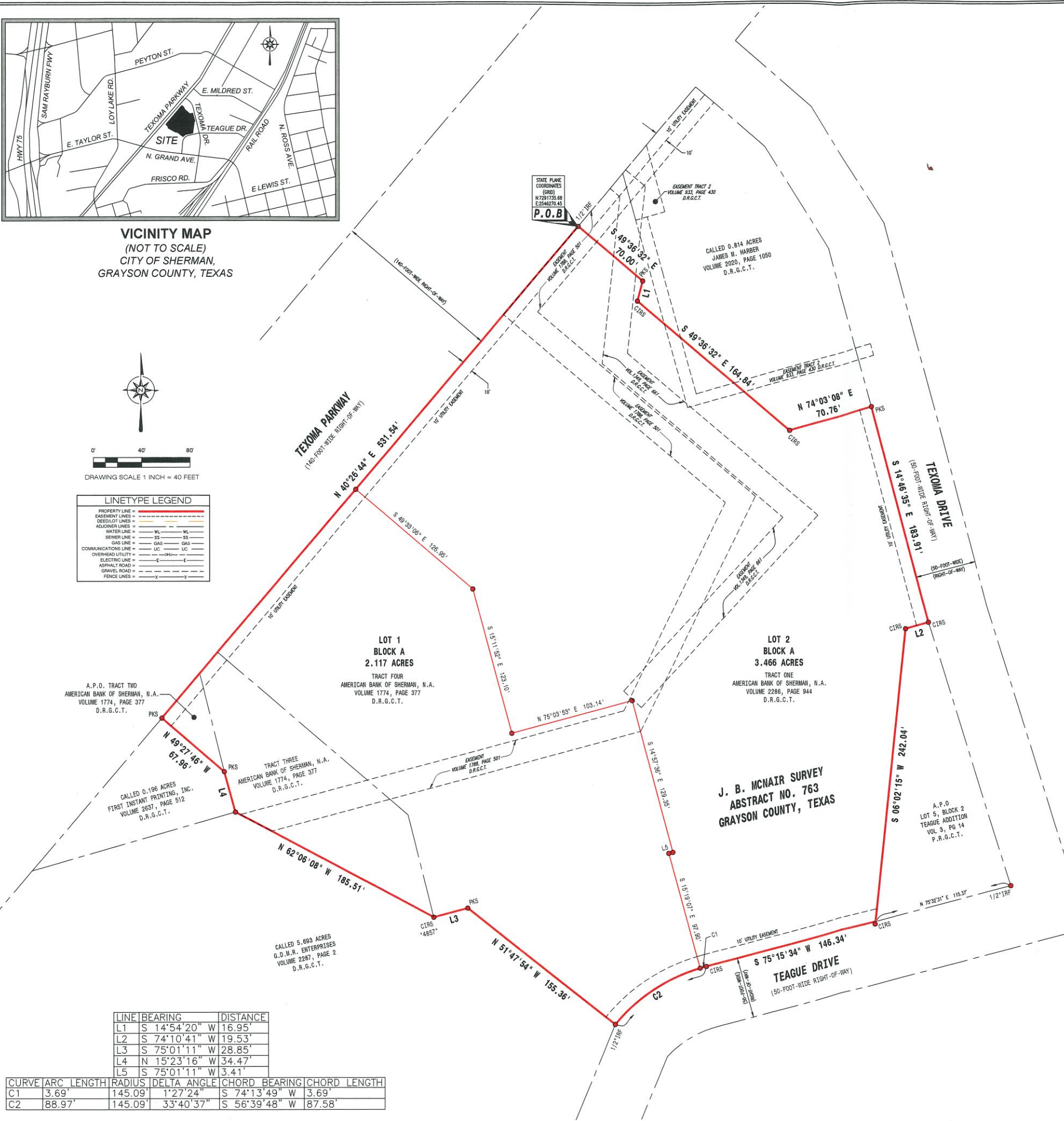


VICINITY MAP
(NOT TO SCALE)
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS



DRAWING SCALE 1 INCH = 40 FEET

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
DEED LINE	---
ADJOINER LINE	---
WATER LINE	---
SEWER LINE	---
GAS LINE	---
COMMUNICATIONS LINE	---
OVERHEAD UTILITY	---
ELECTRIC LINE	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINE	---



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.69'	145.09'	1°27'24"	S 74°13'49" W	3.69'
C2	88.97'	145.09'	33°40'37"	S 56°39'48" W	87.58'

OWNER'S DEDICATION

WHEREAS AMERICAN BANK OF TEXAS NA IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.B. MCNAIR SURVEY, ABSTRACT # 763, GRAYSON COUNTY TEXAS AND BEING A PART OF TRACT TWO, ALL OF TRACT THREE AND ALL OF TRACT 4 DESCRIBED IN THE DEED TO AMERICAN BANK OF SHERMAN, N.A. AS RECORDED IN VOLUME 1774, PAGE 377, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS AND BEING A PART OF A CALLED 3.8073 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AMERICAN BANK OF TEXAS, SHERMAN, TEXAS AS RECORDED IN VOLUME 2286, PAGE 944, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2" CAPPED IRON ROD SET LABELED #4857 SET FOR CORNER AT THE NORTH CORNER OF SAID 3.8073 ACRE TRACT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY # 75 FROM WHICH A POINT FOR WITNESS AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF TEXOMA DRIVE AND THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY BEARS NORTH 40 DEGREES 26 MINUTES 44 SECONDS EAST A DISTANCE OF 150.00 FEET;

THENCE WITH THE EASTERLY LINES OF SAID 3.8073 ACRE TRACT THE FOLLOWING S CALLS:

SOUTH 49 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 70.00 FEET TO A PK NAIL SET FOR CORNER;

SOUTH 14 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 16.95 FEET TO A PK NAIL SET FOR CORNER;

SOUTH 49 DEGREES 36 MINUTES 32 SECONDS EAST A DISTANCE OF 164.84 FEET TO A PK NAIL SET FOR CORNER;

NORTH 74 DEGREES 03 MINUTES 08 SECONDS EAST A DISTANCE OF 70.76 FEET TO A PK NAIL SET FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE;

SOUTH 14 DEGREES 46 MINUTES 35 SECONDS EAST WITH SAID SOUTHWEST RIGHT-OF-WAY LINE A DISTANCE OF 183.91 FEET TO A CAPPED IRON SET FOR CORNER AT THE NORTHEAST CORNER OF LOT 5, BLOCK 2 OF TEAGUE INDUSTRIAL PARK UNIT NO. 2 AS RECORDED IN VOLUME 3, PAGE 14 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS;

THENCE SOUTH 74 DEGREES 10 MINUTES 41 SECONDS WEST A DISTANCE OF 19.53 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 06 DEGREES 02 MINUTES 15 SECONDS WEST WITH THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 242.04 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF TEAGUE DRIVE;

THENCE SOUTH 75 DEGREES 17 MINUTES 07 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF TEAGUE DRIVE A DISTANCE OF 146.34 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF TEAGUE DRIVE AND A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 88.97 FEET, WITH A RADIUS OF 145.09 FEET, WITH A CHORD BEARING OF SOUTH 57 DEGREES 23 MINUTES 30 SECONDS WEST, WITH A CHORD LENGTH OF 87.58 FEET, TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 51 DEGREES 47 MINUTES 54 SECONDS WEST A DISTANCE OF 155.36 FEET TO A PK-NAIL SET FOR CORNER;

THENCE SOUTH 75 DEGREES 01 MINUTES 11 SECONDS WEST A DISTANCE OF 28.85 FEET TO A 1/2" CAPPED IRON ROD SET LABELED #4857 SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRACT THREE;

THENCE NORTH 62 DEGREES 06 MINUTES 08 SECONDS WEST A DISTANCE OF 185.51 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID TRACT THREE AND THE SOUTHEAST CORNER OF A CALLED 0.196 OF AN ACRE TRACT DESCRIBED IN THE DEED TO FIRST INSTANT PRINTING, INC. AS RECORDED IN VOLUME 2637, PAGE 512 OF SAID DEED RECORDS FROM WHICH A 1/2" IRON ROD FOUND BEARS

SOUTH 28 DEGREES 27 MINUTES 45 SECONDS WEST A DISTANCE OF 1.87 FEET;

THENCE NORTH 15 DEGREES 23 MINUTES 16 SECONDS WEST WITH THE EAST LINE OF SAID 0.196 OF AN ACRE A DISTANCE OF 34.47 FEET TO A PK-NAIL SET FOR CORNER;

THENCE NORTH 49 DEGREES 27 MINUTES 46 SECONDS WEST WITH THE NORTHEAST LINE OF SAID 0.196 OF AN ACRE A DISTANCE OF 67.96 FEET TO A PK-NAIL SET FOR CORNER IN SAID SOUTHEAST RIGHT-OF-WAY LINE AT THE NORTH CORNER OF SAID 0.196 OF AN ACRE TRACT;

THENCE NORTH 40 DEGREES 26 MINUTES 44 SECONDS EAST WITH SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 533.54 FEET TO THE POINT OF BEGINNING AND ENCLOSING 5.583 ACRES OF LAND MORE OR LESS.

KNOW, THEREFORE, ALL MEN BY THESE PRESENTS

THAT AMERICAN BANK OF SHERMAN DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIRST UNITED BANK ADDITION, COUNTY OF GRAYSON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE PUBLIC EASEMENTS SHOWN HEREON.

AUTHORIZED REPRESENTATIVE
AMERICAN BANK OF SHERMAN N.A.

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY COUNCIL AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN SECRETARY

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

MAYOR, CITY OF SHERMAN, TEXAS DATE

THE UNDERSIGNED, THE CITY CLERK OF THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF SUBDIVISION OR ADDITION TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 20____, AND THE CITY COUNCIL, BY FORMAL ACTION THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 20____.

CITY CLERK, CITY OF SHERMAN, TEXAS

NOTES:

1) FLOOD STATEMENT: FLOOD STATEMENT I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, COMMUNITY NUMBER 48509, EFFECTIVE DATE OF 11-29-2010, AND THAT MAP INDICATES THAT PORTIONS OF THIS PROPERTY ARE WITHIN:

NON-SHADED ZONE X - DEFINED AS AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2) WATER SUPPLY TO BE PROVIDED BY THE CITY OF SHERMAN.

3) SEWER SERVICE TO BE PROVIDED BY THE CITY OF SHERMAN.

4) ELECTRIC SERVICE IS PROVIDED BY ONCOR ELECTRIC DELIVERY.

5) ANY EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELED 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 DRAINAGE EASEMENTS FOR THE CONTROL OF EROSION.

7) 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.

8) THE OWNERS AND BUILDERS MUST COMPLY WITH ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS REGARDING DEVELOPMENTS OF THE TYPE.

9) BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS
TEXAS NORTH CENTRAL MAG 83 (GRID).

10) THE CITY OF SHERMAN RESERVES THE RIGHT TO REQUIRE SUBMISSION OF DEVELOPMENT PLAT BASED ON PROPOSED USE OF EACH LOT.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF COOKE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY SUPERVISION.

J.E. THOMPSON II R.P.L.S.
TEXAS REGISTRATION NO. 4857

STATE OF TEXAS
COUNTY OF COOKE

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
THIS _____ DAY OF _____, 2020

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____



LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
○ = BENCHMARK	FF = FINISHED FLOOR
□ = TELEPHONE/UTILITY RISER (TR/UR)	FF = FINISHED FLOOR
□ = BURIED CABLE MARKER (BCM)	MFOP = METAL FENCE CORNER POST
□ = TELEPHONE MANHOLE (TMH)	WFCP = WOOD FENCE CORNER POST
□ = POWER/UTILITY POLE (PP/UP)	PL = PLAT/DEED CALLS
□ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
□ = GUY WIRE (GUW)	R.O.W. = RIGHT-OF-WAY
□ = ELECTRIC VAULT (ELV)	D.E. = DRAINAGE EASEMENT
□ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
□ = WATER METER (WM)	U.E. = UTILITY EASEMENT
□ = WATER VALVE (WV)	W.E. = WATER EASEMENT
□ = FIRE HYDRANT (FH)	P.U.E. = PUBLIC UTILITY EASEMENT
□ = WATER MANHOLE (WMH)	B.L. = BUILDING/SETBACK LINE
□ = BURIED PIPELINE MARKER (BPM)	A.E. = ACCESS EASEMENT
□ = GAS METER (GM)	F.E. = FENCE LINE EASEMENT
□ = GAS VALVE/TEST STATION (GV/TS)	S.W.E. = SIDEWALK EASEMENT
□ = GAS WELL HEAD (GWH)	S.S.E. = SANITARY SEWER EASEMENT
□ = PROPANE TANK (PT)	IRF = IRON ROD FOUND
□ = SEPTIC CLEANOUT (CO)	CIRP = CAPPED IRON ROD FOUND
□ = SEPTIC LID (SEPT)	CIRS = CAPPED IRON ROD SET
□ = SANITARY SEWER MANHOLE (SSMH)	PKF = PK NAIL FOUND
□ = STORM DRAIN MANHOLE (SDMH)	PKS = PK NAIL SET
□ = SIGN	CON = CONCRETE SURFACE
□ = FLAGPOLE (FP)	ASPH = ASPHALT SURFACE
□ = MAILBOX (MB)	GRAVEL = GRAVEL SURFACE
□ = ABSTRACT CORNER	

FINAL PLAT
LOTS 1 & 2
BLOCK A

5.583 ACRES

LOT 1 - 2.117 ACRES

LOT 2 - 3.466 ACRES

FIRST UNITED BANK ADDITION
IN THE J. B. MCNAIR SURVEY,
ABSTRACT NO. 763
IN THE CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

DRAWN BY: R.S.C.		DATE: 11/17/2020	JOB NO: 20165-R2	SCALE: 1" = 40'	PAGE: 1 OF 1
SURVEYOR J.E. THOMPSON II ALL AMERICAN SURVEYING 111 N. DIXON ST. GAINESVILLE, TX 76240 940-665-9105		OWNER FIRST UNITED BANK & TRUST 1400 W. MAIN STREET DURANT, OK 74701 580-634-6545			
DATE REVISED: 12-03-20					



STAFF REVIEW LETTER

December 7, 2020

First United Bank & Trust
1400 W. Main Street
Durant, OK 74701

All American Surveying
111 N. Dixon St.
Gainesville, TX 76240

Dear Applicants,

The request for approval of the Final Plat of First United Bank Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Existing drive approaches do not meet current City and/or TxDOT standard. New drive approaches and sidewalks must conform to City and TxDOT standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.
2. All easements locations shall be shown on plat and type of easement shall be identified on plat.
3. Metes and bounds description does not match drawing. Correct appropriately.
4. Vesting and legal description of surrounding properties is not correct. Correct appropriately.
5. Pavement width of Texoma Drive and Teague Drive shall be shown on drawing.
6. Dedicate Mutual Access Easements on plat.
7. Owner name in signature block has typo. Correct appropriately.
8. Red or gray ink will not be permitted on final document. Change all gray drawings and text to black ink.
9. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman at the time of delivery of final mylar and prints for the purpose of recording the plat.
10. Plat layout does not meet standard. Coordinate with Engineering Department for layout.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. 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	Scott Shadden, Director of Development Services
	Rob Rae, Incoming Director of Development Services	Tom Pruitt, Utility Engineer
	Billy Hartsfield, Fire Marshal	Clint Philpott, Assistant City Manager
	The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney	



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

18.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

401 EAST TAYLOR STREET

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 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.

Background:

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 an C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. An exception to allow wood siding and timber beams and columns in lieu of the required masonry was approved May 22, 2018.

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 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.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

First United Bank & Trust (Owners)

J. Scott Crain, Texoma MFG, LLC (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:

5

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Pole Sign Elevations

Monument Sign Elevations

Staff Review Letter

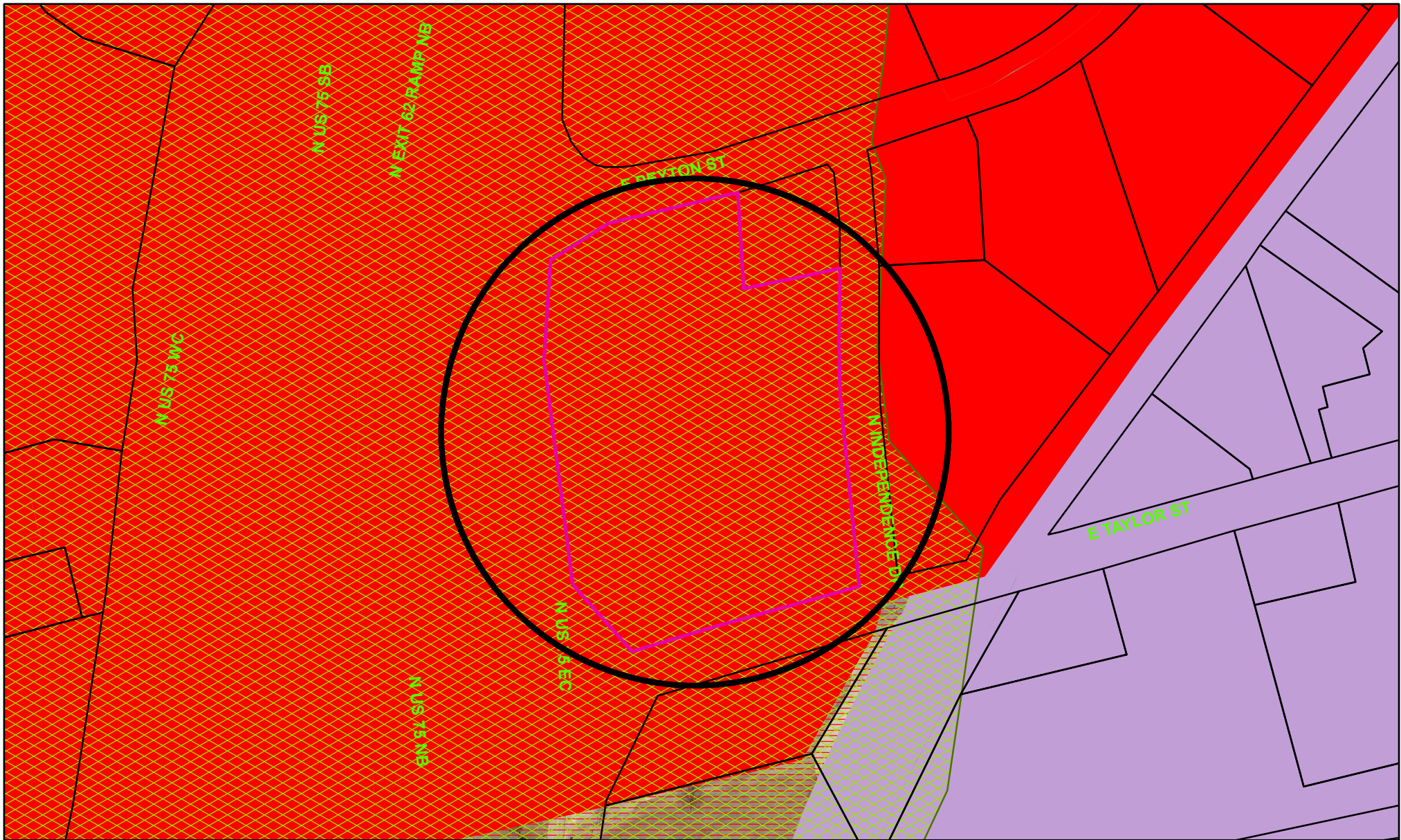


401 East Taylor Street

City of Sherman, Texas
Developmental Services Department



1 in = 578 ft



Zoning - 401 East Taylor Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

CO Office District

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



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

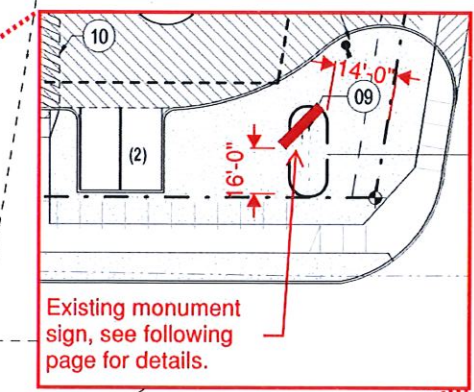
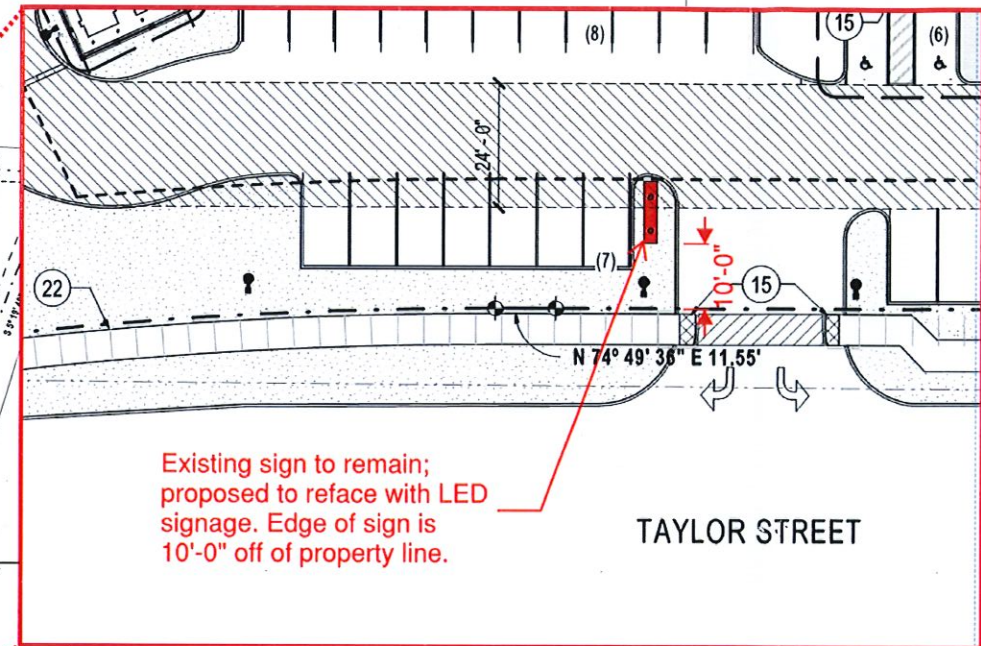
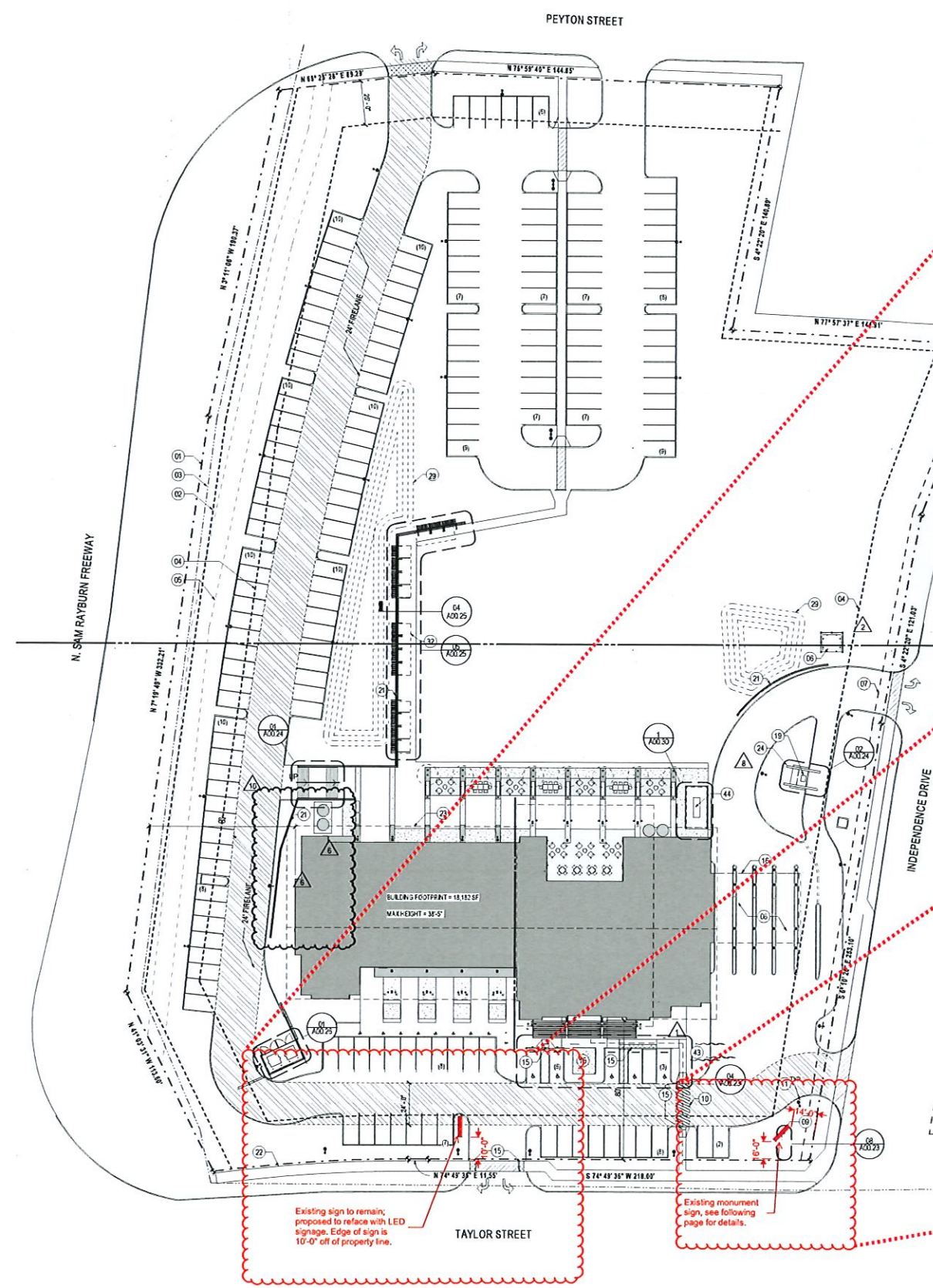
1 in = 200 ft

