Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
Email: planning@cityofsherman.com

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 13, 2022 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 15, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETINGS.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENT**
[Appoint Officers: Chairman, Vice-Chairman and Acting Secretary]

5. **CITIZEN COMMENTS**
During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

6. **CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. * **2118 PLAINVIEW ROAD**
The request of Matt and Theresa Petry (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2118 Plainview Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 13.866 acres in the James L. Atchison Survey, Abstract No. 21, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Petry Farms, Lots 1, 2, 3, and 4, Block A.

8. * **1400 BLOCK WEST LAMBERTH ROAD**

The request of Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block of West Lamberth Road, being 4.121 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lot 6, Block 8 Turtle Creek South Addition, Section 3, as follows:

Planning and Zoning Commission

Replat approval of Earnhartbuilt's 8th Addition.

9. * **5202 WILDER TRAIL**

The request of Leslie and Susan McConnell (Owner) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 5202 Wilder Trail, being 2.481 acres in the Fielding Bacon Survey, Abstract No. 119, and being all of Lot 8 of Friendship Ranch Addition, as follows:

Planning and Zoning

Replat approval of McConnell Addition.

10. * **1022 BROWN ROAD**

The request of Jon and Lavonda Brown (Owners) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 1022 Brown Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.959 acres in the John McClenihan Surcey, Abstract No. 789, as follows:

Planning and Zoning

Final Plat approval of Brown's Dripping Springs Addition.

11. * **120 RIDGEVIEW ROAD**

The request of Wanda Louise Meyers Estate (Owner), Kenneth Meyers (Representative) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 120 Ridgeview Road, being 1.951 acres in the Fielding Bacon Survey, Abstract No. 119 and the William Thompson Survey, Abstract No. 1210, and being all of Lot 1 of Timber View Estates, as follows:

Planning and Zoning

Replat approval of Meyers Commercial Addition.

12. * **305-405 BLOCKS WEST PROGRESS DRIVE**

The request of SEDCO (Sherman Economic Development Corporation) (Owner), Kent Sharp (Representative), and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located in the 305-405 Blocks West Progress Drive, being 21.880 acres in the William Martin Survey, Abstract No. 765, and being all of Lot 3 of the Replat of Lots 2R & Three, Sherman Industrial Development Addition, as follows:

Planning and Zoning

Replat approval of Sherman III Addition.

13. *** 5005 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Kenneth and Mary Lawrence (Owners), Fidei Architecture (Architect) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:

Planning and Zoning

A. Site Plan approval of Texoma Vet Hospital
B. Preliminary Plat approval of Texoma Vet Hospital.

14. * **1002 SOUTH MONTGOMERY STREET**

The request of M&G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1002 South Montgomery Street, being 0.289 acres in the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the North 40 ft. of Lot 8, Block One, Wakefields Addition, as follows:

Planning and Zoning

Replat approval of Liam's Addition.

15. * **200-600 BLOCKS LUELLA ROAD**

The request of HMI – Sherman 2, LLC (Owner), Lennar Homes of Texas Land and Construction, LTD (Developer) and Kimley-Horn and Associates, Inc. (Surveyor/Engineer) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning

Final Plat approval of Luella Crossing Phase II.

16. * **620 AND 622 SOUTH FIRST STREET**

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at 620 and 622 South First Street, being 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Mora on First Addition.

17. * **2513 SOUTH FIRST STREET**

The request of Double D Machining, Inc.(Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2513 South First Street, being 1.400 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Double D Machining Addition.

18. * **5211 OB GRONER ROAD**

The request of John and Mary Raleigh (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5211 OB Groner Road, being 9.991 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Raleigh Acres, Lots 1 and 2, Block A.

19. * **310 NORTH CARL STREET**

The request of Dhesi Investment, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 310 North Carl Street, being 0.217 acres in the J.B. McAnair Survey, Abstract No. 763, and also being part of Lots 2, 3, and 4, Block E, Greenmount 2nd Addition, as follows:

Planning and Zoning Commission

Replat approval of Dhesi Addition, Lot 2R, Block E.

20. * **2111 TEXOMA PARKWAY**

The request of DJT and JJT Holdings LLC (Owners), Thomas Joseph Altland (Partner/Member) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2111 Texoma Parkway, being 0.969 acres in the Smith McGlothlin Survey, Abstract No. 808, and being part of Lot 6, and all of Lots 7 & 8, Block 7, Highland Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Rendezvous Addition.

21. * **3120 SOUTH HIGHWAY 75 (SAM RAYBURN FREEWAY)**

The request of Elaine Braum (Owner), Billy Duckworth (Representative), Sherman Crossroads, LTD (Developer) and A & W Surveying (Surveyor) concerning the property located at 3120 South Highway 75 (Sam Rayburn Freeway), being 4.474 acres in the Preston Kitchens Survey, Abstract No. 667, and also being Lots 2 and 3, Block 2, Sherman Crossroads, Phase II as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II.

22. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY) TABLED**

The request of Ronny Guerrero (Owner) and Michael Carlisle, Kimley-Horn and Associates (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 105.109 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Final Plat approval of Bel-Air Village West.

23. **920 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Reese and Loribeth Shaffer (Owners), NBS Drafting and Design (Architectural Designer) and Helvey-Wagner Surveying Inc. concerning the property located at 920 South FM 1417 (Heritage Parkway), being 2.29 acres in the Elizabeth Jones Survey, Abstract No. 625, and being part of Lot 3-R, Block One of the Replat of Lots 2 & 3, Block One of Chief's Addition, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District.

Board of Adjustment

B. Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 6 parking spaces in lieu of the required 22 for a Mini-Warehouse in a C-1 (Retail Business) District.

24. **1015 SOUTH FIRST STREET**

The request of Frank Ventura, Habitat for Humanity (Owner), BACA Studios (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1015 South First Street, being 0.152 acres in the George B. Pilant Survey, Abstract 963, and being part of Lot 4, Block 2, WD Fitch Addition, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 47.44' Lot

Width in lieu of the required 60’ in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

B. Replat approval of Habitat South First Addition

25. **2131 NORTH LOY LAKE ROAD**

The request of Matthew Grynwald (Owner), Honey Goel (Representative), Kohinoor Rahman, FK + Architect, LLC (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2131 North Loy Lake Road, being 5.439 acres in the J.B McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

26. **701 WEST HOUSTON**

The request of JEJE Holding, LLC (Owners), William Bain (Tenant), and Copley Land Surveying (Surveyor) concerning the property located at 701 W Houston, being 0.086 acres in the J.B McNair Survey, Abstract No. 763, 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 Loan Office in a C-1 (Retail Business) District.

27. **1102 SOUTH CROCKETT STREET**

David and Mignon Plyler (Owners), Jered Tredway HD Design + Build, (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1102 South Crockett Street, being 0.357 acres in the Samuel Blagg Survey, Abstract No. 56, and also being Lot 1, Block 3, B.H. Moore’s Heirs Addition, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 8, Subsection (6.3)(1) to allow a 6’ side yard setback for a kitchen addition to the existing structure in an R-1 (One-Family Residential) District.

28. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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 Adjustment 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 8, 2022 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this day of December 8, 2022
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments **2.**

Meeting Date: 12/13/2022

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR NOVEMBER 15, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETINGS.

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

November 15, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on November 15, 2022.

MEMBERS PRESENT:	CHAIRMAN MAHONE VICE CHAIRMAN DOWNTAIN COMMISSION MEMBERS: DAVIS, SIMS, WHITAKER AND BLAGG
ALTERNATE:	NONE
MEMBERS ABSENT:	MANLEY
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, KERRI TURNER, DEVELOPMENT SERVICES COORDINATOR, WAYNE LEE, DIRECTOR OF ENGINEERING AND LAUREN MARLOW, DEVELOPMENT SERVICES ADMINISTRATIVE ASSISTANT
CITY ATTORNEY:	ALICESON COTTON

CALL TO ORDER

Chairman Mahone called the meeting to order at 5:05 p.m.

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the October 18, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

There were no announcements.

APPOINT BOARD OF ADJUSTMENT

Chairman Mahone appointed the members of the Board of Adjustment: MAHONE, DAVIS, DOWNTAIN, SIMS AND WHITAKER.

CITIZEN COMMENTS

There were no citizen comments.

CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13 AND 14)

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

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

CALL TO ORDER

APPROVE MINUTES

ANNOUNCEMENTS

BOARD OF ADJUSTMENT

CITIZEN COMMENTS

CONSENT AGENDA

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

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

REPLAT - B.H. MOORE HEIRS ADDN, LT 8R, BLK 16 1228 S RUSK ST (MORAN DEVELOPMENTS, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF MORAN DEVELOPMENTS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1228 SOUTH RUSK STREET, BEING 0.200 ACRES IN PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING THE SOUTH 100 FT. OF LOT 8, BLOCK 16 OF THE B.H. MOORE HEIRS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF B.H. MOORE HEIRS ADDITION, LOT 8R, BLOCK 16.

The property is located at 1228 South Rusk Street, the northwest corner of South Rusk and West Dulin Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential 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.

PRELIMINARY PLAT – RALEIGH ACRES, LOTS 1 AND 2, BLOCK A 5211 OB GRONER RD (JOHN AND MARY RALEIGH)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JOHN AND MARY RALEIGH (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5211 OB GRONER ROAD, BEING 9.991 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF RALEIGH ACRES, LOTS 1 AND 2, BLOCK A.

The property is located at 5211 OB Groner Road between South Friendship Road and Rolling Hills Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 2 lots for residential 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.

PRELIMINARY PLAT – DHESI ADDITION, LOT 2R, BLOCK E 310 NORTH CARL STREET

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF DHESI INVESTMENT, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 310 NORTH CARL STREET, BEING 0.217 ACRES IN THE J.B. MCANAIR

SURVEY, ABSTRACT NO. 763, AND ALSO BEING PART OF LOTS 2, 3, AND 4, BLOCK E, GREENMOUNT 2ND ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF DHESI ADDITION, LOT 2R, BLOCK E.

(DHESI INVESTMENT, LLC)

The property is located at 310 North Carl Street between West Mulberry and West Pecan Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential 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 LUKE SCHEIBMEIR (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 709 EAST LAMBERTH ROAD, BEING 0.512 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING PART OF LOT 1, BLOCK 2, J.H. CARRAWAY'S SUBDIVISION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF 709 EAST LAMBERTH ADDITION, BLOCK A, LOT 1.

REPLAT - 709 EAST LAMBERTH ADDITION, BLOCK A, LOT 1
709 EAST LAMBERTH ROAD
(LUKE SCHEIBMEIR)

The property is located at 709 East Lamberth Road between Masters Street and North Loy Lake Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two 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.

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF MARK TEMPLE, M.A. TEMPLE INVESTMENTS (OWNER), R.D. SIMPSON (REPRESENTATIVE) AND BURNS SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4305 TEXOMA PARKWAY, BEING LOT 1, BLOCK 1, API ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF JOHNSTONE SUPPLY.

SITE PLAN – JOHNSTONE SUPPLY
4305 TEXOMA PARKWAY
(MARK TEMPLE, M.A. TEMPLE INVESTMENTS)

The property is located at 4305 Texoma Parkway between Frisco Road and Lindley Drive and is zoned C-2 (General Commercial) District. The owner is requesting Site Plan approval of Johnstone Supply. 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.

PRELIMIINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT LADD ESTATES III 500 BLOCK HOG SKIN ROAD (DIANA RAULSTON AND AMY FIELDS)

THE REQUEST OF DIANA RAULSTON AND AMY FIELDS (OWNERS), LEN MCMANUS (ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 500 BLOCK HOG SKIN ROAD IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 9.441 ACRES IN THE BAILEY WINFRED SURVEY, ABSTRACT NO. 66, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF LADD ESTATES III.

The property is located at 500 Block Hog Skin Road between Ladd Road and Merriman Parkway in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into seven lots for residential 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

REPLAT – EMAAR ADDITION 514 SOUTH DEWEY AVENUE (NAVEED OWAIS, EMAAR TX LLC)

THE REQUEST OF NAVEED OWAIS, EMAAR TX LLC (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING CONCERNING THE PROPERTY LOCATED AT 514 SOUTH DEWEY AVENUE, BEING 0.317 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AND ALSO BEING ALL OF LOT 4 AND PART OF LOT 5, BLOCK 2, J.C. LINNSTEAD ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF EMAAR ADDITION.

The property is located at 514 South Dewey Avenue, the northwest corner of East King Street and South Dewey Avenue and is zoned C-1 (Retail Business) District. 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.

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – LOT 1 AND LOT 2, BLOCK 1 FRONTERA 2708 EAST LAMAR STREET (FRONTERA MHC, LLC)

THE REQUEST OF FRONTERA MHC, LLC (OWNER), MARLEY PHILLIPS (DEVELOPER/REPRESENTATIVE), BOWMAN (CONSULTING FIRM) AND SPOONER AND ASSOCIATES LAND SURVEYORS (SURVEYOR) CONCERNING THE PROPERTY AT 2708 EAST LAMAR STREET, BEING 113.414 ACRES IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LOT 1 AND LOT 2, BLOCK 1 FRONTERA.

The property is located at 2708 East Lamar Street, the southeast corner of Wells Street and Highway 56 and is zoned MH (Manufacturing Housing) District. The owner would like to plat the property into one lot for a manufactured housing 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.

SITE PLAN – HICKORY HILLS APARTMENTS, LOTS 1 & 2

SITE PLAN – HICKORY HILL APARTMENTS 2100-2300 BLOCKS WEST LAMBERTH ROAD (LAMBERTH HICKERY HILL, LLC)

THE REQUEST OF LAMBERTH HICKERY HILL, LLC (OWNER), KIESHA KAY (REPRESENTATIVE), KW LANDSCAPE ARCHITECTS (LANDSCAPE ARCHITECTS), MEEKS PARTNERS (ARCHITECTS) AND BOHLER ENGINEERING (ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 2100-2300 BLOCKS WEST LAMBERTH ROAD, BEING 22.330 ACRES IN THE RALSTON W. ADAMS SURVEY, ABSTRACT NUMBER 18, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF HICKORY HILL APARTMENTS, LOTS 1 & 2.

John Kendall, Bohler Engineering, 2600 Network Blvd., #310, Frisco, TX
Mr. Kendall appeared to represent the request and answer any questions. The property is located in the 2100-2300 Blocks West Lamberth Road between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development) District.

Mr. Kendall explained, "We are requesting Site Plan approval of the Hickory Hill Apartment complex. We have worked with Staff and agree with all comments that have been given and will comply with those before submitting for Final Plat and moving forward with construction."

Mr. Rae stated, "Halff Associates has reviewed the Site Plan to ensure this conforms to the PD (Planned Development) document."

Michael Tierney, 3718 Heatherwood Ln., Sherman TX
Mr Tierney stated, "I am interested in the number of units that will be in phase one and phase two and the range of value to the apartment and apartment complex."

Mr. Kendall replied, "They are still working out their one-, two-, and three-bedroom units. There will be between 260 and 285 units with a construction cost of $35,000,000.00 to $38,000,000.00."

Mr. Tierney asked, "Has rent been determined?"

Mr. Kendall replied, "Rent has not been determined. We are at least 24 months out from completion. I cannot quote rent at this time. These will be market rate, class A apartments."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Kendall replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Site Plan of Hickory Hill Apartments, Lots 1 & 2 in the 2100-2300 Blocks West Lamberth subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

VARIANCE – SIGN SETBACK
3601 NORTH TRAVIS STREET
(PAAGE LTD)

(WITHDRAWN)

VARIANCE
THE REQUEST OF PAAGE LTD (OWNER), JOE JOHNSON (REPRESENTATIVE), NATIONAL SIGN CORPORATION (SIGN CONTRACTOR) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3601 NORTH TRAVIS STREET, BEING LOT 1, BLOCK 1 OF COVEY ADDITION CONSISTING OF 6.624 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (6)(A) TO ALLOW A 10' FRONT SETBACK FOR A FREESTANDING SIGN IN LIEU OF THE REQUIRED 25' IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
BACKGROUND:
THE PROPERTY IS LOCATED AT 3601 NORTH TRAVIS STREET BETWEEN HIGHWAY 82 AND ATKINSON DRIVE AND IS ZONED C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 3601 North Travis Street between Highway 82 and Atkinson Drive and is zoned C-2 (General Commercial) District. The owner is requesting approval of a variance for the setback of a sign.

An email was received from Joe Johnson, HBJ Architects, on November 14, 2022 at 10:57 A.M. requesting to withdraw this item.

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

THIS ITEM WAS WITHDRAWN.

VARIANCE-REAR SETBACK 3038 PRESTON CLUB DRIVE (SUE KIMBLE)

VARIANCE

THE REQUEST OF SUE KIMBLE (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3038 PRESTON CLUB DRIVE, BEING PART OF LOTS THREE AND FOUR, BLOCK ONE, OF PRESTON CLUB, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 20' REAR YARD SETBACK FOR A PATIO ADDITION IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Sue and David Kimble, 3038 Preston Club Drive, Sherman, TX

Ms. Kimble appeared to represent the request and answer any questions. The property is located at 3038 Preston Club Drive between Highway 82 and Roberts Run and is zoned R-1 (One Family Residential) District.

Ms. Kimble explained, "We would like a Variance for an 8' covered patio extension. There is nothing behind us and I don't think anything is going to be built there due to the flood plain. This would tie into the roof of the home."

Mr. Rae stated, "One of our updated zoning recommendations is a 20' rear yard setback in an R-1 (One-Family Residential) District."

Tim Snyder, 3042 Preston Club Drive, Sherman, TX

Mr. Snyder stated, "We are the applicants neighbors. I am also on the Preston Club Homeowner's Association Board. We have no objection to this item."

Chairman Mahone asked if they had seen the Staff Review Letter.

Ms. Kimble replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.

Motion by Vice Chairman Downtain to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 20' rear yard setback for a patio addition in lieu of the required 25' in an R-1 (One-Family Residential) District at 3038 Preston Club Drive subject to the Staff Review letter. Second by Commission Member Davis.

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

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

ZONE CHANGES – R-1 & M-1 TO C-2 / M-1 & R-1 TO R-2
SUP – MINI-WAREHOUSE
SITE PLAN – SHERMAN HWY 82 MIXED USE
2300-2700 BLOCKS EAST HIGHWAY 82 (FROSTFIRE HWY 82 LLC)

ZONE CHANGES, SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF FROSTFIRE HWY 82 LLC (OWNERS), MATHIAS HAUBERT, BOHLER ENGINEERING (ENGINEER), LEE ENGINEERING (TRAFFIC ENGINEER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2300-2700 BLOCKS EAST HIGHWAY 82, BEING 74.424 ACRES IN PART OF THE SAMUEL MCGLOTHLEN SURVEY, ABSTRACT NO. 811 AND THE RUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
A. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT, BEING 22.705 ACRES IN PART OF THE SAMUEL MCGLOTHLEN SURVEY, ABSTRACT NO. 811 AND THE RUBEN HENDRIX SURVEY, ABSTRACT NO. 504.
B. ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AND M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT, BEING 51.718 ACRES IN PART OF THE SAMUEL MCGLOTHLEN SURVEY, ABSTRACT NO. 811 AND THE RUBEN HENDRIX SURVEY, ABSTRACT NO. 504.
C. SPECIFIC USE PERMIT APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT, BEING 14.819 ACRES IN PART OF THE SAMUEL MCGLOTHLEN SURVEY, ABSTRACT NO. 811 AND THE RUBEN HENDRIX SURVEY, ABSTRACT NO. 504.
D. SITE PLAN APPROVAL OF SHERMAN HIGHWAY 82 MIXED USE.

John Kendall, Bohler Engineering, 2600 Network Blvd., #310, Frisco, TX
Mr. Kendall appeared to represent the request and answer any questions. The property is located in the 2300-2700 Blocks East Highway 82 at the Northeast Corner of Frisco Road and Highway 82 and is zoned R-1 (One Family Residential) District/M-1 (Light Manufacturing) District/R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Mr. Kendall explained, "We are requesting Zone Changes, a Specific Use Permit and Site Plan to allow a mixed-use

development consisting of commercial uses, residential uses, and a mini storage on approximately 74 acres.

The current zoning is R-2 (Multi-Family Residential) District and M-1 (Light Manufacturing) District. We would like a Commercial and Multi-family development along Highway 82 and a Self-Storage up against the railroad.

We had a Traffic Impact Analysis (TIA) done. If we were to move forward with this project, there would not be any requirements for improvements, but what we are committing to along Baker Road is 12' lanes of asphalt on both sides. In addition to that, we are committing to a connector road from Baker Road to Baker Ridge Road, which would allow traffic to get directly onto the freeway."

Commission Member Davis asked, "Did your traffic analysis consider the new roads?"

Mr. Kendall replied, "yes. There is a development just north of this and we used the same engineer. They took into consideration the development to the north and our development. They have to look at a worst-case scenario. This is a seven year plan but could very easily be a ten to twelve year plan as this gets built out and we are preparing for a worst-case scenario."

Chairman Mahone asked Mr. Lee, "Has engineering reviewed this TIA?"

Mr. Lee replied, "yes, the recommendations and the TIA are to have an asphalt roadway for Baker Road, as well as Graystone Drive. The TIA recommends 24' of roadway, essentially, two 12' lanes on Baker Road and Graystone Drive. The TIA also cites the need for two dedicated right turn lanes into the development. The TIA concluded there was no need for any dedicated left turn lanes into the development. The report does say the connection from Baker Road to Baker Ridge Road is necessary to make everything flow properly."

Chairman Mahone asked Mr. Kendall, "Can you talk about this Baker Road extension?"

Mr. Kendall replied, "Our client bought the property from the owner to the east. There will be a connector road that will take you back to Baker Ridge Road where an on-ramp is now there. That will push a lot more traffic away from going over the railroad tracks and push them back to Baker Ridge Road.

Something we feel important to point out is that the current development to the north is improving Graystone Drive, not Baker Road. With this plan we a committing to improve Baker Road with a 24' asphalt road and add on the extension from Baker Road to Baker Ridge Road."

Sherry Sipe, 2516 Village Dr., Sherman, TX

A letter was received from Ms. Sipe on November 9, 2022 at 3:00 p.m. stating, "Dear Mr. Rae and members of the Board, I am writing in response to the notice regarding the zone changes to the property located in the 2300-2700 Blocks East Highway 82, being 74.424 acres in part of the Samuel McGlothlen Survey.

These zoning changes were requested for the development of a 700-unit apartment complex, in addition to townhomes, storage units, and retail businesses.

The approval of the 700 apartments would bring another 1400 vehicles within this small area, in addition to another 100 for the townhomes as indicated on the plan. This is not a development, it is a small town, and will present the same problems as cited by Cedar Park Village residents in two other previous proposals with the main problem being traffic congestion on Graystone Road and the RR [railroad] crossing as it currently exists.

Additionally, the construction of 100 "patio homes" was recently approved for the property on the north side of Graystone, which adds another 200 vehicles (approximately). And with the traffic population of our established community within Cedar Park Village, the estimation of vehicles will be approaching 2,000. This is an absurd amount of traffic for Graystone Road, even considering that the new plan indicates the improvement and use of Baker Road, as well.

I met the very polite gentleman, Mr. Jon Kendall with Bohler Engineering. Our conversation, in part, included my informing him about the history and problems associated with additional use of Graystone Road, and the complications at the railroad crossing; Mr. Kendall seemed unaware of the protests and problems associated with Graystone and the RR [railroad] Crossing. I spoke to him again, two days later and he told me that after hearing what I had to say about Graystone and the Crossing, he went to City Hall and was told that Graystone would have to be improved to a standard 2-lane road with a yellow stripe. This does no good, whatsoever. Even if the road were widened, there remain the very risky and real difficulties that would arise from so much traffic at the railroad crossing.

Even now, residents are often delayed when the train not only blocks the Graystone entrance/exit to/from Frisco Road, but simultaneously blocks the Dripping Springs exit to/from Frisco [Road]. Furthermore, problems with the safety apparatus blocking exits when no trains were on the track were a problem with just the current population of vehicles. School buses had to back up all the way down Graystone Road to Village Drive, turn around, and try to exit via Dripping Springs.

Please consider: Whether blocked by train or malfunctioning safety arms, this combination of a narrow country road and an even narrower railroad crossing is a hazard to the people of this area.

As Planning and Zoning well knows, this is not a new issue and was one of the main topics for our argument against the installation of a trailer park, and again, the main grievance for the development of the patio homes, on the north side of Graystone, which to my knowledge, was approved and will go forward at some point.

If this highly populated development is approved and is the cause of chaos and injuries in the future, I would think that the members would feel at least partially at fault for having approved such a ludicrous plan (under the conditions that now exist).

There is also the issue of the devaluation of our single-family homes situated on one acre. Somewhere in your building codes (from previous experience), I recall that new construction must be compatible with existing homes. Apartments are not compatible with single family homes with one acre lots, the values of which range from the 300 thousand to 500 thousand, or more.

This brings me to another issue, which admittedly is on a more personal note, and that is of the privacy lost with a 3-story apartment building at the corner of Graystone, adjacent to my back yard. The space and privacy of these lots were the main attraction for our purchase. There is no privacy whatsoever with a 3-story apartment building with some of those apartments having a bird's eye view of my home and surroundings.

And please note that the Master Plan at issue has the property north of Graystone still listed as commercial. It is hard to believe that Bohler Engineering was not aware that the zoning for that property was changed to residential and is where the patio home development will be located.

In addition to all of my complaints, the abundance of construction will create ten years of noise, dust, dirt, supply trucks, and construction worker traffic, not to mention the dislocation of wildlife, whose natural habitats are rapidly disappearing.

This acreage does not seem to attract developers willing to construct a nice single-family home community that would blend harmoniously with our own.