401 East Taylor Street



\\gensler-ar\projects\Revit\Users\Modis\23092\First United Bank - HQ Sherman_R17_omly_hardin.rvt

01 OVERALL SITE PLAN
SCALE 1" = 30'-0"



SHEET NOTES

- 01 PROPERTY LINE
- 02 LANDSCAPE SETBACK
- 03 OVERHEAD ELECTRICAL LINE
- 04 GAS PIPELINE EASEMENT
- 05 BUILDING TRANSFORMER
- 06 DRAINAGE AND UTILITY EASEMENT
- 07 COATED SLANE DRIVE THRU
- 08 MONUMENT SIGN
- 09 ADA CROSS ACCESS STRIP
- 10 POLE MOUNTED SITE LIGHTING FIXTURE
- 11 DETECTABLE WARNING STRIP
- 12 DRIVE THRU CANOPY OVERHEAD
- 13 ATM AND TUBE EQUIPMENT FROM DEBOLD, CONFORM POWER REQUIREMENTS FOR EQUIPMENT
- 21 DESIGN BUILD RETAINING WALL WITH STONE VENEER, GC TO COORDINATE WITH CHAIRLARCH DURING SHOP DRAWING PROCESS
- 22 CONCRETE CONTROL JOINTS IN SIDEWALK 9'-0" O.C. - REF. LAYOUT
- 23 ROOF OVERHEAD
- 24 ATM CANOPY ROOF OVERHEAD
- 25 DETENTION POND, REF. CHAL
- 30 STEEL AND WOOD SHADE STRUCTURE, REF. DETAILS FOR ADDITIONAL INFORMATION
- 43 FLAG POLE LOCATION, GC TO COORDINATE HEIGHT AND FOUNDATION WITH DESIGN BUILD INSTALLER
- 44 GENERATOR REF. ELECTRICAL

LEGEND

- FIRE LANE
- PROPERTY LINE
- OVERHEAD ELECTRICAL LINE
- GAS PIPELINE EASEMENT
- LANDSCAPE SETBACK



First United Bank - HQ
Sherman
ADDRESS
401 E. Taylor Street
Sherman TX, 75090

Gensler

5025 GREENVILLE AVE.
DALLAS, TX 75205
TELEPHONE: 214.273.1500
FAX: 214.273.1505

Rev #	Date	Description
11.17.2020		Sign variance application site plan

Seal/Signature

Project Name
First United Bank - HQ Sherman

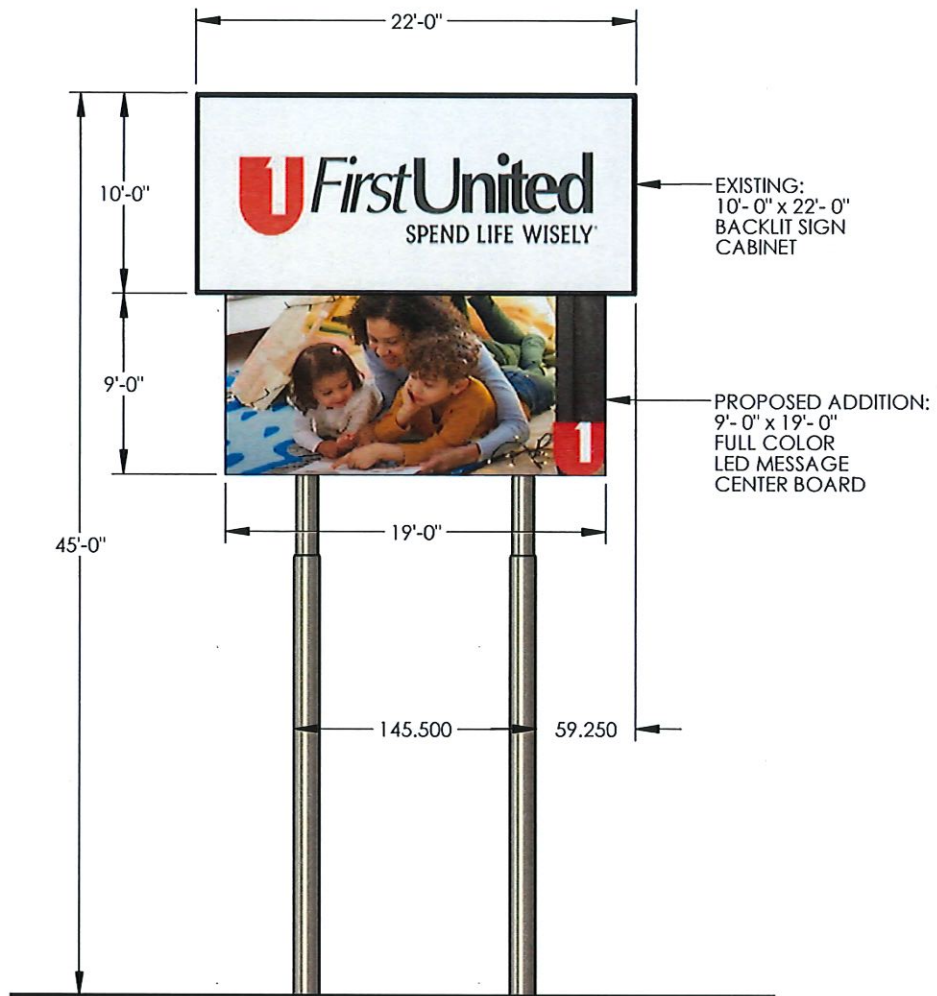
Project Number
27.5513.220

Description
OVERALL SITE PLAN

Scale
As indicated SHEET SIZE: 30" x 42"

A00.21

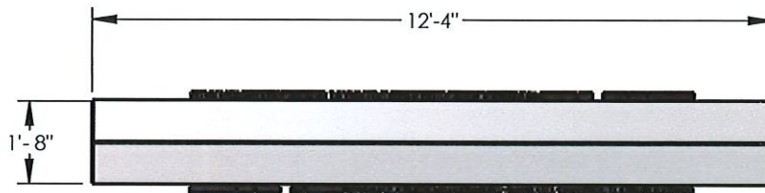
© 2019 Gensler 0 7.5 15 30 60 FT



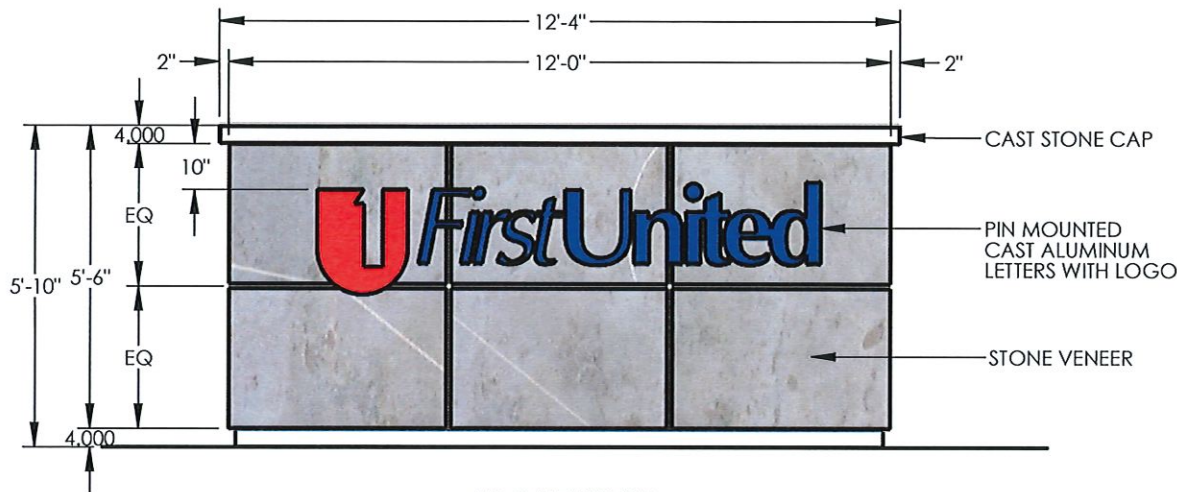
EXISTING - 220 SQ. FT.
NEW LED - 171 SQ. FT
NEW TOTAL - 391 SQ. FT

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TEXOMA MANUFACTURING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TEXOMA MANUFACTURING IS PROHIBITED.

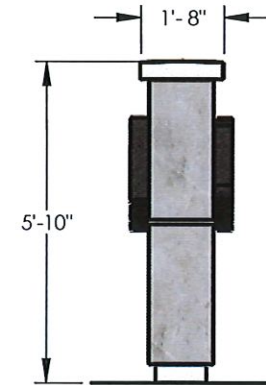
		UNLESS OTHERWISE SPECIFIED:		NAME	DATE		
		DIMENSIONS ARE IN INCHES		DRAWN	FS		
		TOLERANCES:		CHECKED			
		FRACTIONAL ±		ENG APPR.			
		ANGULAR: MACH ± BEND ±		MFG APPR.			
		TWO PLACE DECIMAL ±		Q.A.		TITLE: First United Pole Sign 401 E. Taylor Street Sherman, Tx.	
		THREE PLACE DECIMAL ±		COMMENTS:			
		INTERPRET GEOMETRIC TOLERANCING PER:					
		MATERIAL				SIZE	DWG. NO.
		QTY.				A	FUS100a
		DO NOT SCALE DRAWING					REV
						SCALE: N.T.S.	
						SHEET 1 OF 1	



TOP VIEW



FRONT VIEW



SIDE VIEW

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TEXOMA MANUFACTURING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TEXOMA MANUFACTURING IS PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE	 TEXOMA MFG LLC TITLE: First United Monument Sign Sherman, Tx	
		DIMENSIONS ARE IN INCHES	DRAWN	FS	12-09-20		
		TOLERANCES:	CHECKED				
		FRACTIONAL ±	ENG APPR.				
		ANGULAR: MACH ± BEND ±	MFG APPR.				
		TWO PLACE DECIMAL ±				SIZE A DWG. NO. FUSMS100a REV	
		THREE PLACE DECIMAL ±					
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.			SCALE: N.T.S. SHEET 1 OF 1	
		MATERIAL	COMMENTS:				
		QTY.					
NEXT ASSY	USED ON						
APPLICATION		DO NOT SCALE DRAWING					

STAFF REVIEW LETTER

December 8, 2020

First United Bank & Trust
1400 W. Main St.
Durant, OK 74701

J. Scott Crain
3324 N. 1st Ave.
Durant, OK 74701

Dear Applicants,

The request for an exception and variance to allow (a) 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 (b) 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 located at 401 East Taylor Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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 and the Commercial Tree and Landscaping Ordinance.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Before any sign is constructed or placed over or within any City-held easement or right-of-way on the property, the property owner must first obtain approval of and execute an easement encroachment agreement with the City.
4. The digital sign shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a foot-candle meter at 200' measured perpendicular to the face of the digital sign.
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
Incoming 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

19.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2708 WEST LAMBERTH ROAD

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) District.

Planning and Zoning Commission

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.

Background:

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.

Background on the property:

- Zone change from a C-O (Office) District to a C-1 (Retail Business) District - Withdrawn 9/18/2018
- Specific Use Permit to allow a climate controlled mini-storage facility - Withdrawn 9/18/2018
- Variance to allow a 11' setback along Lamberth Road in lieu of the required 25' - Withdrawn 9/18/2018

The owner would like to construct O'Hanlon Ranch Luxury Townhomes. The proposed project includes two buildings, four units per building for a total of eight units, two-bedrooms per unit for a total of sixteen bedrooms. The exterior of the buildings will be brick with stone accents. Sixteen parking spaces will be provided. The owner is requesting an exception to not be required to provide a 6' masonry perimeter wall surrounding the development.

Adjacent Zoning:

R-1 (One Family Residential) District
R-2 (Multi-Family Residential) District
C-O (Office) District

Origination:

Lamberth Crossing Joint Venture (Owners)
D2L Designs, LLC (Designer)

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:

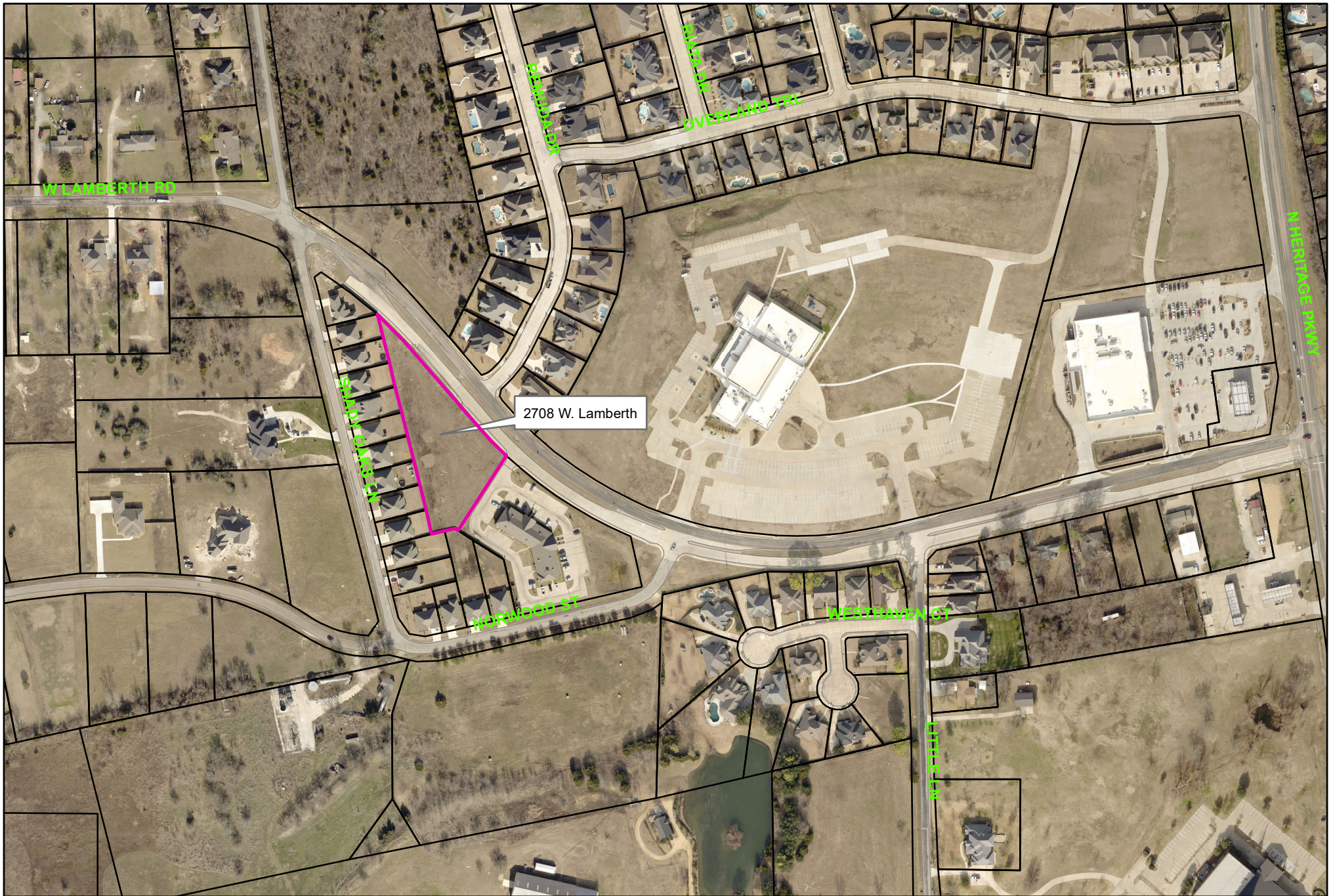
22

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter
Letter from Min Zhang



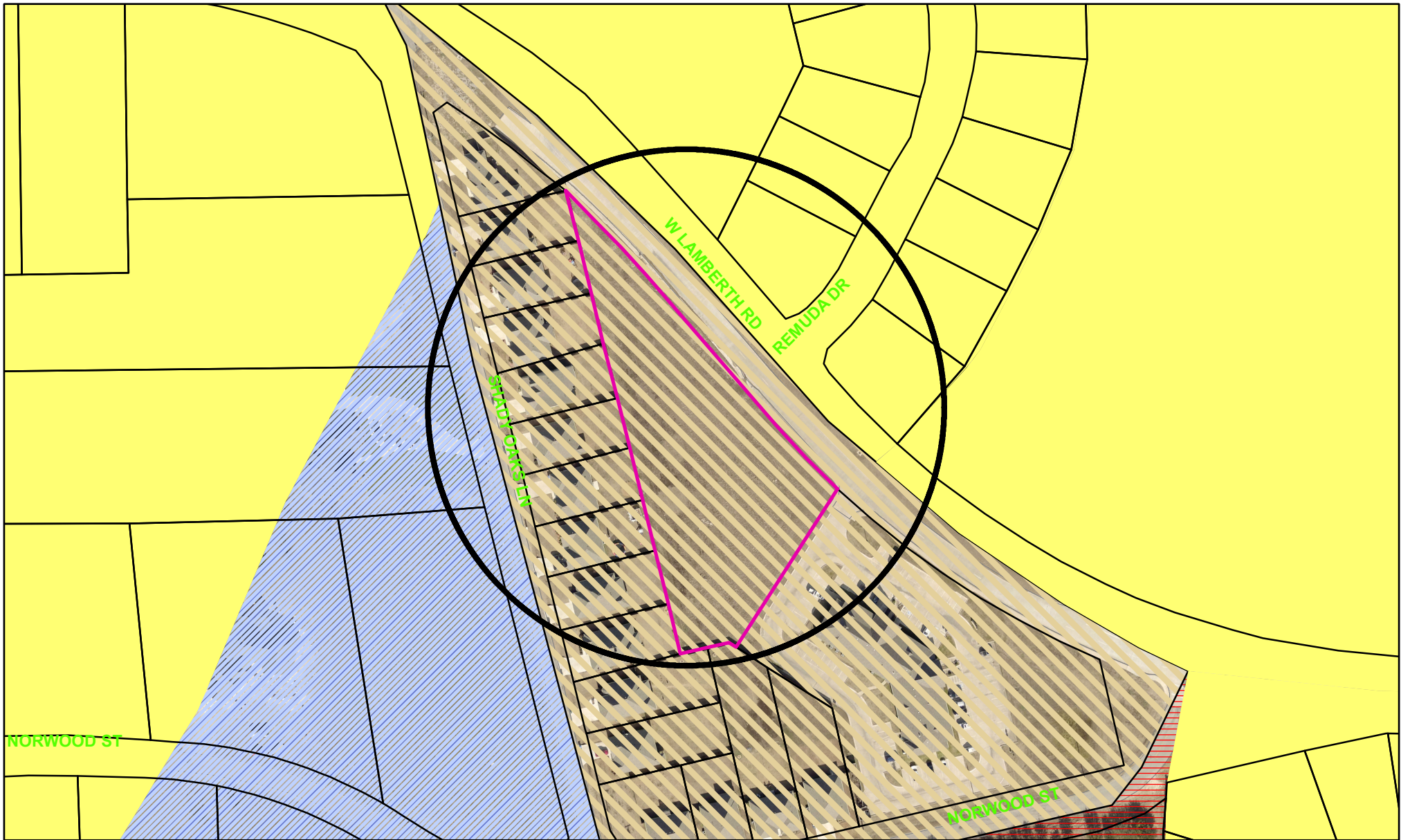
2708 West Lamberth Road

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft



Zoning - 2708 West Lamberth Road

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



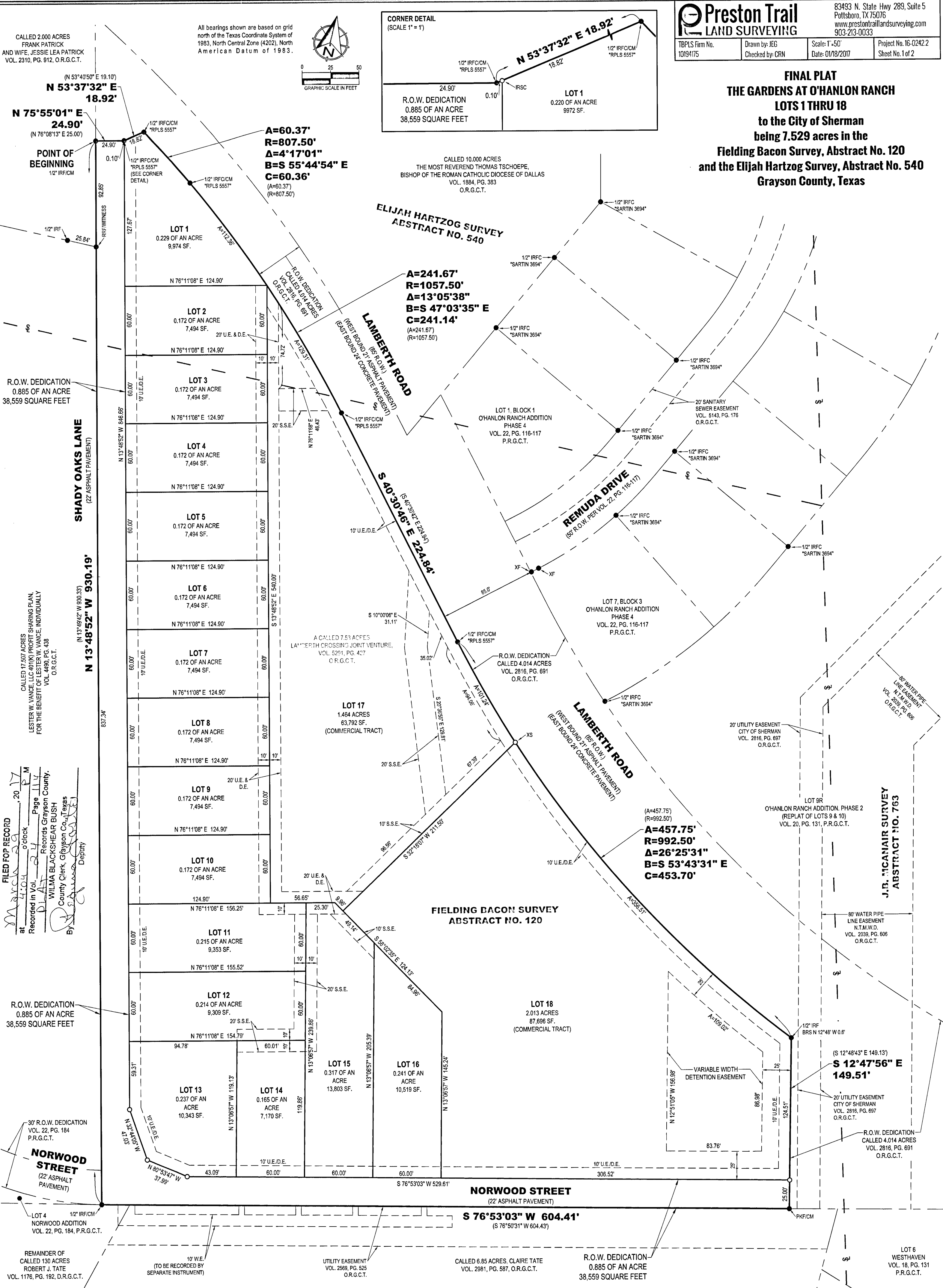
NOT TO SCALE

1 in = 150 ft

2708 West Lamberth Road



Nov 24, 2020 at 2:24 PM



Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No. 1019475
Drawn by: JEG
Checked by: CRN
Scale: 1"=50'
Date: 01/18/2017
Project No. 16-0242-2
Sheet No. 1 of 2

**FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 18
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas**

OWNER'S CERTIFICATE

WHEREAS LAMBERTH CROSSING JOINT VENTURE and DGR DEVELOPMENT are the rightful owners of all of that certain tract or parcel of land situated in the Fielding Bacon Survey, Abstract No. 120, and the Elijah Hartzog Survey, Abstract No. 540, City of Sherman, Grayson County, Texas, and being all of a called 7.53 acre tract of land described in the deed to Lambeth Crossing Joint Venture, A Texas Joint Venture, recorded in Volume 5291, Page 427, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found the northwest corner of said 7.53 acre tract, common to the western-most southwest corner of a called 4.014 acre right-of-way dedication recorded in Volume 2816, Page 691, said Official Public Records, and on the easterly line of a called 2.000 acre tract of land described in the deed to Frank Patrick and wife, Jessie Lea Patrick, recorded in Volume 2310, Page 912, said Official Records, and at the intersection of the southerly right-of-way line of Lambeth Road and the centerline of Shady Oaks Lane;

THENCE the northerly and easterly lines of said 7.53 acre tract, and with the southwesterly line of said right-of-way dedication, and with the southwesterly line of said Lambeth Road, the following seven (7) courses:

- North 75°55'01" East, a distance of 24.90 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner
- North 53°37'32" East, a distance of 18.92 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found corner at the beginning of a non-tangent curve to the right having a delta angle of 04°17'01", a radius of 807.50 feet, and a chord bearing and distance of South 55°44'54" East, 60.36 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 60.37 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a compound curve having a delta angle of 13°05'38", a radius of 1057.50 feet, and a chord bearing and distance of South 47°03'35" East, 241.14 feet;
- In a southeasterly direction, with said compound curve, an arc distance of 241.67 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for corner;
- South 40°30'46" East, a distance of 224.84 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5557" found for the beginning of a curve to the left having a delta of 26°25'31", a radius of 992.50 feet, and a chord bearing and distance of South 53°43'31" East, 453.70 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 457.75 feet to the northeast corner of said 7.53 acre tract from which a 1/2-inch iron rod found bears North 12°48' West, a distance of 0.6 feet;
- South 12°47'56" East, a distance of 149.51 feet to a PK nail found for the southeast corner of said 7.53 acre tract, common to the southern-most southwest corner of said right-of-way dedication, and on the northerly line of a called 6.85 acre tract of land described in the deed to Claire Tate, recorded in Volume 2981, Page 587, said Official Records, and at a bend in Norwood Street;

THENCE South 76°53'03" West, with the southerly line of said 7.53 acre tract, and with the northerly line of said 6.85 acre tract a part of the way, and in said Norwood Street a part of the way, a distance of 604.41 feet to a 1/2-inch iron rod found for the southwest corner of said 7.53 acre tract, common to the easterly corner of Lot 4, Norwood Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 22, Page 184, Plat Records of Grayson County, Texas, and on the southwesterly side of a bend in said Norwood Street;

THENCE North 13°48'52" West, with the westerly line of said 7.53 acre tract, and in aforesaid Shady Oaks Lane a part of the way, passing en route at a distance of 837.35 feet a railroad spike found for witness at the southeast corner of aforesaid 2.000 acre tract, continuing on said course with the easterly line of said 2.000 acre tract, a total distance of 930.19 feet to the **POINT OF BEGINNING** and enclosing 7.529 acres (327,967 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That LAMBERTH CROSSING JOINT VENTURE and DGR DEVELOPMENT, do hereby adopt this plat designating the hereinbefore described property as **THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 18**, 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.

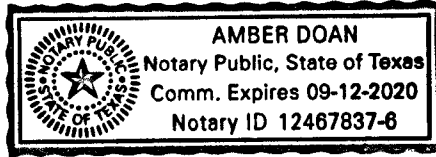
BY: LAMBERTH CROSSING JOINT VENTURE, A TEXAS JOINT VENTURE

By: *Joe Gilbert*
Joe Gilbert, Managing Joint Venturer

BY: DGR DEVELOPMENT, A TEXAS JOINT VENTURE

By: *Dean Gilbert, Jr.*
Dean Gilbert, Jr., Managing Joint Venturer

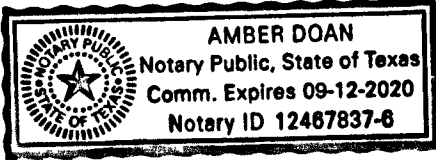
STATE OF TEXAS §
COUNTY OF GRAYSON §



BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe Gilbert, 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 23rd DAY OF March, 20 17.

Amber Doan
Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Dean Gilbert, Jr., 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.

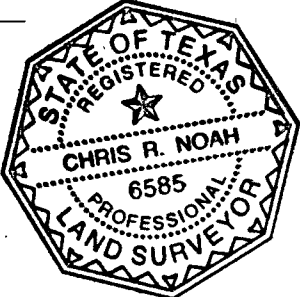
WITNESS MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF March, 20 17.

Amber Doan
Notary Public in and for the State of Texas

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 hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Chris R. Noah
Registered Professional Land Surveyor No. 6585
Date: 3-21-2017



CITY COUNCIL CERTIFICATE OF ACCEPTANCE

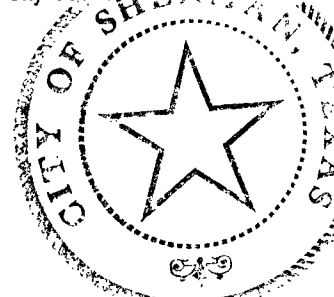
Accepted by the City Council of the City of Sherman, Texas:

Mayor
Mayor, City of Sherman, Texas
Date: 03/23/2017

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **THE GARDENS AT O'HANLON RANCH, LOTS 1 THRU 18** to the City of Sherman was submitted to the City Council on the 20th day of March, 20 17, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 23rd day of March, A.D. 20 17.

Sandra Ashby
Clerk, City of Sherman, Texas



**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**

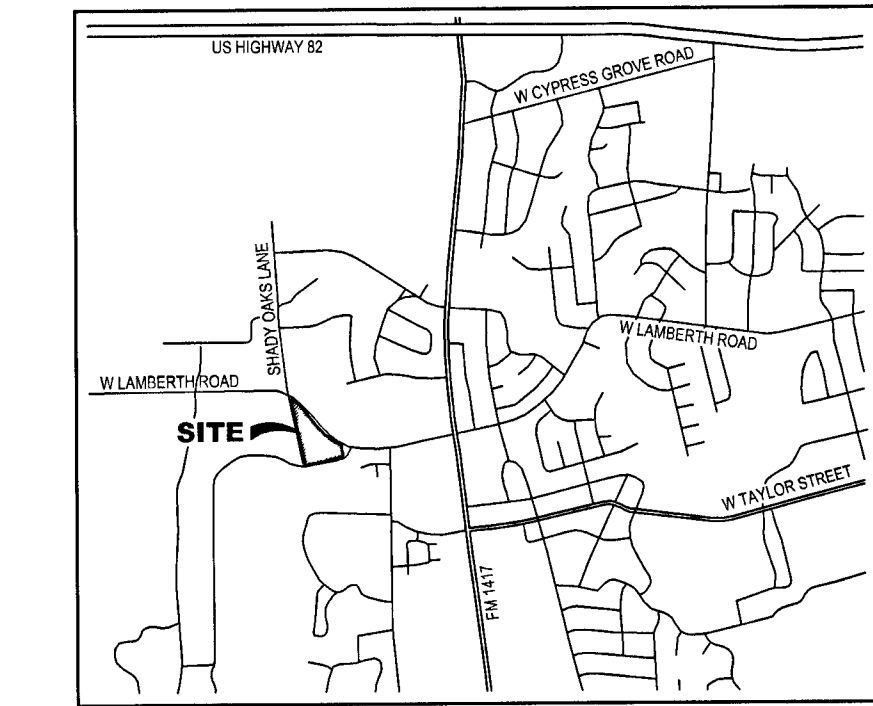
Accepted this 21st day of February, 20 17, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman
Chairman
Secretary
Secretary

**FINAL PLAT
THE GARDENS AT O'HANLON RANCH
LOTS 1 THRU 18
to the City of Sherman
being 7.529 acres in the
Fielding Bacon Survey, Abstract No. 120
and the Elijah Hartzog Survey, Abstract No. 540
Grayson County, Texas**

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPLS Firm No. 1019475
Drawn by: JEG
Checked by: CRN
Scale: 1"=50'
Date: 01/18/2017
Project No. 16-0242-2
Sheet No. 2 of 2



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

- 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

○ SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
● FOUND MONUMENT	VOL. PG.	VOLUME, PAGE
IRF IRON ROD FOUND	B.L.	BUILDING LINE
IRFC IRON ROD FOUND W/PLASTIC CAP	U.E.	UTILITY EASEMENT
XS 'X' SCRIBED IN CONCRETE	D.E.	DRAINAGE EASEMENT
CM CONTROLLING MONUMENT	S.S.E.	SANITARY SEWER EASEMENT
R.O.W. RIGHT-OF-WAY	---	BOUNDARY LINE
SF SQUARE FEET	---	ADJOINER LINE
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS	---	ABSTRACT LINE APPROXIMATE
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	---	EASEMENT

OWNER/DEVELOPER:
Lambeth Crossing Joint Venture
and DGR Development
801 E Taylor Street
Sherman, TX 75090
Ph: 903-893-5188
Contact: Joe Gilbert

ENGINEER:
Cross Engineering Consultants
131 S Tennessee Street
McKinney, TX 75069
Ph: 972-562-4409
Contact: Jonathan Hake

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-213-0033



O'HANLON RANCH LUXURY TOWNHOMES

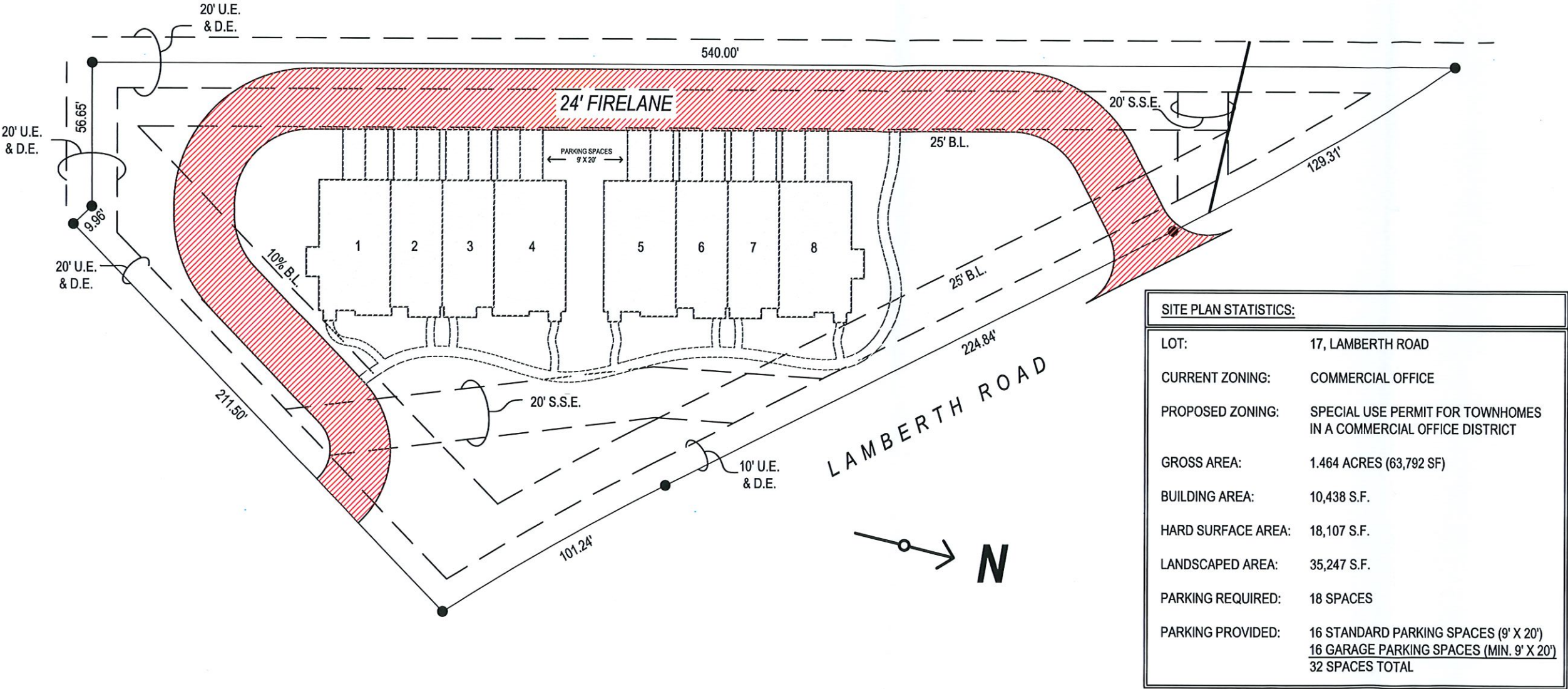
LOT 17 LAMBERTH ROAD
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
11/18/20

SHEET
SITE

SCALE
NTS



SITE PLAN STATISTICS:	
LOT:	17, LAMBERTH ROAD
CURRENT ZONING:	COMMERCIAL OFFICE
PROPOSED ZONING:	SPECIAL USE PERMIT FOR TOWNHOMES IN A COMMERCIAL OFFICE DISTRICT
GROSS AREA:	1.464 ACRES (63,792 SF)
BUILDING AREA:	10,438 S.F.
HARD SURFACE AREA:	18,107 S.F.
LANDSCAPED AREA:	35,247 S.F.
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	16 STANDARD PARKING SPACES (9' X 20') 16 GARAGE PARKING SPACES (MIN. 9' X 20') 32 SPACES TOTAL

PRELIMINARY SITE PLAN



O'HANLON RANCH LUXURY TOWNHOMES

LOT 17 LAMBERTH ROAD
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
11/18/20
SHEET
ELEVATION
SCALE
1/8" = 1'



PRELIMINARY ELEVATION PLAN

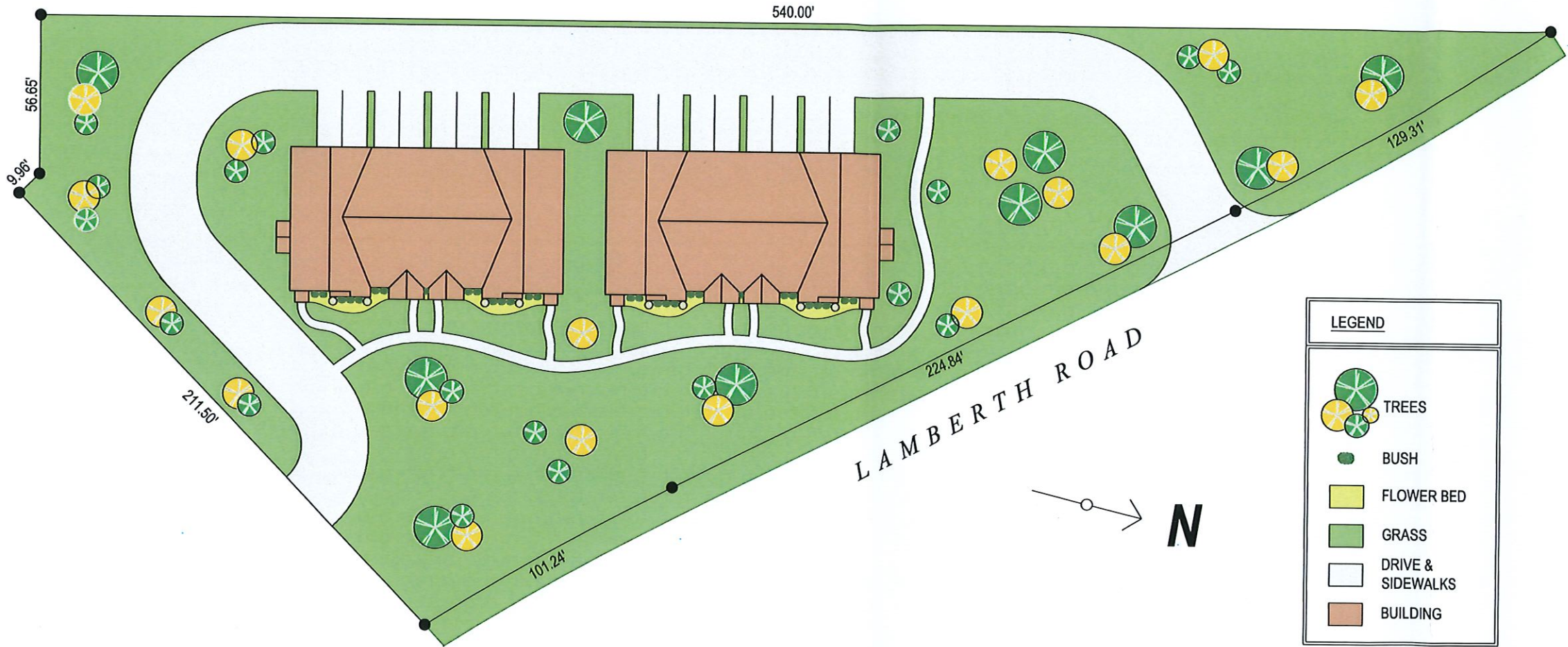


O'HANLON RANCH LUXURY TOWNHOMES

LOT 17 LAMBERTH ROAD
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
11/18/20
SHEET
LANDSCAPE
SCALE
NTS



LEGEND

- TREES
- BUSH
- FLOWER BED
- GRASS
- DRIVE & SIDEWALKS
- BUILDING

PRELIMINARY LANDSCAPE PLAN

STAFF REVIEW LETTER

December 8, 2020

Lamberth Crossing Joint Venture
Joe Gilbert
801 E. Taylor St.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit to allow O'Hanlon Ranch Luxury Townhomes in a C-O (Office) District located at 2708 West Lamberth Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-O (Office) District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed 35 feet in height unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
9. Any structures built over any of the easements on the property will require approval from the City Council for an encroachment easement.
10. 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.
11. 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.
12. 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.
13. The approval of a Specific Use Permit shall be effective for a period of two (2) years from the date of approval, at the end of which time the Specific Use Permit 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 Specific Use Permit was approved.

Engineering:

14. Provide filed copy of access easement to City of Sherman prior to building permits being issued.
15. Verification of adequate detention for proposed development shall be provided to City of Sherman Engineering Department for review and approval.
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.

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

Incoming 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	

November 25, 2020

Min Zhang
2524 Naperton Dr.
Plano, TX 75025

RECEIVED

DEC 09 2020

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, December 15, 2020 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear 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

The request is 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 an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

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.

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

Rob Rae
Incoming Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas 75091-1106



Secretary, Planning & Zoning Board

Exception shall not be granted.

is Deny request for multifamily unit.

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



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

20.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

2151 WEST MOORE STREET

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

- 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.

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.

Background:

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.

The owner is requesting a zone change to an R-2 (Multi-Family Residential) District to construct The Grove Apartment Community. The project consists of twelve apartment buildings (192 units, 384 total bedrooms), six garages, twelve carports, a clubhouse and pool. The exterior of the buildings will be stone veneer with lap siding. 441 parking spaces will be provided. The owner is requesting an exception to allow a 6' wrought iron fence in lieu of the required 6' masonry perimeter wall surrounding the development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

SSCGC Holdings, LLC (Owner)

Grove Addition Development JV (Applicant)

DFD Architects, Inc. (Architect)

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:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

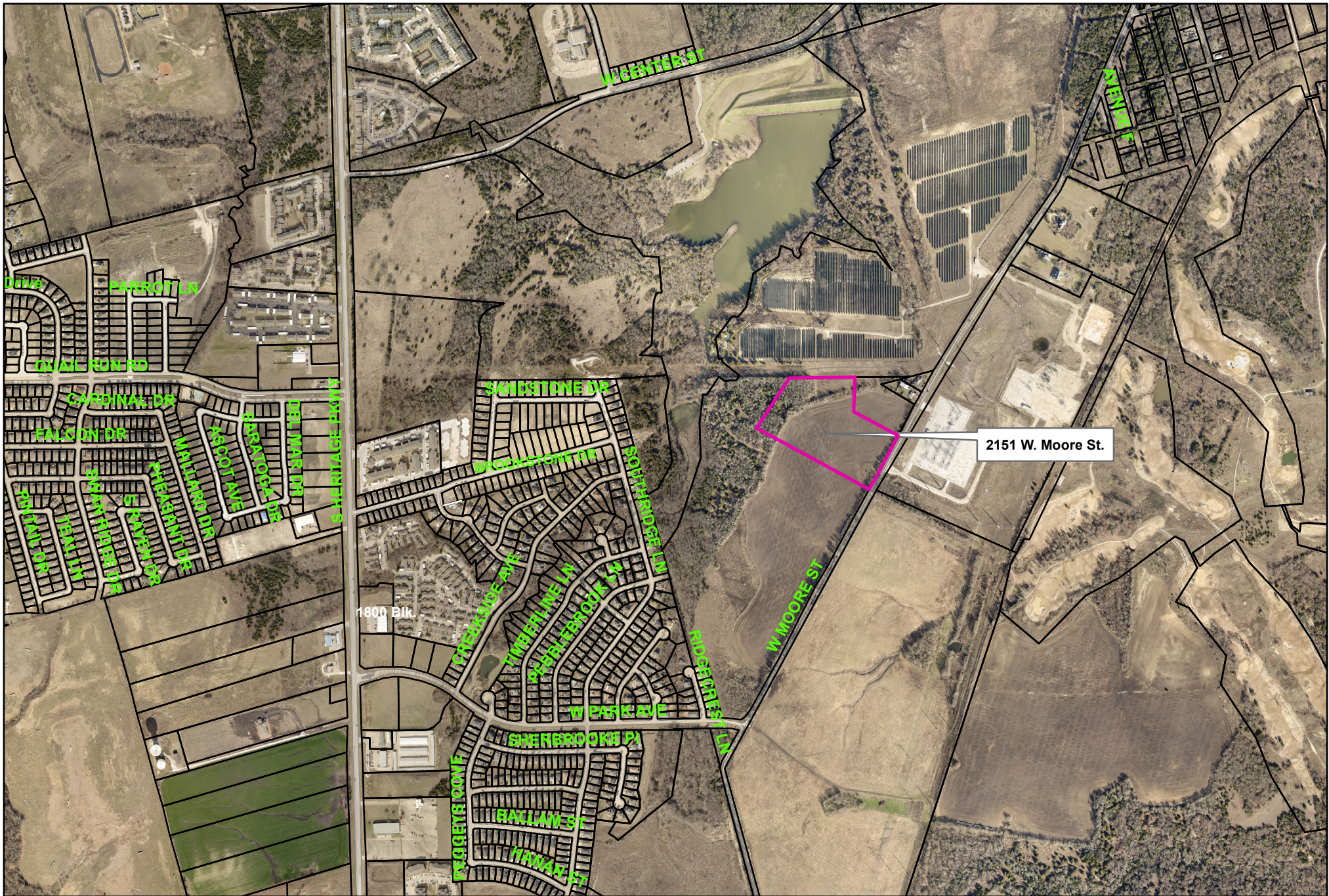
Zoning Sign Photo

Survey

Site Plan

Building Elevations

Staff Review Letter



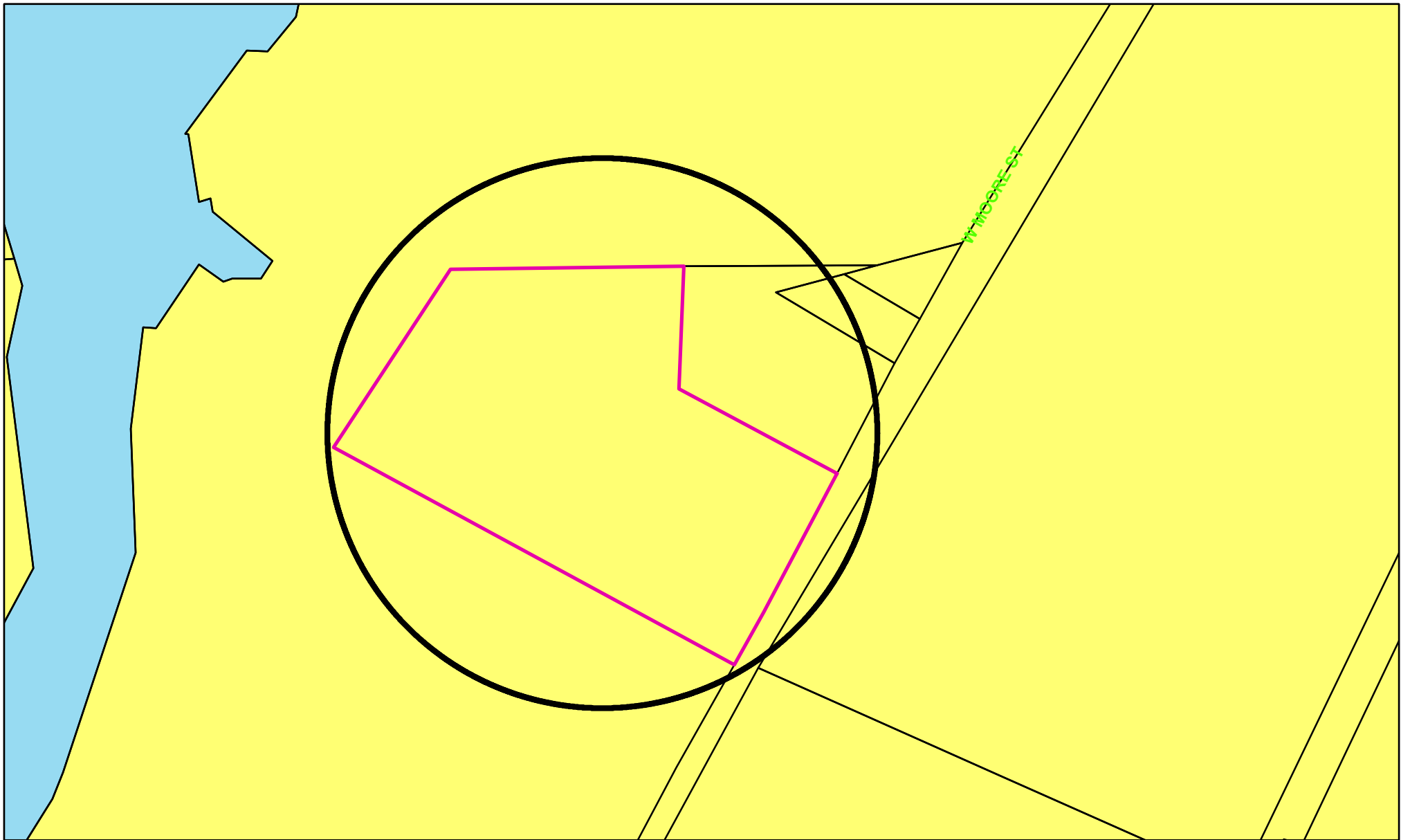
2151 West Moore Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,011 ft