Commercial housing is not the same as single-family ownership. It is not the same value and it is not the same aesthetics. Simply classified as "Class A" apartments, does not mean upscale. It can mean, "new." The estimated rent

for these apartments quoted by Mr. Kendall, was from $1,200.00 to $1,700.00. That is not the amount of rent that would be charged for upscale apartments. And if Mr. Kendall is correct on his estimation of when Phase 1 of 200 apartments would be completed (3 years), the amounts estimated will likely be more, but not because of the class, but due to inflation.

For all the reasons cited within this letter, I ask the Board not to approve zoning changes for the use of commercial housing. However, I find no fault with retail facing Highway 82 and accessed by Hwy 82, nor the construction of storage buildings, or warehouses, accessed by Hwy 82, and I find no fault for the approval for a fraction of the 74.424 acres for these purposes.

I thank you for your time and consideration.

Respectfully yours, Sherry Sipe."

An email was received from Ms. Sipe on November 9, 2022 at 7:52 p.m. stating, "Kerri,

Reference: The request for a zoning change on the property located in the 2300-2700 Blocks East Highway 82, being 74.424 acres in part of the Samuel McGlothlen Survey, Abstract No. 811 and the Ruben Hendrix Survey, Abstract No. 504.

In my first email to you, I wrote that our petition was to request a denial for a zoning change to the land in Paragraph B, consisting of 51.718 acres, but it was decided to include a request to deny all zoning changes within the 74.424 acres as described above.

As I wrote in a detailed letter and mailed Sunday, November 6, 2022, this land is not suitable for an influx of such a population (of both people and vehicles) that 700 apartments, in addition to 49 townhomes, would generate.

I sent copies to all Board Members, and one to the Development Services Coordinator, a position previously held by Patsy Reeves. At the time of my mailings, I did not know who filled her position (you), and therefore your name was not part of the address. I apologize that I did not make a better attempt at identifying you.

Please notify me that my letters were received and distributed.

I would also like to take this opportunity, while thinking about it, to ask about the current zoning for the land in paragraph B , being zoned as R-1 (One Family Residential District and M-1 Light Manufacturing) to R-2(Multi Family) .This 51.718 acres currently has no homes and it has always been assumed that this was zoned as R-A [R-A (Single

Family Agricultural) District], which I believe is agriculture. For the 16 years that I have resided here, that land has only been used for mowing and generating hay. Nonetheless, a small development of single-family homes, (which is apparently its current zoning code) similar to our own community, would be a great improvement over the possibility of 750 commercial units.

Would you please confirm that this land is indeed currently zoned as described in my notice of October 28, 2022.

Thank you,

Sherry Sipe."

Thad Thompson, 3706 Heatherwood Ln., Sherman, TX
A letter was received from Mr. Thompson on November 14, 2022 at 3:00 p.m. stating, "November 8, 2022
Planning and Zoning Board
City of Sherman

Subject: Property located in the 2300-2700 Blocks East Highway 82, being 74.424 acres in part of the Samuel McGlothlen Survey, Abstract No. 811, and the Ruben Hendrix Survey, Abstract No. 504.

From: Thad Thompson
3706 Heatherwood Ln.
Hi,
In my business career, I was a Certified Real Property Appraiser. I have appraised properties for specific use, such as this project.

I will state my conclusion before giving you my observations, findings and facts.

The property suffers from a fatal flaw: THE LACK OF ACESSABILITY.

It is my conclusion that due to the conditions surrounding the property that it would not be possible to move these large traffic flows this project would produce.

The following is my observations and findings:
WEST SIDE of the property - railroad track-no entry/exit
SOUTH SIDE- One lane, one way, road condition (very poor)
FRONTAGE ROAD - East to Hwy 1417; entry from 1417 to Frontage Rd. west. The distance from south gate to 1417 is approximately one mile. The east gate of this property is actually the intersection of Hwy 1417.
EAST SIDE - Baker Rd.; A dirt gravel road. This gate is marked as main gate, full movement on the proposed site plan. This is inaccurate in that Baker Rd. empties into either the west bound frontage road to the south or into E. Graystone Dr. to the north.

NORTH SIDE- East Graystone Drive 400-yard paved road which crosses the railroad and empties into Frisco Rd. There is a culvert and ditch on the east side of the railroad. The east end of this culvert is only 21 feet wide which narrows the road to one lane.

The project would have an estimated population of 2,960-1,480 vehicles,1,480 children, and 740 school age children necessitating at least 16- 20 school buses.

Railroad- per the U.S. Dept. of Transportation Data Base there are 8 crossings at Graystone Dr. each day. There are two to three crossings each morning between 6:30 a.m. and 9:00 a.m., blocking E. Graystone Dr. from five to ten minutes per crossing.

NORTH PARCEL- 99 Patio homes, 99 units, 400 people, 200 vehicles, 200 children, 100 school age children necessitating 4-5 buses.

CEDAR PARK VILLAGE - 50 homes - 200 people,100 vehicles ,100 children, 50 school age, 2-3 buses.

All of the above referenced traffic would utilize E. Graystone Dr., cross the railroad and empty into Frisco Rd.

From my observations, findings, and facts, it is my conclusion that the proposed project would generate vehicular traffic which would not flow efficiently due to lack of accessibility.

P.S.
In the information that I have, I find the mention of the name Lee Engineering (Traffic Engineering), was there a traffic survey prepared?
Sincerely,
Thad Thompson."

<u>Alec and Mary Anderson, 2512 Village Dr., Sherman, TX</u>
A letter was received from Mr. and Ms. Anderson on November 11, 2022 at 9:00 a.m. stating, "To: Rob Rae, Acting Secretary, and Planning and Zoning
From: Alec and Mary Anderson 2512 Village Drive, Sherman,TX

Date: November 9, 2022

We are writing in response to the notice regarding the proposed zoning changes to the property located in the 2300-2700 blocks of East Hwy 82, being 74.424 acres.

We are asking you to vote "No" to the zoning change and the development proposed for the property listed above.
Our area can't handle the amount of traffic that would result from this proposal. Even with the improvements the

developer plans to make on Baker Rd. and E. Graystone Rd., there is still the major issue of how to exit or enter this area.

Here are some of our reasons that this zoning change needs to be denied.

First, the railroad issue. During the ten years we have lived here the number of trains has increased to eight or more per day. They often stop, blocking traffic on E. Graystone Rd. due to the switching station south of here. Therefore, causing people to turn around and search for another exit. This often results in people going to either East Baker Rd via Hwy 82 Service Rd. or Dripping Springs Rd. via Cedar Park Village. Often resulting in the train having those crossings blocked also. Recently, on two occasions we have witnessed the school bus having to back up on E. Graystone Rd. because the railroad crossing is blocked, and then going back through our subdivision to continue their route. This created a dangerous situation for both the driver and the children. So, what will happen when there are several more buses needing to come to our area due to the increased population?

Secondly, is the problem with the width of the street at the railroad crossing on E. Graystone Rd. It is barely wide enough for two small cars to cross at the same time. We see a major issue with the extreme number of vehicles needing to cross the tracks daily, and then having to stop for the traffic on N. Frisco Rd. to exit.

Finally, there is the issue of having good access to and from the proposed development. Having approximately 2,000 more vehicles from this development as well as those coming from the 99 Patio Homes approved to be built North of E. Graystone Rd. will cause great safety concerns. Our streets are not suitable for that amount of traffic! They are not wide enough, they have no street signs, curbs, or sidewalks. Currently on the development plan, one main exit is onto E. Graystone Rd. This will probably be the most chosen route because it is the most convenient. Another main exit is onto Baker Rd. This road will only filter the traffic onto E. Graystone Rd. or Hwy 82 Service Rd. The final main exit from the development is located on Hwy 82 Service Rd. Just in case you are not familiar with this service road, all traffic must go under Hwy 82 and then head East. They can then turn onto E. Baker Rd. or continue out to FM 1417 and come all the way back on Hwy 82 to enter the city. We ask that you study a map of our surrounding area so you can understand our concerns. Our thoughts are that this site is not sufficient for the proposed development.

When we moved to Sherman ten years ago, we chose to live in Cedar Park Village. The main reason was because of the beautiful, serene environment encompassed in this subdivision. We are asking you to be considerate of the established Cedar Park Village homeowners. We already

have a development of 99 Patio Homes approved to be built north of E. Graystone Rd. This proposed development would add over 900 units when you combine the apartments and townhomes. We feel the proposed development is not comparable in any way to our homes on approximately one acre. In reference to the City of Sherman Master Plan Goal1/Housing & Neighborhoods, Strategy 1.5: Protect and enhance existing neighborhoods and housing stock. Also, Goal 3/Mobility, Strategies 3.1through 3.3. How would putting that many housing units in an area with poor accessibility respect community character, connectivity, and safety? In reference to the Planning and Zoning website under Development Services and Department Goal, we would like to quote the following paragraph: "It is our goal to encourage and promote responsible development to meet the opportunities of Sherman's future and to collaboratively work with city leaders, citizens and developers to create a place where people live, work and play in a safe environment." It is our opinion that this development will not fulfill these goals.

We currently have a lot of approved housing and construction around our area. There is 300+ homes being built on and around Dripping Springs Rd., an apartment complex of approximately 300 units being built on E. Gallagher Dr., a development that was approved off N. Frisco Rd. which we were informed will be other multi-family units along with businesses, and the 99 Patio Homes that you approved north of E. Graystone Rd. Are any new apartments or other multi-family units being built in the new developments on FM 1417 or Hwy 75 South, or are the majority being approved mainly for the East Side of Sherman?

We feel this property will be best suited for R-I [R-1 (One-Family Residential) District] family homes and or a Super Storage facility for RVs, Boats, Autos as well as regular storage units and climate-controlled units. With the thousands of people moving to Sherman, we believe that there will be great demand for storage for boats and RVs because most developments don't allow them to be parked on the homeowner's property. This property could also contain homes on 1/3 acre lots which will help increase the tax revenue the city is truly seeking. These suggestions would pleasingly blend this property with the existing Cedar Park Village Subdivision and the 99 Patio Homes that are going to be built.

Please say "No" to this proposal. Thank you for your time.

Respectfully,

Alec Anderson and Mary Anderson"

Residents of Cedar Park Village, Sherman, TX

A letter was received on November 11, 2022 @ 9:00 a.m. signed by 99 residents of Cedar Park Village stating, "We, the undersigned, being citizens of the city of Sherman and residents of Cedar Park Village, have concerns regarding the proposed change in zoning, on the property described as located in the 2300-2700 Blocks East Hwy 82, being 74.424 acres in part of the Samuel McGlothlen Survey, Abstract No. 811 and the Ruben Hendrix Survey, Abstract No. 54. These concerns are our peace, tranquility, safety, property value, way of life and our lives. Other concerns are crime, drugs, schools, and traffic congestion. These and other concerns will be voiced by members of the community at the hearing on November 15, 2022. These apprehensions have led us to petition the Planning and Zoning Commission to deny the requested changes of zoning regarding the above referenced property."

Thad Thompson, 3706 Heatherwood Ln., Sherman, TX
Mr. Thompson stated, "I heard you mention widening Graystone Drive to 24'. I would like to point out that there is a culvert on the east end of the railroad tracks that is only 21' wide. You cannot widen the road unless you widen the culvert.

Now I would like to speak about the school buses. We are talking about as many as 750 children in this proposed development. We have 50 children in Cedar Park Village. There is going to be another 100 children in the north parcel. We are looking at 800-900 children coming off Graystone Road. I base my presentation on 50 children per bus, I understand that may be a little high as there are buses for special education and preschool and buses that mix the middle school and high school. If we have 50 children per bus, that will require 15 buses. We are looking at 20-25 buses coming into this development. I would like to take you or let you to drive the first bus off Graystone Drive. Come down Frisco Road and go onto Graystone Drive, you immediately stop – there is only room for one bus on the ramp, you must stop at the railroad crossing, you get across the railroad crossing and you run into this narrow place that is too narrow for a school bus and a bus to pass, so you are going to have to stop. Then you go to the entrance of the property and turn right. You go to a pickup point and pick up 25 children, takes at least five minutes, you go down the street and try to make a U-turn onto the northbound lane. That traffic is going to be backed up and you are going to have to sit there and wait until someone lets you in. Then you go to the north, to the next pickup point and you load another 25 children, that takes another five minutes. You go to Graystone Drive and you want to make a right turn, you are going to have to wait on the traffic coming off of Baker Road, off Graystone Drive and out of Cedar Park Village and the property to the north. Once you get there you are going to have to sit, and we come back down that place again that is too narrow for two vehicles to pass. You look up and there is a train coming and you are going to sit there for five to ten

minutes every time that train comes. You finally get across the railroad tracks, and you must wait on the traffic at Frisco Road. You take 15 buses at 10 minutes each, that is 150 minutes, 2.5 hours. That is the traffic during rush hour in the morning. That does not mean traffic is not going to get out of the subdivision, but it means traffic will crawl out of there. It is going to take more than 2.5 hours to empty the place with 700 to 800 vehicles."

Mary Anderson, 2512 Village Dr., Sherman, TX

Ms. Anderson stated, "This is our retirement home in Cedar Park Village and is the same for a lot of people that live there. We are the ones mostly affected because we live right at the corner of Graystone and Village Drives. We have the 99 Patio Homes going in across the street from us. Mr. Kendall now wants to put 740 apartments, three stories high at the south side of our property, right across the street. That is not what we came here for. We like country living and accept growth, but we are talking a lot of vehicles and a lot of people. Our streets get very little repair. We do not complain a lot, we just want to live in peace and quiet. This is a lot and now there will be all these vehicles and if they go toward Highway 82, how many people are going to go toward Baker Ridge Road? Graystone is the fastest way to get to the main part of the City of Sherman. They are going to want to go out like I do. A month ago, I watched the school bus, twice in one week have to back up Graystone Drive to come back through our subdivision because the bars were down at the railroad tracks, once the bars were just down, the other because of a train. That is unsafe for a school bus to have to do that – backing up a hill where anyone can come over and hit that bus. We have to think of our children. You will be putting them right by the railroad tracks, again. We just want this to be safe for everyone. Please consider voting 'no' on this and save the people that have been living here a while."

Alec Anderson, 2512 Village Dr., Sherman, TX

Mr. Anderson stated, "I read the City of Sherman's new master plan that just got implemented and the zoning ordinances and criteria that is fixing to come about. I wanted to read part of 14.01.001, Item 2, Zoning Ordinance Intent, 'The zoning regulations and districts have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to ensure adequate light and air; to prevent the overcrowding of land'. This is going to be way overcrowding these 76 acres, along with our subdivision and the 19 acres where the patio homes are going in. 'to avoid undue concentration of population'. Why is the City of Sherman, over the last three years, constantly trying to put mobile home parks and apartment complexes on the northeast quadrant of the City of Sherman? What is being put over there by FM Highway 1417 and Highway 75 South where all the new homes a being built? Are there apartment complexes going in over there? Are patio homes going in over there? We haven't heard anything about that.

This ordinance proposal talks about the public requirements to protect and preserve the general welfare of the community. A couple of my concerns are the winds are out of the south ten months out of the year. Where that is going to blowing is onto my property. I am disabled as it is. It is difficult for my wife and I as we get older to maintain our property. We are constantly picking up pieces of trash blowing out of people's vehicles. What is it going to be like when this apartment complex is right there. Are they going to be putting up any kind of fencing or barriers for noise?

Baker Road and Graystone Road are dark enough as it is. We have had people in our neighborhood run off the road. Is there going to be street lighting in that neighborhood?

Regarding the American Disabilities Act, this is going to be three stories tall, are there going to be elevators? Are there going to be sidewalks that are going to be wheelchair accessible?"

Sherry Sipe, 2516 Village Dr., Sherman, TX
Ms. Sipe stated, "This is in addition to the letters that I sent to each of you on the Planning and Zoning Board. I want to talk about the word Progress. I know that when we think, in the beginning, when you hear about building, you always think of progress. Progress is not always such a good thing. I jotted down a few things this afternoon that I would like to read very briefly and think I can get it in in my two minutes. I am very nervous.

I found many opinions, definitions, examples and synonyms for progress. One such finding was to develop a higher, better and more advanced stage. What is higher, better or more advanced when it requires cramming as many people as possible into as small an area as possible and the claustrophobic conditions at 750, plus or minus, apartments would bring and have the residents at these apartments and their vehicles compete for a place on inadequate and dilapidated roads, I have not yet seen the plan for improving that situation, and a hazardous railroad crossing. What is golden about progression if it creates the afore mentioned problems in addition to the ruination of our neighborhood as a peaceful, crimeless place to live, plus the burdening of our schools, businesses and services which are already lacking in the City of Sherman.

The aesthetic loss of fields and trees, which developers never try to save, they only prepare land in the most economical way, and I understand that, which is the raising of it's indigenous trees, grasses and wildflowers."

Debby Osborn, 2716 Cedar Park, Sherman, TX
Ms. Osborn stated, "You are going to add the road to Baker Ridge Road, which is fine, but most of the houses and apartments are on the north side. That is pretty close to

Graystone. People are creatures of habit, and they are going to go the shortest route. That is going to put a lot of traffic on Graystone. If it is blocked, they are going to go straight across through Cedar Park and down through the Village houses. It would add a lot of traffic. I understand they are trying to bypass some of that. That may work for some of the commercial stuff, but I do not think it is going to work for residential.

We have children that ride bikes and walk. We have school buses coming through. You add this traffic with people who have two cars a piece. That is a lot to be in that corner section, trapped. As a safety, I would not think that would be a good condition."

Ms. Sipe added, "This is no offense to the gentleman at Bohler Engineering. I have met him. He is a very nice man.

What is progress if it must include the annihilation of wildlife which is already compromised and recently to a greater degree in our area with the development of 99 patio homes wedged into 19 acres that was approved, which is adjacent to the proposed city of apartments on the opposite side of Graystone and I say city of apartments because there are so many."

Mr. Kendall replied, "This does have potential to be a three-story product. Regarding the ADA (American Disabilities Act), historically, we don't put an elevator in a three-story product. Usually when we go four-stories, we put in an elevator. It costs about $250,000.00 per elevator. Just because the zoning allows three stories does not mean we will go three stories. The market sometimes does not call for something of that density.

I understand people are worried about the traffic. This property is currently zoned. The northern part of the property already allows for multi-family residential that could be built tomorrow. It is also zoned M-1 (Light Manufacturing) District which is light industrial. There could be a warehouse building of 400,000 square feet that could be built. With a warehouse comes 18-wheelers. It could be more than a lot more substantial than the school buses if it stayed with the current zoning of industrial.

What is nice about these plans is that the city has done a great job of holding us to a high standard. There is a plan of approval which is laying out roads, sidewalks, open space and detention that we feel would be a lot more palatable than what would currently be allowed on this property and would not require us to build the Baker Ridge Road.

There would be fencing, but not sound-proofing.

Lighting is crucial. One thing I try to share with people is that lighting is required, and we are trying to have a rentable

product. If we have a dark product, people do not want to live there, they want to feel safe. Lighting is a huge concern for a developer to meet city code and be attractive to this area.

We have shown a larger retention pond in the southwest corridor with walkways around it. We try to amenitize those areas. One of our submitted plans highlights the green space throughout the development. The City holds us to certain requirements as well as the financial institution. The financial institution wants to ensure this is a rentable product. There has to be a nice amenities center and a dog park. There has got to be connectivity and trees throughout the development.

I have very little control over the train. I do not have an answer as to what the developer to the north will have to do. I know he is widening Grayson Drive. That would fall more on his development of what is going to be required to go across the railroad tracks and making it a complete 24'. I cannot speak for the railroad. We have not had any conversations of that sort."

Chairman Mahone asked Mr. Lee, "Is the railroad out of Mr. Kendall's area that he will need to deal with?"

Mr. Lee replied, "whoever starts building first."

Commission Member Davis asked, "It seems, the TIA report stated what was needed and then you stated what you were willing to do. Did it line up with what the report said about right turns and everything else?"

Mr. Kendall replied, "yes, we went into detail to make sure that everything engineering required or recommended was implemented into our plan. All that will have to meet engineering and fire standards when we go for Plat approval."

Vice Chairman Downtain asked, "Would that include lighting for the road as well?"

Mr. Kendall replied, "That is correct."

Commission Member Davis asked, "Is this a much wider two-lane road with no center turn lane?"

Mr. Kendall replied, "yes, there is no center turn lane, this is two 12' lanes that are adjacent to each other, creating a 24' wide roadway. Currently Baker Road is not paved."

Commission Member Blagg asked Mr. Lee, "Is there sufficient water?"

Mr. Lee replied, "They will have to extend water to the site."

Commission Member Blagg asked Mr. Lee, "Is there plenty of capacity?"

Mr. Lee replied, "in the general area."

Mr. Kendall added, "This a base zoning and not a planned development. Our clients that had a three-story product, two of them have gone down to what we call a built to rent or single family for rent. A lot of times that is more palatable from a financial standpoint.

Yes, the density has the potential to be what's proposed, but in this area, if the market does not demand it, this could be a much lower density. I cannot promise that, but that has happened on our Anna and Melissa, Texas projects."

Commission Member Davis stated, "This land has been for sale 10 to 15 years. Anybody could have bought it and put a park or manufacturing business in there."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Kendall replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

No other citizens appeared before the Planning and Zoning Commission to discuss the Zone Changes, Specific Use Permit or Site Plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve the Zone Change under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District and M-1 (Light Manufacturing) District to a C-2 (General Commercial) District, being 22.705 acres in part of the Samuel McGlothlen Survey, Abstract No. 811 and the Ruben Hendrix Survey, Abstract No. 504; Zone Change under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District and M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District, being 51.718 acres in part of the Samuel McGlothlen Survey, Abstract No. 811 and the Ruben Hendrix Survey, Abstract No. 504; Specific Use Permit under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse in a C-2 (General Commercial) District, being 14.819 acres in part of the Samuel McGlothlen Survey, Abstract No. 811 and the Ruben Hendrix Survey, Abstract No. 504; and Site Plan of Sherman Highway 82 Mixed Use. subject to the Staff Review letter. Second by Commission Member Blagg.

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

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

SUP & SITE PLAN-CHURCH, WOOD ACCESSORY BUILDING AND PAVILION
601 NORTH FM 1417 (HERITAGE PARKWAY)
(HERITAGE NAZARENE CHURCH)

SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF HERITAGE NAZARENE CHURCH (OWNERS), MIKE HASTINGS (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 601 NORTH FM 1417 (HERITAGE PARKWAY), BEING 14.597 ACRES, NAZARENE 1ST ADDITION, BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 5 OF LAUREL CREEK ADDITION IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

ADOPT AN ORDINANCE GRANTING A SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CHURCH, WOOD ACCESSORY BUILDING AND PAVILION IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT AND REPEAL ORDINANCE NO. 4286.

Jack Halligan, 201 Arapaho West, Sherman, TX

Mr. Halligan appeared to represent the request and answer any questions. The property is located at 601 North FM 1417 (Heritage Parkway) between FM 1417 (Heritage Parkway) and Laurel Ridge Circle and is zoned R-1 (One Family Residential)/R-2 (Multi-Family Residential)/O-1.1 (FM Highway 1417) Overlay District.

Mr. Halligan explained, "The church would like to build a new outdoor pavilion on the north side of the church for church activities. It will be located approximately 140' from the church, 66' from the end of the driveway, 240' from FM 1417, 320' from the north property line and 57' from the storage building. There will be a 5'x 66' sidewalk leading to the pavilion. All columns will be wrapped in 3/8" wood grain, vertical fiber cement siding. The trim will be 3/4" fiber cement boards. Siding will cover from the slab to the top of the purlin. The roof material will be a standing seam, metal roof with a neutral white colored trim to match."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Halligan replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.

Motion by Commission Member Davis to approve Adopting an ordinance granting a Specific Use Permit and Site Plan

under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Church, Wood Accessory Building and Pavilion in an R-1 (One-Family Residential) District/R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District and repeal Ordinance No. 4286 at 601 North FM 1417 (Heritage Parkway) subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

SUP & SITE PLAN-BATTING CAGES 3400 TEXOMA PARKWAY (TADLA)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF TADLA (OWNER), DAX POWELL (TENANT) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3400 TEXOMA PARKWAY, BEING 3.61 ACRES IN PART OF THE HILLARD JENNINGS SURVEY, ABSTRACT NO. 639, BEING PART OF LOTS 10, 12, 13, AND 14, AND ALL OF LOT 11, BLOCK 1, OF REDICK 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 BATTING CAGES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Dax Powell, 27 Sam Roy Ln., Pottsboro, TX
Mr. Powell appeared to represent the request and answer any questions. The property is located at 3400 Texoma Parkway near the northeast corner of Gallagher Drive and Texoma Parkway and is zoned C-2 (General Commercial) District.

Mr. Powell explained, "We would like approval for batting cages in an existing building to train kids for baseball and softball. We will operate 4:00 p.m. to 9:00 p.m Monday through Friday and 10:00 a.m. to 6:00 p.m. on Saturday and 12:00 p.m to 6:00 p.m. on Sunday."

Chairman Mahone asked, "Does our ordinance require a Specific Use Permit for batting cages?"

Mr. Rae replied, "for indoor recreation. A similar use is located on Frisco Road and they have received a Specific Use Permit for this."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Powell replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Batting Cages in a C-2 (General Commercial) District at 3400 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCE – PARKING SITE PLAN- WESTWOOD VILLAGE 115-231, 220, 301 AND 303 SUNSET BOULEVARD (KYLE BOOTH, BLUESTONE PARTNERS LLC)

<u>VARIANCE AND SITE PLAN</u>
THE REQUEST OF KYLE BOOTH, BLUESTONE PARTNERS LLC (OWNER), DIANN NEASBITT (REPRESENTATIVE) AND BLUE SKY SURVEYING & MAPPING (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 115-231, 220, 301 AND 303 SUNSET BOULEVARD, BEING TRACT ONE: BEING 4.6414 ACRES, LOT 1, BLOCK 1 OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION; TRACT TWO: BEING 2.1983 ACRES, LOT 2, BLOCK 1 OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION; TRACT THREE: BEING 1.5777 ACRES IN LOT 1, BLOCK 1 OF THE REPLAT OF BLOCK 1 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION; AND TRACT FOUR AND FIVE: BEING 0.247 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOW:
BOARD OF ADJUSTMENT
A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.6, SUBSECTION (4) TO ALLOW THE FOLLOWING PARKING VARIANCES IN A C-1 (RETAIL BUSINESS) DISTRICT:
TRACT ONE AND TWO: 318 PARKING SPACES IN LIEU OF THE REQUIRED 360.
TRACT THREE: 72 PARKING SPACES IN LIEU OF THE REQUIRED 107.
TRACT FOUR AND FIVE: 10 PARKING SPACES IN LIEU OF THE REQUIRED 18.
PLANNING AND ZONING COMMISSION
B. SITE PLAN APPROVAL FOR EXTERIOR IMPROVEMENTS OF WESTWOOD VILLAGE.

<u>Barry Boothe, Blue Stone Partners, 4708 N FM 1417, Sherman, TX</u>
Mr. Boothe appeared to represent the request and answer any questions. The property is located at 115-231, 220, 301 and 303 Sunset Boulevard at the northeast, southeast and

southwest corners of Sunset Boulevard and is zoned C-1 (Retail Business) District.

Mr. Boothe explained, "Bluestone Partners is thrilled to help transform and improve the iconic and well established Westwood Village retail area of Sherman, with the financial backing of Sapphire Group. In its current state, Westwood Village is a tired-looking retail center with a majority of vacant storefronts, and an endless sea of concrete parking. Our mission is to restore the vibrance Westwood Village once had and make this a retail center that will again be a major activity hub within the city.

Our proposed site layout will incorporate new landscaped areas, including a new centrally located amenity area along Sunset Boulevard that will allow for picnic tables, an artificial turf area for recreational use, the restored pylon sign, and the ability to host food trucks or other similar attractions. We are improving the pedestrian access around the site, including barrier free ramps, which are all currently non-existent on the site.

With Masterkey, we were involved with the remodel of that space. We are painting the exterior of the building for them to match the whole shopping center. They have cross access with us, and we work together to make sure they can do drop-offs and the food pick-up that they do on Saturdays at this location. They are going to have a different way of doing the food pick-up. It is not going to be the long line. They are going to stagger pick-ups and we will be able to help accommodate that with the parking."

Vice Chairman Downtain asked, "What about the U-Haul trailer storage that is scattered across parking lot?"

Mr. Boothe replied, "We asked that it be moved behind the building for now. They do not have permission, according to the lease, to have the U-Haul business, but I didn't want to pull the rug out from under them with no warning. There is room behind the building for now."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Boothe replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

No other citizens appeared before the Planning and Zoning Commission to discuss the Variance or Site Plan.

ACTION TAKEN.
Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variances under Ordinance No. 2280, Section 6.6, Subsection (4) to allow the following parking Variances in a C-1 (Retail Business) District: Tract One and Two: 318

parking spaces in lieu of the required 360; Tract Three: 72 parking spaces in lieu of the required 107; and Tract Four and Five: 10 parking spaces in lieu of the required 18 at 115-231, 220, 301 and 303 Sunset Boulevard subject to the Staff Review letter. Second by Commission Member Whitaker.

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

Planning and Zoning
Motion by Vice Chairman Downtain to approve the Site Plan for exterior improvements of Westwood Village at 115-231, 220, 301 and 303 Sunset Boulevard subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

VARIANCES-EXISTING STRUCTURE SETBACKS FINAL PLAT – FIELDER ADDN 1104 CHAFFIN STREET (LACIMA CONTRACTING, LLC)

VARIANCES AND FINAL PLAT
THE REQUEST OF LACIMA CONTRACTING, LLC (OWNER), PAUL TERRELL (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1104 CHAFFIN STREET, BEING 0.492 ACRES IN THE J.B MCANAIR SURVEY, ABSTRACT NO. 763, AND BEING A PART OF BLOCK 29, CHAFFINS SECOND ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(1) TO ALLOW A 5' SETBACK FROM THE HOME IN LIEU OF THE REQUIRED 6' FOR THE EXISTING DETACHED GARAGE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C)(2) TO ALLOW A 1' REAR YARD SETBACK IN LIEU OF THE REQUIRED 5', AND A 1' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 5' FOR THE EXISTING DETACHED GARAGE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
C. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 15' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 25' FOR AN EXISTING HOME IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
D. FINAL PLAT APPROVAL OF FIELDER ADDITION, A REPLAT OF A PART OF BLOCK 29, CHAFFINS'S SECOND ADDITION.

Paul Terrell, LaCima Contracting, 1104 E. Chaffin St., Sherman, TX

Mr. Terrell appeared to represent the request and answer any questions. The property is located at 1104 Chaffin Street in the southeast corner of North Vaden and East Chaffin Streets and is zoned R-1 (One-Family Residential) District.

Mr. Terrell explained, "I would like to plat the property into three lots for residential development. I am also requesting Variances for the setbacks of the existing home and existing detached garage.

We are remodeling the current house built in 1924 and selling that home. Once that is done, we would develop the other two lots."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Terrell replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

No other citizens appeared before the Planning and Zoning Commission to discuss the Variances of Final Plat.

ACTION TAKEN.

Board of Adjustment

Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 7, Subsection (1)(C)(1) to allow a 5' setback from the home in lieu of the required 6' for the existing detached garage in an R-1 (One-Family Residential) District; the Variance under Ordinance No. 2280, Section 7, Subsection (1)(C)(2) to allow a 1' rear yard setback in lieu of the required 5', and a 1' side yard setback in lieu of the required 5' for the existing detached garage in an R-1 (One-Family Residential) District; and the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 15' front yard setback in lieu of the required 25' for an existing home in an R-1 (One-Family Residential) District at 3400 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Sims.

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

Planning and Zoning

Motion by Commission Member Davis to approve the Final Plat of Fielder Addition, a Replat of a Part of Block 29, Chaffins's Second Addition at 1104 Chaffin Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCES- SIGN FACE SIZE 3801 AND 4001 NORTH HIGHWAY 75 (SHERMAN COMMONS LP)

VARIANCES
THE REQUEST OF SHERMAN COMMONS LP (OWNER), MICHELLE FORRESTER (REPRESENTATIVE) AND 3D SIGNS & GRAPHICS (SIGN CONTRACTOR) CONCERNING THE PROPERTIES LOCATED AT 3801 AND 4001 NORTH HIGHWAY 75, BEING LOT 3, BLOCK A, SHERMAN COMMON ADDITION CONSISTING OF 3.586, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCES UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (14)(I) TO ALLOW 480.58 SQUARE FEET SIGNS AT BOTH LOCATIONS IN LIEU OF THE ALLOWED 300 SQUARE FEET SIGN IN A C-1 (RETAIL BUSINESS) DISTRICT/C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

David Parra, 3-D Signs and Graphics, 3601 Executive Blvd., Mesquite, TX
Mr. Parra appeared to represent the request and answer any questions. The property is located at 3801 and 4001 North Highway 75 near the northeast and northwest corners of North Loy Lake Road and Sara Swamy Drive and is zoned C-1 (Retail Business) District/C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Mr. Parra explained, "The property owner is requesting variances for two signs to allow a 480.58 square feet sign face area at both locations in lieu of the allowed 300 square feet.

I had applied for permits and got an approved permit from the City of Sherman. I started the project. In the middle of the project, I had an inspector show up and ask if this was over the allowed square footage.

In 2000, they did this construction. It is concrete that is coming apart. I removed the signs, and the new design will not have the concrete.

I am not going over the square footage of the existing signs. It will be the same as the existing sign."

Chairman Mahone asked Mr. Rae, "When you measure sign square footage, are you measuring just the sign face?"

Mr. Rae replied, "That is correct."

Chairman Mahone stated, "It looks like the new structure will be a little smaller, but there is an increase in the sign face."

Mr. Parra agreed, "yes, because we do not have the concrete in between each sign."

Chairman Mahone asked Mr. Rae, referring to paperwork Mr. Parra had distributed to the Planning and Zoning Commission, "Rob, what documentation is he showing us here?"

Mr. Rae replied, "The sign permit. It is not signed by our building official. There is a note on here that it is not approved or valid until signed.

I showed up and saw Mr. Parra's company working on the sign. They were taking the sign down. I asked for their permit. They said they had applied for one. I called my staff, my staff said they did apply back in August and my staff said the permit was not paid for and so the permit was never issued. We do not start reviewing a permit until it has been paid and we do not issue the permit until the review has been completed.

They did start before they were officially issued the permit, Mr. Parra sent me the emails he received from our software, and I do admit, those emails are a bit confusing, but he did not have a valid permit at that time. He did stop work when I asked him to and has not continued to do the work until this is fixed."

Chairman Mahone asked, "Is the permit paid for now?"

Mr. Rae replied, "yes, and if I could add, I went back into the history of these signs and what was granted by the Board of Adjustment. In 2005 there was a request for these two signs for an area of 500 square feet that was denied. Less than a year later, the applicant, not Mr. Parra or his company, but another applicant in 2006 made a request for two signs with a height of 65' in lieu of the allowed 50' and was approved. There was no reference in the minutes of the request about the size of the sign face being greater than 300 square feet.

I believe they were installed incorrectly in 2006. Staff does not have an issue with a Variance being granted since those signs have been there for so long, but in 2005, 500 square feet sign face was denied. This would get that request in order if granted."

Commission Member Davis asked, "Are you saying you do not count the sign holder? If you write Sherman Commons on the sign holder, is that a sign?"

Mr. Rae replied, "yes, we measure the sign face based on the dimensions they provided on the side and on the top. Each one of those signs is calculated individually. The entire structure is not counted, just those sign faces. The Sherman Commons is signage too."

Commission Member Davis asked, "Does the same property owner own the property now that owned it back then?"

Mr. Rae replied, "I am not aware. This was all developed as one development, so the Variance that was granted for the two signs were for those two locations. I would consider those still valid to this day and they could maintain those signs with that Variance."

Commission Member Davis stated, "They are really wanting more signage so they can make money off leasing the sign. Academy could go out and put their own sign up. What good is an ordinance if it doesn't help clean up errors made in the past."

Mr. Rae asked Mr. Parra, "The sign that you are taking down was 50' tall, is the sign you are putting up only 40' tall?"

Mr. Parra replied, "This will be 40' tall."

Commission Member Davis asked, "Why not build it at 65' tall if that was approved?"

Mr. Parra replied, "We didn't need 65'."

Mr. Rae added, "The way the ordinance was interpreted at the time of the original request for 65' was because this sign set on property that was 15' above the adjacent Loy Lake Road."

Chairman Mahone asked if they had seen the Staff Review Letter.

Mr. Parra replied, "yes, they had seen the Staff Review Letter and would abide by the Recommendations."

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Davis to deny the Variances under Ordinance No. 2280, Section 7, Subsection (14)(i) to allow 480.58 square feet signs at both locations in lieu of the allowed 300 square feet sign in a C-1 (Retail Business) District/C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 3801 and 4001 North Highway 75. There was no second.

MOTION FAILED.

Motion by Vice Chairman Downtain to approve the Variances under Ordinance No. 2280, Section 7, Subsection (14)(i) to allow 480.58 square feet signs at both locations in lieu of the allowed 300 square feet sign in a C-1 (Retail Business) District/C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 3801 and 4001 North Highway 75 subject to the Staff Review letter. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, SIMS AND WHITAKER.
VOTING NAY: DAVIS.
MOTION CARRIED.

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

ZONE CHANGE - BIP 2700-5100 BLOCKS SOUTH HIGHWAY 75, 100 BLOCK EAST FM 1417 AND 100-1300 BLOCKS WEST FM 1417 (CITY OF SHERMAN)

ZONE CHANGE
THE REQUEST OF THE CITY OF SHERMAN CONCERNING THE PROPERTY LOCATED IN THE 2700-5100 BLOCKS SOUTH HIGHWAY 75, 100 BLOCK EAST FM 1417 AND 100-1300 BLOCKS WEST FM 1417, BEING APPROXIMATELY 1587.892 ACRES IN PART OF THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, SHERROD DUNMAN SURVEY, ABSTRACT NO. 329, ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND WILLIAM MARTIN SURVEY, ABSTRACT 765, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF ZONE CHANGE FOR BLALOCK INDUSTRIAL PARK (BIP) PLANNED DEVELOPMENT THROUGH AMENDMENT TO THE ZONING ORDINANCE TO REZONE BLALOCK INDUSTRIAL PARK (BIP) TO A PD (PLANNED DEVELOPMENT) DISTRICT WITH LIGHT MANUFACTURING (M-1) AS THE BASE ZONING DISTRICT.

AND

ZONING ORDINANCE UPDATE (CITY OF SHERMAN)

CONSIDERATION OF ZONING ORDINANCE UPDATE
PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING EXHIBIT A (GENERAL ZONING ORDINANCE), EXHIBIT A-1 (MATRIX OF PERMITTED USES) AND EXHIBIT B (ZONING – BLALOCK INDUSTRIAL PARK) OF CHAPTER 14 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS; ADOPTING A NEW COMPREHENSIVE ZONING ORDINANCE TO BE CODIFIED AT ARTICLE 14.01 (GENERAL PROVISIONS) THROUGH ARTICLE 14.11 (SHERMAN MUNICIPAL AIRPORT HAZARD ZONING) OF THE CODE OF ORDINANCES; ESTABLISHING NEW ZONING REGULATIONS WITHIN THE CITY OF SHERMAN, TEXAS IN ACCORDANCE WITH CHAPTER 211 OF THE TEXAS LOCAL GOVERNMENT CODE, THE HOME

RULE CHARTER OF THE CITY OF SHERMAN, TEXAS AND OTHER LAW; REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOTS THAT MAY BE OCCUPIED, THE SIZE OF THE YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSE; AND, IN THE CASE OF DESIGNATED PLACES AND AREAS OF HISTORIC AND CULTURAL IMPORTANCE, TO REGULATE AND RESTRICT THE CONSTRUCTION, ALTERATION, RECONSTRUCTION OR RAZING OF BUILDINGS AND OTHER STRUCTURES; DEFINING TERMS; PROVIDING FOR VARIANCES AND APPEALS; AMENDING CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.01 (GENERAL PROVISIONS), ARTICLE 14.02 (SHERMAN MUNICIPAL AIRPORT HAZARD ZONING ORDINANCE), ARTICLE 14.03 (PLANNING AND ZONING BOARD), ARTICLE 14.04 (GENERAL ZONING ORDINANCE) AND ARTICLE 14.05 (ZONING – BLALOCK INDUSTRIAL PARK); PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED $2,000; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

<u>Rob Rae, City of Sherman, 20 W. Mulberry St., Sherman, TX</u>
Mr. Rae appeared to represent the Zone Change for Blalock Industrial Park (BIP) Planned Development through amendment to the Zoning Ordinance to rezone Blalock Industrial Park (BIP) to a PD (Planned Development) District with Light Manufacturing (M-1) as the base zoning district and the Consideration of the Zoning Ordinance Update.

Mr. Rae presented the following:
Zoning Ordinance Update
<u>Purpose for the Zoning Ordinance Update</u>

- **Council Direction**
  - **More flexibility in zoning districts**
  - **Consider changing the way Patio Homes are implemented**
- **Minor amendments have occurred over time**
- **P&Z Subcommittee Established on February 22, 2022 to begin review of current Zoning Ordinance.**
  - **Meetings on March 8th, April 12th, May 10th, June 14th & July 12**
- **P&Z Presentation on June 21st and July 19th to review draft recommendations**
- **City Council Work Session on September 22nd to review update**

<u>New Ordinance Outline:</u>

- **14.01 General Provisions**
- **14.02 Zoning Districts**

- 14.03 Overlay Zoning Districts
- 14.04 Supplementary District Regulations
- 14.05 Administrative Authority
- 14.06 Development Procedures
- 14.07 Signs
- 14.08 Definitions
- 14.09 Administrative Clauses
- 14.10 Use Chart
- 14.11 Sherman Municipal Airport Hazard Zoning Ordinance

Chapter 14.02 Zoning District

Residential Zoning Districts

- R-A – Residential Agricultural
- R-E – Estate Residential
- R-12 – Single-Family Residential
- R-6 – Single-Family Residential - Formerly R-1 & SF-1
- R-5 – Single-Family Residential
- R-4 – Patio Home Residential
- R-2F – Duplex Residential
- R-TH – Townhome Residential
- MF-15 – Multi-Family Residential
- MF- 30 – Multi-Family Residential - Formerly R-2

R-A, Residential Agricultural

- Existing Zoning District, Annexation District
- Min. Lot Area: 2 acres (No Change)
- Min. Lot Width: 200 feet (No Change)
- Min. Lot Depth: 200 feet (New)
- Min. Front Setback: 40 feet (current: 30 feet)
- Min. Rear Setback: 25 feet (No Change)
- Min. Side Yard: 20 feet and 25 feet on corner lots. (change from current)
- Max Building Area: 40% (New)
- Max Height: 45 feet (current: 35 feet or 2 stories)

R-E, Estate Residential

- New Zoning District
- Min. Lot Area: 1 acre
- Min. Lot Width: 150 feet
- Min. Lot Depth: 150 feet
- Min. Front Setback: 40 feet
- Min. Rear Setback: 40 feet
- Min. Side Yard: 20 feet and 25 feet on corner lots.
- Max Building Area: 20%
- Max Height: 45 feet

R-12, Single-Family Residential

- New Zoning District
- Min. Lot Area: 12,000 Sq. Ft.
- Min. Lot Width: 80 feet
- Min. Lot Depth: 100 feet
- Min. Front Setback: 25 feet
- Min. Rear Setback: 25 feet
- Min. Side Yard: 10 feet and 15 feet on corner lots.

- Max Building Area: 40%
- Min. Floor Area: 1,500 sq. ft.
- Max Height: 40 feet

R-6, Single-Family Residential
Formerly R-1 & SF-1

- Min. Lot Area: 6,000 Sq. Ft. (No Change)
- Min. Lot Width: 60 feet (No Change)
- Min. Lot Depth: 100 feet (New)
- Min. Front Setback: 20 feet (current 25 feet)
- Min. Rear Setback: 20 feet (current 25 feet)
- Min. Side Yard: 6 feet and 15 feet on corner lots. (current 10% of lot width)
- Max Building Area: 45% (New)
- Min. Floor Area: 1,000 sq. ft. (New)
- Max Height: 35 feet (No Change)

R-5, Single-Family Residential

- New, Formerly Patio Home SUP
- Min. Lot Area: 5,000 Sq. Ft.
- Min. Lot Width: 50 feet
- Min. Lot Depth: 100 feet
- Min. Front Setback: 20 feet
- Min. Rear Setback: 15 feet
- Min. Side Yard: 5 feet and 15 feet on corner lots.
- Max Building Area: 50%
- Min./Max Floor Area: 800/3,000 sq. ft.
- Max Height: 35 feet
- Open Space Requirements

R-4, Single-Family Residential

- New, Formerly Patio Home SUP
- Min. Lot Area: 4,000 Sq. Ft.
- Min. Lot Width: 40 feet
- Min. Lot Depth: 90 feet
- Min. Front Setback: 10 feet (rear-load garage); 20 feet (front-load garage)
- Min. Rear Setback: 15 feet (front-load garage); 20 feet (rear-load garage)
- Min. Side Yard: 5 feet and 15 feet on corner lots.
- Max Building Area: 55%
- Min./Max Floor Area: 800/*2,500 sq. ft.
- Max Height: 35 feet
- Open Space Requirements
  * Special Exception may be requested for homes larger than 2,500 sq. ft. but not greater than 3,000 sq. ft.

R-2F, Duplex Residential

- New, Formerly Duplex SUP
- Min. Lot Area: 6,000 Sq. Ft.
- Min. Lot Width: 60 feet
- Min. Lot Depth: 100 feet
- Min. Front Setback: 20 feet
- Min. Rear Setback: 20 feet
- Min. Side Yard: 6 feet and 15 feet on corner lots.

- Max Building Area: 65%
- Min. Floor Area: 800 sq. ft. per unit
- Max Height: 35 feet
- Open Space Requirements

R-TH, Townhome Residential
- New Zoning District
- Min. Lot Area: 2,500 Sq. Ft.
- Min. Lot Width: 25 feet
- Min. Lot Depth: 100 feet
- Min. Front Setback: 10 feet (rear-load garage); 20 feet (front-load garage)
- Min. Rear Setback: 15 feet (front-load garage); 20 feet (rear-load garage)
- Min. Side Yard: 0 feet and 10 feet on corner lots.
- Max Building Area: 65%
- Min. Floor Area: 800 sq. ft. per unit
- Max Height: 40 feet
- Open Space Requirements

MF-15, Multi-Family Residential
- New Zoning District
- Min. Lot Area: 2 acres
- Min. Lot Width: 85 feet
- Min. Lot Depth: 100 feet
- Min. Front Setback: 25 feet
- Min. Rear Setback: 25 feet
- Min. Side Yard: 25 feet
- Max Building Area: 50%
- Min. Floor Area: 800 sq. ft. per unit
- Max Height: 35 feet
- Max Density: 15 units per acre

MF-30, Multi-Family Residential
- New, Formerly R-2 District
- Min. Lot Area: 5 acres (Current 12,000 sq. ft.)
- Min. Lot Width: 85 feet (No change)
- Min. Lot Depth: 100 feet (New)
- Min. Front Setback: 25 feet (No change)
- Min. Rear Setback: 25 feet (No change)
- Special Residential Setback (New)
- 40 feet from "R" zoned properties for buildings
- Min. Side Yard: 25 feet (current 7 feet min, with a sum of 23 feet on both sides)
- Max Building Area: 50% (New)
- Max Height: 50 feet (Current 45 feet)
- Max Density: 30 units per acre (Current 34.8 units per acre)

Chapter 14.02 Zoning Districts

<u>Commercial & Manufacturing Zoning Districts</u>
- C-N – Neighborhood Commercial
- C-0 – Office District
- C-1 – Retail Business District
- C-2 – General Commercial

- M-1 – Light Manufacturing
- M-1.5 – Medium Manufacturing
- M-2 – Heaving Manufacturing
- Blalock Industrial Park

C-N, Neighborhood Commercial
- New Zoning District
- Min. Lot Area: 10,000 Sq. Ft.
- Min. Lot Width: 50 feet
- Min. Front Setback: 25 feet
- Min. Rear Setback: 25 feet
- Min. Side Yard: 0 feet, unless adjacent to thoroughfare street or residential, then 25 feet
- Max Building Area: 40%
- Floor-Area Ratio: 0.4
- Max Height: 35 feet

C-O, Office District
- Existing Zoning District
- Min. Lot Area: 10,000 Sq. Ft. (Current 5,000 Sq.Ft.)
- Min. Lot Width: 50 feet (No Change)
- Min. Front Setback: 25 feet (No Change)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 15 feet, unless adjacent to thoroughfare street 25 feet, or residential 40 feet
- Max Building Area: 50% (New)
- Floor-Area Ratio: 1.0 (Current 0.5)
- Max Height: 50 feet (Current 35 feet)

C-1, Retail Business District
- Existing Zoning District
- Min. Lot Area: 10,000 Sq. Ft. (Current 5,000 Sq.Ft.)
- Min. Lot Width: 50 feet (No Change)
- Min. Front Setback: 25 feet (No Change)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 15 feet, unless adjacent to thoroughfare street 25 feet, or residential 40 feet
- Max Building Area: 50% (New)
- Floor-Area Ratio: 0.5 (No Change)
- Max Height: 50 feet (Current 45 feet)

C-2, General Commercial
- Existing Zoning District
- Min. Lot Area: 10,000 Sq. Ft. (Current 5,000 Sq.Ft.)
- Min. Lot Width: 50 feet (No Change)
- Min. Front Setback: 25 feet (Current 15 feet)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 15 feet, unless adjacent to thoroughfare street 25 feet, or residential 60 feet
- Max Building Area: 50% (New)
- Floor-Area Ratio: 0.5 (Current 1.0)
- Max Height: 35 feet (No Change)

M-1, Light Manufacturing
- Existing Zoning District
- Min. Lot Area: ½ Acre (New)

- Min. Lot Width: 85 feet (New)
- Min. Front Setback: 40 feet (Current 15 feet)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 25 feet unless adjacent to thoroughfare street 25 feet, or residential 60 feet (Current 10 feet)
- Max Impervious Cover: 80% (New)
- Floor-Area Ratio: 1.5 (No Change)
- Max Height: 100 feet (No Change)

M-1.5, Medium Manufacturing

- Existing, Recommend Expiring December 5, 2022
- Min. Lot Area: ½ Acre (New)
- Min. Lot Width: 85 feet (New)
- Min. Front Setback: 40 feet (Current 15 feet)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 25 feet unless adjacent to thoroughfare street 25 feet, or residential 60 feet (Current 10 feet)
- Max Impervious Cover: 80% (New)
- Floor-Area Ratio: 1.5 (No Change)
- Max Height: 150 feet (Current 200 feet)

M-2, Heavy Manufacturing

- Existing Zoning District
- Min. Lot Area: 1 Acre(New)
- Min. Lot Width: 150 feet (New)
- Min. Front Setback: 40 feet (Current 15 feet)
- Min. Rear Setback: 25 feet (Current 10 feet)
- Min. Side Yard: 25 feet unless adjacent to thoroughfare street 25 feet, or residential 75 feet (Current 10 feet)
- Max Impervious Cover: 80% (New)
- Floor-Area Ratio: 1.5 (No Change)
- Max Height: 150 feet (No Change)

Blalock Industrial Park

- Originally established in 1962, minor update in 2001.
- District is broken up into multiple tracts each with unique regulations.
    - Recommending removal of the tracts and having consistent regulations throughout the district.