Zoning - 2151 West Moore Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department



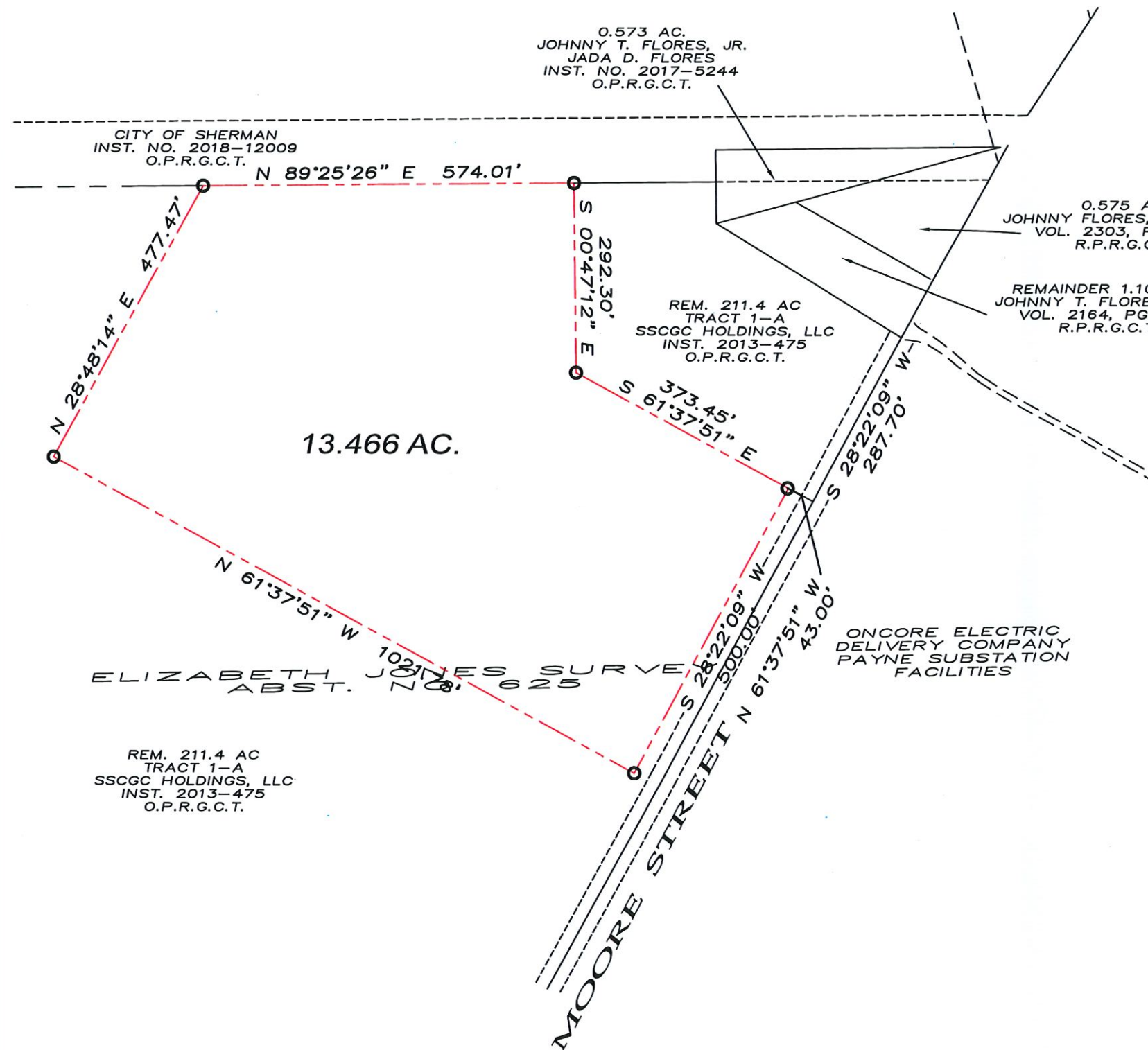
NOT TO SCALE

1 in = 300 ft

2151 West Moore Street



Nov 24, 2020 at 1:59 PM



LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

SCALE
1" = 200'

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:

Commencing at the southwest corner of a 1.107 acre tract of land conveyed to Johnny T. Flores, Jr. and Jada D. Flores by deed of record in Volume 2164, Page 267, Real Property Records, Grayson County, Texas;

Thence South 28°22'09" West, a distance of 287.70 feet to a point;

Thence North 61°37'51" West, a distance of 43.00 feet to a set 1/2" steel rod at the True Point of Beginning;

Thence South 28°22'09" West, a distance of 500.00 feet to a set 1/2" steel rod;

Thence North 61°37'51" West, a distance of 1,021.78 feet to a set 1/2" steel rod;

Thence North 28°48'14" East, a distance of 477.47 feet to a set 1/2" steel rod;

Thence North 89°25'26" East, a distance of 574.01 feet to a set 1/2" steel rod;

Thence South 00°47'12" East, a distance of 292.30 feet to a set 1/2" steel rod;

Thence South 61°37'51" East, a distance of 373.45 feet to the Point of Beginning and containing 13.466 acres or 586,568 square feet of land.

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 plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



DW. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 11/18/2020

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright ©2020
Underwood Drafting & Surveying, Inc.
All rights reserved.

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



NOTE: THERE IS A REQUIRED PARKING RATIO OF 2 PARKING SPACES TO ONE APARTMENT REQUIRING A TOTAL OF 384 SPACES. 447 SPACES ARE PROVIDED.



NOVEMBER 18, 2020

REVISIONS:



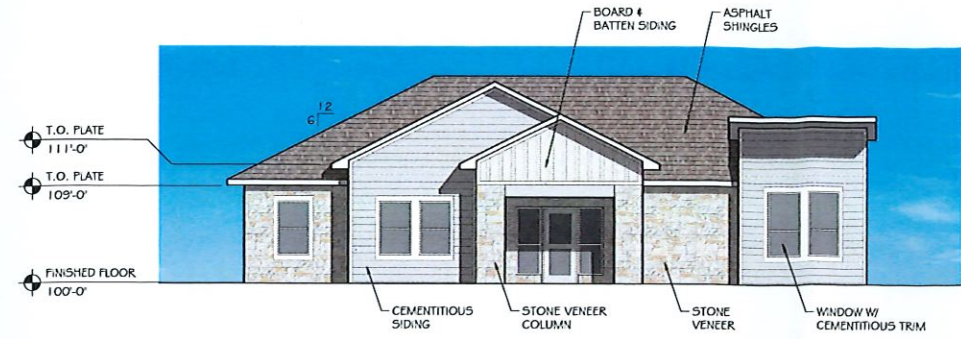
DFD ARCHITECTS INC.
305 WEST WILLIS STREET
SUITE 101
LEANDER, TEXAS 78641
PHONE: 512.259.4175
WWW.DFDARCH.COM

THE GROVE APARTMENT COMMUNITY

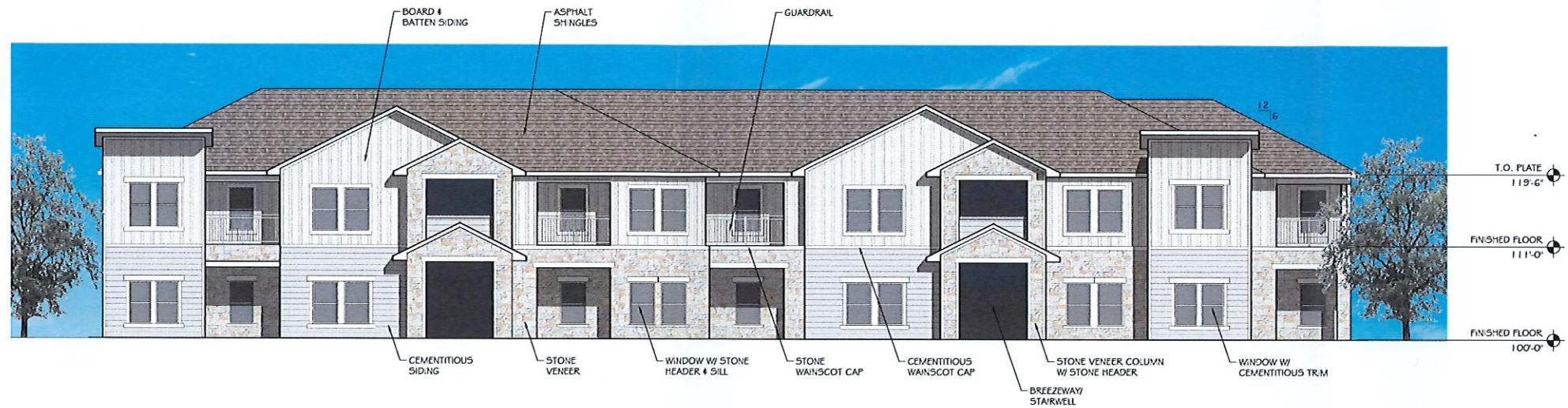
PROJECT LOCATION:
- W. MOORE ST.
SHERMAN, TEXAS 75092

OWNER:
GROVE ADDITION
DEVELOPMENT
JOINT VENTURE
801 E. TAYLOR ST.
SHERMAN, TEXAS 75090

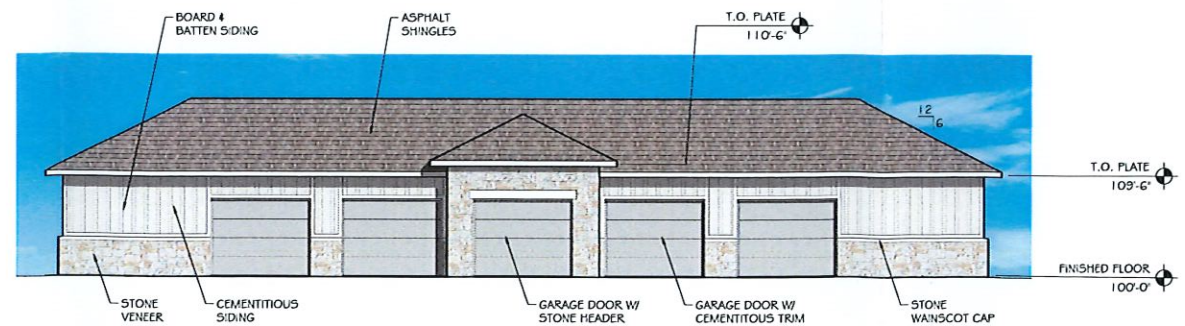
EXTERIOR
ELEVATIONS



1 CLUB HOUSE (35% STONE)
SCALE: 1/8"=1'-0"



2 APARTMENT BUILDING (30% STONE)
SCALE: 1/8"=1'-0"



3 RESIDENT GARAGE (41% STONE)
SCALE: 1/8"=1'-0"

STAFF REVIEW LETTER

December 8, 2020

SSCGC Holdings, LLC
4 Timber Creek
Sherman, TX 75092

DFD Architects, Inc.
305 West Willis St., Ste. 101
Leander, TX 78641

Grove Addition Development JV
Joe Gilbert
801 E. Taylor St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75020

Dear Applicants,

The request for a 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 located at 2151 West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-2 (Multi-Family Residential) District and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. No building shall exceed the height of 45 feet unless an exception is granted.
4. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
5. Parking is permitted on paved surfaces only (concrete and asphalt).
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. All required off-street parking shall be on private property and shall not encroach into the right-of-way.
8. The trash dumpster will need to be located inside the main building area and screened.
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. Platting of the subject property is required prior to development.
12. Additional Right of Way will be required upon platting of property.
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 plan to be shown on plat.
14. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
15. Internal water and sewer lines will be privately owned and maintained.
16. Development Agreement or Three Way Agreement required for Public Infrastructures.
17. Drive approach on Moore Street does not appear to meet City standard. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from Engineering Department for review and approval prior to any work being done within public right of way.
18. Location of trash receptors must be approved by Public Works Department.
19. Location of fence/wall must not interfere with sight of traffic.

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

Incoming 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**

21.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

402 SOUTH CROCKETT STREET

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.

Background:

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 also 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.

The owners are requesting an exception to allow landscaping in lieu of the required 6' screening device adjacent to residentially zoned property. The landscaping includes Nelli R. Stevens Holly, they are currently 4-5 feet tall and will grow 10 foot wide by 20 foot tall. The Savannah Hollies between the house and the Law Office will do the same.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

C-O (Office) District

C-1 (Retail Business) District

Origination:

Wormington Estates LLC (Owner)
Jeremy Friesen (Representative)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:

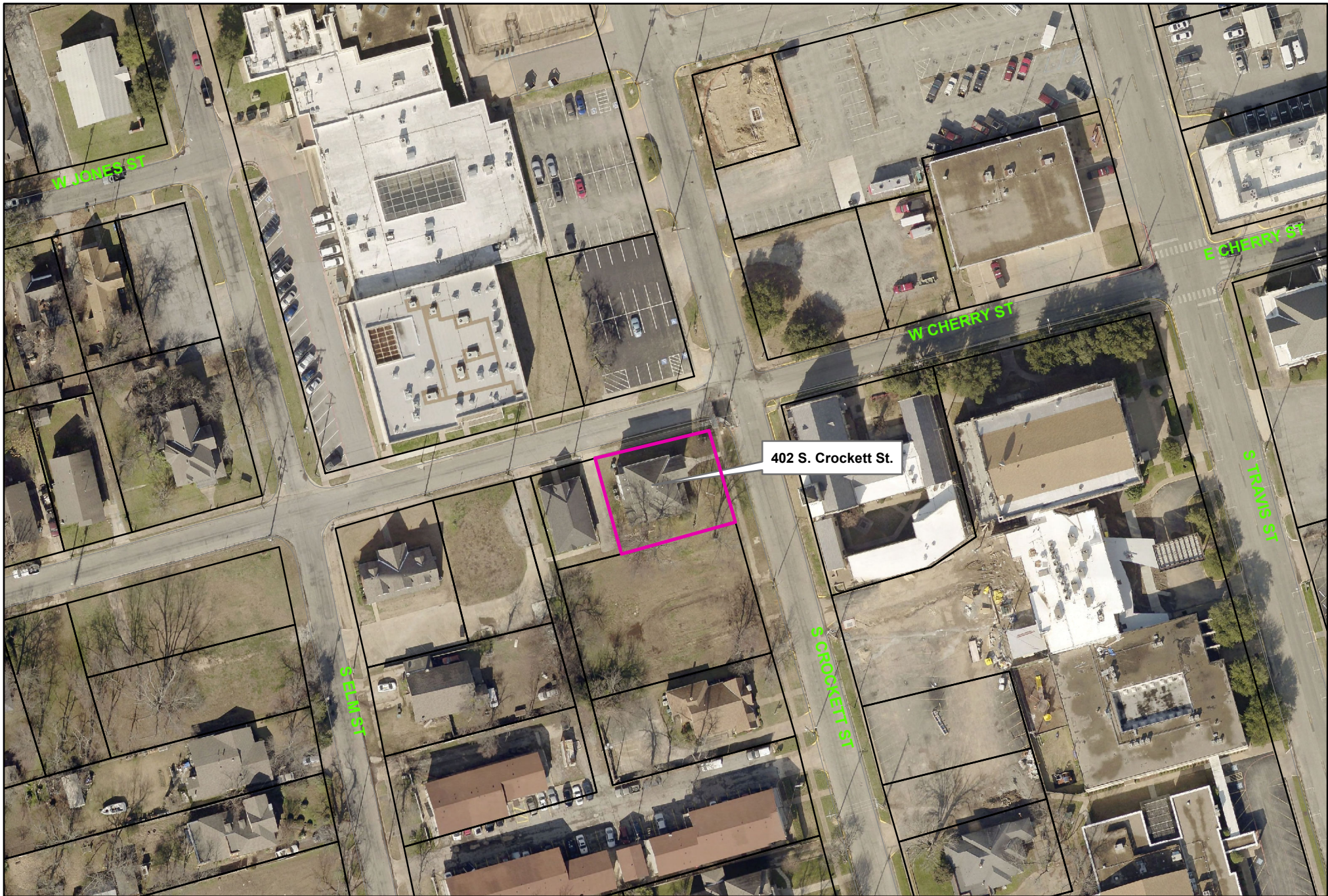
8

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Aerial View
Elevations
Staff Review Letter



402 S. Crockett St.



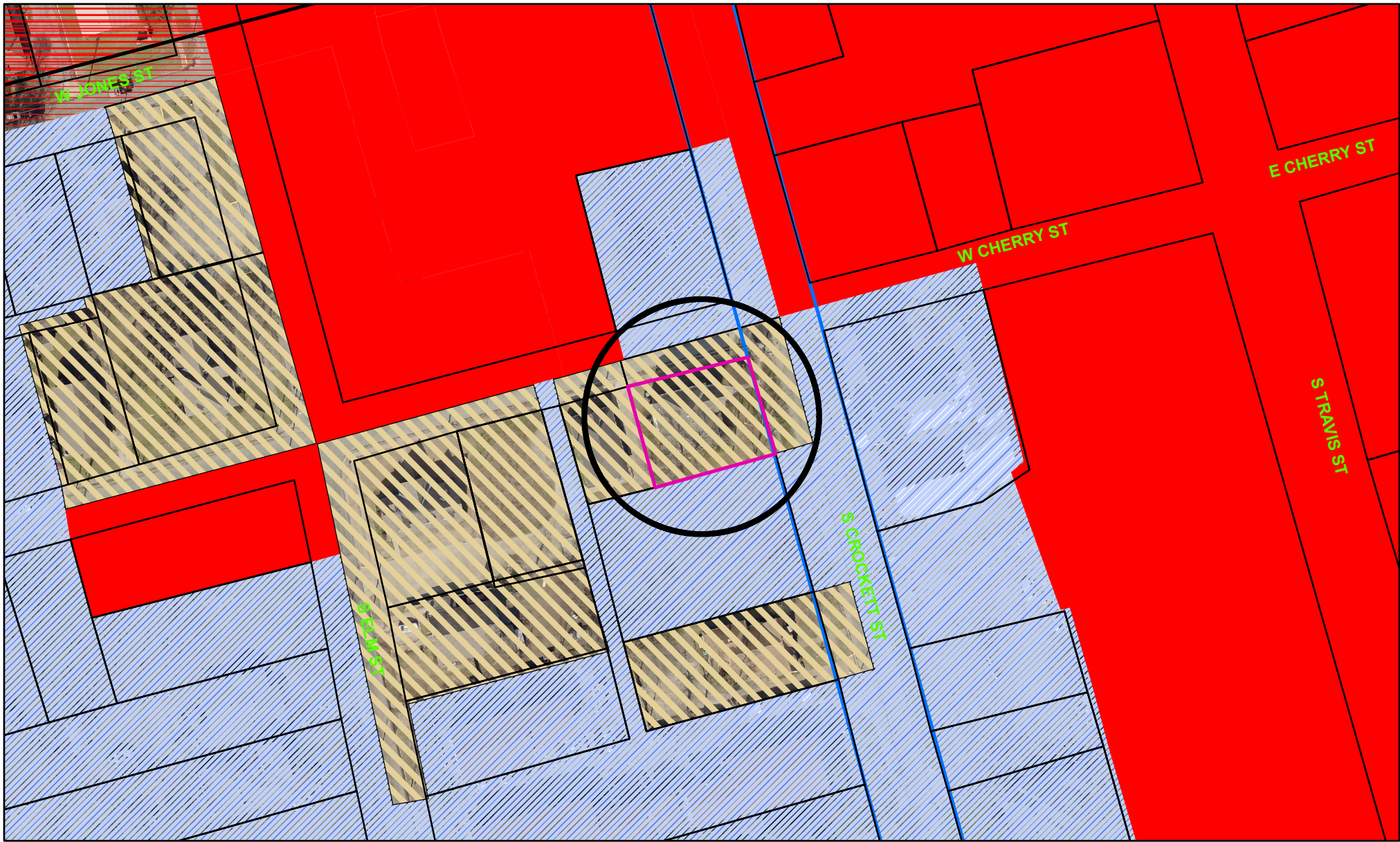
402 South Crockett Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft



Zoning - 402 South Crockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

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



City of Sherman, Texas
Developmental Services Department

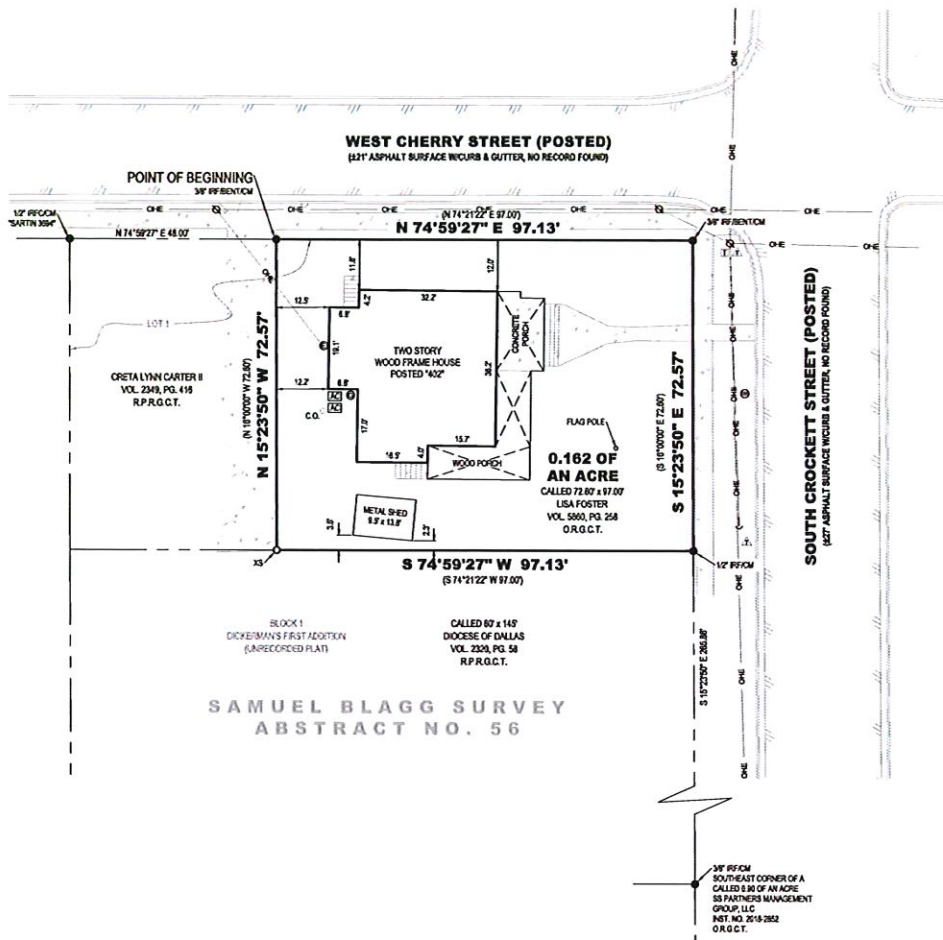


NOT TO SCALE

1 in = 100 ft

402 South Crockett Street





All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a retrocession survey of a called 72.00-foot by 97.00-foot tract of land described in the deed to Lisa Foster, recorded in Volume 5860, Page 258, Official Records of Grayson County, Texas, the same being described as the east 97 feet of Lot One in Block One of Dickerman's First Addition (an unrecorded plat), and being more particularly described as follows:

BEGINNING at a bent 3/8-inch iron rod found for the northwest corner of said Foster Tract, common to the northeast corner of a tract of land described in the deed to Creta Lynn Carter II, recorded in Volume 2349, Page 416, Real Property Records of Grayson County, Texas, and on the southerly line of West Cherry Street;

THENCE North 74°59'27" East, with the northerly line of said Foster Tract, and with the southerly line of said West Cherry Street, a distance of 97.13 feet to a bent 3/8-inch iron rod found for the northeast corner of said Foster Tract, and at the intersection of the southerly line of said West Cherry Street, and with the westerly line of South Crockett Street;

THENCE South 15°23'50" East, with the easterly line of said Foster Tract, and with the westerly line of said South Crockett Street, a distance of 72.57 feet to a 1/2-inch iron rod found for the southeast corner of said Foster Tract, common to the northeast corner of a called 60-foot by 145-foot tract of land described in the deed to Diocese of Dallas, recorded in Volume 2320, Page 58, said Real Property Records;

THENCE South 74°59'27" West, with the southerly line of said Foster Tract, and with the northerly line of said Diocese of Dallas Tract, a distance of 97.13 feet to an "X" scribed in concrete set for the southwest corner of said Foster Tract, common to the southeast corner of aforesaid Carter Tract;

THENCE North 15°23'50" West, with the westerly line of said Foster Tract, and with the easterly line of said Carter Tract, a distance of 72.57 feet to the POINT OF BEGINNING and enclosing 0.162 of an acre (7,049 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0127709, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of June 18, 2018, and an issued date of June 26, 2018, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

10a. Any matter, including but not limited to, Easements, Roadways and/or Building Set Back Lines as shown on the plat of record in Volume 96, Page 496, Deed Records, Grayson County, Texas. (Does not affect the surveyed property)

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Certify to: Worthington Estates, LLC; Lisa Foster, Alliant National Title Insurance Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 07/05/2018, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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



LEGEND

● FOUND MONUMENT	⊗ ELECTRIC METER
○ SET MONUMENT	⊕ UTILITY POWER POLE
IRF IRON ROD FOUND	— GUY
XS "X" Scribed in CONCRETE SET	⊞ TELEPHONE BOX
CM CONTROLLING MONUMENT	⚠ BURIED TELEPHONE MARKER
() DEED OR PLAT CALL	⊙ NATURAL GAS METER
O.R.G.C. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	⊖ WATER METER
R.P.R.G.C. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	C.O. CLEAN OUT
VOL., PG. VOLUME, PAGE	— BOUNDARY LINE
AC AC UNIT	— ADJONER LINE
	— ASPHALT
	— OVER-HEAD ELECTRIC/UTILITY

TITLE SURVEY
0.162 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
DICKERMAN'S FIRST ADDITION (UNRECORDED)
BLOCK 1, PART OF LOT 1
402 South Crockett Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING	83493 N. State Hwy 283, Suite 5 Pettit, TX 75076 www.prestontrailandsurveying.com 903.786.6029		
	TRPLS Firm No. 18194075	Drawn by: BPH Checked by: CKN	Scale: 1"=30' Date: 07/09/2018 Project No. 18-0289 Sheet No. 1 of 1









STAFF REVIEW LETTER

December 8, 2020

Wormington Estates, LLC
212 East Virginia St.
McKinney, TX 75069

Jeremy Friesen
212 East Virginia
McKinney, TX 75069

Dear Applicants,

The request for an exception to allow a natural landscape screen in lieu of the required 6' screening device abutting residential in a C-O (Office) District located at 402 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 15, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. 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-0 (Office) District and the Residential Tree and Landscaping Ordinance.
2. A minimum 6' masonry perimeter wall shall be provided to surround the development unless an exception is granted.
3. The landscaping to provide screening between the residentially zone property must be maintained at all times.
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.

Engineering:

6. Location of fence/screening must not interfere with sight of traffic.

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

Incoming 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**

22.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

*** 4805 NORTH FM 1417 (HERITAGE PARKWAY)**

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

Background:

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.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

680 Investment Properties, LLC (Owners)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

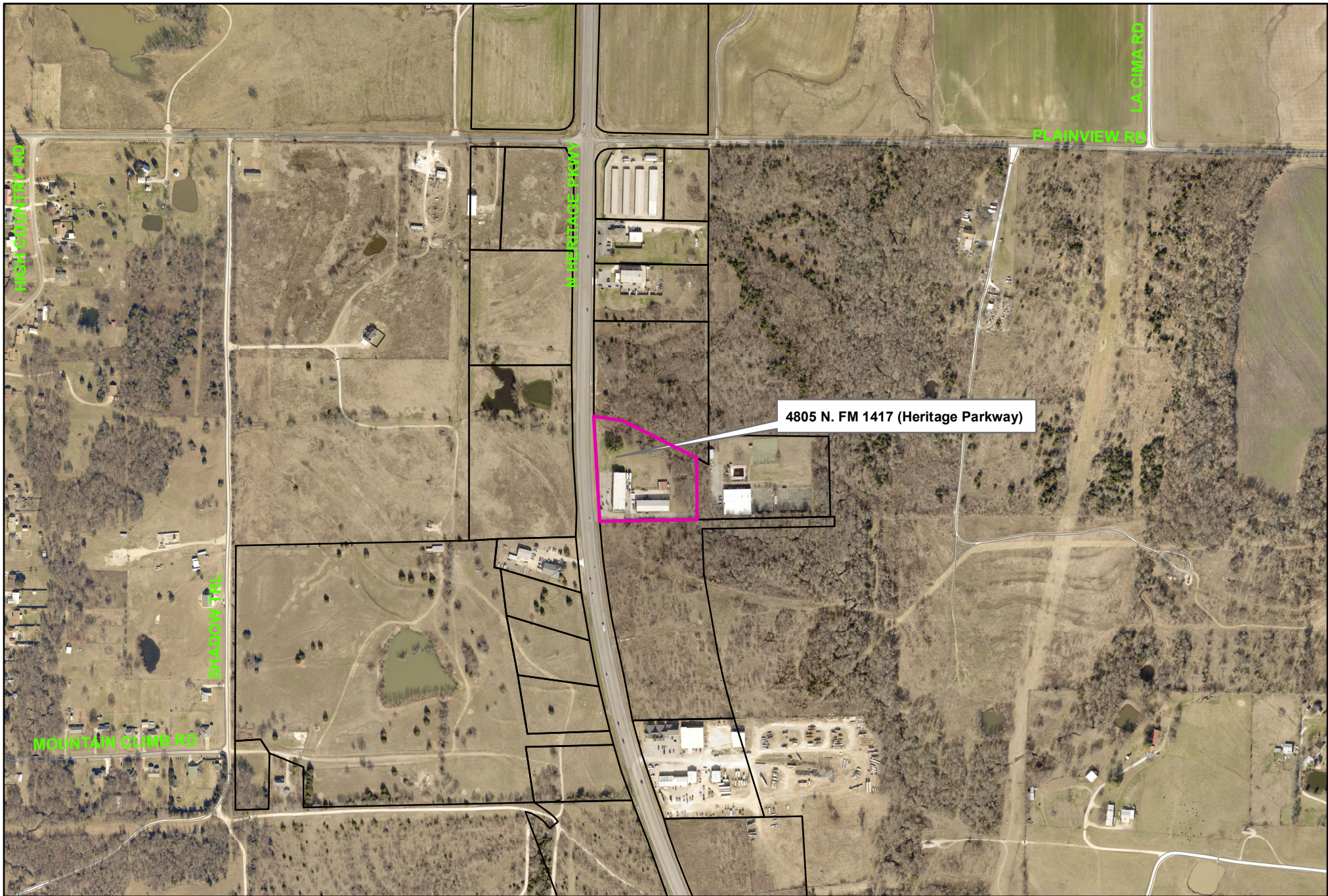
Attachments

Location Map

Zoning Map

Glitzzy Girlz Addn

Staff Review Letter



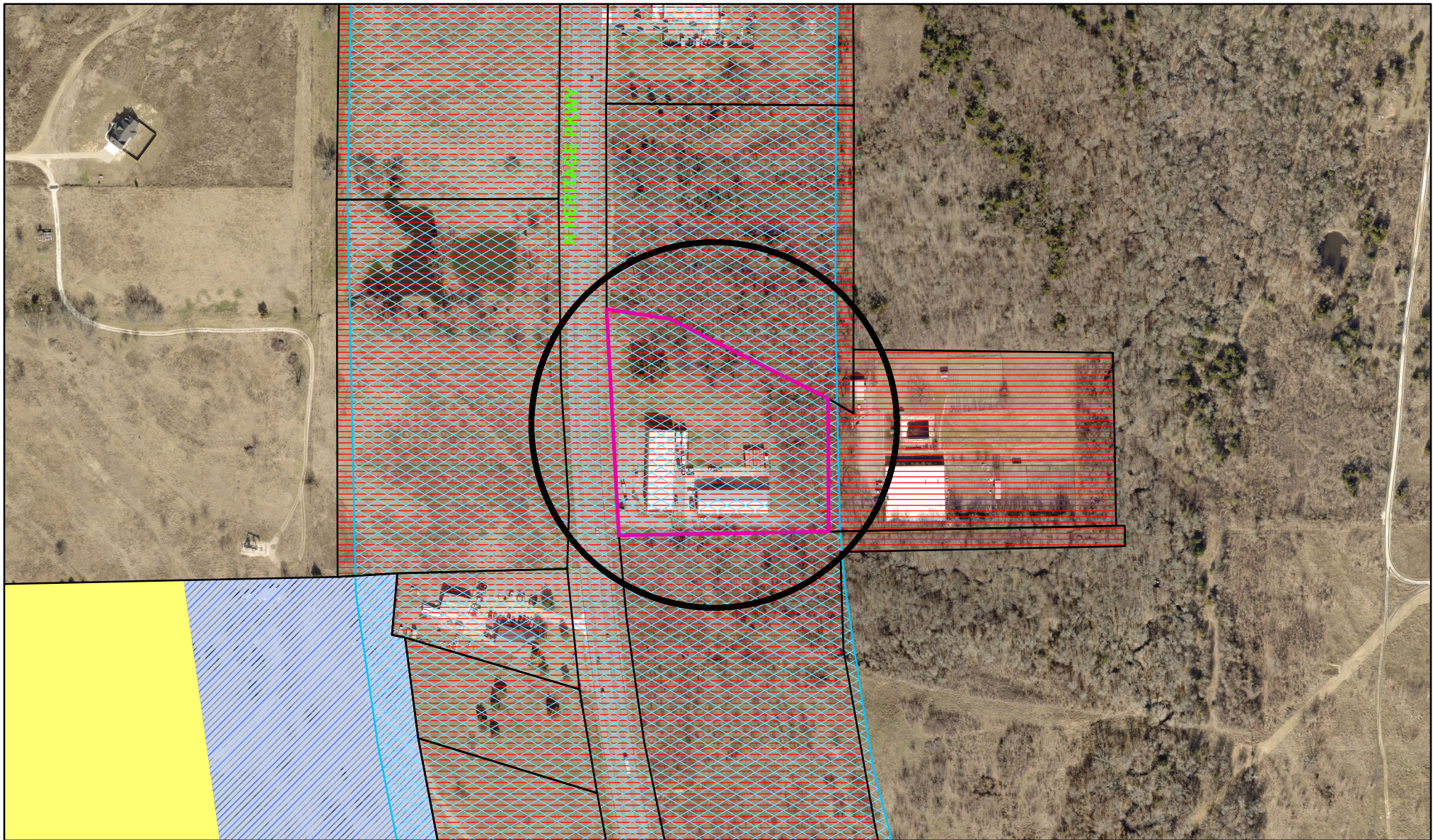
City of Sherman, Texas
Developmental Services Department

4805 North FM 1417 (Heritage Parkway)



NOT TO SCALE

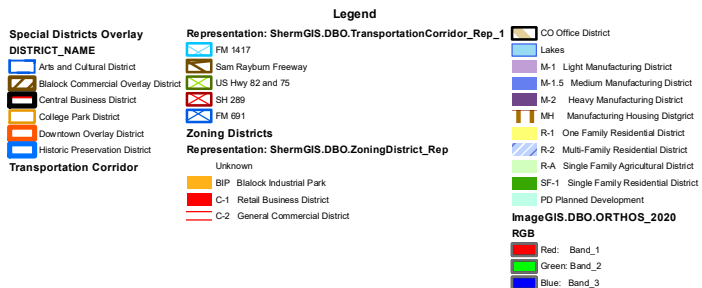
1 in = 600 ft



Zoning - 4805 North FM 1417 (Heritage Parkway)

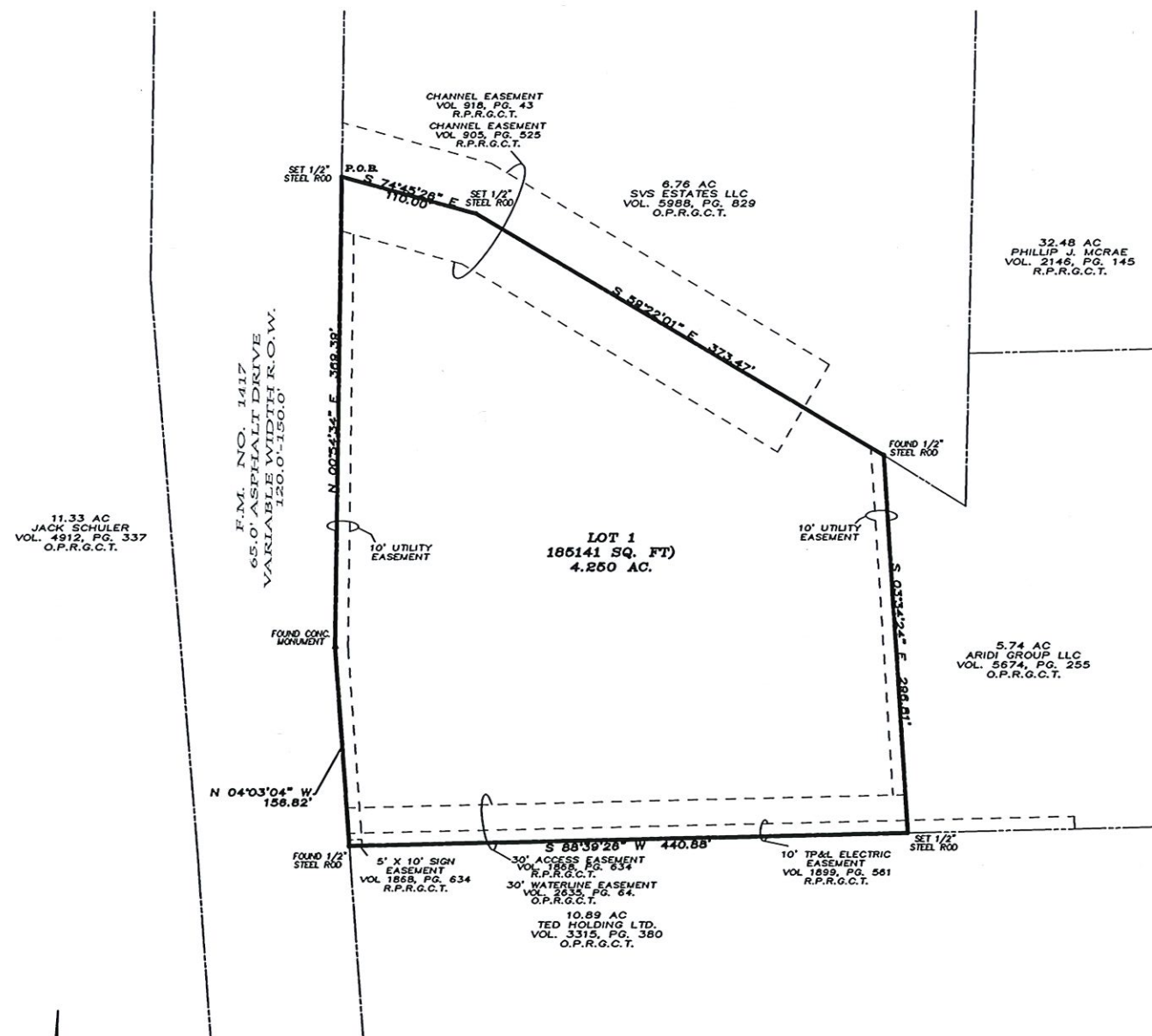


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

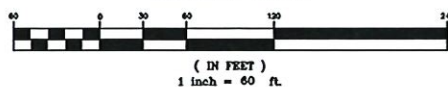
1 in = 300 ft



FINAL PLAT
GLITZY GIRLZ ADDITION
BEING THE SAME TRACT OF LAND DESCRIBED AS A
4.24 ACRE TRACT OF LAND RECORDED IN VOLUME
4324, PAGE 835 O.P.R.G.C.T. AN ADDITION TO THE CITY
OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 4.250 ACRES

~ BASIS OF BEARINGS ~
2010 NORTH MAG. 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE



OWNERS/DEVELOPER
680 INVESTMENT PROPERTIES
698 FM 996
POTTSBORO, TX 75076

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

11-13-2020

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated In the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, and being a part of the same tract of land described as 4.24 acres conveyed to Buss Investments LLC, by deed recorded in Volume 4324, Page 835, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod in the east Right-of-Way of F.M. 1417 and being the Northwest corner of said 4.24 acre tract of land;

Thence South 74°45'28" East, with the south line of a 6.782 acre tract of land conveyed to SVS Estates LLC. Recorded in Vol. 5988, Pg. 829 of said Official Public Records a distance of 110.00 feet to a set 1/2" steel rod;

Thence South 59°22'01" East, with the south line of said 6.782 acre tract of land a distance of 373.47 feet to a found 1/2" steel rod being the northeast corner of said 4.24 acre tract of land;

Thence South 03°34'24" East, with the west line of a 5.74 acre tract of land conveyed to Aridi Group LLC. Recorded in Vol. 5674, Pg. 255 of said Official Public Records a distance of 288.81 feet to a Set 1/2" Steel rod;

Thence South 88°39'28" West, with the North line of a 10.89 acre tract of land Conveyed to Ted Holding LTD. Recorded in Vol. 3315 Pg. 380 of said Official Public Records, a distance of 440.88 feet to a found 1/2" steel rod in the East line of said F.M. 1417 Right-of-Way;

Thence North 04°03'04" West, with said Right-of-Way a distance of 158.82 feet to a found Concrete Monument;

Thence North 00°54'34" East, with said Right-of-Way a distance of 369.39 feet to the Point-of-Beginning and containing 4.250 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ 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 to be provided by ONCOR.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. 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.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Central Monument Network.
10. Grayson County reserves the right to require submission of Development Plat based on proposed use of each lot.

FINAL PLAT
GLITZY GIRLZ ADDITION

BEING THE SAME TRACT OF LAND DESCRIBED AS A
4.24 ACRE TRACT OF LAND RECORDED IN VOLUME
4324, PAGE 835 O.P.R.G.C.T. AN ADDITION TO THE CITY
OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 4.250 ACRES

OWNERS/DEVELOPER
680 INVESTMENT PROPERTIES
698 FM 996
POTTSBORO, TX 75076

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

11-17-2020

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, 680 INVESTMENT PROPERTIES, LLC (FELICIA HERRON) do hereby adopt this plat designating the hereinabove property as the GLITZY GIRLZ ADDITION, on addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way encumber or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

FELICIA HERRON

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared FELICIA HERRON known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

Notary Public in and for
the State of Texas
Commission Expires: _____

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, GLITZY GIRLZ ADDITION, on addition to the City of Sherman, Texas, 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 _____, 2020.