<u>Regulations and Setbacks</u>

- Minimum Lot Area: Consistent at minimum 5 acres (varied between 5 acres and 25 acres); less regulating
    - Maximum Lot Coverage: Consistent at 50% (varied between 25% and 50%); less regulating
- Setbacks: Consistent with the following:
    - 200ft from U.S. Highway 75
    - 100ft from F.M. 1417
    - 50ft from all other roadways
    - 25ft from side and rear setbacks not adjacent to public roadways

- These setbacks vary between 55.7ft to 400ft; less regulating

Other Regulations

- Screening
  - No fences in the front, rear or side yards adjacent to a public roadway
  - No chain link fences visible from a public roadway
  - Mechanical, utility, and service facilities screened on 3 sides and not visible from the public roadway
  - Freight and loading docks shall be screened from the public roadway
- Parking
  - Shall be provided 1 space for every 400sf of office floor area
  - 1 space for every 1000sf of manufacturing floor area up to 20,000sf.
  - *1 space for every 2000sf of manufacturing floor area over 20,000sf.
  - Parking study may be submitted to prove less parking is required to be approved administratively from City Staff.

* Parking rate was adjusted based on discussion with Council on September 22nd.

Signs

- One freestanding monument signs is permitted per lot
- Lots larger than 10acres, sign can be up to 300sf in sign face, 15ft high, and 50ft setback.
- Lots smaller than 10acres, sign can be up to 150sf in sign face, 10ft high, and 25ft setback.

- Directional signs
  - One sign per driveway entrance, sign can be up to 32sf in sign face and 15ft setback
- Wall signs
  - One wall sign is permitted for each wall face. Sign can be up to 600sf in sign face and not more than 20% of the wall face.
- Temporary Signs
  - One temporary sign is allowed for up to 30 days in one calendar year. Cannot exceed 64sf in sign face. A sign permit is not required for a temporary sign.

Chapter 14.04 Supplementary District Regulations

- Setback Encroachments
- Accessory Buildings and Structures
- Parking and Off-Street Loading Areas
- Fences and Screening Devices
- Telecommunication Antennas and Towers

- **Residential and Commercial Tree Preservation**

Accessory Buildings & Structures
- **Cannot be located in the front yard.**
- **Must be separated from other structures by 5 feet**
- **Must be setback 10 feet from side streets**
- **Detached garages or carports facing an alley or side street must be setback 20 feet.**
- **Cannot be located in easements.**

Accessory Dwellings
- **Are allowed within the allowable building area**
- **Cannot be larger than 500 sq. ft. if located within the "required rear yard"**
- **Cannot be rented or leased**
- **Accessory Dwellings are allowed on lots greater than 12,000 sq. ft. in zones R-A, R-E and R-12**
- **Added language about swimming pools.**
  - **Can be located in the required rear yard, must be located 5 feet from buildings and property lines.**

Parking and Off-Street Loading
<u>Single-Family Standards</u>
- **1 enclosed garage spaces and 1 parking space per bedroom up to a max of 4 including garage spaces.**
- **No parking of RVs, travel trailers, boat trailers, or other trailers in the front yard**
- **R-A or R-E may request an exception for concrete or asphalt requirement**

<u>Non-Residential/MF Standards</u>
- **9ft x 20ft parking size**
- **Alternative 9ft x 18ft when overhanging landscaped areas**
- **9ft x 22ft for parallel parking spaces**
- **Wholesale changes on parking rates by use.**
  - **Based on ITE Parking Generation**
  - **Peer Cities**

<u>Multi-Family Parking Changes</u>
- **Current: Min 2 per unit/1 per bedroom**
  - **1 Bedroom – 2 spaces**
  - **2 Bedroom – 2 spaces**
  - **3 Bedroom – 3 spaces**
  - **4 Bedroom – 4 spaces**
- **Proposed**
  - **Efficiency Unit – 1 space**
  - **1 Bedroom – 1.5 spaces**
  - **2 Bedroom – 2 spaces**
  - **3 Bedroom – 2.5 spaces**
  - **4 Bedroom – 3 spaces**

Use Chart
One-Stop Location For All Uses
- **Permitted Uses**
- **TUP – Temporary Use Permits**
- **SUP – Specific Use Permits**

Other Regulations
Regulations Not Changing

- **Fences (updated in 2021)**
- **Signs (needs update)**
- **Telecommunication Towers (needs update)**
- **Residential and Commercial Tree Preservation (needs update)**
- **Overlay Districts (needs update)**

Next Steps

- **November 15th – Planning and Zoning Commission Action**
- **December 5th – City Council Action**

Jeff Harkinson, Sherman Crossroads LTD, Addison, TX
Mr. Harkinson stated, "We own 130 acres at FM 1417 and Highway 75. Generally, we are supportive of the recommendations, but I want to ask a few clarifying questions. We are affected by the Blalock Commercial Overlay District, and I want to be sure the changes to the Blalock Industrial Park don't adversely affect the requirements that we are now operating under in the Blalock Commercial Overlay District. You now have a five-acre minimum lot size in Blalock Industrial Park, but in the Blalock Commercial Overlay District, we have been operating in one-acre minimum lot size. I am concerned about how the Zone Change to a PD (Planned Development) District could change the implementation of the Blalock Commercial Overlay District requirements and how that will be administered."

Mr. Rae replied, "The Blalock Commercial Overlay District will supersede the Blalock Industrial Park zoning district or PD (Planned Development). Had we gotten to the Blalock Commercial Overlay District, we would be making some recommendations to help that development. The 55.7' setback on all sides is quite extensive."

Mr. Harkinson said, "I know this commission has had a lot of requests for Variances. We have a lot of restaurants with drive-thrus, so they can comply on one side, but not on both. We would appreciate it, as we get into the changes of 2023, if we could provide some input to the consideration of those changes in the Blalock Commercial Overlay District and other changes as well."

Mr. Rae replied, "Part of our goal as Staff is to try and reduce the number of Variances. We see what is granted and we try to make recommendations to not have to do those in the future. Because the proposed PD (Planned Development) regulations are becoming less stringent, if anything, it is going to benefit the whole district, including the properties in the Blalock Commercial Overlay District. The minimum lot area is 5 acres in the Blalock Industrial Park, and you have

been allowed to do the 1 acre lots and it is because that language is in the Blalock Commercial Overlay District."

Mr. Harkinson replied, "I think we are losing out on some desired businesses because of the 1-acre lot minimum in the Blalock Commercial Overlay District. That is another area we would like to have considered."

No other citizens appeared before the Planning and Zoning Commission to discuss the Zone Change of the Blalock Industrial Park or proposed Zoning Ordinance Update.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Zone Change for Blalock Industrial Park (BIP) Planned Development through amendment to the Zoning Ordinance to rezone Blalock Industrial Park (BIP) to a PD (Planned Development) District with Light Manufacturing (M-1) as the base zoning district in the 2700-5100 Blocks South Highway 75, 100 Block East FM 1417 and 100-1300 Blocks West FM 1417. Second by Commission Member Whitaker.

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

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

ACTION TAKEN.
Motion by Commission Member Whitaker to approve the Ordinance of the City Council of the City of Sherman, Texas, repealing Exhibit A (General Zoning Ordinance), Exhibit A-1 (Matrix Of Permitted Uses) and Exhibit B (Zoning – Blalock Industrial Park) of Chapter 14 (Zoning Ordinance) of the Code Of Ordinances of the City of Sherman, Texas; adopting a New Comprehensive Zoning Ordinance to be codified at Article 14.01 (General Provisions) through Article 14.11 (Sherman Municipal Airport Hazard Zoning) of the Code of Ordinances; establishing new zoning regulations within the City of Sherman, Texas in accordance with Chapter 211 of the Texas Local Government Code, the Home Rule Charter of the City of Sherman, Texas and other law; regulating and restricting the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of the yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence or other purpose; and, in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction or razing of buildings and other structures; defining terms; providing for variances and appeals; Amending Chapter 14 (Zoning Ordinance), Article 14.01

(General Provisions), Article 14.02 (Sherman Municipal Airport Hazard Zoning Ordinance), Article 14.03 (Planning And Zoning Board), Article 14.04 (General Zoning Ordinance) and Article 14.05 (Zoning – Blalock Industrial Park); providing for inclusion in the Code of Ordinances; providing repealing and severability clauses; providing a penalty not to exceed $2,000; finding and determining that the meeting at which this ordinance is passed was noticed and is open to the public as required by law. Second by Vice Chairman Downtain.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 7:19 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

Planning & Zoning Commission and Board of Adjustments **6.**

Meeting Date: 12/13/2022

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22)

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

List of Agenda Items:

7. * **2118 PLAINVIEW ROAD**

The request of Matt and Theresa Petry (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2118 Plainview Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 13.866 acres in the James L. Atchison Survey, Abstract No. 21, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Petry Farms, Lots 1, 2, 3, and 4, Block A.

8. * **1400 BLOCK WEST LAMBERTH ROAD**

The request of Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block of West Lamberth Road, being 4.121 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lot 6, Block 8 Turtle Creek South Addition, Section 3, as follows:

Planning and Zoning Commission

Replat approval of Earnhartbuilt's 8th Addition.

9. * **5202 WILDER TRAIL**

The request of Leslie and Susan McConnell (Owner) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 5202 Wilder Trail, being 2.481 acres in the Fielding Bacon Survey, Abstract No. 119, and being all of Lot 8 of Friendship Ranch Addition, as follows:

Planning and Zoning

Replat approval of McConnell Addition.

10. * **1022 BROWN ROAD**

The request of Jon and Lavonda Brown (Owners) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 1022 Brown Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.959 acres in the John McClenihan Surcey, Abstract No. 789, as follows:

Planning and Zoning

Final Plat approval of Brown's Dripping Springs Addition.

11. * **120 RIDGEVIEW ROAD**

The request of Wanda Louise Meyers Estate (Owner), Kenneth Meyers (Representative) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 120 Ridgeview Road, being 1.951 acres in the Fielding Bacon Survey, Abstract No. 119 and the William Thompson Survey, Abstract No. 1210, and being all of Lot 1 of Timber View Estates, as follows:

Planning and Zoning

Replat approval of Meyers Commercial Addition.

12. * **305-405 BLOCKS WEST PROGRESS DRIVE**

The request of SEDCO (Sherman Economic Development Corporation) (Owner), Kent Sharp (Representative), and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located in the 305-405 Blocks West Progress Drive, being 21.880 acres in the William Martin Survey, Abstract No. 765, and being all of Lot 3 of the Replat of Lots 2R & Three, Sherman Industrial Development Addition, as follows:

Planning and Zoning

Replat approval of Sherman III Addition.

13. * **5005 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Kenneth and Mary Lawrence (Owners), Fidei Architecture (Architect) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:

Planning and Zoning

A. Site Plan approval of Texoma Vet Hospital
B. Preliminary Plat approval of Texoma Vet Hospital.

14. * **1002 SOUTH MONTGOMERY STREET**

The request of M&G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1002 South Montgomery Street, being 0.289 acres in the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the North 40 ft. of Lot 8, Block One, Wakefields Addition, as follows:

Planning and Zoning

Replat approval of Liam's Addition.

15. * **200-600 BLOCKS LUELLA ROAD**

The request of HMI – Sherman 2, LLC (Owner), Lennar Homes of Texas Land and Construction, LTD (Developer) and Kimley-Horn and Associates, Inc. (Surveyor/Engineer) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning

Final Plat approval of Luella Crossing Phase 2.

16. * **620 & 622 SOUTH FIRST STREET**

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at 620 and 622 South First Street, being 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Mora on First Addition.

17. * **2513 SOUTH FIRST STREET**

The request of Double D Machining, Inc.(Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2513 South First Street, being 1.400 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Double D Machining Addition.

18. * **5211 OB GRONER ROAD**

The request of John and Mary Raleigh (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5211 OB Groner Road, being 9.991 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Raleigh Acres, Lots 1 and 2, Block A.

19. * **310 NORTH CARL STREET**

The request of Dhesi Investment, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 310 North Carl Street, being 0.217 acres in the J.B. McAnair Survey, Abstract No. 763, and also being part of Lots 2, 3, and 4, Block E, Greenmount 2nd Addition, as follows:

Planning and Zoning Commission

Replat approval of Dhesi Addition, Lot 2R, Block E.

20. * **2111 TEXOMA PARKWAY**

The request of DJT and JJT Holdings LLC (Owners), Thomas Joseph Altland (Partner/Member) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2111 Texoma Parkway, being 0.969 acres in the Smith McGlothlin Survey, Abstract No. 808, and being part of Lot 6, and all of Lots 7 & 8, Block 7, Highland Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Rendezvous Addition.

21. * **3120 SOUTH HIGHWAY 75**

The request of Elaine Braum, (Owner), Billy Duckworth (Representative), Sherman Crossroads, LTD (Developer) and A & W Surveying (Surveyor) concerning the property located at 3120 South Highway 75 (Sam Rayburn Freeway), being 4.474 acres in the Preston Kitchens Survey, Abstract No. 667, and also being Lots 2 and 3, Block 2, Sherman Crossroads, Phas II as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II.

22. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

The request of Ronny Guerrero (Owner) and Michael Carlisle, Kimley-Horn and Associates (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 105.109 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Final Plat approval of Bel-Air Village West.

Planning & Zoning Commission and Board of Adjustments **7.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2118 PLAINVIEW ROAD**

The request of Matt and Theresa Petry (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2118 Plainview Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 13.866 acres in the James L. Atchison Survey, Abstract No. 21, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Petry Farms, Lots 1, 2, 3, and 4, Block A.

Background:

The property is located at 2118 Plainview Road, south of the La Cima Road and Plainview Road intersection in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into 4 lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Matt and Theresa Petry (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

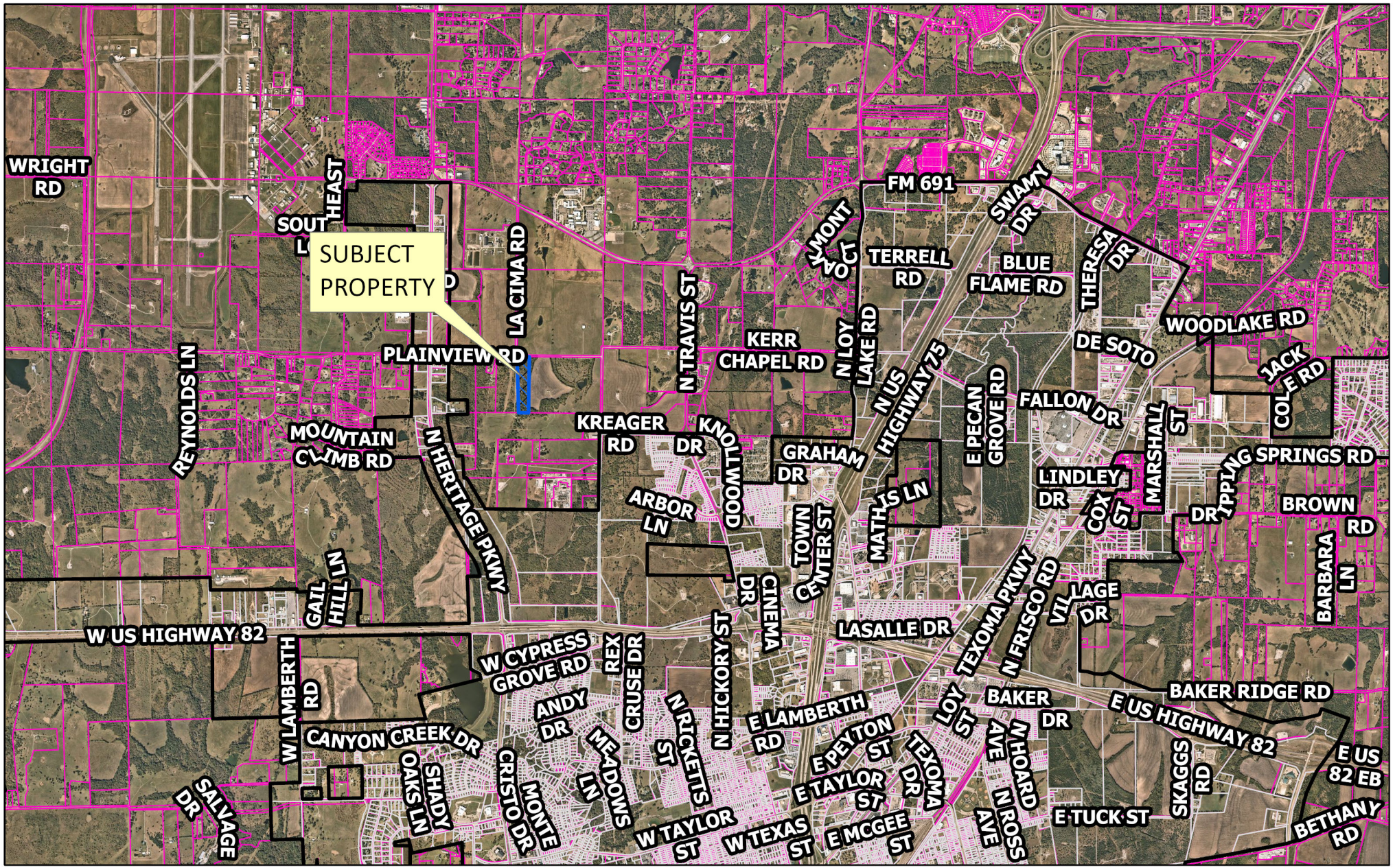
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2118 Plainview Rd (ETJ)

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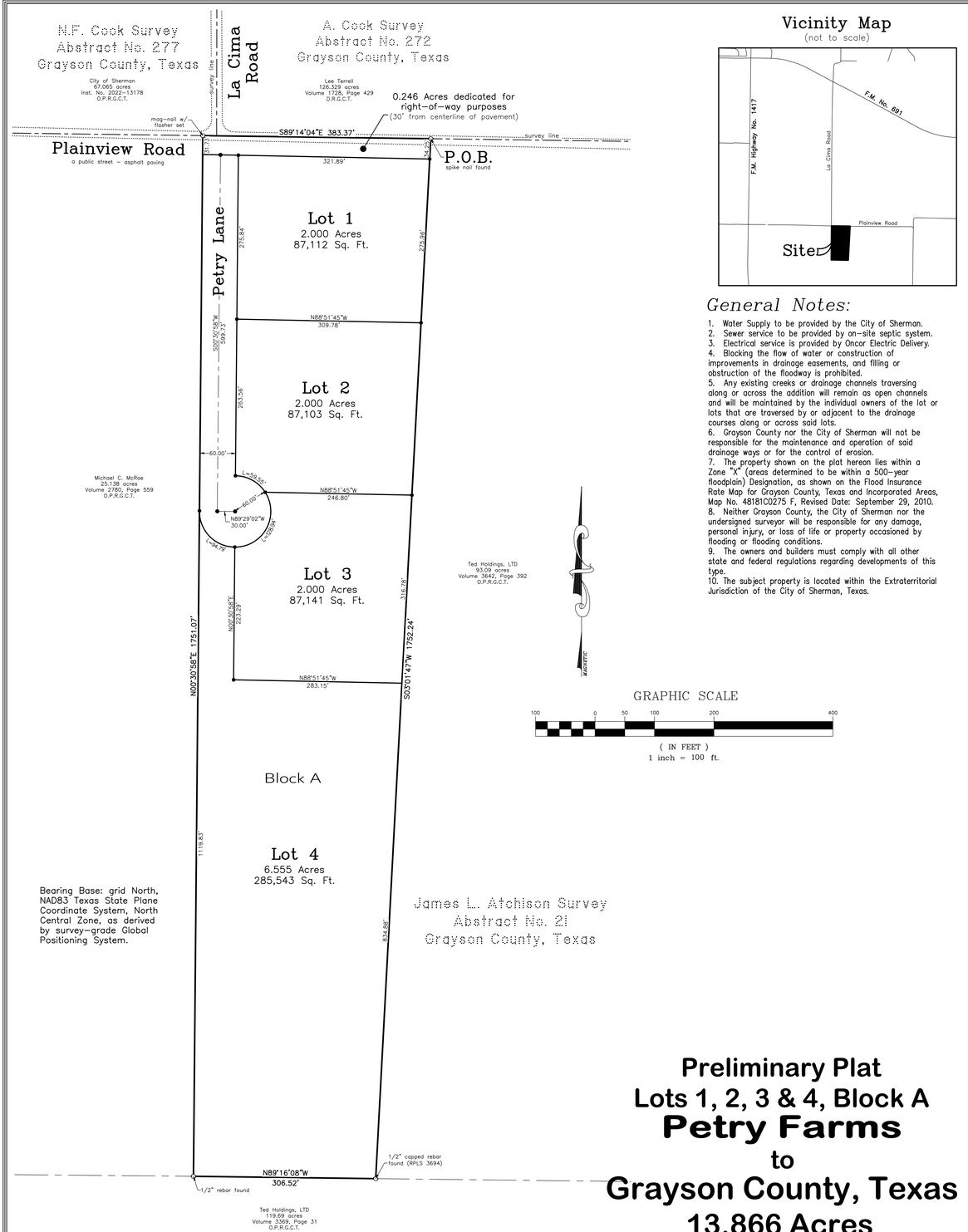

Vicinity Map
(not to scale)

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by on-site septic system.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County nor 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 within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 F, Revised Date: September 29, 2010.
8. Neither Grayson County, 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.
10. The subject property is located within the Extraterritorial Jurisdiction of the City of Sherman, Texas.

Preliminary Plat
Lots 1, 2, 3 & 4, Block A
Petry Farms
to
Grayson County, Texas
13.866 Acres
in the
James L. Atchison
Abstract No. 21

Job No. CGS511022

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owners:
Matt Petry & Theresa Petry
2116 Plainview Road
Sherman, Texas 75092

X:\Shared Projects\2118-Plainview-Road-Sherman\Civil 3D\2118 Plainview Road.dwg 10/18/2022 11:46 AM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, being a part of the James L. Atchison Survey, Abstract No. 21, being the same 13.866 acre tract of land conveyed by Warranty Deed from Michael C. McRae, Joint Venture Manger of McRae-Newell Joint Venture I to Matt Petry and Theresa Petry on March 16, 2021 and recorded in Inst. No. 2021-8257, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a spike nail found in the pavement of Plainview Road, a public street, in the South line of both the Lee Terrell 126.329 acre tract of land conveyed in Volume 1728, Page 429, Deed Records, Grayson County, Texas and the A. Cook Survey, Abstract No. 272 and the North line of said James L. Atchison Survey, at the Northwest corner of the Ted Holdings, LTD 93.09 acre tract of land conveyed in Volume 3642, Page 392, said Official Public Records and the Northeast corner of said Petry 13.866 ac.;

THENCE South 03 deg. 01 min. 47 sec. West, with the West line of said Ted Holdings 93.09 ac. and the East line of said Petry 13.866 ac., a distance of 1,752.24 ft. to a ½ inch capped rebar found (RPLS 3694) at the Southwest corner of said Ted Holdings 93.09 ac. and the Southeast corner of said Petry 13.866 ac., in the North line of the Ted Holdings, LTD 119.69 acre tract of land conveyed in Volume 3369, Page 31, said Official Public Records;

THENCE North 89 deg. 16 min. 08 sec. West, with the South line of said Petry 13.866 ac. and the North line of said Ted Holdings 119.69 ac., a distance of 306.52 ft. to a ½ inch rebar found at the Southwest corner of said Petry 13.866 ac. and the Southeast corner of the Michael C. McRae 25.138 acre tract of land conveyed in Volume 2780, Page 559, said Official Public Records;

THENCE North 00 deg. 30 min. 58 sec. East, with the East line of said McRae 25.138 ac. and the West line of said Petry 13.866 ac., a distance of 1,751.07 ft. to a mag-nail with flasher set in the pavement of said Plainview Road, in the North line of said James L. Atchison and the South line of both the N.F. Cook Survey, Abstract No. 277 and the City of Sherman 67.065 acre tract of land conveyed in Inst. No. 2022-13178, said Official Public Records and the N.F. Cook Survey, Abstract No. 277, at the Northeast corner of said McRae 25.138 ac. and the Northwest corner of said Petry 13.866 ac.;

THENCE South 89 deg. 14 min. 04 sec. East, with the pavement of said Plainview Road and the North line of both said James L. Atchison Survey and Petry 13.866 ac. and the South line of both said N.F. Cook Survey and City of Sherman 67.065 ac., passing the Southeast corner of both said N.F. Cook Survey and City of Sherman 67.065 ac. and the Southwest corner of both said Terrell 126.329 ac. and A. Cook Survey at or near the intersection of said Plainview Road and La Cima Road, a public road, continuing on for a total distance of 383.37 ft. to the **PLACE OF BEGINNING** and containing **13.866 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

We, Matt Petry and Theresa Petry, sole owners of Preliminary Plat of Petry Farms to Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Matt Petry Theresa Petry

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Theresa Petry, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary plat of Petry Farms to Grayson County, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Petry Farms to Grayson County, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Preliminary Plat of Petry Farms to Grayson County, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, 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 _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Preliminary Plat
Lots 1, 2, 3 & 4, Block A
Petry Farms
to
Grayson County, Texas
13.866 Acres
in the
James L. Atchison
Abstract No. 21

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Matt Petry & Theresa Petry
2116 Plainview Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of Petry Farms has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
2. Dedicate a 45' Right of Way Dedication along Plainview Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 15' Utility Easement along Plainview Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Dedicate a 10' Utility Easement along Petry Lane. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 20'x20' Right of Way corner clip on Northwest corner of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Modify 10' Utility Easement on Northwest corner of proposed Lot 1 to parallel new right of way created by corner clip.
7. Confirm location of North Texas Municipal Water District (NTMWD) Water Line Easement that goes through property and show appropriately on drawing. Street Right of Way may not be allowed within Easement by NTMWD.
8. Confirm location of Gas Line Easement that goes through property and show appropriately on drawing.
9. Water main must be extended in accordance with City criteria to serve proposed development. Verify water pressure for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*

10. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. Civil Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
12. Three Party Agreement required for Public Infrastructure.
13. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **8.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **1400 BLOCK WEST LAMBERTH ROAD**

The request of Earnhartbuilt, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block of West Lamberth Road, being 4.121 acres in the J.B. McAnair Survey, Abstract No. 763 and also being all of Lot 6, Block 8 Turtle Creek South Addition, Section 3, as follows:

Planning and Zoning Commission

Replat approval of Earnhartbuilt's 8th Addition.

Background:

The property is located at 1400 Block West Lamberth Road between Meadows Lane and Rex Cruse Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Earnhartbuilt, LLC (Owner)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

59

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1400 Blk Lamberth Rd

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Date: 11/7/2022 4:56 PM

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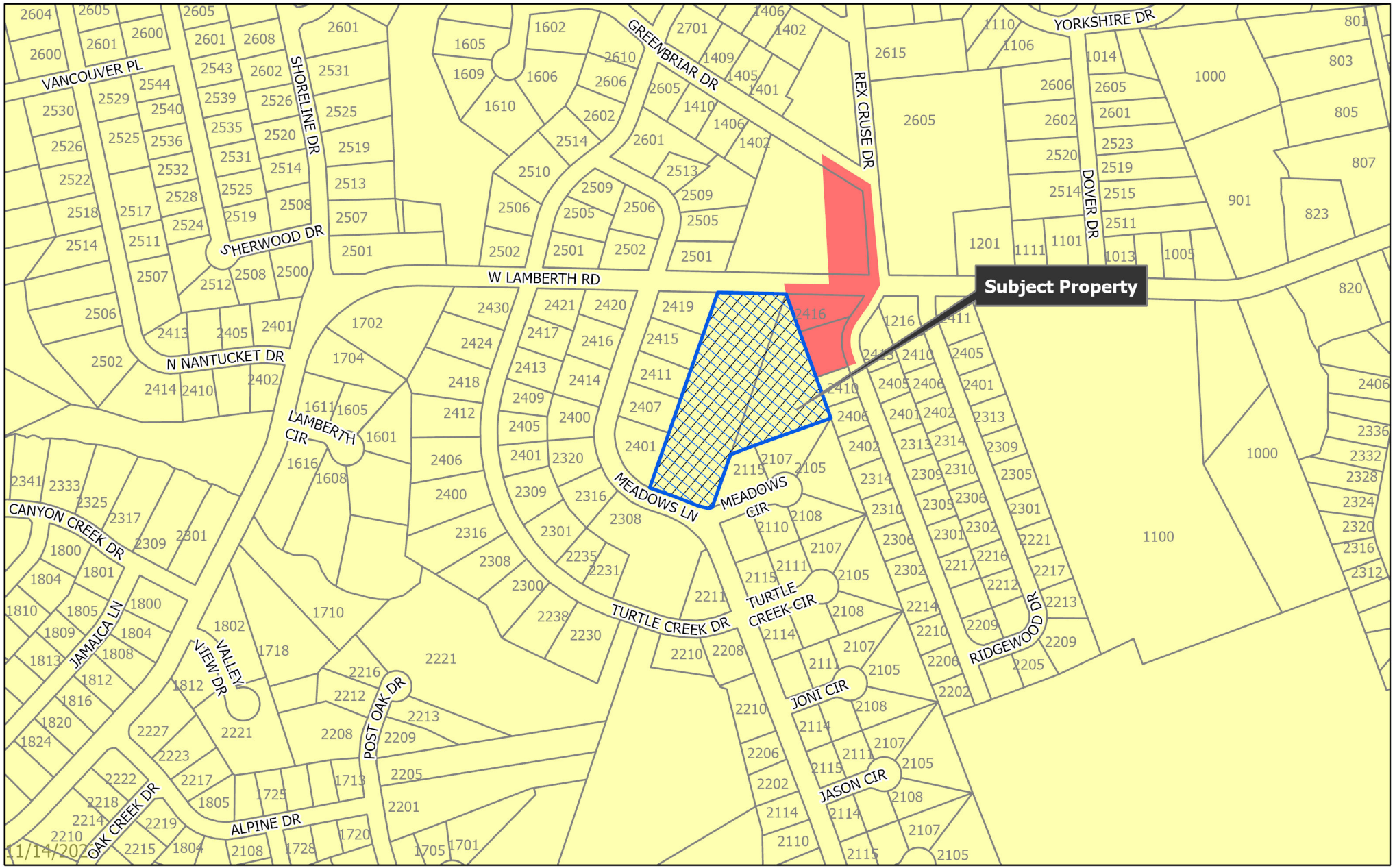

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11/14/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

1400 Blk Lamberth Rd

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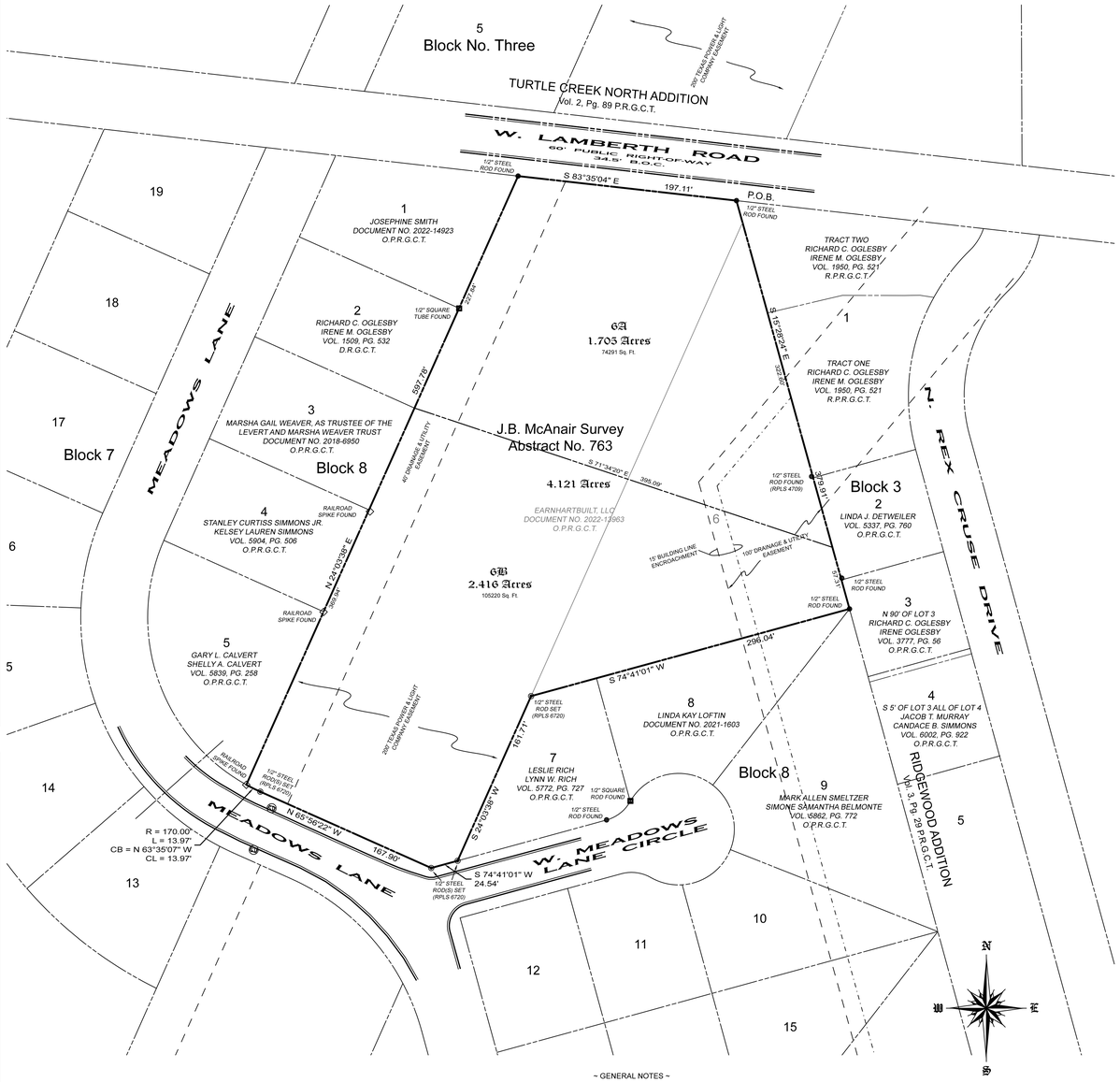
Scale: 1:4,558

Date: 11/7/2022 4:56 PM

1400 BLOCK W LAMBERT RD



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
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. 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 this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this is to Replat Lot 6 and a part of a 200' wide easement into 2 Lots.

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

0 60 120
SCALE ~ 1" = 60'

Vacinity Map

Final Plat of
Earnhartbuilt's 8th
an addition to the City of Sherman being a replat of Lot 6, Block 8, Turtle Creek South Addition, Section Three Grayson County, Texas

8/12/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
EARNHARTBUILT, LLC
110 S. HOUSTON
DENISON, TEXAS 75021

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 6, Block, Turtle Creek South Addition, Section 3, an addition to Grayson County, Texas, as shown by plat of record in Volume 6, Page 36, Plat Records, Grayson County, Texas, and all the 200.00 foot wide Texas Power & Light Company easement lying East of and adjacent to Lots 1, 2, 3, 4, 5, and West of Lot 6 and 7, Block 8, of said Turtle Creek South Addition, Section 3, and being the same tract of land conveyed to Earnhartbuilt, LLC by deed of record in Document No. 2022-13963, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found maintaining the northeast corner of said Turtle Creek South Addition, Section Three, the northeast corner of said T.P. & L Easement, the northwest corner of Lot 1, Block 3, Ridgewood Addition, an addition to the city of Sherman, Texas as shown by plat of record in Volume 3, Page 29 of said Plat Records and being in the south line of W. Lamberth Road;*

Thence ***South 15°28'24" East****, along the west line of said Block 3, Ridgewood Addition and the east line of said Turtle Creek South Addition, Section Three, passing a 1/2" steel rod found with a cap marked RPLS 4709, at a distance of 256.37 feet, and a 1/2" steel rod found at a distance of 351.47 feet, continuing for a total distance of* ***379.91 feet*** *to a 1/2" steel rod found maintaining the southeast corner of said Lot 6, the north east corner of Lot 8 and the northeast corner of Lot 9, of all of said Block 8, Turtle Creek South Addition, Phase Three;*

Thence ***South 74°41'01" West****, along the south line of said Lot 6, and the north line of said Lot 8 and 7, all of Block 8, Turtle Creek South Addition, Phase Three, a distance of* ***296.04 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 6 and the northwest corner of said Lot 7, all of said Block 8, Turtle Creek Addition, Section Three in the east line of said T.P. & L Easement;*

Thence ***South 24°03'38" West****, along the west line of said Lot 7, Block 8 of said Turtle Creek South Addition, Section Three and the east line of said T.P. & L. Easement, a distance of* ***161.71 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 7 and the north line of W. Meadows Lane Circle;*

Thence ***South 74°41'01" West****, along the north line of said W. Meadows Lane Circle and the south line of said Earnhartbuilt, LLC Tract, a distance of* ***24.54 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an angle point in the south line of said Earnhartbuilt, LLC Tract and the intersection of the north line of said W. Meadows Lane Circle and the north line of Meadows Lane;*

Thence along the south line of said Earnhartbuilt,LLC and the north line of said Meadows Lane the following calls and distances:
North 65°56'22" West*, a distance of* ***167.90 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;*
with *a curve to the right having a* ***radius of 170.00 feet*** *(chord bears North 63°35'09" West, a distance of 13.97 feet) an* ***arc length of 13.97 feet*** *to a railroad spike found maintaining the southwest corner of said Earnhartbuilt,LLC Tract and the southeast corner of said Lot 5, Block 8, Turtle Creek South Addition, Section Three;*

Thence ***North 24°03'38" East****, along the west line of said T.P. & L. Easement and the east line of Lots 1, 2, 3, 4 and 5, of Block 8, Turtle Creek South Addition, Section Three, a distance of* ***597.78 feet*** *to a 1/2" steel rod found maintaining the northwest corner of said T.P. & L. Easement, the northeast corner of said Lot 1, Block 8, Turtle Creek South Addition, Section Three, and the south line of said W. Lamberth Road;*

Thence ***South 83°35'04" East****, along the north line of said Turtle Creek South Addition, Section Three and the south line of said W. Lamberth Road, a distance of* ***197.11 feet*** *to the* ***Point-of-Beginning*** *and containing* ***4.121 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, 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.

John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, EARNHARTBUILT, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as EARNHARTBUILT'S 8TH, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at EARNHARTBUILT'S 8TH, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2022.

By: EARNHARTBUILT, LLC

By:_____
JASON EARNHART

By:_____
JASON EARNHART

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, EARNHARTBUILT, LLC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of EARNHARTBUILT'S 8TH, an 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway 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 _____ _____, 2022.

JASON EARNHART

JONATHAN EARNHART

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 JASON EARNHART 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_____, 2022.

Notary Public in and for
the State of Texas

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 JONATHAN EARNHART 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_____, 2022.

Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of EARNHARTBUILT'S 8TH, an addition to the City of Sherman, Texas, was submitted to the City Council on the_ ____day of _____, 2022, 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 _____, _____ ,2022.

Clerk, City of Sherman, Texas

Approved this _____ day of _____,2022, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City Sherman.

Mayor, City of Sherman, Texas *Date*

Final Plat of
Earnhartbuilt's 8th
an addition to the City of Sherman being a replat of Lot 6, Block 8, Turtle Creek South Addition, Section Three Grayson County, Texas

8/12/2022

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
EARNHARTBUILT, LLC
110 S. HOUSTON
DENISON, TEXAS 75021

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Earnhartbuilt, LLC
110 S. Houston
Denison, TX 75021

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of Earhartbuilt's 8th has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. No residential drive approach off of Lamberth Road will be permitted. Lot 6A must have a 30' Wide strip extended to Meadows Lane or a Mutual Access Easement Across Lot 6B to Meadows Lane required. *Code of Ordinances, Chapter 3, Division 5, Section 3.10.156*
2. Encroachment Agreement from ONCOR shall be provided to the City of Sherman Engineering Department prior to any drive approaches being installed within 200' TP&L Easement.
3. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Dedicate a 15' Right of Way Dedication along Lamberth Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Dedicate a 15' Utility Easement along Lamberth Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 10' Utility Easement along Meadows Lane Circle. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Remove "Lane" from Meadows Circle on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Vol. 6, Pg. 36, PRGCT*
8. Remove directions (W.) from Lamberth Road and Meadows Circle on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Vol. 6, Pg. 36, PRGCT*
9. Remove direction (N.) from Rex Cruse Drive on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Vo. 3, Pg. 29, PRGCT*

10. Show filing information of 15' Building Line Encroachment on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Vol. 6, Pg. 36, PRGCT*
11. Plat subtitle to include the 200' TP&L Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
12. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
13. Remove Avigation Release from plat. *Code of Ordinances Chapter 14, Article 14.02*
14. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
17. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **9.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **5202 WILDER TRAIL**

The request of Leslie and Susan McConnell (Owner) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 5202 Wilder Trail, being 2.481 acres in the Fielding Bacon Survey, Abstract No. 119, and being all of Lot 8 of Friendship Ranch Addition, as follows:

Planning and Zoning

Replat approval of McConnell Addition.

Background:

The property is located at 5202 Wilder Trail between North Friendship Road and Longhorn Trail and is zoned SF-1 (Single Family Residential) District and partially located in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

SF-1 (Single Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Leslie and Susan McDonnell (Owner)
Underwood Drafting & Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

7

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

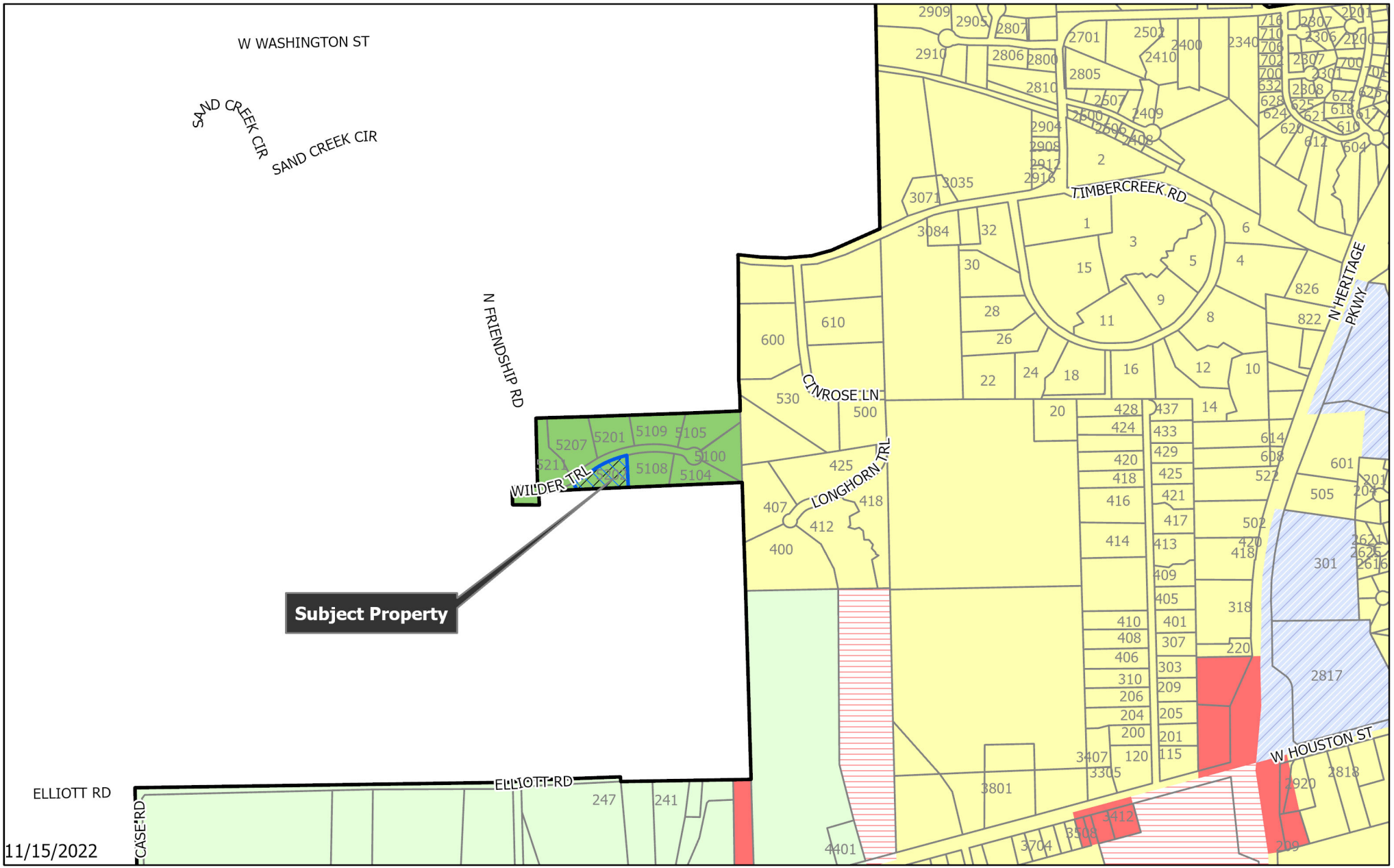
CITY OF SHERMAN

5202 Wilder Trail

N
W E
S

Date: 11/21/2022 9:35 AM

Scale: 1:3,600



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

5202 Wilder Trail

N
W E
S

Scale: 1:11,129

Date: 11/15/2022 11:40 AM

5202 WILDER TRAIL

JOB NO. 22101099

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	690.00'	135.89'	N 23°28'46" E	135.67'	11°17'03"
C2	765.00'	311.16'	N 64°34'07" E	309.01'	23°18'06"
C3	1830.00'	1258.77'	N 74°51'55" E	1237.26'	39°25'13"

LOT 2 FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

LOT 3 FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

LOT 1 FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

LOT A FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

WILDER TRAIL
~28' ASPHALT SURFACE \ 70' R.O.W.

P.O.B.

20' UTILITY EASEMENT FOR WATER MAIN VOL. 19, PG. 52

LOT 7 FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

LOT 8R
2.4814 AC.
108092 SQ. FT.

LOT 8 FRIENDSHIP RANCH VOL. 19, PG. 51 P.R.G.C.T.

LOT C FRIENDSHIP RANCH VOL. 19, PG. 51 | P.R.G.C.T.

S 14°30'02" E 249.76'

S 14°30'02" E 325.91'

81.72'

S 87°34'44" W 275.48'

FEMA FLOOD MAP NO. 48181C0270G EFFECTIVE DATE 09/01/2022

CITY LIMIT LINE

S 87°34'44" W 432.68'

20' DRAINAGE & UTILITY EASEMENT VOL. 19, PG. 52

S 87°34'44" W 761.60'

CALLED 0.832 AC. LESLIE MCCONNELL & SUSAN MCCONNELL INST. NO. 2022-35815 O.P.R.G.C.T.

76.16'

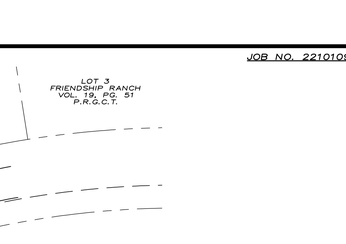
S 00°25'58" W 155.31'

S 84°27'29" W 407.35'

FIELDING BACON SURVEY
ABSTRACT NO. 119

REMAINDER OF A CALLED 57.587 AC. SHELBY D. BARNETTE FAMILY LIVING TRUST, SHELBY D. BARNETTE & LESLIE MCCONNELL, CO-TRUSTEES INST. NO. 2021-25067 O.P.R.G.C.T.

LOCATION MAP



(NOT TO SCALE)

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
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 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 this type.
9. Portion of the subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0270G, effective date September 1, 2022.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

REPLAT
MCCONNELL ADDITION
Replat of Lot 8, Block 1, Friendship Ranch Addition
Recorded in Volume 19, Page 51, Plat Records, Grayson County, Texas
Being a part of the Fielding Bacon Survey, Abstract Number 119.
Being in the City of Sherman, Grayson County, Texas.
Containing 2.481 acres of land

OWNERS/DEVELOPER
LESLIE MCCONNELL &
SUSAN MCCONNELL
5202 WILDER TRAIL
SHERMAN, TX 75092-6411

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

10-17-22

UNDERWOOD
DRAFTING & SURVEYING

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SHEET 1 OF 2

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

JOB NO. 22101099

LEGAL DESCRIPTION

\F; Situated in the County of Grayson, State of Texas, being a part of Fielding Bacon Survey, Abstract No. 119, and being all of Lot 8 of Friendship Ranch Addition, according to the plat thereof recorded in Volume 19, Page 51, Plat Records, Grayson County, Texas, same tract of land described in the deed to Leslie McConnell and Susan McConnell, recorded in instrument No. 2017-26496, Official Public Records, Grayson County, Texas, and being all of a called 0.832 acre tract of land described in the deed to Leslie McConnell and Susan McConnell, recorded in instrument No. 2022-35815, said Official Public Records, and being described by metes and bounds as follows:

Beginning at 1/2" steel rod found for the northeast corner of said Lot 8, common to the northwest corner of Lot 7 of said Friendship Ranch Addition, and on the southerly right-of-way line of Wilder Trail;

Thence South 14°30'02" East, with the easterly line of said Lot 8, and with the easterly line of said Lot 7, passing en route at a distance of 249.76 feet a 1/2" steel rod found for the southeast corner of said Lot 8, continuing on said course, with the easterly line of said 0.832 acre tract, a total distance of 325.91 feet to a 1/2" steel rod set for the southeast corner of said 0.832 acre tract;

Thence South 84°27'29" West, with the southerly line of said 0.832 acre tract, a distance of 407.35 feet to a 1/2" steel rod set for the southwest corner of said 0.832 acre tract;

Thence North 25°50'52" West, with the westerly line of said 0.832 acre tract, passing en route at a distance of 105.33 feet to a 1/2" steel rod found for the southwest corner of aforesaid Lot 8, and continuing on said course, with the westerly line of said Lot 8, and with the easterly line of Lot C of aforesaid Friendship Ranch Addition, a total distance of 167.03 feet to a 1/2" steel rod found for the northwest corner of said Lot 8, common to the northeast corner of said Lot C, and on the southerly right-of-way line of aforesaid Wilder Trail;

Thence with the northerly line of said Lot 8, and with the southerly right-of-way line of said Wilder Trail, the following 2 courses:

1. With a non-tangent curve to the left having a radius of 690.00 feet, (chord bears North 58°28'46" East, a distance of 135.67 feet) an arc length of 135.89 feet to a point;
2. With a reverse curve to the right having a radius of 765.00 feet, (chord bears North 64°34'07" East, a distance of 311.16 feet) an arc length of 313.34 feet to the Point-of-Beginning and containing 2.481 acres (108,092 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MCCONNELL ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____ 2022, 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 _____ , 2022.

_____
Clerk, City of Sherman, Texas

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

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 Date
Registered Professional
Land Surveyor, No. 4709

ACCEPTANCE

Approved this _____ day of _____, 2022, 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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, LESLIE MCCONNELL & SUSAN MCCONNELL, do hereby adopt this plat designating the hereinabove property as the MCCONNELL ADDITION, an 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway 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 _____, 2022.

_____
LESLIE MCCONNELL

_____
SUSAN MCCONNELL

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, LESLIE MCCONNELL 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_____, 2022.