Clerk, City of Sherman, Texas



STAFF REVIEW LETTER

December 7, 2020

680 Investments Properties
698 FM 996
Pottsboro, TX 75076

Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Glitzy Girlz Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The City of Sherman does not review or enforce Deed Restrictions properties.
2. City sewer does not serve subject property. On-site sewage facility is required.
3. New drive approaches must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done with public right of way.
4. 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.
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: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)

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

Background:

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. The owners would like to plat the property into (57) fifty-seven lots for residential development. They are also requesting an exception for less than 60' lot widths on four of the lots.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District

Origination:

Wyldeewood Homes (Owners)

Tim Pike (Representative)

Preston Trail Land 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:

22

Objections Received:

0

Attachments

Location Map

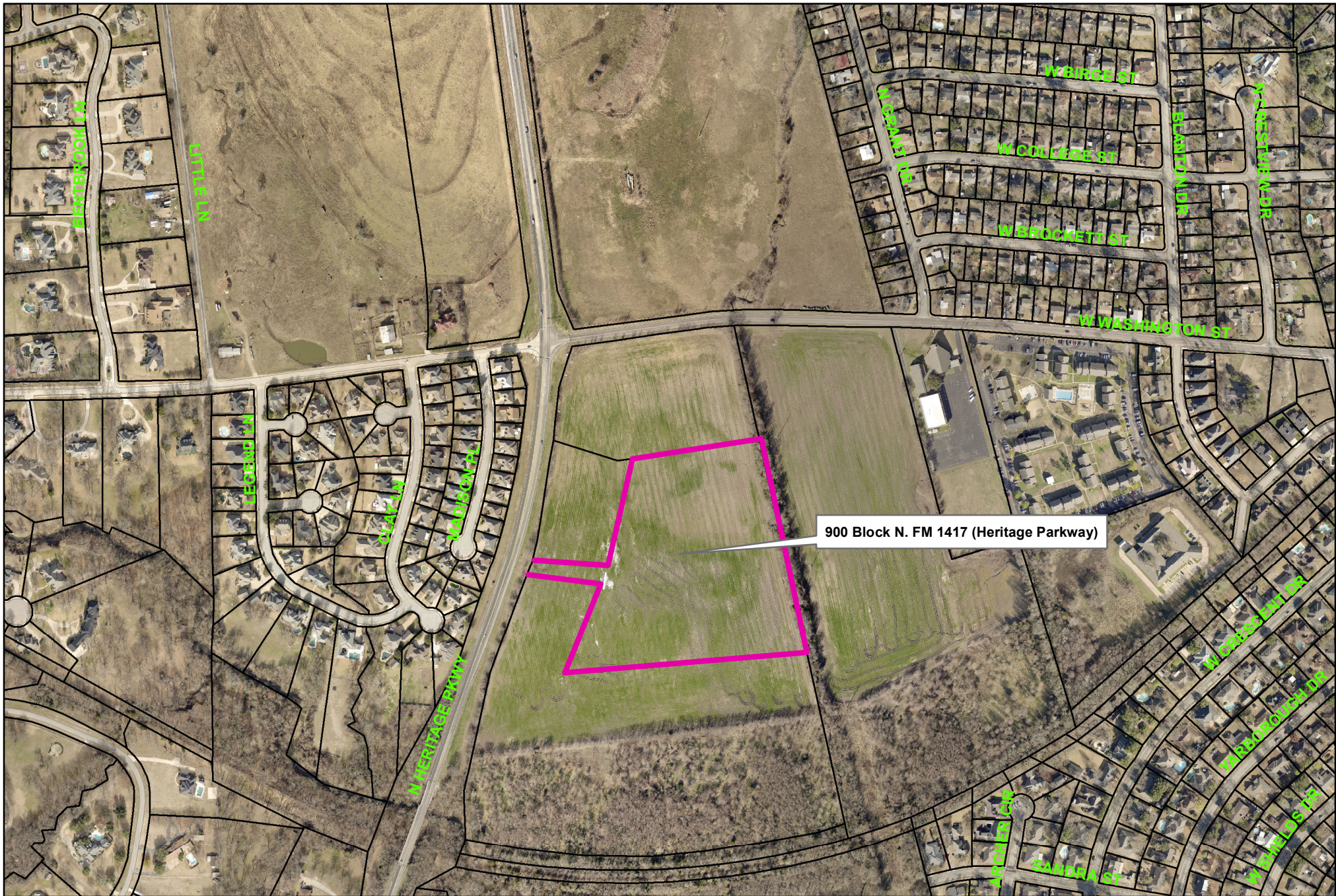
Zoning Map

Zoning Sign Photo

Lots for Exception

Washington Meadows Phase One

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

**900 Block North FM 1417 (Heritage Parkway)
Washington Meadows, Phase 1**



1 in = 483 ft



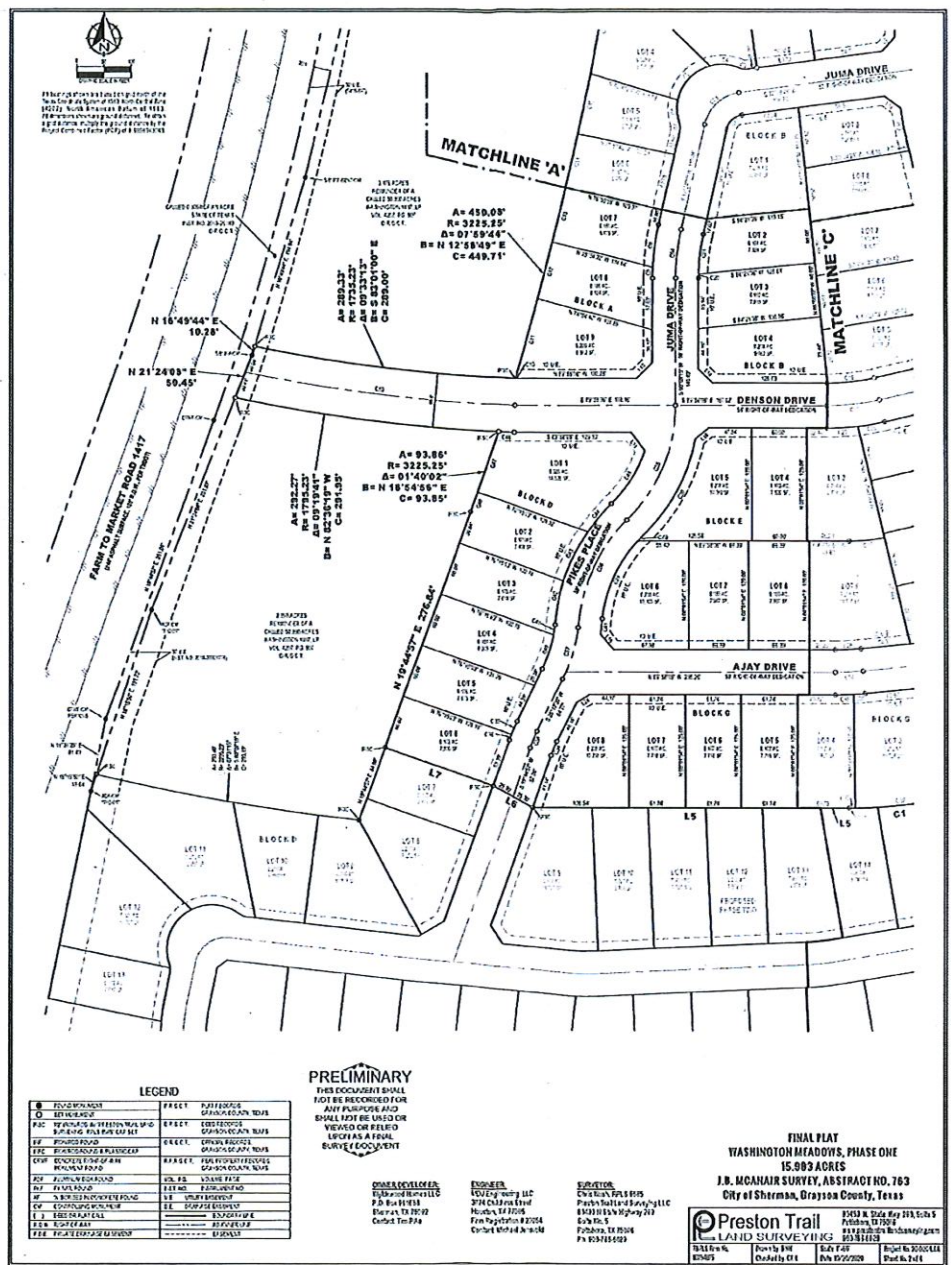
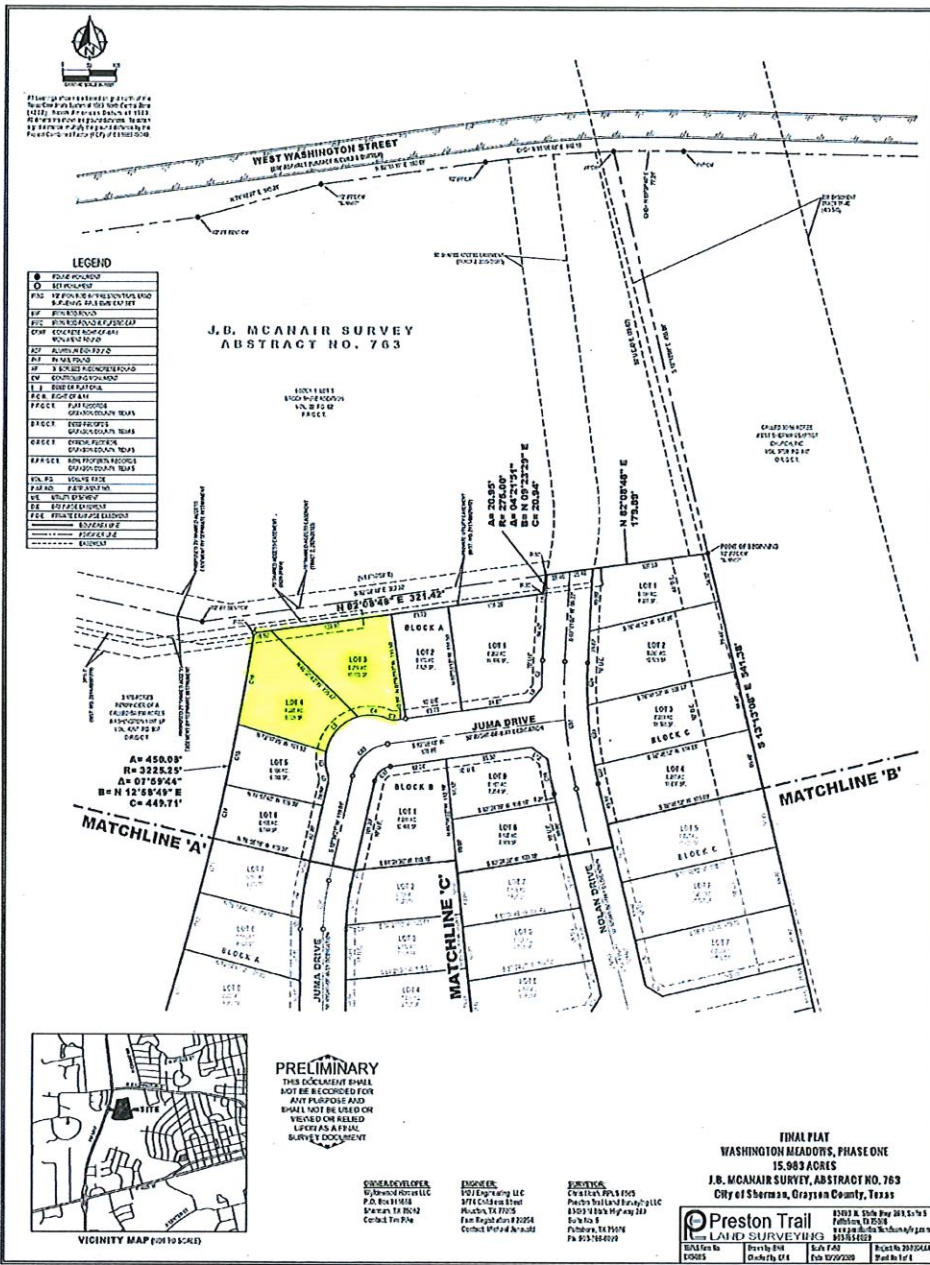
NOT TO SCALE

1 in = 483 ft

900 Block North FM 1417 (Heritage Parkway)



Nov 24, 2020 at 2:15 PM



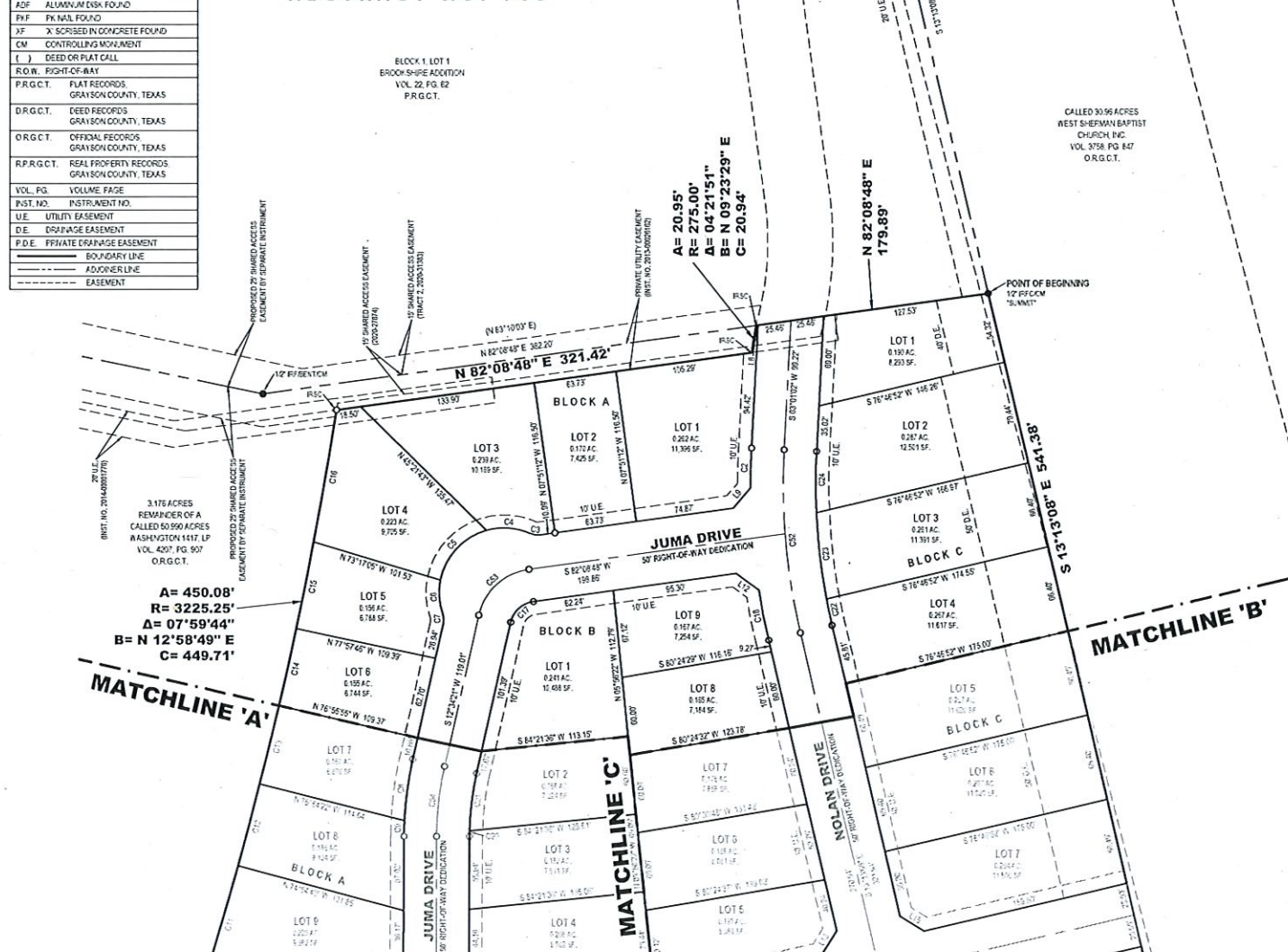


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849043.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
RISC	1/2" IRON ROD IN PRESTON TRAIL LAND SURVEYING, RPLS 6585' CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND IN PLASTIC CAP
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
ADF	ALUMINUM DISK FOUND
PKF	PK NAIL FOUND
XF	X SCRIBED IN CONCRETE FOUND
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
---	BOUNDARY LINE
---	ADJACENT LINE
---	EASEMENT

J.B. MCANAIR SURVEY ABSTRACT NO. 763



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

OWNER/DEVELOPER:
WyldeWood Homes LLC
P.O. Box 911688
Sherman, TX 75092
Contact: Tim Pike

ENGINEER:
MDJ Engineering, LLC
3774 Childress Street
Houston, TX 77005
Firm Registration #20254
Contact: Michael Jersovick

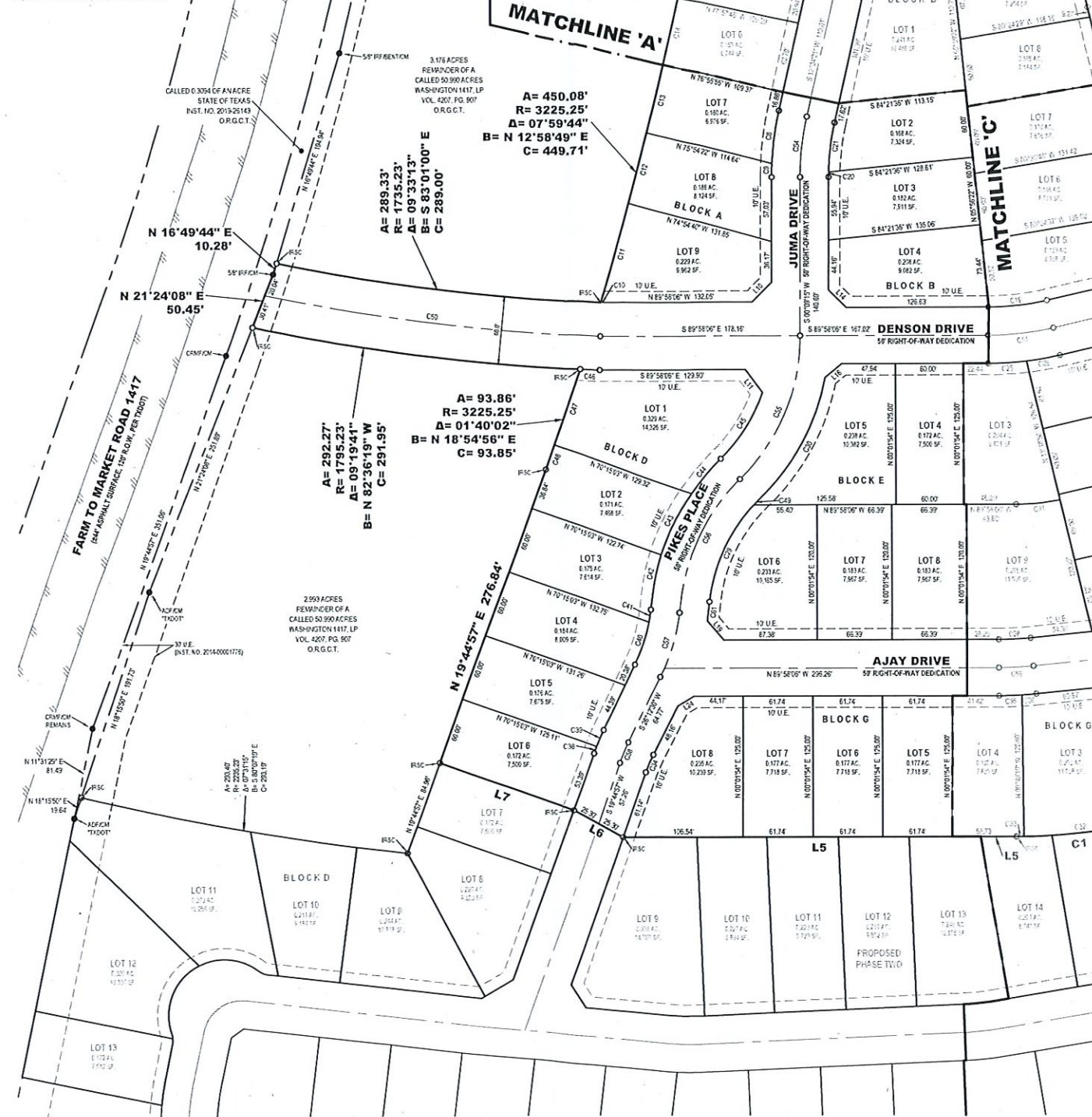
SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N. State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029

Preston Trail
LAND SURVEYING
TERLS Firm No. 1059415
Drawn by: BNH
Checked by: CMK
Scale: 1"=60'
Date: 10/20/2020
Project No. 20-0204EA
Sheet No. 1 of 4

FINAL PLAT
WASHINGTON MEADOWS, PHASE ONE
15.983 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849043.



LEGEND

●	FOUND MONUMENT	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
RISC	1/2" IRON ROD IN PRESTON TRAIL LAND SURVEYING, RPLS 6585' CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
IRFC	IRON ROD FOUND IN PLASTIC CAP	VOL. PG.	VOLUME, PAGE
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND	INST. NO.	INSTRUMENT NO.
ADF	ALUMINUM DISK FOUND	U.E.	UTILITY EASEMENT
PKF	PK NAIL FOUND	D.E.	DRAINAGE EASEMENT
XF	X SCRIBED IN CONCRETE FOUND	P.D.E.	PRIVATE DRAINAGE EASEMENT
CM	CONTROLLING MONUMENT	---	BOUNDARY LINE
()	DEED OR PLAT CALL	---	ADJACENT LINE
R.O.W.	RIGHT-OF-WAY	---	EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT		

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

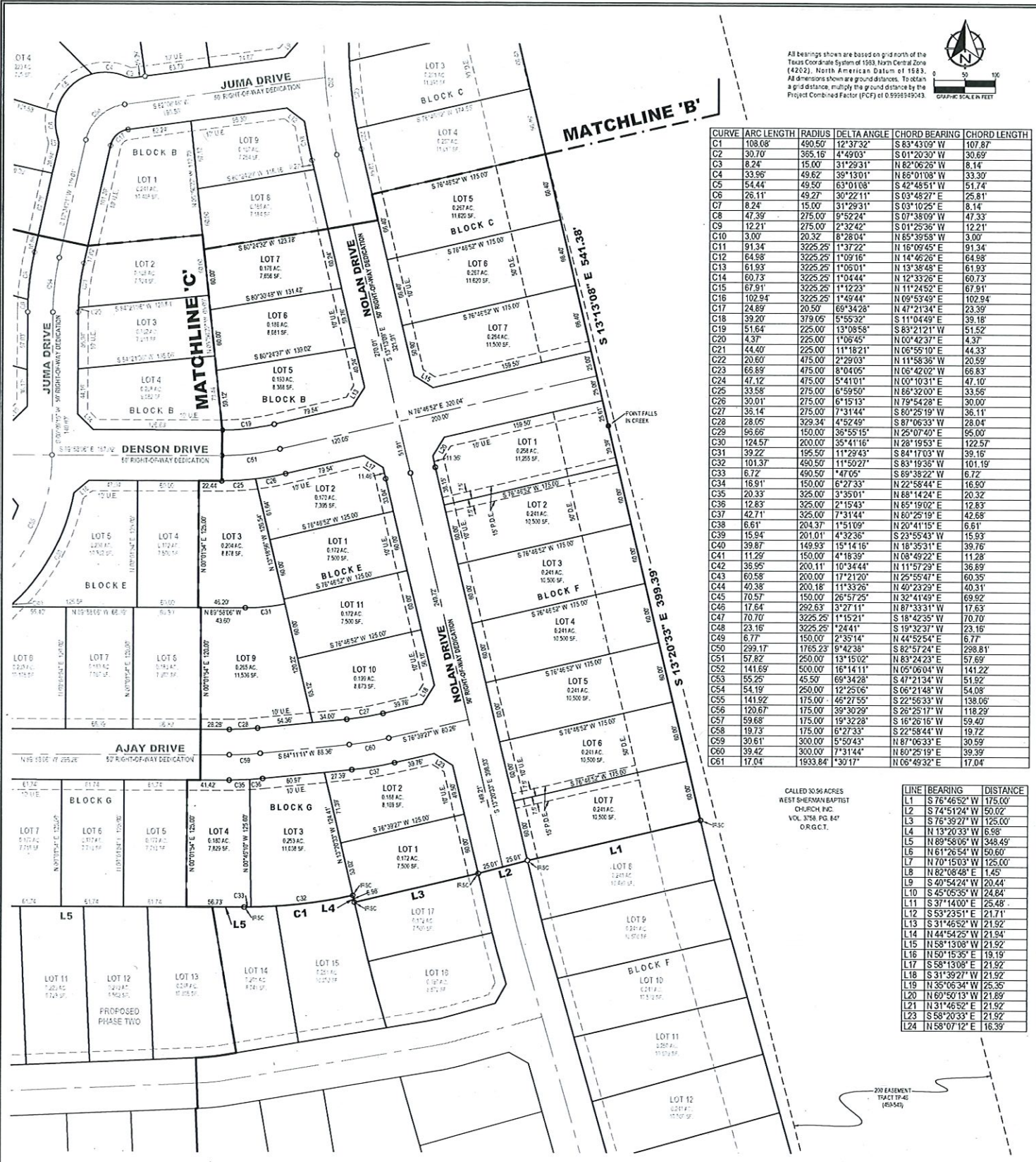
OWNER/DEVELOPER:
WyldeWood Homes LLC
P.O. Box 911688
Sherman, TX 75092
Contact: Tim Pike

ENGINEER:
MDJ Engineering, LLC
3774 Childress Street
Houston, TX 77005
Firm Registration #20254
Contact: Michael Jersovick

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
83493 N. State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-768-6029

Preston Trail
LAND SURVEYING
TERLS Firm No. 1059415
Drawn by: BNH
Checked by: CMK
Scale: 1"=60'
Date: 10/20/2020
Project No. 20-0204EA
Sheet No. 2 of 4