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

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, SUSAN MCCONNELL 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_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, LESLIE MCCONNELL & SUSAN MCCONNELL, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as MCCONNELL ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at MCCONNELL, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2022

_____
LESLIE MCCONNELL

_____
SUSAN MCCONNELL

REPLAT
MCCONNELL ADDITION
Replat of Lot 8, Block 1, Friendship Ranch Addition
Recorded in Volume 19, Page 51, Plat Records, Grayson County, Texas
Being a part of the Fielding Bacon Survey, Abstract Number 119.
Being in the City of Sherman, Grayson County, Texas.
Containing 2.481 acres of land

OWNERS/DEVELOPER
LESLIE MCCONNELL &
SUSAN MCCONNELL
5202 WILDER TRAIL
SHERMAN, TX 75092-6411

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

10-17-22

UNDERWOOD
DRAFTING & SURVEYING

SHEET 2 OF 2

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Leslie McConnell & Susan McConnell
5202 Wilder Trail
Sherman, TX 75092-6411

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of McConnell Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. Remove Replat from Plat title. "Being a Replat of…" in subtitle to remain. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Wilder Trail is a private road per previously filed plat. Add General Note stating Wilder Trail is a private road as in previously filed plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Vol. 19, Pg. 51, PRGCT*
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Remove Avigation Release from plat. *Code of Ordinances Chapter 14, Article 14.02*
5. Typo in beginning of metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
7. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
8. 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.
9. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

10. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **10.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **1022 BROWN ROAD**

The request of Jon and Lavonda Brown (Owners) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 1022 Brown Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.959 acres in the John McClenihan Surcey, Abstract No. 789, as follows:

Planning and Zoning

Final Plat approval of Brown's Dripping Springs Addition.

Background:

The property is located at 1022 Brown Road near the Southeast intersection of Dripping Springs Road and Brown Road in Sherman's ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into 2 lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Jon and Lavonda Brown (Owners)
Underwood Drafting & Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

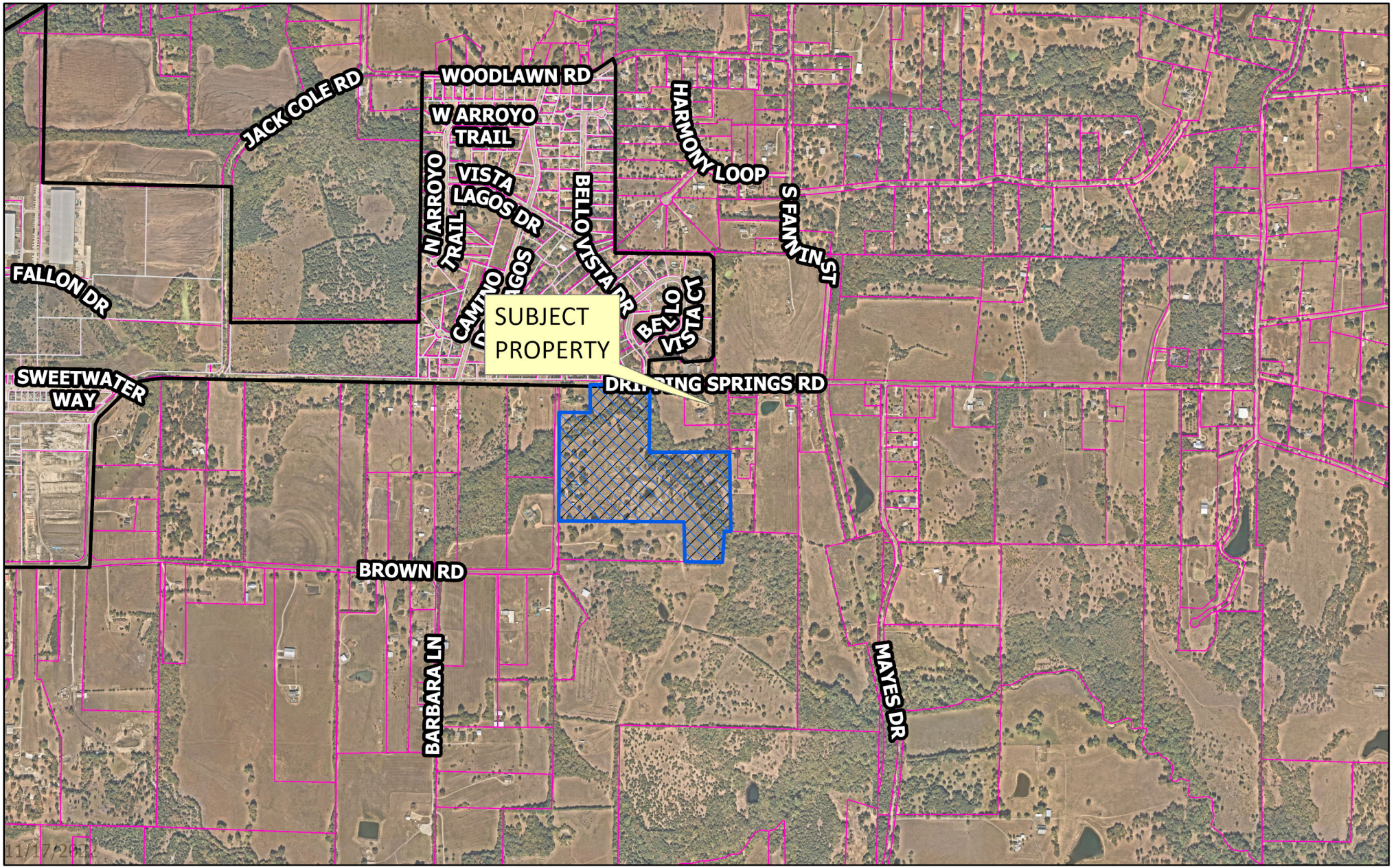
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

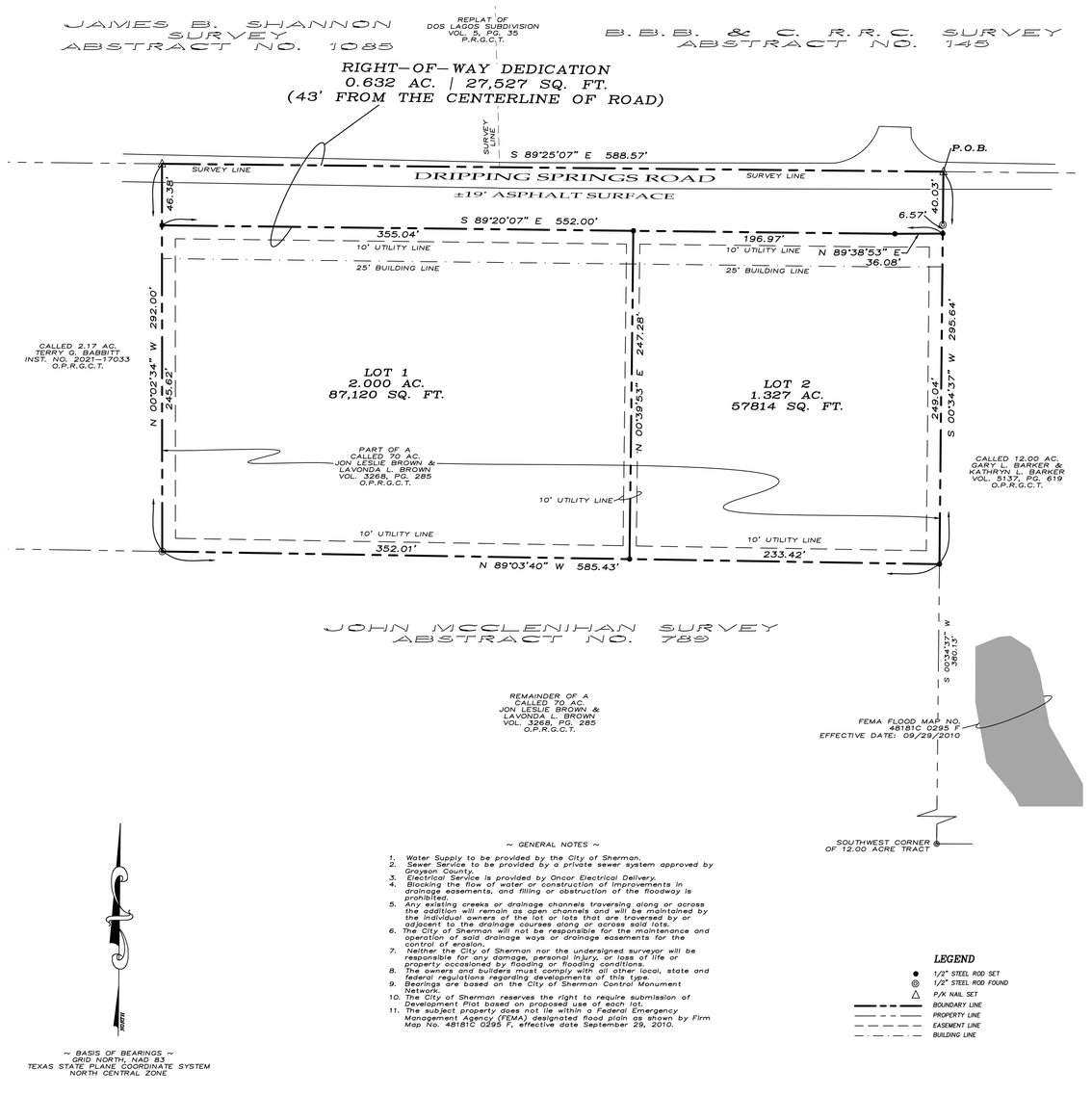
CITY OF SHERMAN

1022 Brown Rd

N
W E
S

Date: 11/17/2022 10:49 AM Scale: 1:15,534

JOB NO. 22101103



~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by a private sewer system approved by Grayson County.
3. Electrical Service is provided by Oncor Electrical Delivery.
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 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 this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0295 F, effective date September 29, 2010.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- P/K NAIL SET
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

FINAL PLAT
BROWN'S DRIPPING SPRINGS ADDITION

Part of a Called 70 acre tract of land
Described in Vol. 3268, Pg. 285, O.P.R.G.C.T.
Being a part of the John McClanahan Survey,
Abstract Number 789.
Being in the ETJ of City of Sherman, Grayson County, Texas.
Containing 3.959 acres of land

10-26-2022

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNERS/DEVELOPER
JON LESLIE BROWN &
LAVONDA L. BROWN
1022 BROWN ROAD
SHERMAN, TX 75090

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

JOB NO. 22101103

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of John McClenihan Survey, Abstract No. 789, and being a part a called 70 acre tract of land described in the deed to Jon Leslie Brown and LaVonda L. Brown, recorded in Volume 3268, Page 285, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a P/K nail set for the northeast corner of the herein described tract of land, common to the northwest corner of a called 12.00 acre tract of land described in the deed to Gary L. Barker and Kathryn L. Barker, recorded in Volume 5137, Page 619, said Official Public Records, and on the northerly line of said 70 acre tract, and in Dripping Springs Road;

Thence South 00°34'37" West, crossing said 70 acre tract, with the westerly line of said 12.00 acre tract, passing en route at a distance of 40.03 feet a found 1/2" steel rod, and continuing on said course a total distance of 295.64 feet to a 1/2" steel rod set for the southeast corner of the herein described tract of land, and from which a 1/2" steel rod found for the southwest corner of said 12.00 acres bears South 00°34'37" West, a distance of 380.13 feet;

Thence North 89°03'40" West, continuing across said 70 acre tract, a distance of 585.43 feet to a 1/2" steel rod found for the southwest corner of the herein described tract of land, common to the southeast corner of a called 2.17 acre tract of land described in the deed to Terry G. Babbitt, recorded in Instrument No. 2021-17033, said Official Public Records;

Thence North 00°02'34" West, continuing across said 70 acre tract, with the easterly line of said 2.17 acre tract, a distance of 292.00 feet to a P/K nail set for the northwest corner of the herein described tract of land, common to the northeast corner of said 2.17 acre tract, and on the northerly line of said 70 acre tract, and in aforesaid Dripping Springs Road;

Thence South 89°25'07" East, with the northerly line of said 70 acre tract, and in said Dripping Springs Road, a distance of 588.57 feet to the Point-of-Beginning and containing 3.959 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, BROWN'S DRIPPING SPRINGS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2022, 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 _____, 2022.

_____
Clerk, City of Sherman, Texas

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

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 Date
Registered Professional
Land Surveyor, No. 4709

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission to the City of Sherman, Texas.

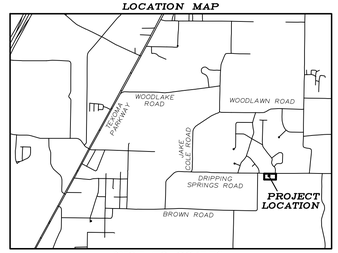
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT We, JON LESLIE BROWN & LAVONDA L. BROWN, do hereby adopt this plat designating the hereinabove property as the BROWN'S DRIPPING SPRINGS ROAD, an 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway 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 _____, 2022.

_____
JON LESLIE BROWN

_____
LAVONDA BROWN

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, JON LESLIE BROWN 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_____, 2022.

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

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, LAVONDA BROWN 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_____, 2022.

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

FINAL PLAT
BROWN'S DRIPPING SPRINGS ADDITION
Part of a Called 70 acre tract of land
Described in Vol. 3268, Pg. 285, O.P.R.G.C.T.
Being a part of the John McClanahan Survey,
Abstract Number 789.
Being in the ETJ of City of Sherman, Grayson County, Texas.
Containing 3.959 acres of land

10-26-2022

OWNERS/DEVELOPER
JON LESLIE BROWN &
LAVONDA L. BROWN
1022 BROWN ROAD
SHERMAN, TX 75090

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

John Leslie Brown & Lavonda L. Brown
1022 Brown Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of Brown's Dripping Springs Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 a 45' Right of Way Dedication from centerline of Dripping Springs Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 15' Utility Easement along Dripping Springs Road only. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. No City of Sherman water available to site. Property lies within STAAR Water Supply Corporation Water CCN.
4. Change General Note 1 to note water will be supplied by STAAR Water.
5. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **11.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **120 RIDGEVIEW ROAD**

The request of Wanda Louise Meyers Estate (Owner), Kenneth Meyers (Representative) and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located at 120 Ridgeview Road, being 1.951 acres in the Fielding Bacon Survey, Abstract No. 119 and the William Thompson Survey, Abstract No. 1210, and being all of Lot 1 of Timber View Estates, as follows:

Planning and Zoning

Replat approval of Meyers Commercial Addition.

Background:

The property is located at 120 Ridgeview Road, the northwest corner of Ridgeview Road and Highway 56 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential and commercial development.

Adjacent Zoning:

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

Origination:

Wanda Louise Meyers Estate (Owner)
Kenneth Meyers (Representative)
Underwood Drafting & Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

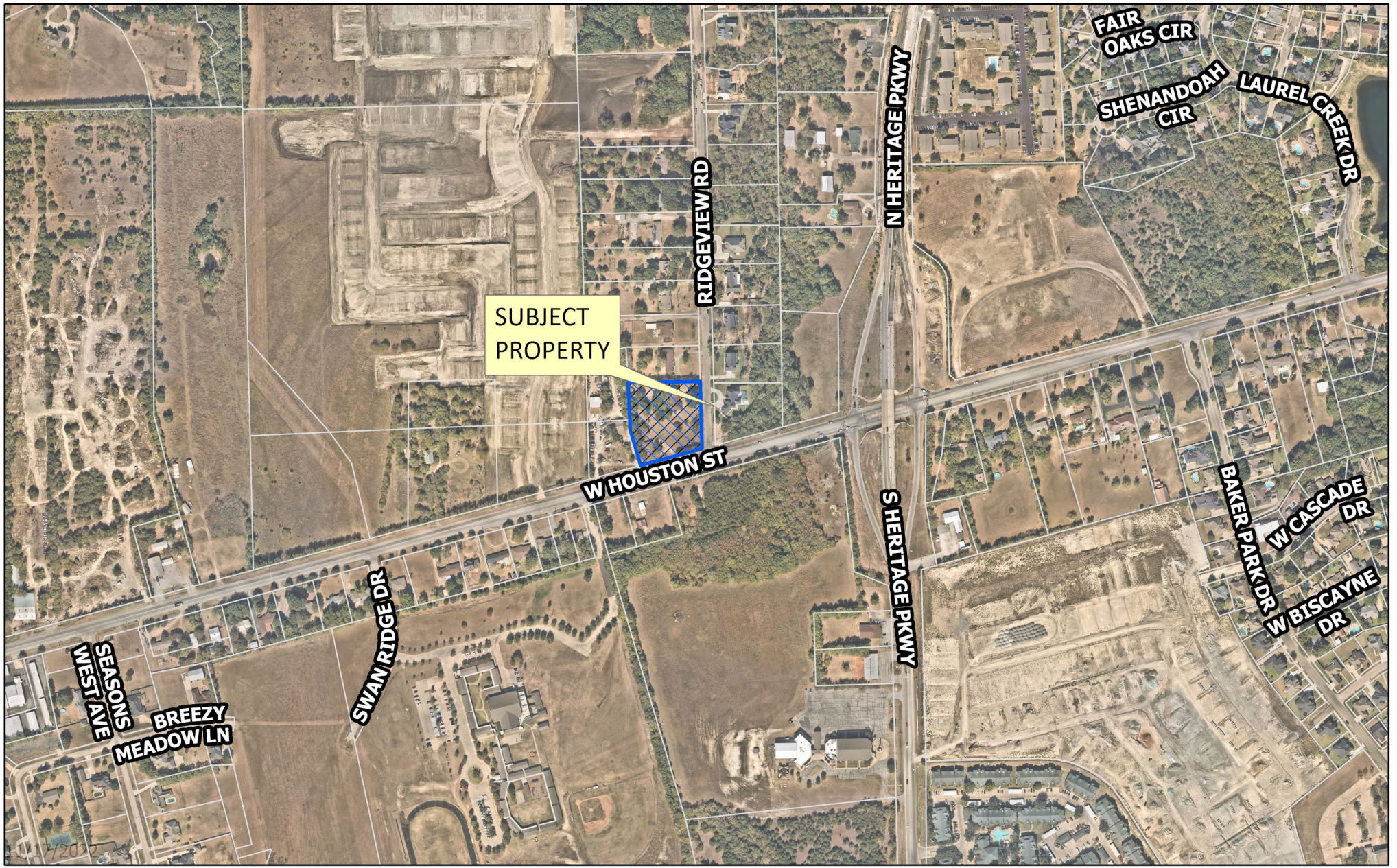
11

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Final Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

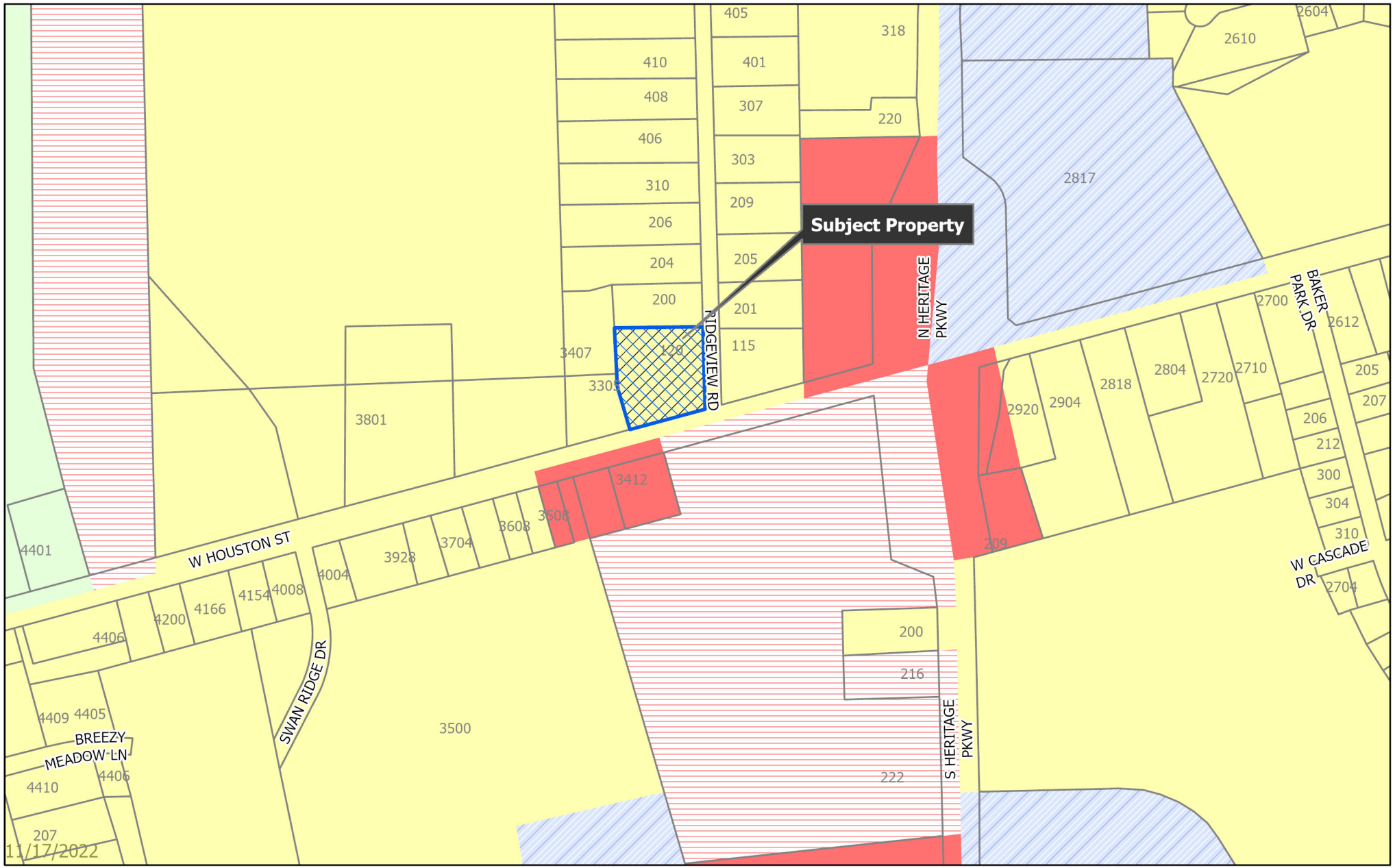
CITY OF SHERMAN

120 Ridgeview Rd

N
W E
S

Date: 11/17/2022 8:57 AM

Scale: 1:6,363



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11/17/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

120 Ridgeview Rd

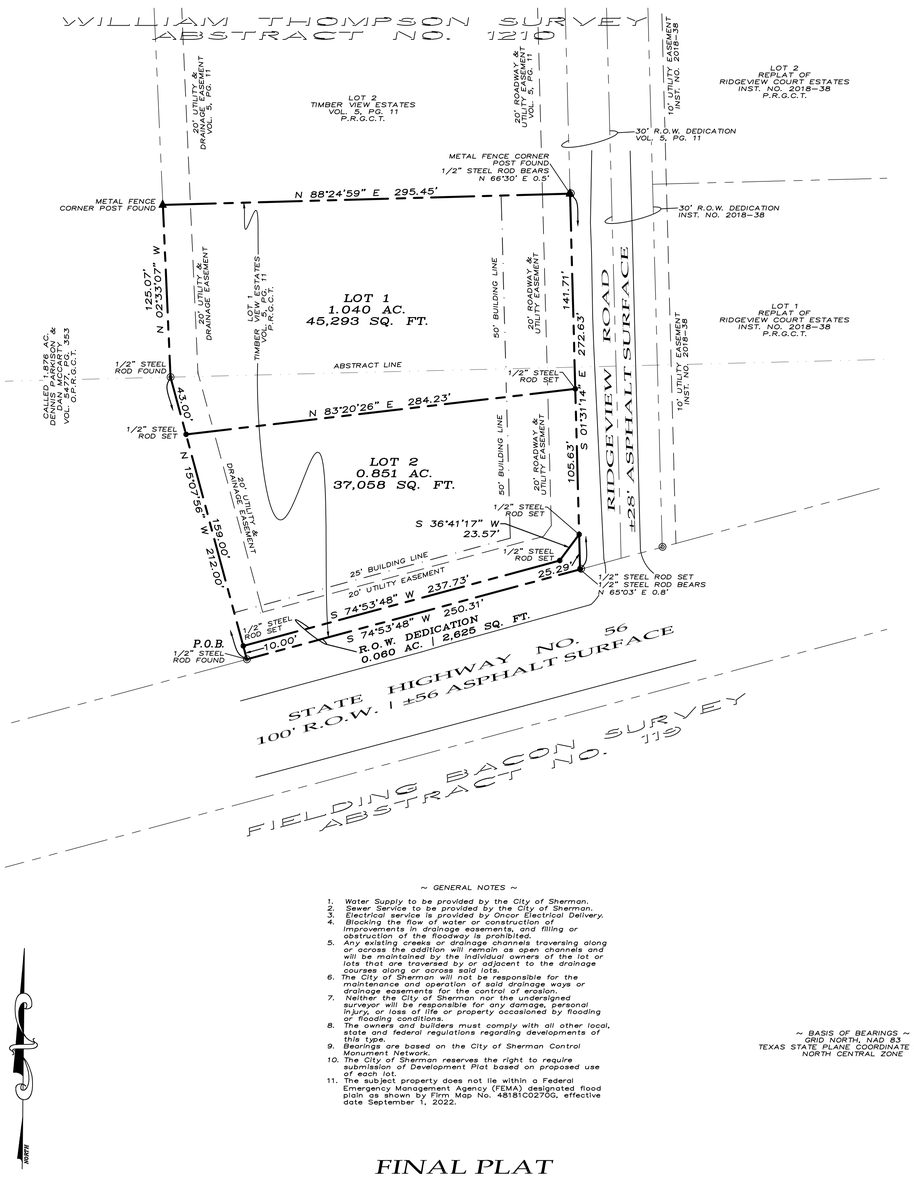
N
W E
S

Scale: 1:5,186

Date: 11/17/2022 8:57 AM

120 RIDGEVIEW RD

JOB NO. 22111191



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
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 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 this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0270G, effective date September 1, 2022.

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

NORTH

FINAL PLAT
MEYERS COMMERCIAL ADDITION
Being a Replat of Lot 1, Timber View Estates
Being a part of the Fielding Bacon Survey, Abstract No. 119
& William Thompson Survey, Abstract No. 1210
Being in the City of Sherman, Grayson County, Texas.
Containing 1.951 acres of land

11-11-2022

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNERS/DEVELOPER
WANDA LOUISE MEYERS ESTATE
P.O. BOX 909
SHERMAN, TX 75091
CONTACT: KENNETH MEYERS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. 22111191

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Fielding Bacon Survey, Abstract No. 119, and William Thompson Survey, Abstract No. 1210, and being all of Lot 1 of Timber View Estates, according to the plat thereof recorded in Volume 5, Page 11, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to Wanda L. Meyers, recorded in Volume 4433, Page 511, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southwest corner of said Lot 1, common to the southeast corner of a called 1.876 acre tract of land described in the deed to Dennis Parkison and Dan McCarty, recorded in Volume 5477, Page 353, said Official Public Records, and on the northerly right-of-way line of State Highway No. 56;

Thence North 15°07'56" West, with the westerly line of said Lot 1, and with the easterly line of said 1.876 acre tract, along or near a fence, a distance of 212.00 feet to a found 1/2" steel rod;

Thence North 02°33'07" West, continuing with the westerly line of said Lot 1, and with the easterly line of said 1.876 acre tract, along or near a fence, a distance of 125.07 feet to a metal fence corner post found for the northwest corner of said Lot 1, common to the southwest corner of Lot 2 of aforesaid Timber View Estates;

Thence North 88°24'59" East, with the northerly line of said Lot 1, and with the southerly line of said Lot 2, along or near a fence, a distance of 295.45 feet to a metal fence corner post found for the northeast corner of said Lot 1, common to the southeast corner of said Lot 2, and on the westerly right-of-way line of Ridgeview Road, and from which a found 1/2" steel rod bears North 66°30' East, a distance of 0.5 feet;

Thence South 01°31'14" East, with the easterly line of said Lot 1, and with the westerly right-of-way line of said Ridgeview Road, a distance of 272.63 feet to a 1/2" steel rod set for the southeast corner of said Lot 1, and at the intersection of the westerly right-of-way line of said Ridgeview Road and the northerly right-of-way line of aforesaid State Highway No. 56, and from which a found 1/2" steel rod bears North 65°03' East, a distance of 0.8 feet;

Thence South 74°53'48" West, with the southerly line of said Lot 1, and with the northerly right-of-way line of said State Highway No. 56, a distance of 250.31 feet to the Point-of-Beginning and containing 1.951 acres (84,976 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MEYERS COMMERCIAL ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2022, 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 _____, 2022.

_____
Clerk, City of Sherman, Texas

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 Date
Registered Professional
Land Surveyor, No. 4709

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

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission to the City of Sherman, Texas.

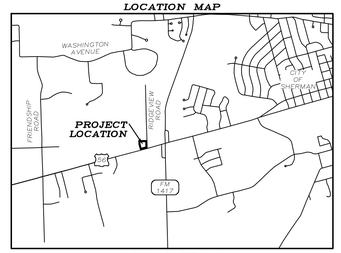
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, WANDA LOUISE MEYERS ESTATE, do hereby adopt this plat designating the hereinabove property as the MEYERS COMMERICAL ADDITION, an 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway 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 _____, 2022.

_____
KENNETH MEYERS, Representative
WANDA LOUISE MEYERS ESTATE

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, KENNETH MEYERS 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_____, 2022.

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

FINAL PLAT
MEYERS COMMERCIAL ADDITION
Being a Replat of Lot 1, Timber View Estates
Being a part of the Fielding Bacon Survey, Abstract No. 119
& William Thompson Survey, Abstract No. 1210
Being in the City of Sherman, Grayson County, Texas.
Containing 1.951 acres of land

11-11-2022

OWNERS/DEVELOPER
WANDA LOUISE MEYERS ESTATE
P.O. BOX 909
SHERMAN, TX 75091
CONTACT: KENNETH MEYERS

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Attn: Kenneth Meyers
Wanda Louise Meyers Estate
P.O. Box 909
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of Meyers Commercial Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. No new drive approaches will be permitted off of State Highway No. 56. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. General Note No. 2 shall be changed to reflect that there is no City of Sherman wastewater available to the site. On-site sewage facility per Grayson County regulations will be required.
5. Dedicate a 20'x20' Right of Way corner clip on Southeast corner of proposed Lot 2. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **12.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **305-405 BLOCKS WEST PROGRESS DRIVE**

The request of SEDCO (Sherman Economic Development Corporation) (Owner), Kent Sharp (Representative), and Underwood Drafting & Surveying, Inc (Surveyor) concerning the property located in the 305-405 Blocks West Progress Drive, being 21.880 acres in the William Martin Survey, Abstract No. 765, and being all of Lot 3 of the Replat of Lots 2R & Three, Sherman Industrial Development Addition, as follows:

Planning and Zoning

Replat approval of Sherman III Addition.

Background:

The property is located in the 305-405 Blocks West Progress Drive, the northwest corner of Howe and West Progress Drives and is located in the BIP (Blalock Industrial Park). The owner would like to plat the property into 2 lots for commercial development.

Adjacent Zoning:

BIP (Blalock Industrial Park)

Origination:

SEDCO (Sherman Economic Development Corporation) (Owner)
Kent Sharp (Representative)
Underwood Drafting & Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

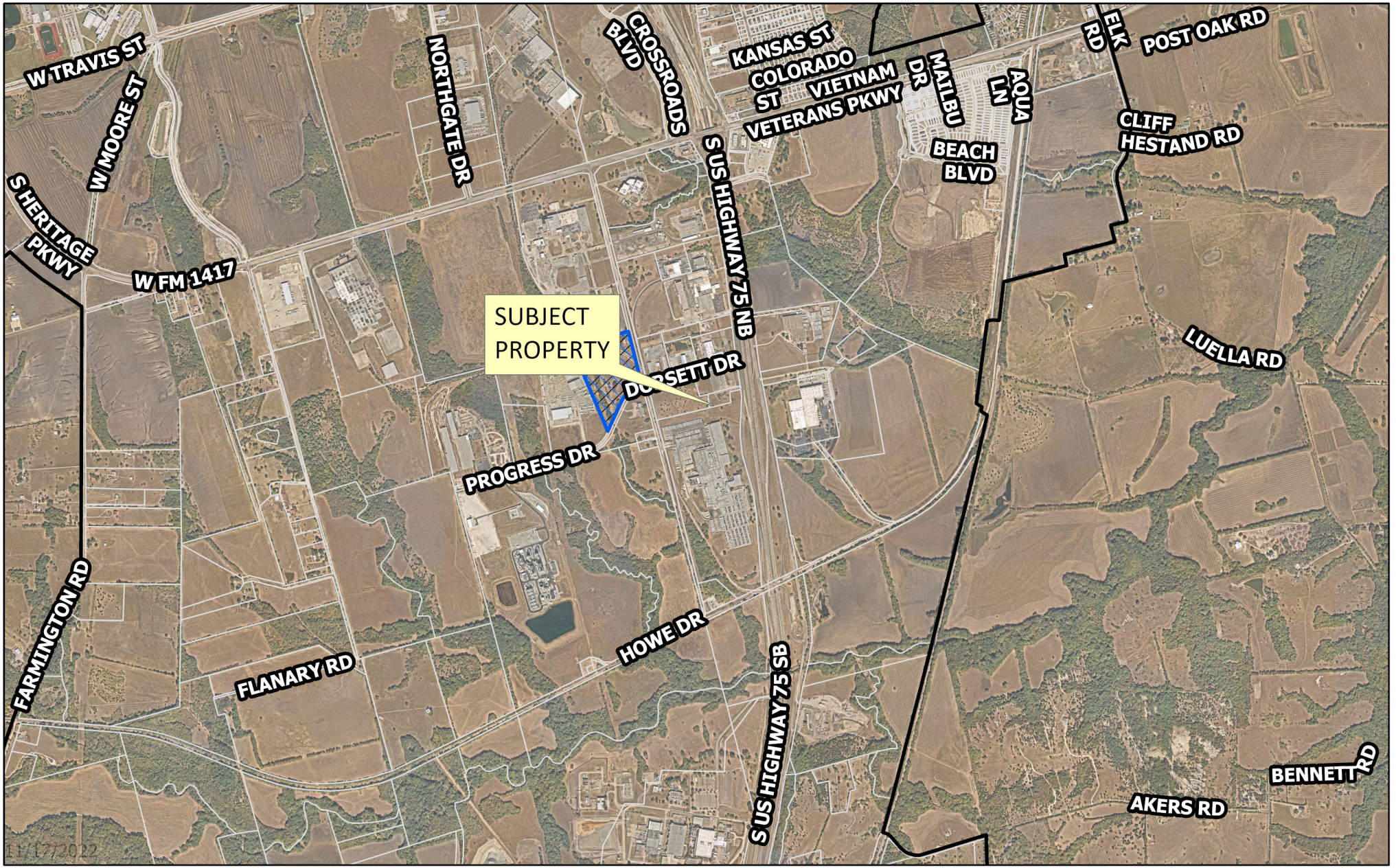
Not Required

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

305-405 Blks Progress Dr

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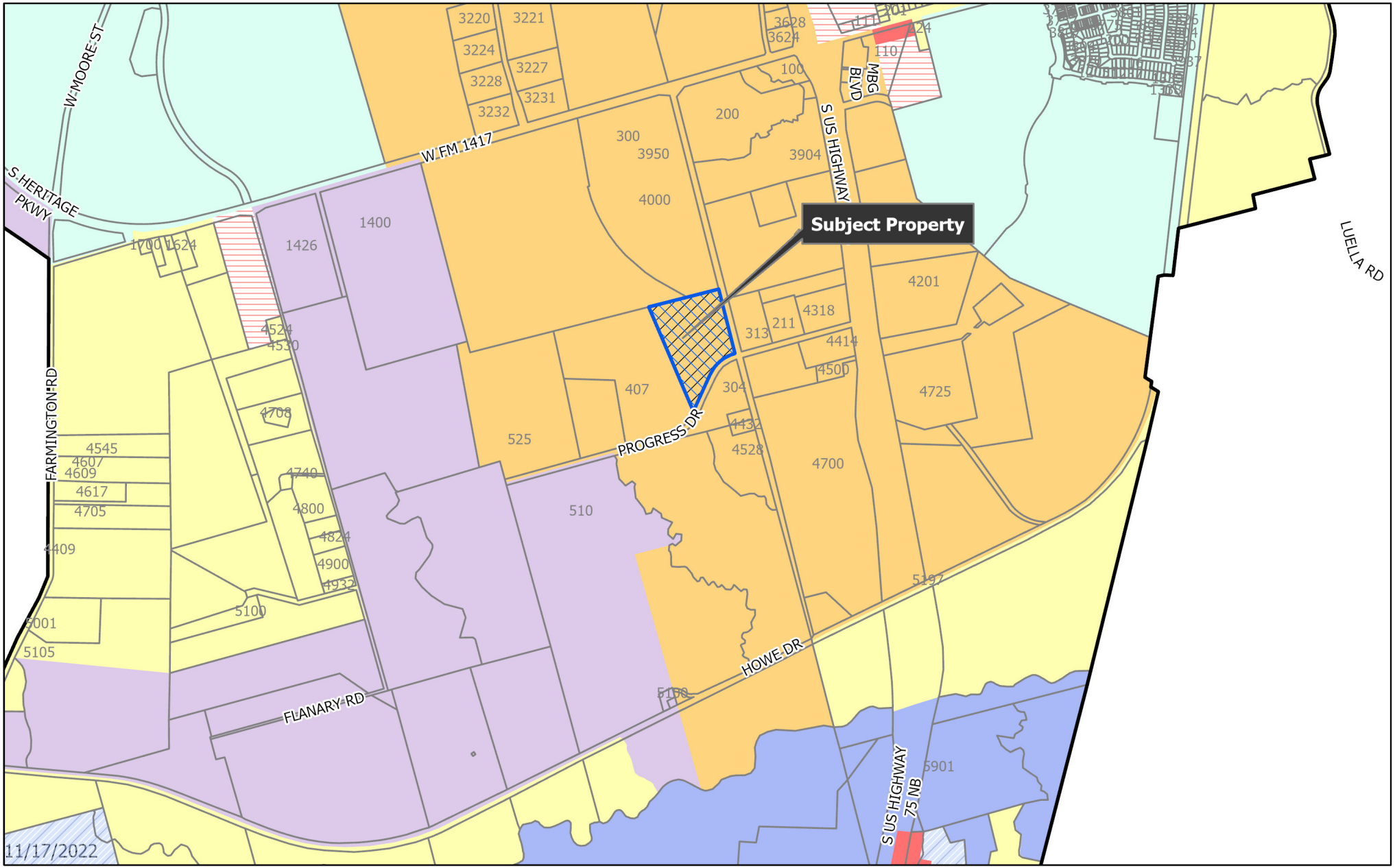
Date: 11/17/2022 8:57 AM

Scale: 1:24,273



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

305-405 Blks Progress Dr

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W E
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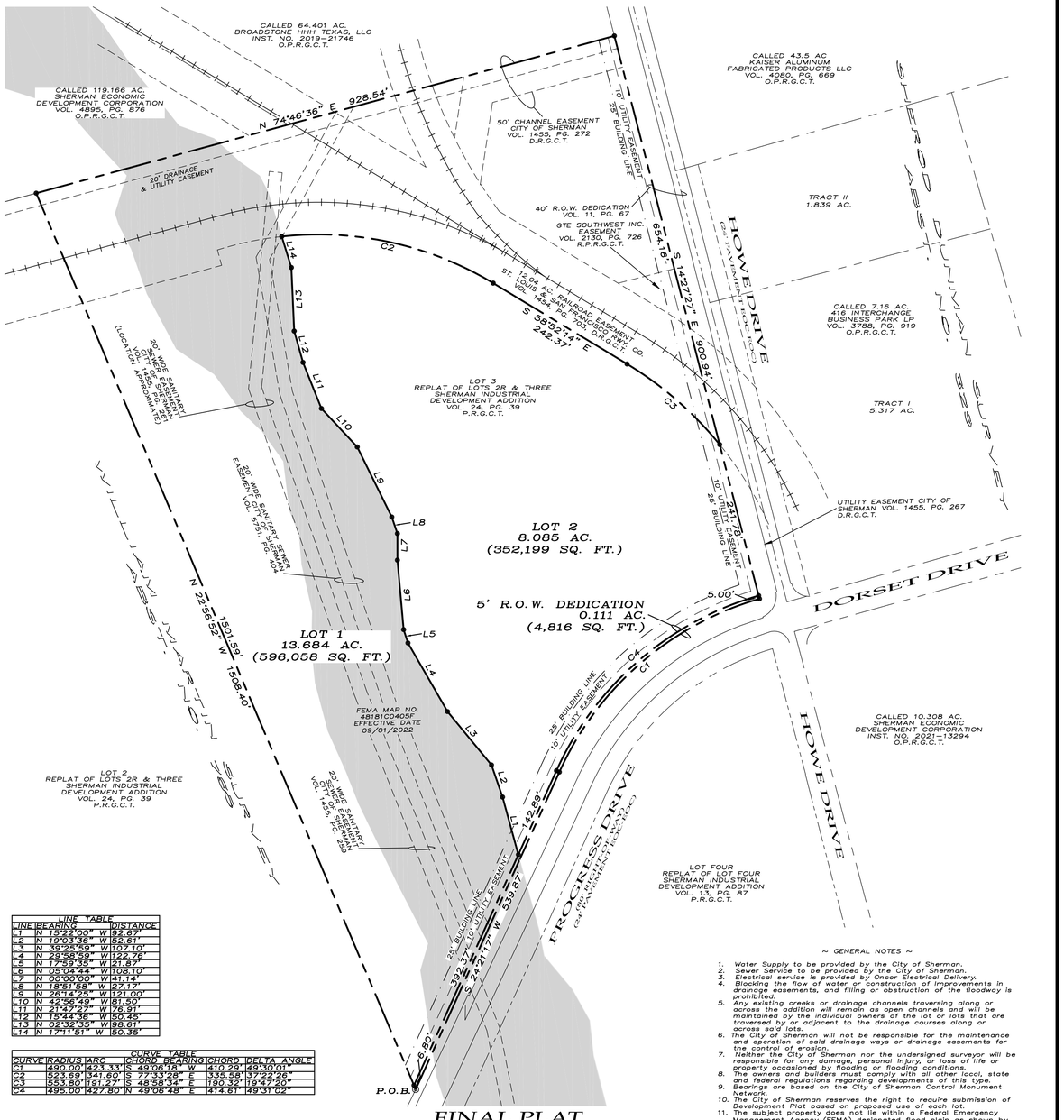
Scale: 1:19,785

Date: 11/17/2022 8:57 AM

JOB NO. 22101185



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°56'00" W	92.87'
L2	N 19°03'36" W	52.61'
L3	N 39°25'59" W	107.10'
L4	N 29°58'59" W	122.76'
L5	N 17°59'35" W	217.89'
L6	N 05°04'44" W	108.10'
L7	N 00°00'00" W	41.14'
L8	N 18°51'58" W	27.17'
L9	N 26°14'25" W	121.00'
L10	N 42°56'49" W	81.50'
L11	N 21°47'27" W	76.91'
L12	N 15°44'36" W	50.45'
L13	N 09°39'35" W	98.61'
L14	N 17°11'51" W	50.35'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	490.00'	423.33'	S 49°06'18" W	410.29'	49°30'01"
C2	523.89'	341.80'	S 77°33'28" E	335.58'	37°22'26"
C3	553.80'	191.27'	S 48°58'34" E	190.32'	19°47'20"
C4	495.00'	427.80'	N 49°06'48" E	414.61'	49°31'02"

NORTH

FINAL PLAT
SHERMAN III ADDITION
Being a Replat of all of Lot 3
Replat of Lots 2R & Three
Sherman Industrial Development Addition
Recorded in Vol. 24, Pg. 39, P.R.G.C.T.
Being a part of the William Martin Survey, Abstract No. 765
Being in the City of Sherman, Grayson County, Texas.
Containing 21.880 acres of land

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
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 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 this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0405F, effective date September 1, 2022.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 W. WASHINGTON ST. STE. 102
SHERMAN, TX 75092
CONTACT: KENT SHARP

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

11-16-2022

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

JOB NO. 22101185

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of William Martin Survey, Abstract No. 765, and being all of Lot 3 of the Replat of Lots 2R & Three, Sherman Industrial Development Addition, according to the plat thereof recorded in Volume 24, Page 39, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southwest corner of said Lot 3, common to the southeast corner of Lot 2 of said Replat of Lots 2R & Three, Sherman Industrial Development Addition, and on the northerly right-of-way line of Progress Drive;

Thence North 22°56'52" West, with the westerly line of said Lot 3, and with the easterly line of said Lot 2, a distance of 1508.40 feet to a 1/2" steel rod set for the northwest corner of said Lot 3, common to the northeast corner of Lot 2, and on the southerly line of a called 119.166 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Volume 4895, Page 876, Official Public Records, Grayson County, Texas;

Thence North 74°46'36" East, with the northerly line of said Lot 3, and with the southerly line of said 119.166 acre tract, and with the southerly line of a called 64.401 acre tract of land described in the deed to Broadstone HHH Texas, LLC, recorded in Instrument No. 2019-21746, said Official Public Records, a distance of 928.54 feet to a 1/2" steel rod set for the northeast corner of said Lot 3, common to the southeast corner of said 64.401 acre tract, and on the westerly right-of-way line of Howe Drive;

Thence South 14°27'27" East, with the easterly line of said Lot 3, and with the westerly right-of-way line of said Howe Drive, a distance of 900.94 feet to a 1/2" steel rod set for the southeast corner of said Lot 3, and at the intersection of the westerly right-of-way line of Howe Drive and the northerly right-of-way line of aforesaid Progress Drive;

Thence with the southerly line of said Lot 3, and with the northerly right-of-way line of said Progress Drive, and with a non-tangent curve to the left having a radius of 490.00 feet, (chord bears South 49°06'18" West, a distance of 410.29 feet) an arc length of 423.33 feet to a set 1/2" steel rod;

Thence South 24°21'17" West, continuing with the southerly line of said Lot 3, and with the northerly right-of-way line of said Progress Drive, a distance of 539.87 feet to the Point-of-Beginning and containing 21.880 acres (953,073 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN III ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2022, 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 _____, 2022.

_____
Clerk, City of Sherman, Texas

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 Date
Registered Professional
Land Surveyor, No. 4709

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

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission to the City of Sherman, Texas.

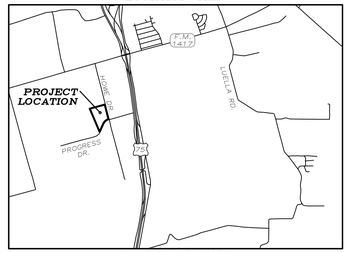
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, SHERMAN ECONOMIC DEVELOPMENT CORPORATION, do hereby adopt this plat designating the hereinabove property as the SHERMAN III ADDITION, an 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway 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 _____, 2022.

_____
KENT SHARP
SHERMAN ECONOMIC DEVELOPMENT CORPORATION

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, KENT SHARP 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_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN ECONOMIC DEVELOPMENT CORPORATION, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as SHERMAN III ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at SHERMAN III ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____, 2022

_____
KENT SHARP
SHERMAN ECONOMIC DEVELOPMENT CORPORATION

FINAL PLAT
SHERMAN III ADDITION
Being a Replat of all of Lot 3
Replat of Lots 2R & Three
Sherman Industrial Development Addition
Recorded in Vol. 24, Pg. 39, P.R.G.C.T.
Being a part of the William Martin Survey, Abstract No. 765
Being in the City of Sherman, Grayson County, Texas.
Containing 21.880 acres of land

OWNERS/DEVELOPER
SHERMAN ECONOMIC DEV. CORP.
307 W. WASHINGTON ST. STE. 102
SHERMAN, TX 75092
CONTACT: KENT SHARP

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

11-16-2022

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Attn: Kent Sharp
Sherman Economic Dev. Corp.
307 W. Washington St., Ste. 102
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Plat of Sherman III Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 a 15' Utility Easement along Progress Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Dedicate a 20'x20' Right of Way corner clip on Southeast corner of proposed Lot 2. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Modify 10' and 15' Utility Easements on Southeast corner of proposed Lot 2 to parallel new right of way created by corner clip.
4. Remove Building Line from plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
6. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
7. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
8. 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.
9. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

10. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **13.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 5005 NORTH FM 1417 (HERITAGE PARKWAY)**

The request of Kenneth and Mary Lawrence (Owners), Fidei Architecture (Architect) and Windrose Land Services (Surveyor) concerning the property located at 5005 North FM 1417 (Heritage Parkway), being 2.354 acres in the A. Hume Survey, Abstract No. 522, as follows:

Planning and Zoning

A. Site Plan approval of Texoma Vet Hospital
B. Preliminary Plat approval of Texoma Vet Hospital.

Background:

The property is located at 5005 North FM 1417 (Heritage Parkway) near the Southeast corner of FM 1417 (Heritage Parkway) and Plainview Road and is zoned C-2 (General Commercial) District/0-1.1 (FM Highway 1417) Overlay District. The owner is requesting Site Plan approval of Texoma Vet Hospital. The owner is also requesting to plat the property into 1 lot for commercial development.

The following has been approved for 5005 North FM 1417 (Heritage Parkway):

- January 26, 1984 - Zone Change approval under Ordinance No. 3734 from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District.
- June 12, 1984 - Zone Change approval under Ordinance No. 3764 from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
C-2 (General Commercial) District

Origination:

Kenneth and Mary Lawrence (Owners)
Fidei Architecture (Architect)
Windrose Land Services (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

Not Required.