FINAL PLAT
WASHINGTON MEADOWS, PHASE ONE
15.983 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999949043.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.08'	490.50'	12°37'32"	S 83°43'09" W	107.87'
C2	30.70'	365.16'	4°49'03"	S 01°20'30" W	30.69'
C3	8.24'	15.00'	31°29'31"	N 82°06'28" W	8.14'
C4	33.95'	49.62'	39°13'01"	N 68°01'08" W	33.30'
C5	54.44'	49.50'	63°01'08"	S 42°48'51" W	51.74'
C6	26.11'	49.27'	30°22'11"	S 03°48'27" E	26.81'
C7	8.24'	15.00'	31°29'31"	S 03°10'25" E	8.14'
C8	47.39'	275.00'	9°52'24"	S 07°38'09" W	47.33'
C9	12.21'	275.00'	2°32'42"	S 01°25'36" W	12.21'
C10	3.00'	20.32'	8°28'04"	N 85°39'58" W	3.00'
C11	91.34'	3225.25'	1°37'22"	N 16°09'45" E	91.34'
C12	84.98'	3225.25'	1°09'16"	N 14°46'26" E	84.98'
C13	61.93'	3225.25'	1°05'01"	N 13°38'48" E	61.93'
C14	60.73'	3225.25'	1°04'44"	N 12°33'28" E	60.73'
C15	67.91'	3225.25'	1°12'23"	N 11°24'52" E	67.91'
C16	102.94'	3225.25'	1°49'44"	N 09°53'49" E	102.94'
C17	24.89'	20.50'	69°34'28"	N 47°21'34" E	23.39'
C18	39.20'	379.05'	5°55'32"	S 11°04'49" E	39.18'
C19	51.64'	225.00'	13°08'58"	S 83°21'21" W	51.52'
C20	4.37'	225.00'	1°06'45"	N 00°42'37" E	4.37'
C21	44.40'	225.00'	11°18'21"	N 05°09'18" E	44.33'
C22	20.60'	475.00'	2°29'03"	N 11°58'59" W	20.59'
C23	68.89'	475.00'	8°04'05"	N 06°42'02" W	68.83'
C24	47.12'	475.00'	5°41'01"	N 00°10'31" E	47.10'
C25	33.58'	275.00'	6°59'50"	N 86°32'00" E	33.56'
C26	30.01'	275.00'	6°15'13"	N 79°54'28" E	30.00'
C27	38.14'	275.00'	7°31'44"	S 80°25'19" W	36.11'
C28	28.05'	329.34'	4°52'49"	S 87°06'33" W	28.04'
C29	95.68'	150.00'	38°58'15"	N 25°07'49" E	95.60'
C30	124.57'	200.00'	35°41'16"	N 28°19'53" E	122.57'
C31	39.22'	195.50'	11°29'43"	S 84°17'03" W	39.16'
C32	101.37'	450.50'	11°50'27"	S 83°19'36" W	101.19'
C33	6.72'	490.50'	4°07'05"	S 89°38'22" W	6.72'
C34	16.91'	150.00'	6°27'33"	N 22°58'44" E	16.90'
C35	20.33'	325.00'	3°35'01"	N 88°14'24" E	20.32'
C36	12.83'	325.00'	2°15'43"	N 85°19'02" E	12.83'
C37	42.71'	325.00'	7°31'44"	N 80°25'19" E	42.68'
C38	6.61'	204.37'	1°51'09"	N 20°41'15" E	6.61'
C39	15.94'	201.01'	4°32'36"	S 23°55'43" W	15.93'
C40	39.87'	149.93'	15°14'16"	N 18°35'31" E	39.76'
C41	11.29'	150.00'	4°18'39"	N 08°49'22" E	11.28'
C42	38.95'	200.11'	10°34'44"	N 11°57'29" E	38.89'
C43	60.58'	200.00'	17°21'20"	N 25°55'47" E	60.35'
C44	40.38'	200.16'	11°33'26"	N 40°23'25" E	40.31'
C45	70.57'	150.00'	26°57'25"	N 32°41'49" E	69.92'
C46	17.64'	292.63'	3°27'11"	N 87°33'31" W	17.63'
C47	70.70'	3225.25'	1°15'21"	S 18°42'35" W	70.70'
C48	23.16'	3225.25'	2°44'1"	S 19°32'37" W	23.16'
C49	6.77'	150.00'	2°35'14"	N 44°52'54" E	6.77'
C50	299.17'	1765.23'	9°42'38"	S 82°57'24" E	298.81'
C51	57.82'	250.00'	13°15'02"	N 83°24'23" E	57.69'
C52	141.69'	500.00'	16°14'11"	N 05°06'04" W	141.22'
C53	55.25'	45.50'	69°34'28"	S 47°21'34" W	51.32'
C54	54.19'	250.00'	12°25'05"	S 06°21'48" W	54.08'
C55	141.92'	175.00'	46°27'55"	S 22°56'33" W	138.06'
C56	120.67'	175.00'	39°30'29"	S 26°25'17" W	118.29'
C57	59.68'	175.00'	19°32'28"	S 16°26'16" W	59.40'
C58	19.73'	175.00'	6°27'33"	S 22°58'44" W	19.72'
C59	30.61'	300.00'	5°50'43"	N 87°06'33" E	30.59'
C60	30.42'	300.00'	7°31'44"	N 80°25'19" E	30.39'
C61	17.04'	1933.84'	3°37'17"	N 08°49'32" E	17.04'

CALL TO 30.95 ACRES
WEST SHERMAN BAPTIST
CHURCH INC.
VOL. 3758 PG. 447
O.R.G.C.T.

LINE	BEARING	DISTANCE
L1	S 76°46'52" W	175.00'
L2	S 74°51'24" W	50.02'
L3	S 75°39'27" W	125.00'
L4	N 13°20'33" W	6.98'
L5	N 89°58'06" W	348.49'
L6	N 61°26'54" W	50.60'
L7	N 70°15'03" W	125.00'
L8	N 82°08'48" E	1.45'
L9	S 40°54'24" W	20.44'
L10	S 45°05'35" W	24.84'
L11	S 37°14'00" E	25.48'
L12	S 53°23'51" E	21.71'
L13	S 31°46'52" W	21.92'
L14	N 44°54'25" W	21.94'
L15	N 58°13'08" W	21.92'
L16	N 50°15'35" E	19.19'
L17	S 58°13'08" E	21.92'
L18	S 31°39'27" W	21.92'
L19	N 35°06'34" W	26.35'
L20	N 60°50'13" W	21.89'
L21	N 31°46'52" E	21.92'
L22	S 58°20'33" E	21.92'
L23	N 58°07'12" E	16.39'

LEGEND

● FOUND MONUMENT	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	D.E.D. RECORDS, GRAYSON COUNTY, TEXAS
IRSC 1/2" IRON ROD W/ PRESTON TRAIL LAND SURVEYING RPLS 6555 CAP SET	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
IRF IRON ROD FOUND	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRFC IRON ROD FOUND IN PLASTIC CAP	R.P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
CRMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND	
ADF ALUMINUM DISK FOUND	VOL. PG. VOLUME, PAGE
PKF PK NAIL FOUND	INST. NO. INSTRUMENT NO.
XF "X" SCRIBED IN CONCRETE FOUND	U.E. UTILITY EASEMENT
CU CONTROLLING MONUMENT	D.E. DRAINAGE EASEMENT
() DEED OR PLAT CALL	BOUNDARY LINE
R.O.W. RIGHT-OF-WAY	ADJOINER LINE
P.D.E. PRIVATE DRAINAGE EASEMENT	EASEMENT

PRELIMINARY
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OWNER/DEVELOPER:
Wyldeewood Homes LLC
P.O. Box 911688
Sherman, TX 75092
Contact: Tim Pike

ENGINEER:
MOJ Engineering, LLC
3774 Childress Street
Houston, TX 77005
Firm Registration # 20254
Contact: Michael Jensen

SURVEYOR:
Chris Noah, RPLS 6555
Preston Trail Land Surveying LLC
83493 N. State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-766-6029

FINAL PLAT
WASHINGTON MEADOWS, PHASE ONE
15.983 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-766-6029

TRRS Firm No. 1079405
Drawn by: BNH
Checked by: CRN
Scale: 1"=60'
Date: 10/20/2020
Project No. 2002046A
Sheet No. 3 of 4

OWNER'S CERTIFICATE

WHEREAS WYLDEWOOD HOMES, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of a called 37.114 acre tract of land described in the deed to Wyldeewood Homes, recorded in Instrument No. 2020-31383, 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 "SUMMIT" found for the northeast corner of said 37.114 acre tract, common to the southeast corner of Lot 1 in Block 1 of Brookshire Addition, according to the plat thereof recorded in Volume 22, Page 62, Plat Records of Grayson County, Texas, and on the easterly line of said 37.114 acre tract, and on the westerly line of a called 30.95 acre tract of land described in the deed to West Sherman Baptist Church, Inc., recorded in Volume 3758, Page 447, said Official Records, and from which an "X" found scribed in concrete for the northeast corner of said Lot 1 bears North 13°13'08" West, a distance of 455.68 feet.

THENCE South 13°13'08" East, with the easterly line of said 37.114 acre tract, and with the westerly line of said 30.95 acre tract, a distance of 541.38 feet to a point for corner, said point falls in a creek.

THENCE South 13°20'33" East, continuing with the easterly line of said 37.114 acre tract, and with the westerly line of said 30.95 acre tract, a distance of 399.39 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESON TRAIL LAND SURVEYING RPLS 6555" (hereinafter referred to as Capped Iron Rod) set for the southeast corner of the herein described tract of land.

THENCE continuing across said 37.114 acre tract, the following eight (8) courses:

- South 76°46'52" West, a distance of 175.00 feet to a Capped Iron Rod set for corner;
- South 74°51'24" West, a distance of 50.02 feet to a Capped Iron Rod set for corner;
- South 75°39'27" West, a distance of 125.00 feet to a Capped Iron Rod set for corner;
- North 13°20'33" West, a distance of 6.98 feet to a Capped Iron Rod set for corner at the beginning of a non-tangent curve to the right, having a delta angle of 12°37'32", a radius of 490.50 feet, and a chord bearing and distance of South 83°43'09" West, 107.87 feet;
- With said curve to the right, an arc distance of 108.08 feet to a Capped Iron Rod set for corner;
- North 61°26'54" West, a distance of 50.60 feet to a Capped Iron Rod;
- North 61°26'54" West, a distance of 50.60 feet to a Capped Iron Rod;
- North 70°15'03" West, a distance of 125.00 feet to a Capped Iron Rod set for the southern-most southwest corner of the herein described tract of land, and on a westerly line of said 37.114 acre tract;

THENCE with a westerly line of said 37.114 acre tract, the following two (2) courses:

- North 19°44'57" East, a distance of 278.84 feet to a Capped Iron Rod set for corner at the beginning of a tangent curve to the left having a delta angle of 01°40'02", a radius of 3225.25 feet, and a chord bearing and distance of North 18°54'56" East, 93.85 feet;
- With said curve to the left, an arc distance of 93.85 feet to a Capped Iron Rod set for corner at the beginning of a non-tangent curve to the right having a delta angle of 09°19'41", a radius of 1755.23 feet, and a chord bearing and distance of North 62°36'19" East, 291.95 feet;

THENCE with a southerly line of said 37.114 acre tract, and with said curve to the right, an arc distance of 292.27 feet to a Capped Iron Rod set for corner on the easterly line of a called 30.94 acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2019-26143, said Official Records, and on the easterly right-of-way line of a called Farm to Market Road 1417.

THENCE North 21°24'08" East, with a westerly line of said 37.114 acre tract, and with the easterly line of said 30.94 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, a distance of 50.45 feet to a 5/8-inch iron rod found for corner.

THENCE North 16°49'44" East, continuing with a westerly line of said 37.114 acre tract, and with the easterly line of said 30.94 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, a distance of 10.28 feet to a Capped Iron Rod set for corner, and at the beginning of a non-tangent curve to the left having a delta angle of 09°33'13", a radius of 1755.23 feet, and a chord bearing and distance of South 83°01'00" East, 288.00 feet.

THENCE with the northerly line of said 37.114 acre tract, with said curve to the left, an arc distance of 288.33 feet to a Capped Iron Rod set for corner at the beginning of a non-tangent curve to the left having a delta angle of 01°59'44", radius of 3225.25 feet, and a chord bearing and distance of North 12°58'49" East, 449.71 feet.

THENCE with a westerly line of said 37.114 acre tract, and with said curve to the left, an arc distance of 450.08 feet to a Capped Iron Rod set for corner.

THENCE North 82°08'48" East, with a northerly line of said 37.114 acre tract, a distance of 321.42 feet to a Capped Iron Rod set for corner at the beginning of a non-tangent curve to the left having a delta angle of 04°21'51", a radius of 275.00 feet, and a chord bearing and distance of North 09°23'29" East, 20.94 feet.

THENCE with a westerly line of said 37.114 acre tract, and with said curve to the left, an arc distance of 20.95 feet to a Capped Iron Rod set for the northern-most northwest corner of the herein described tract of land, and on the southerly line of aforesaid Lot 1;

THENCE North 82°08'48" East, with a northerly line of said 37.114 acre tract, and with the southerly line of said Lot 1, a distance of 178.89 feet to the POINT OF BEGINNING and enclosing 15.983 acres (669,200 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That WYLDEWOOD HOMES, LLC, does hereby adopt this plat designating the hereinbefore described property as WASHINGTON MEADOWS, PHASE ONE, an Addition to the City of Sherman, Grayson County, Texas, and does 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 Sherman, Texas.

By: Wyldeewood Homes, LLC

By: Albert Denson, Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert Denson, 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

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

Mayor, City of Sherman, Texas _____ Date _____

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

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

Clerk, City of Sherman, Texas _____

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 _____

SURVEYOR'S 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. Noah _____ Date _____
Registered Professional Land Surveyor No. 6555

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FINAL PLAT
WASHINGTON MEADOWS, PHASE ONE
15.983 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
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Contact: Tim Pike

ENGINEER:
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Houston, TX 77005
Firm Registration # 20254
Contact: Michael Jensen

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TRRS Firm No. 1079405
Drawn by: BNH
Checked by: CRN
Scale: 1"=60'
Date: 10/20/2020
Project No. 2002046A
Sheet No. 4 of 4



STAFF REVIEW LETTER

December 7, 2020

Wyldeewood Homes, LLC
P.O. Box 911688
Sherman, TX 75092
Attn: Tim Pike

MDJ Engineering, LLC
3774 Childress St.
Houston, TX 77005
Attn: Michael Jensvold

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 Washington Meadows, Phase One has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. When a street changes direction, the street name shall change.
2. Drainage Easements on East line of Blocks C & F shall be shown as Private Drainage Easements.
3. Right of Way width to be shown for Washington Street.
4. Entrances/Exits off FM 1417 will be Right-in, Right-out only.
5. Proposed Access Easements by Separate Instrument shall be filed in the Official Public Records and Instrument Nos. to be shown on plat.
6. 20' and 30' Utility Easement (Inst. No. 2014-00001776) to be shown as "20' Utility Easement for Water and Sewer."
7. Additional easements may be required upon civil review.
8. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done with public right of way.
9. Letters from various utility providers to be obtained by property owner verifying availability of service and when service will be available.
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 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

24.

Meeting Date: 12/15/2020

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

Clay Mahone, Chairman

David Downtain, Vice Chairman

Shawn Davis, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

900 BLOCK NORTH FM 1417 (HERITAGE PARKWAY)

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 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

Background:

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. The owners would like to plat the property into (77) seventy-seven lots for residential development. They are also requesting an exception to allow one lot to 55.12' wide in lieu of the required 60'.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Wyldewood Homes (Owners)

Tim Pike (Representative)

Preston Trail Land 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:

22

Objections Received:

0

Attachments

Location Map

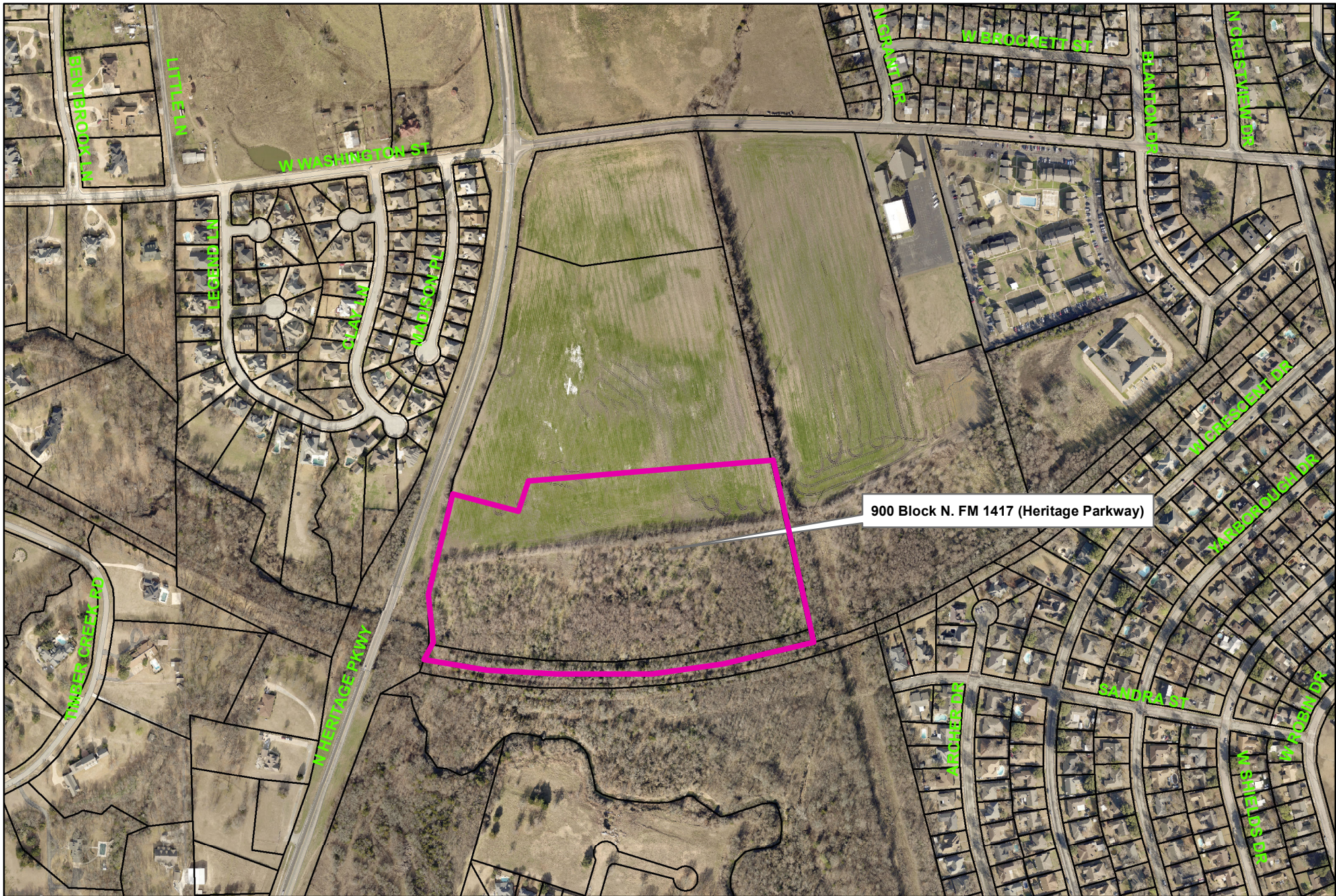
Zoning Map

Zoning Sign Photo

Lot for Exception

Washington Meadows Phase Two

Staff Review Letter

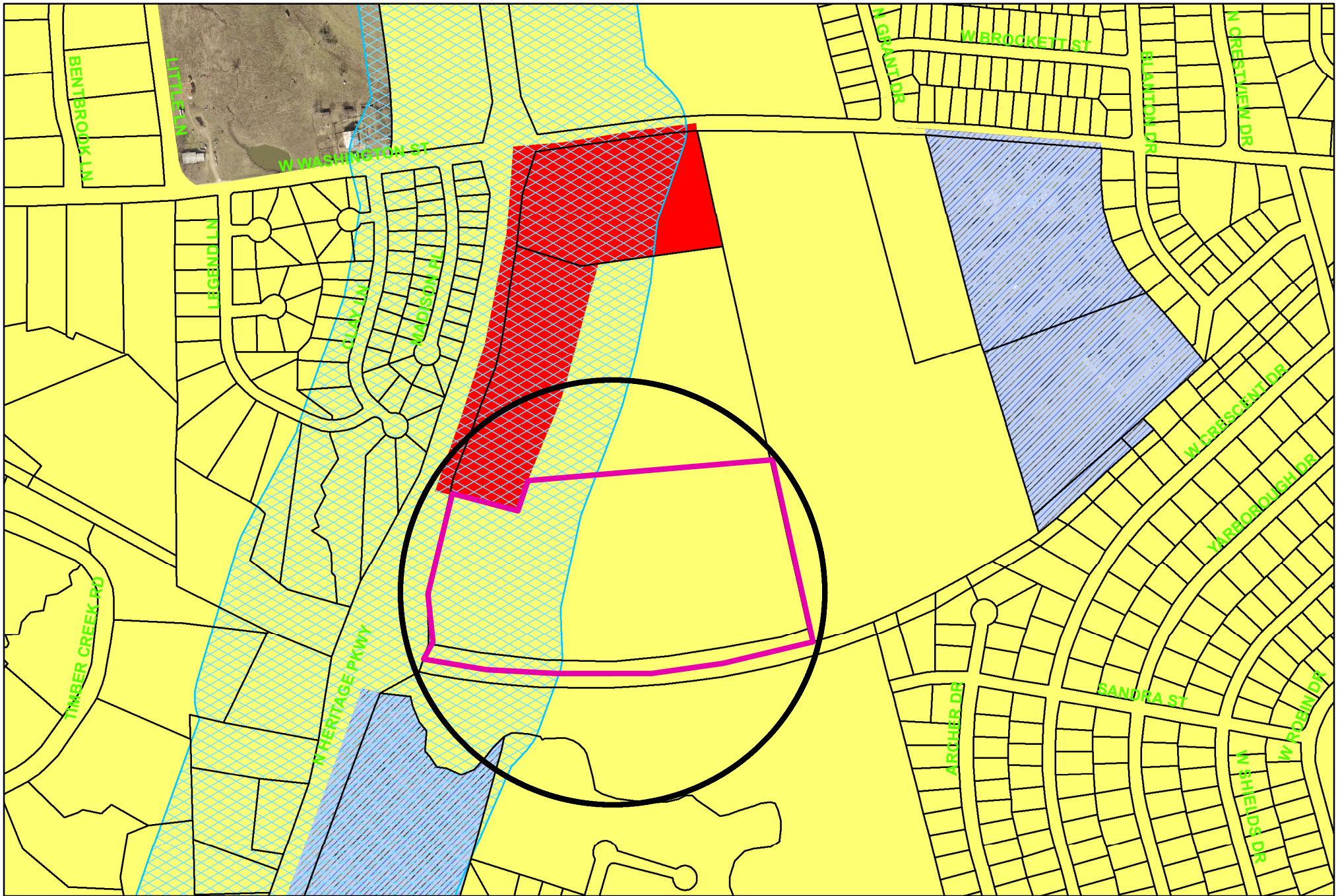


City of Sherman, Texas
Developmental Services Department

**900 Block North FM 1417 (Heritage Parkway)
Washington Meadows, Phase 2**



1 in = 483 ft



City of Sherman, Texas
Developmental Services Department

Zoning - 900 Block North FM 1417 (Heritage Parkway) Washington Meadows, Phase 2



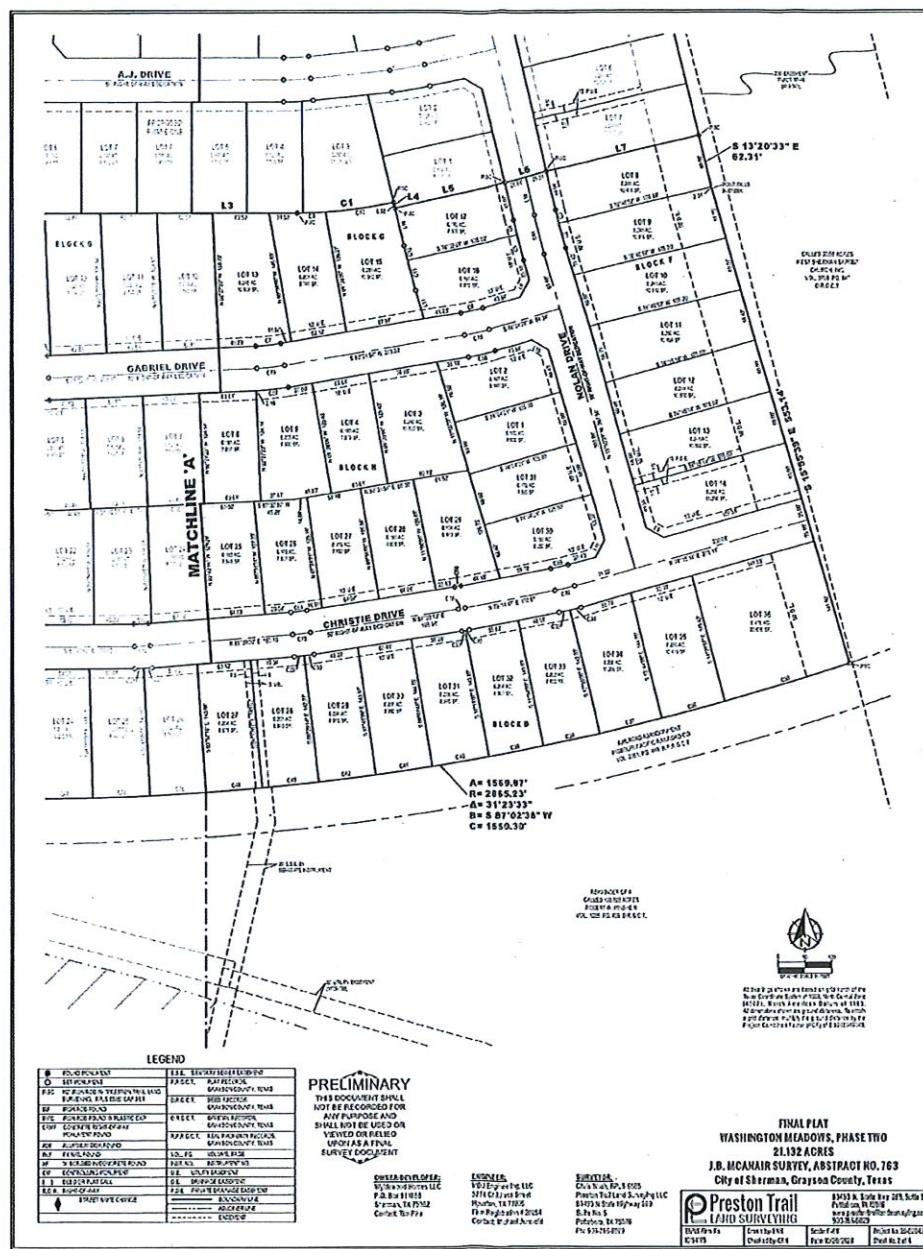
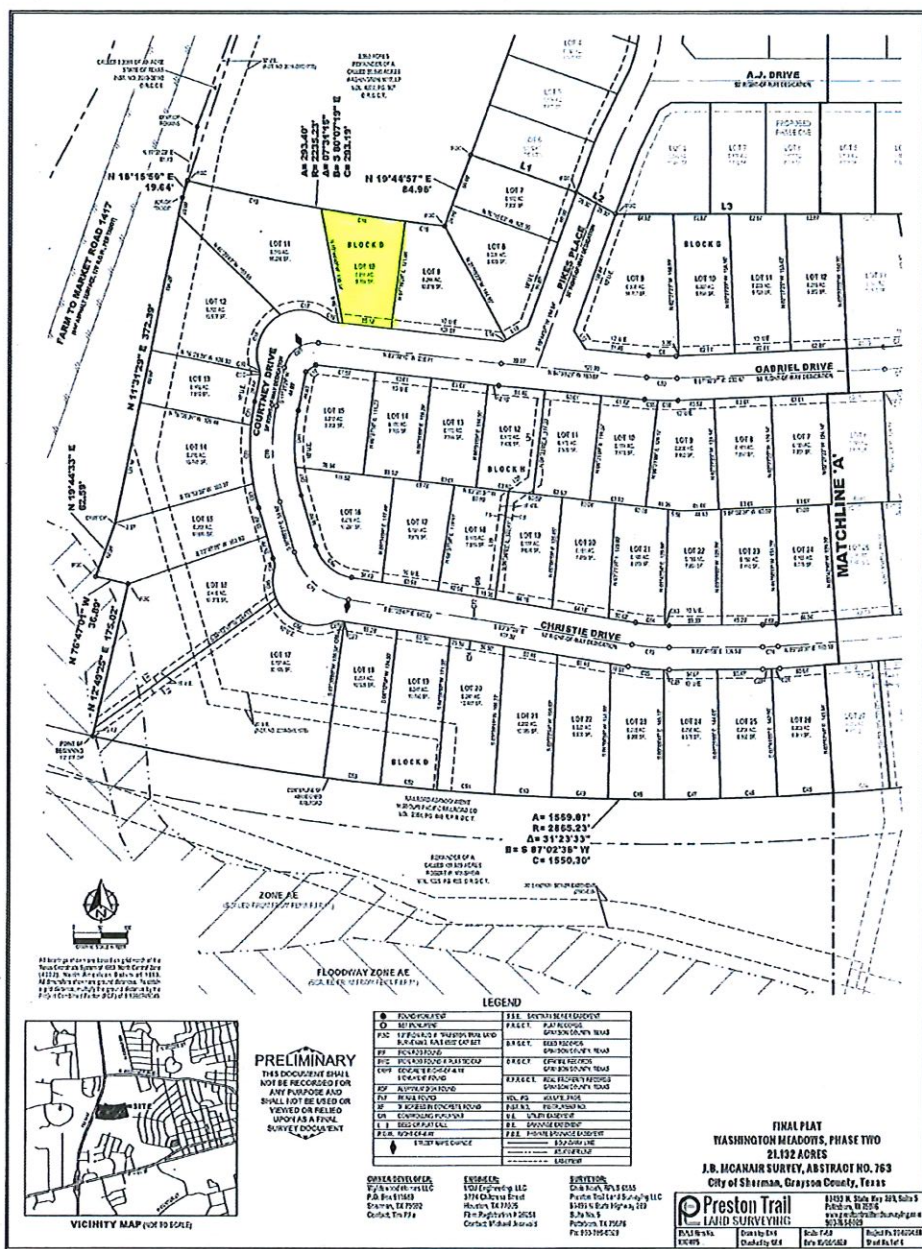
NOT TO SCALE

1 in = 483 ft

900 Block North FM 1417 (Heritage Parkway)



Nov 24, 2020 at 2:15 PM



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.08	490.50	12°37'32"	N 83°43'09" E	107.87
C2	28.63	975.00	1°40'56"	N 15°05'11" W	28.62
C3	15.36	975.00	°54'10"	N 13°47'35" W	15.36
C4	16.93	1025.00	°56'48"	S 13°48'57" E	16.93
C5	29.31	1025.00	1°39'18"	S 15°06'30" E	29.31
C6	24.71	225.00	6°17'33"	S 77°13'07" W	24.70
C7	28.19	225.00	7°10'43"	S 83°57'15" W	28.17
C8	31.02	225.00	7°43'54"	N 88°30'26" W	30.99
C9	31.36	490.50	3°39'49"	N 83°12'00" E	31.36
C10	76.72	490.50	8°57'43"	N 81°53'14" E	76.64
C11	34.95	1150.00	1°44'29"	N 15°03'25" W	34.95
C12	16.93	1150.00	°50'37"	N 13°45'52" W	16.93
C13	152.66	2235.23	3°54'48"	S 78°19'06" E	152.63
C14	85.61	2235.23	2°12'09"	S 81°30'01" E	85.60
C15	45.13	2235.23	1°09'25"	S 83°18'14" E	45.13
C16	8.24	15.00	31°29'31"	N 67°47'25" W	8.14
C17	56.21	49.50	65°03'55"	N 84°34'37" W	53.24
C18	71.58	49.50	82°51'28"	S 21°27'42" W	65.51
C19	3.64	15.00	13°54'24"	S 13°00'50" E	3.63
C20	4.80	15.00	17°35'07"	S 02°43'55" W	4.59
C21	26.88	250.00	6°09'39"	S 08°26'41" W	26.87
C22	65.83	250.00	15°05'16"	S 02°10'45" E	65.84
C23	1.01	100.00	°34'40"	S 81°06'27" E	1.01
C24	3.03	225.00	°46'19"	S 81°00'38" E	3.03
C25	40.26	275.01	8°23'18"	S 84°49'09" E	40.23
C26	6.24	275.35	1°17'55"	S 89°39'52" E	6.24
C27	9.85	274.99	2°03'09"	N 88°39'33" E	9.85
C28	9.52	274.99	1°55'59"	N 85°35'30" E	9.52
C29	10.95	275.00	1°16'53"	N 84°39'34" E	10.95
C30	11.11	275.00	2°18'54"	N 82°12'40" E	11.11
C31	4.15	275.00	°51'52"	N 80°37'17" E	4.15
C32	4.52	275.00	°56'34"	N 79°43'04" E	4.52
C33	11.98	275.00	2°29'48"	N 77°59'53" E	11.98
C34	11.98	275.00	2°29'45"	N 75°30'07" E	11.98
C35	145.27	2855.23	2°54'18"	S 72°48'01" W	145.25
C36	72.63	2855.23	1°27'09"	S 74°59'44" W	72.63
C37	72.75	2855.23	1°27'17"	S 76°25'57" W	72.75
C38	63.40	2855.23	1°16'04"	S 77°47'38" W	63.40
C39	63.53	2855.23	1°16'14"	S 79°03'47" W	63.53
C40	63.60	2855.23	1°16'19"	S 80°20'03" W	63.60
C41	63.61	2855.23	1°16'19"	S 81°36'22" W	63.61
C42	63.56	2855.23	1°16'15"	S 82°52'39" W	63.55
C43	63.44	2855.23	1°16'07"	S 84°08'50" W	63.44
C44	63.29	2855.23	1°15'55"	S 85°24'51" W	63.29
C45	63.36	2855.23	1°16'01"	S 86°40'50" W	63.35
C46	63.48	2855.23	1°16'10"	S 87°56'55" W	63.48
C47	63.52	2855.23	1°16'13"	S 89°13'07" W	63.52
C48	63.03	2855.23	1°15'37"	N 89°30'58" W	63.02
C49	63.39	2855.23	1°16'03"	N 88°15'08" W	63.39
C50	63.69	2855.23	1°16'25"	N 86°58'54" W	63.69
C51	63.84	2855.23	1°16'43"	N 85°42'20" W	63.94
C52	64.12	2855.23	1°16'56"	N 84°25'30" W	64.12
C53	64.21	2855.23	1°17'02"	N 83°08'31" W	64.21
C56	14.90	275.00	3°06'16"	S 85°06'38" E	14.90
C57	23.01	275.00	4°47'37"	N 89°56'25" E	23.00
C58	34.46	275.00	7°10'43"	N 83°57'15" E	34.43
C59	30.20	275.00	6°17'33"	N 77°13'07" E	30.19
C60	19.61	225.00	4°59'33"	S 76°45'00" W	19.60
C61	7.10	225.00	1°48'26"	S 80°09'00" W	7.10
C62	18.05	225.00	4°35'45"	S 83°21'07" W	18.05
C63	15.85	225.00	4°02'07"	S 87°40'04" W	15.84
C64	4.73	225.82	1°12'02"	N 89°42'44" W	4.73
C65	33.32	225.01	8°29'04"	N 84°52'02" W	33.29
C66	3.70	275.00	°46'19"	N 81°00'38" E	3.70
C67	56.98	60.00	65°17'26"	N 48°45'04" W	53.94
C68	32.85	200.00	9°24'34"	N 11°24'04" W	32.81
C69	63.60	200.00	18°13'16"	N 02°24'51" E	63.34
C70	51.89	35.00	84°56'21"	S 53°59'39" W	47.26
C71	108.51	225.00	27°37'50"	S 02°17'26" E	107.46
C72	85.47	75.00	65°17'26"	S 48°45'04" E	80.92
C73	3.37	250.00	°46'19"	S 81°00'38" E	3.37
C74	42.28	250.00	9°41'23"	S 85°28'11" E	42.23
C75	17.61	250.00	4°02'07"	S 87°40'04" W	17.60
C76	20.06	250.00	4°35'48"	N 83°21'07" E	20.05
C77	7.89	250.00	1°48'26"	N 80°09'00" E	7.89
C78	21.76	250.00	4°59'33"	N 76°45'00" E	21.76
C79	27.46	250.00	6°17'33"	S 77°13'07" W	27.44
C80	31.32	250.00	7°10'43"	S 83°57'15" W	31.30
C81	34.46	250.00	7°53'54"	N 88°30'26" W	34.44
C82	NOT USED				
C83	27.85	250.00	6°22'58"	S 12°54'52" E	27.84
C84	8.85	15.00	33°47'43"	S 01°21'18" E	8.72
C85	32.92	49.50	38°06'12"	S 03°30'35" E	32.32
C86	78.17	49.50	90°26'58"	S 67°48'11" E	70.30
C87	8.88	15.00	33°54'05"	N 83°54'23" E	8.75
C88	3.07	99.99	1°43'05"	S 79°57'35" E	3.00

LINE	BEARING	DISTANCE
L1	S 70°15'03" E	125.00
L2	S 61°26'54" E	50.60
L3	S 69°58'06" E	348.49
L4	S 13°20'33" E	6.98
L5	N 76°39'27" E	125.00
L6	N 74°51'24" E	60.02
L7	N 76°46'52" E	175.00
L8	N 60°50'13" W	21.89
L9	S 29°04'21" W	21.92
L10	N 13°20'33" W	43.07
L11	N 15°55'39" W	32.81
L12	N 32°24'16" W	24.48
L13	S 55°58'42" W	28.00
L14	S 58°39'42" W	3.37
L15	S 60°55'39" E	21.92
L16	S 29°09'47" W	21.95
L17	N 53°59'39" E	13.50
L18	N 13°20'33" W	43.85
L19	N 06°56'01" E	106.02
L20	N 55°15'50" E	36.31
L21	N 06°31'06" E	89.30

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

OWNER/DEVELOPER:
Wyldeewood Homes LLC
P.O. Box 911658
Sherman, TX 75092
Contact: Tim Pike

ENGINEER:
MDJ Engineering, LLC
3774 Chidress Street
Houston, TX 77005
Firm Registration # 20254
Contact: Michael Jensen

SURVEYOR:
Chris Noah, RPLS 6555
Preston Trail Land Surveying LLC
83493 N State Highway 289
Suite No. 5
Pottsbom, TX 75076
Prc: 603-766-6029

Preston Trail
LAND SURVEYING

83493 N. State Hwy 289, Suite 5
Pottsbom, TX 75076
www.prestontrailandsurveying.com
903-766-6029

Drawn by: ENH
Checked by: GKN
Scale: T-69
Date: 10/20/2020
Project No. 20-0204.68
Sheet No. 3 of 4

FINAL PLAT
WASHINGTON MEADOWS, PHASE TWO
21.132 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Wyldeewood Homes LLC
P.O. Box 911658
Sherman, TX 75092
Contact: Tim Pike

ENGINEER:
MDJ Engineering, LLC
3774 Chidress Street
Houston, TX 77005
Firm Registration # 20254
Contact: Michael Jensen

SURVEYOR:
Chris Noah, RPLS 6555
Preston Trail Land Surveying LLC
83493 N State Highway 289
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Drawn by: ENH
Checked by: GKN
Scale: T-69
Date: 10/20/2020
Project No. 20-0204.68
Sheet No. 1 of 1

FINAL PLAT
WASHINGTON MEADOWS, PHASE TWO
21.132 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER'S CERTIFICATE

WHEREAS WYLDEWOOD HOMES, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of a called 37.114 acre tract of land described in the deed to Wyldeewood Homes, recorded in Instrument No. 2020-31583, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southern-most southwest corner of said 37.114 acre tract, and on the easterly right-of-way line of Farm to Market Road 1417, and at the centerline of the abandoned Missouri Pacific Railroad Co. Right-of-Way, recorded in Volume 2351, Page 443, Real Property Records of Grayson County, Texas;

THENCE North 12°49'25" East, with a westerly line of said 37.114 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, a distance of 175.02 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6555" (hereinafter referred to as Capped Iron Rod) set for a re-entrant corner of said 37.114 acre tract;

THENCE North 76°47'01" West, with a southerly line of said 37.114 acre tract, and with the northerly right-of-way line of said Farm to Market Road 1417, a distance of 36.89 feet to a Capped Iron Rod set for the western-most southwest corner of said 37.114 acre tract;

THENCE in a northerly direction, with a westerly line of said 37.114 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, the following two (2) courses:

- North 19°44'33" East, a distance of 62.59 feet to a concrete TxDOT right-of-way monument found for corner;
- North 11°31'29" East, a distance of 313.35 feet to an aluminum disk stamped "TxDOT" found for the southern-most corner of a called 0.3094 of an acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2019-26143, said Official Records;

THENCE North 18°15'50" East, with a westerly line of said 37.114 acre tract, with the easterly line of said 0.3094 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, a distance of 19.64 feet to a Capped Iron Rod set for corner at the beginning of a non-tangent curve to the left having a delta angle of 07°31'15", a radius of 2235.23 feet, and a chord bearing and distance of South 60°07'19" East, 293.19 feet;

THENCE with a northerly line of said 37.114 acre tract, with said curve to the left, an arc distance of 293.40 feet to a Capped Iron Rod set for corner;

THENCE North 19°44'57" East, with a westerly line of said 37.114 acre tract, a distance of 84.95 feet to a Capped Iron Rod set for the northern-most northwest corner of the herein described tract of land;

THENCE crossing said 37.114 acre tract, the following eight (8) courses:

- South 70°15'03" East, a distance of 125.00 feet to a Capped Iron Rod set for corner;
- South 61°26'54" East, a distance of 50.60 feet to a Capped Iron Rod set for corner;
- South 69°58'06" East, a distance of 348.49 feet to a Capped Iron Rod set for corner at the beginning of a tangent curve to the left having a delta angle of 12°37'32", a radius of 490.50 feet, and a chord bearing and distance of North 83°43'09" East, 107.87 feet;
- With said curve to the left, an arc distance of 108.08 feet to a Capped Iron Rod;
- South 13°20'33" East, a distance of 6.98 feet to a Capped Iron Rod set for corner;
- North 76°39'27" East, a distance of 125.00 feet to a Capped Iron Rod set for corner;
- South 69°58'06" East, a distance of 348.49 feet to a Capped Iron Rod set for corner at the beginning of a tangent curve to the left having a delta angle of 12°37'32", a radius of 490.50 feet, and a chord bearing and distance of North 83°43'09" East, 107.87 feet;
- South 76°46'52" East, a distance of 175.00 feet to a Capped Iron Rod set for the northeast corner of the herein described tract of land, and on the easterly line of said 37.114 acre tract, and on the easterly line of a called 0.3095 acre tract of land described in the deed to West Sherman Baptist Church, Inc., recorded in Volume 3758, Page 847, said Official Records;

THENCE South 13°20'33" East, with the easterly line of said 37.114 acre tract, and with the westerly line of said 0.3095 acre tract, a distance of 62.31 feet to a point for corner, said point falls in said creek;

THENCE South 15°55'39" East, continuing with the easterly line of said 37.114 acre tract, and with the westerly line of said 0.3095 acre tract, a distance of 553.14 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6555" set for the southeast corner of said 37.114 acre tract, common to the southwest corner of said 0.3095 acre tract, and at the centerline of aforesaid Abandoned Railroad, and at the beginning of a non-tangent curve to the right having a delta angle of 31°23'33", a radius of 2865.23 feet, and a chord bearing and distance of South 87°02'38" West, 1550.30 feet;

THENCE with a southerly line of said 37.114 acre tract, and with centerline of said Abandoned Railroad, and with said curve to the right, an arc distance of 1569.87 feet to the POINT OF BEGINNING and enclosing 21.132 acres (20,504 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That WYLDEWOOD HOMES, LLC, does hereby adopt this plat designating the hereinbefore described property as WASHINGTON MEADOWS, PHASE TWO, an Addition to the City of Sherman, Grayson County, Texas, and does 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.

By: Wyldeewood Homes, LLC

By:

Albert Denson, Owner

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert Denson, 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

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

Mayor, City of Sherman, Texas Date

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

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

Clerk, City of Sherman, Texas

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 hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Registered Professional Land Surveyor No. 6555

Date

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



STAFF REVIEW LETTER

December 7, 2020

Wyldeewood Homes, LLC
P.O. Box 911688
Sherman, TX 75092
Attn: Tim Pike

MDJ Engineering, LLC
3774 Childress St.
Houston, TX 77005
Attn: Michael Jensvold

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 Washington Meadows, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, December 15, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. When a street changes direction, the street name shall change.
2. Drainage Easement on East line of Block F shall be shown as Private Drainage Easements.
3. Right of Way width to be shown for Washington Street.
4. Verify ownership of Railroad Abandonment property adjacent to South perimeter of subject property.
5. Proposed Sanitary Sewer Easements by Separate Instrument shall be filed in the Official Public Records and Instrument Nos. to be shown on plat. Potentially two easements required to two potential property owners to cross said easement location.
6. 20' and 30' Utility Easement (Inst. No. 2014-00001776) to be shown as "20' Utility Easement for Water and Sewer."
7. 15' Utility Easement on Lots 16 & 17, Block D to be changed to Drainage Easement.
8. 15' Utility Easement on Lots 11, 12, 18, 19, Block H to be changed to Drainage Easement.
9. Offsite 15' Utility Easement on Lots 6, 7, Block F to be shown as Private Drainage Easement.
10. 15' Utility Easement on Lots 27, 28, Block D to be changed to Sanitary Sewer Easement.
11. Additional easements may be required upon civil review.
12. All requirements of the Floodplain Ordinance shall be followed.
13. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing is required from City of Sherman Engineering Department for review and approval prior to any work being done with public right of way.
14. Letters from various utility providers to be obtained by property owner verifying availability of service and when service will be available.

15. 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.
16. 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**

26.

Meeting Date: 12/15/2020

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

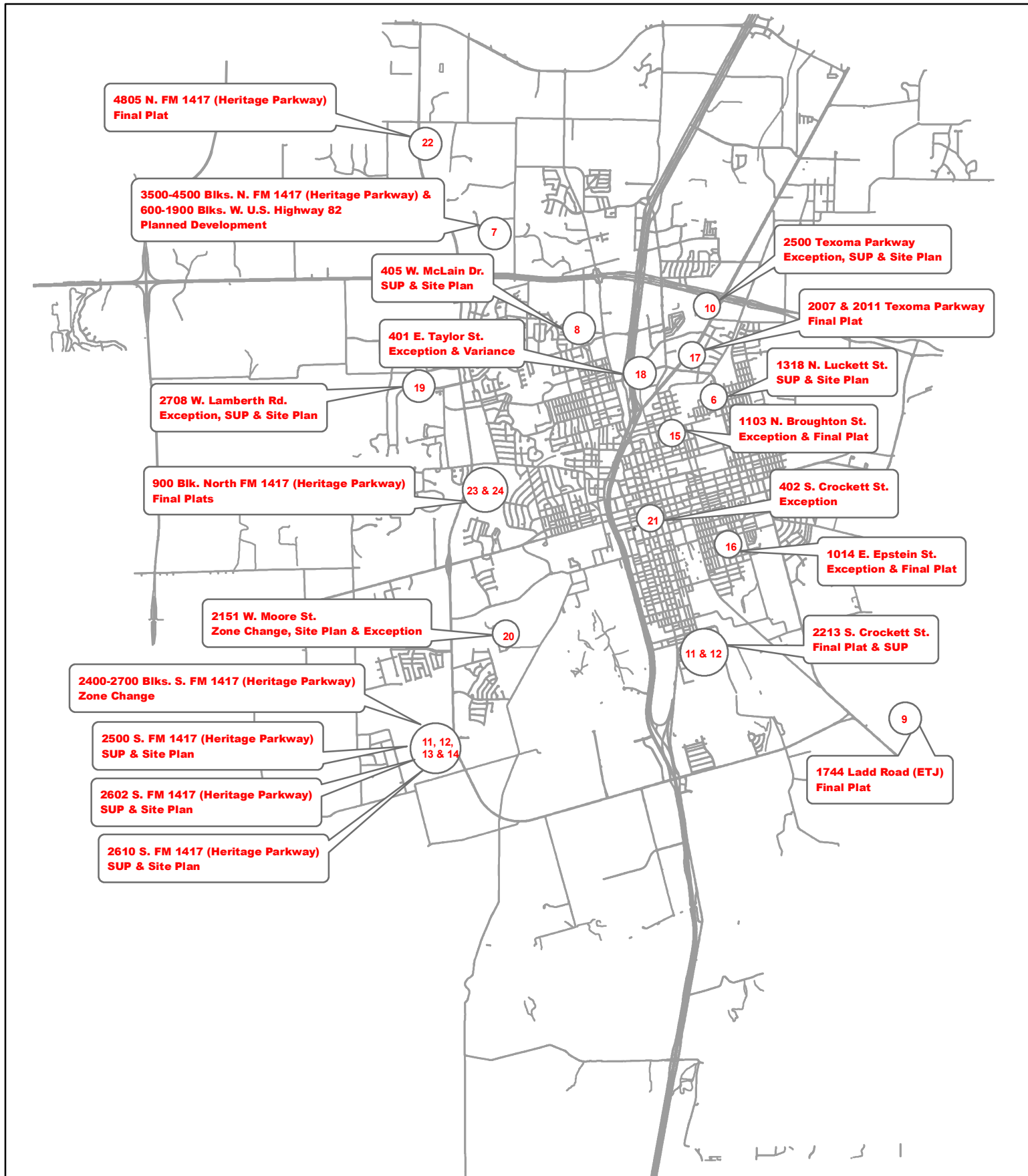
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting December 15, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE
1 inch = 7,000 feet