Objections Received:

0

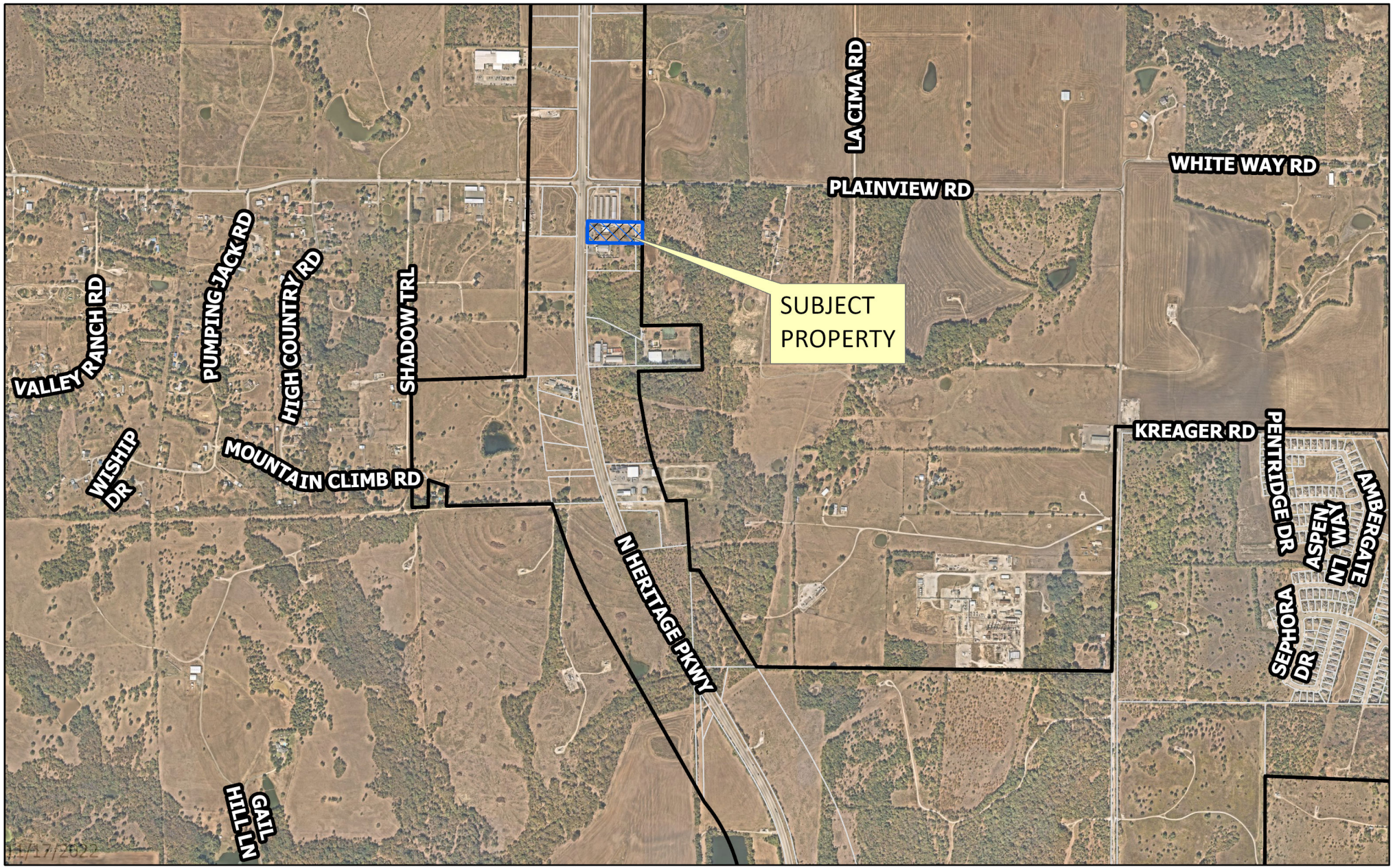
Development Review Meeting:

Yes

Staff Recommendation:

Attachments

Location Map
Zoning Map
Preliminary Plat
Site Plan
Elevations
STAFF REVIEW LETTER
STAFF REVIEW LETTER - Engineering (Prelim Plat)



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

5005 N FM 1417
(Heritage Parkway)

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Date: 11/17/2022 8:57 AM

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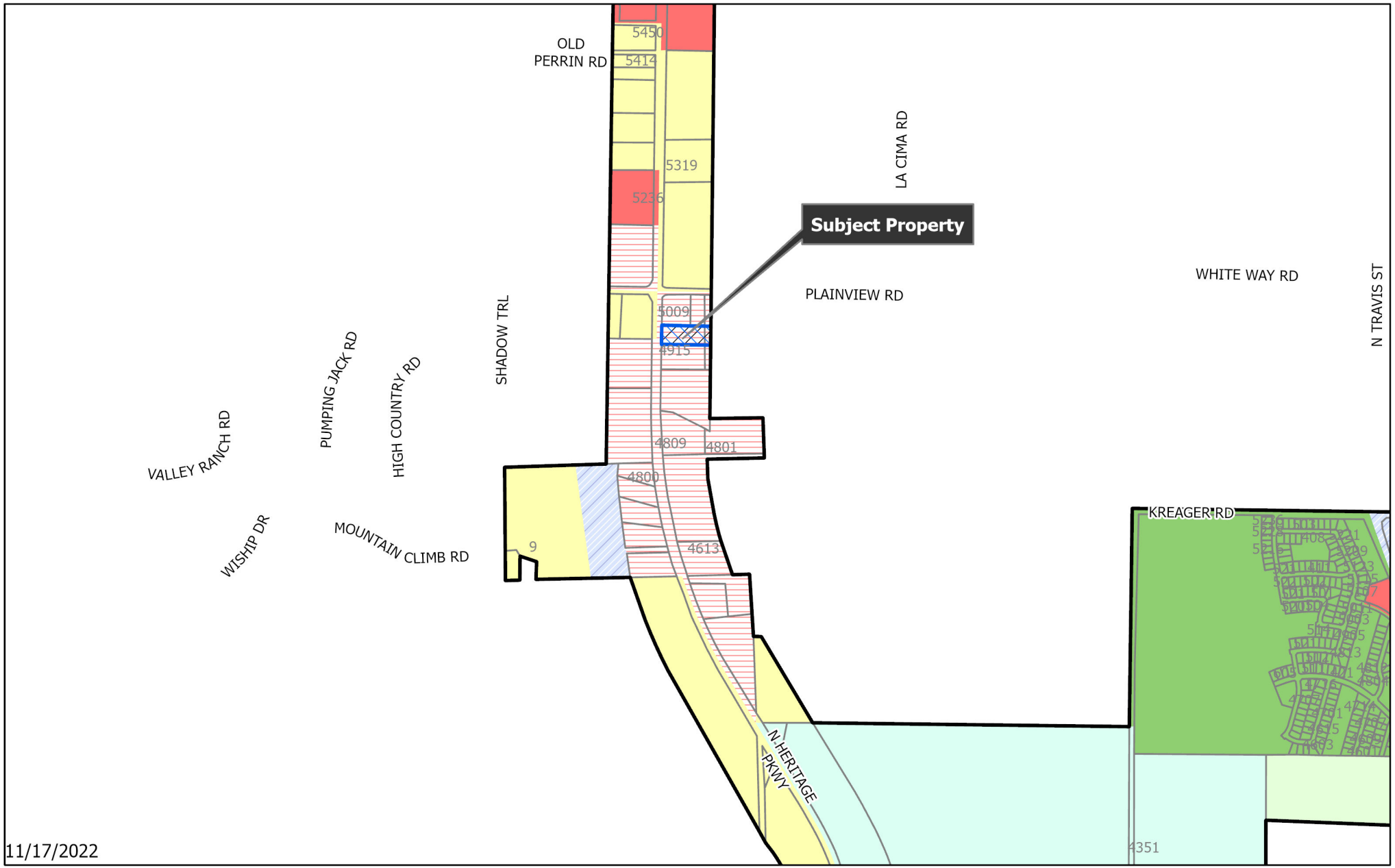

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

5005 N FM 1417
(Heritage Parkway)

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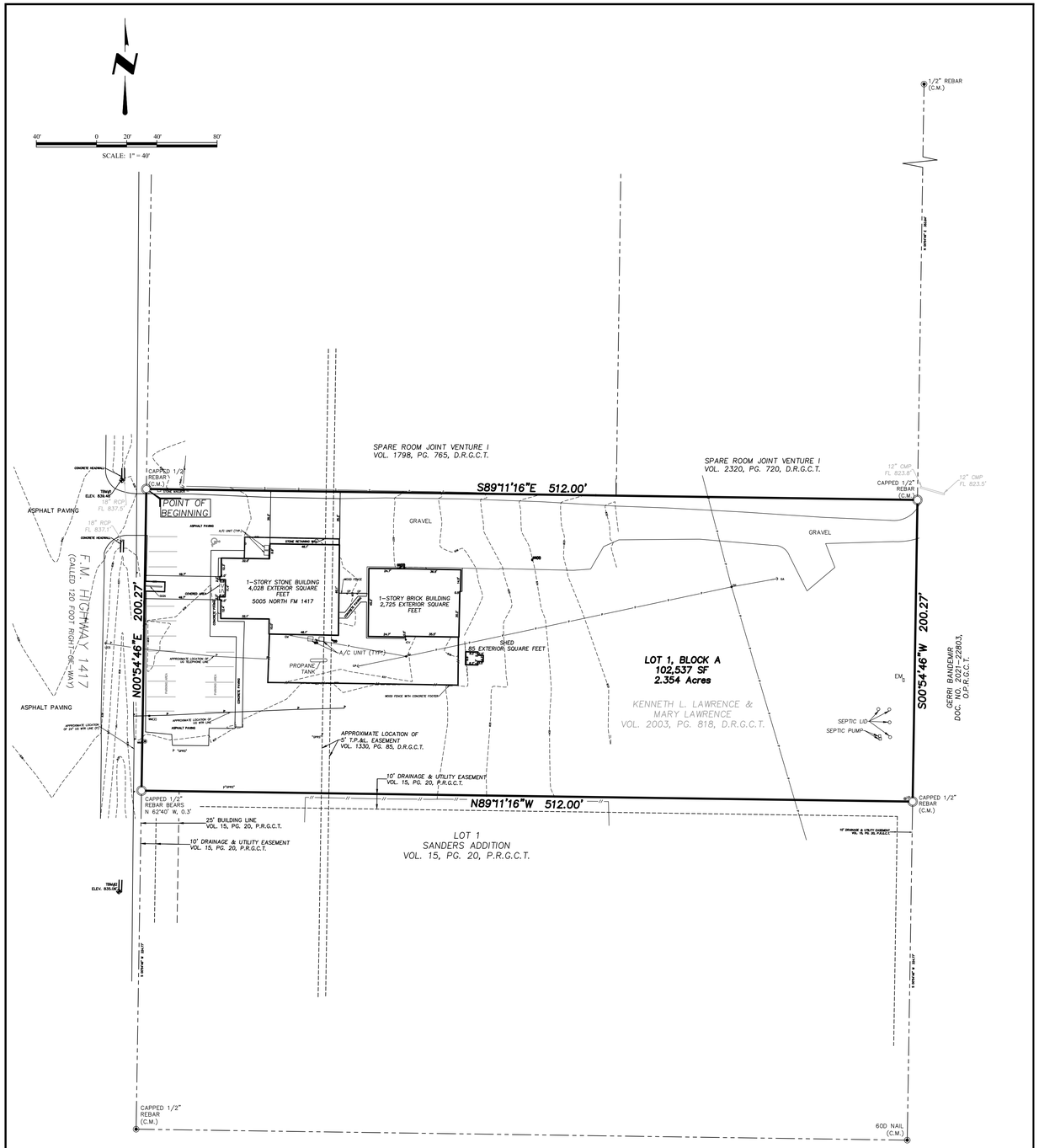
Scale: 1:17,389

Date: 11/17/2022 8:57 AM



SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0275G, dated September 01, 2022, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create one lot from a tract of land.

ENGINEER
LANGAN
1101 E SE Loop 323, Suite 101
Tyler, Texas 75701

OWNER/DEVELOPER
Kenneth L. Lawrence and wife, Mary Lawrence
5005 Highway 1417
Sherman, Texas 75090

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/10/2022 CHECKED BY: M.P. JOB NO.: DS8263

PRELIMINARY PLAT
TEXOMA VET HOSPITAL
LOT 1, BLOCK A
Being a 2.354 Acre tract of land
Situated in the Alfred Hume Survey,
Abstract Number 522
City of Sherman, Grayson County, Texas

-- 2022 --

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Kenneth L. Lawrence and Mary Lawrence are the owners of a 2.354 acre tract of land situated in the A. Hume Survey, Abstract Number 522, Grayson County, Texas, being all of that tract of land described to Kenneth L. Lawrence & Mary Lawrence in Warranty Deed recorded in Volume 2003, Page 818, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with no combined scale factor):

BEGINNING at a 1/2-inch capped rebar found for the northwest corner of said Lawrence tract and the southwest corner of a tract of land described to Spare Room Joint Venture I in Warranty Deed recorded in Volume 1798, Page 765, Deed Records, Grayson County, Texas, said point lying on the east right-of-way line of F.M. Highway 1417 (called 120 foot right-of-way);

THENCE South 89 degrees 11 minutes 16 seconds East, with the north line of said Lawrence tract, the south line of said Joint Venture tract, and the south line of a tract of land described to Spare Room Joint Venture I in Warranty Deed recorded in Volume 2320, Page 720, Deed Records, Grayson County, Texas., a distance of 512.00 feet to a 1/2-inch capped rebar found for the northeast corner of said Lawrence tract and the southeast corner of said second-referenced Joint Venture tract, said point lying on the west line of a tract of land described to Gerri Bandemir in General Warranty Deed recorded in Document Number 2021-22803, Deed Records, Grayson County, Texas;

THENCE South 00 degrees 54 minutes 46 seconds West, with the east line of said Lawrence tract and the west line of said Bandemir tract, a distance of 200.27 feet to a 1/2-inch capped rebar found for the southeast corner of said Lawrence tract and the northeast corner of Lot 1, Sanders Addition, an addition to the City of Sherman, Grayson County, Texas, according to the map or plat thereof recorded in Volume 15, Page 20, Plat Records, Grayson County, Texas;

THENCE North 89 degrees 11 minutes 16 seconds West, with the south line of said Lawrence tract and the north line of said Lot 1, a distance of 512.00 feet to a point for the southwest corner of said Lawrence tract and the northwest corner of said Lot 1, said point lying on the east right-of-way line of said F.M. Highway 1417, from said point a 1/2-inch capped rebar bears North 62 degrees 40 minutes West, a distance of 0.3 feet;

THENCE North 00 degrees 54 minutes 46 seconds East, with the west line of said Lawrence tract and the east right-of-way line of said F.M. Highway 1417, a distance of 200.27 feet to the POINT OF BEGINNING, and containing 2.354 acres, or 102,537 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

We, Kenneth L. Lawrence and Mary Lawrence, the sole owners of Texoma Vet Hospital, an Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Kenneth L. Lawrence

_____
Mary Lawrence

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kenneth L. Lawrence, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mary Lawrence, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED 11/10/2022

_____
Mark N. Peeples, R.P.L.S.
No. 6443

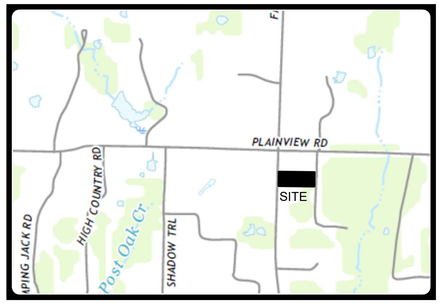
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____
Notary Public in and for the State of Texas

VICINITY MAP
NOT TO SCALE



APPROVAL:
This, the Final Plat of Austin Landing, Phase IV, an Addition to the Cit of Sherman, Texas, is hereby approved this ____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

_____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Austin Landing to the City of Sherman, Texas, was submitted t the City Council of Sherman, Texas on the ____ day of _____, 20____ and the City Council 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 described.

WITNESS MY HAND THIS _____ DAY of _____, 20____

_____
City Clerk, City of Sherman, Texas

Approved this _____ day of, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman

_____
Secretary

ENGINEER
LANGAN
1101 E SE Loop 323, Suite 101
Tyler, Texas 75701

OWNER/DEVELOPER
Kenneth L. Lawrence and wife, Mary Lawrence
5005 Highway 1417
Sherman, Texas 75090

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

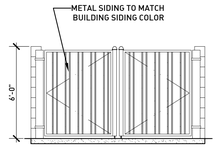
DRAWN BY: G.L.C. DATE: 11/10/2022 CHECKED BY: M.P. JOB NO.: DS8263

Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 10/07/2022

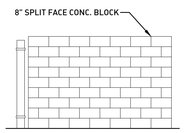
PRELIMINARY PLAT
TEXOMA VET HOSPITAL
LOT 1, BLOCK A
Being a 2.354 Acre tract of land
Situated in the Alfred Hume Survey,
Abstract Number 522
City of Sherman, Grayson County, Texas

-- 2022 --

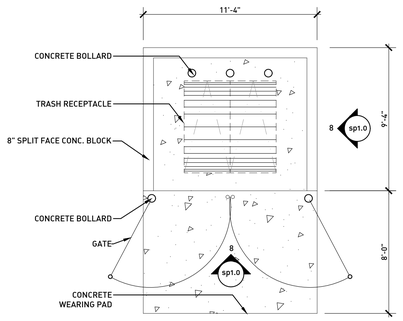
V:\WRD SITE MGN\DS8263 - Texoma Veterinary Hospital - Sherman\Drawings



FRONT ELEVATION

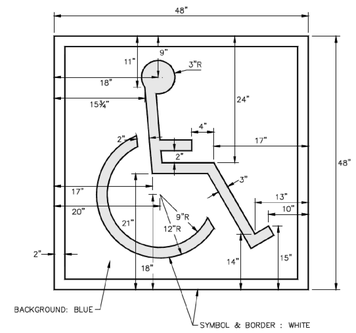


SIDE ELEVATION

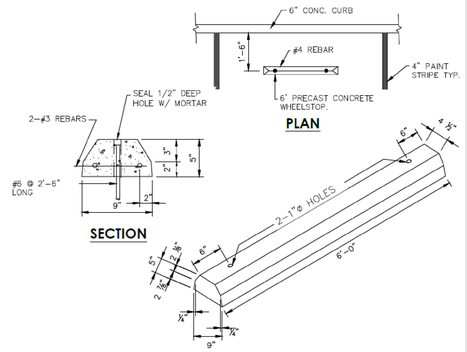


8 / sp1.0 SCALE: 1/4" = 1'-0" TRASH ENCLOSURE ELEV.

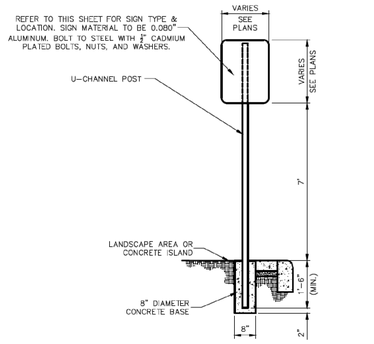
7 / sp1.0 SCALE: 1/4" = 1'-0" TRASH ENCLOSURE PLAN



6 / sp1.0 SCALE: N.T.S WHEELCHAIR SYMBOL DETAIL

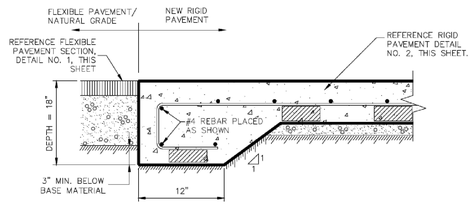


5 / sp1.0 SCALE: N.T.S WHEELSTOP DETAIL



SIGN LOCATED IN LANDSCAPE OR ISLAND ONLY
NOT AT BUILDING SIDEWALK

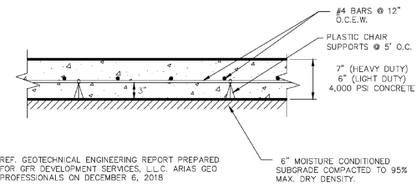
4 / sp1.0 SCALE: N.T.S SIGNAGE DETAIL



NOTES:

1. PROVIDE CONTROL JOINTS @ 15' O.C.E.W. & EXPANSION JOINTS @ 60' O.C.E.W. SEE DETAIL NO. 8, THIS SHEET.
2. SEAL ALL JOINTS WITH SELF-LEVELING JOINT SEALANT (SONOLASTIC SL-1, OR APPROVED EQUAL).
3. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO ENGINEER PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
4. NO VEHICULAR, CONSTRUCTION, OR PEDESTRIAN TRAFFIC SHALL BE ALLOWED ON CONCRETE PAVEMENT BEFORE SEALANT HAS CURED PER MANUFACTURER SPECIFICATIONS OR 24 HOURS FOLLOWING APPLICATION OF SEALANT, WHICHEVER IS LONGER.

3 / sp1.0 SCALE: N.T.S EDGE / JUNCTURE DETAIL

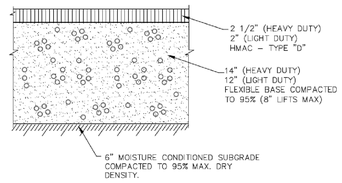


REF. GEOTECHNICAL ENGINEERING REPORT PREPARED FOR GFR DEVELOPMENT SERVICES, L.L.C. ARIAS GEO PROFESSIONALS ON DECEMBER 6, 2018

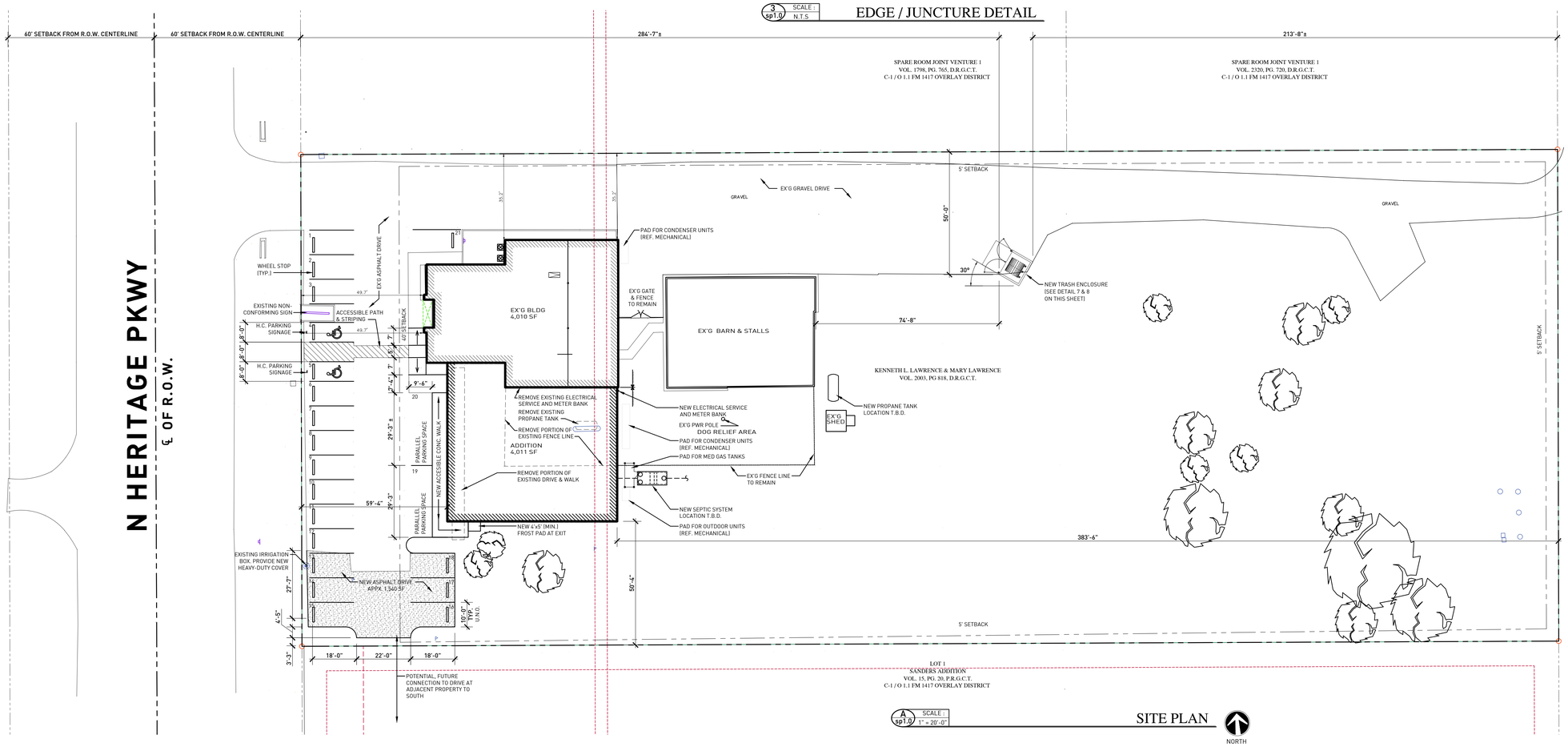
NOTES:

1. PROVIDE CONTROL JOINTS @ 15' O.C.E.W. & EXPANSION JOINTS @ 60' O.C.E.W. SEE DETAIL NO. 8, THIS SHEET
2. SEAL ALL JOINTS WITH SELF-LEVELING JOINT SEALANT (SONOLASTIC NP-1, OR APPROVED EQUAL).
3. CONTRACTOR SHALL SUBMIT JOINTING PLAN TO ENGINEER PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.

2 / sp1.0 SCALE: N.T.S CONCRETE PAVEMENT DETAIL



1 / sp1.0 SCALE: N.T.S ASPHALT PAVEMENT DETAIL



A / sp1.0 SCALE: 1" = 20'-0" SITE PLAN

NORTH

SITE TABULATION TABLE

GROSS SQUARE FEET OF EACH STRUCTURE:
EXISTING: 4,010 SF
ADDITION: 4,011 SF
TOTAL: 8,021 SF

GROSS SQUARE FEET OF PROPERTY:
2.354 ACRES (102,537 SF)

REQUIRED PARKING:
21 SPACES

PARKING PROVIDED:
21 SPACES

CURRENT ZONING:
O 1.1 FM 1417 OVERLAY DISTRICT

PROPOSED ZONING:
NO CHANGE

HARD SURFACE/IMPERVIOUS AREA (SQUARE FEET):
12,418 SF

LANDSCAPED AREA (SQUARE FEET):
79,288 SF

FLOOR-TO-AREA RATIO (FAR):
.105 (INCLUDES 3 EXISTING STRUCTURES + ADDITION)

SITE PLAN NOTES

1.) IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDING TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER FOR PROPER SITE PLAN INFORMATION.

2.) FIDEI ARCHITECTURE IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF THE BUILDING ON THE SITE SHOWN, ANY UTILITIES, BUILDING ELEVATIONS OR GRADING INFORMATION.

3.) ALL SITE STUDY IS USED TO DETERMINE PROPERTY LINES, SETBACKS, EASEMENTS, AND STREET INFORMATION TO CALCULATE BUILDABLE AREA OF THE PROPOSED HOUSE LOCATION OF THE IN RELATIONSHIP ITS SURROUNDINGS .

PROJECT ARCHITECT:
fidei architecture llc
2850 W. MARKET ST. STE B
FAIRLAWN, OHIO 44333
PHONE: (330)297-3132
fideiarch.com

REGISTERED ARCHITECT MARC A. BENEDICT 29787 STATE OF TEXAS

MARC BENEDICT - LICENSE NO. 29787
EXPIRATION DATE - 2.28.2023

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PROJECT CONTRACTOR:

RWE DESIGN BUILD
EMAIL: KENGRWEDESIGNBUILD.COM
PHONE: 630.734.0883

RWE DESIGN BUILD

Heartland VETERINARY PARTNERS

PROJECT LOCATION:

5005 N. FM1417
SHERMAN, TX 75092

Proposed Renovation/Addition For:

Heartland Veterinary Partners
Texoma Veterinary Hospital

PRINT/ISSUE RECORD:

06-24-2022 SD REVIEW
07-05-2022 SD
08-02-2022 DD REVIEW
08-08-2022 DD
08-19-2022 CD 95%
08-23-2022 CD 100%
09-02-2022 CD PERMIT
09-15-2022 REV1
11-11-2022 SITE

JOB NUMBER:

C 2231

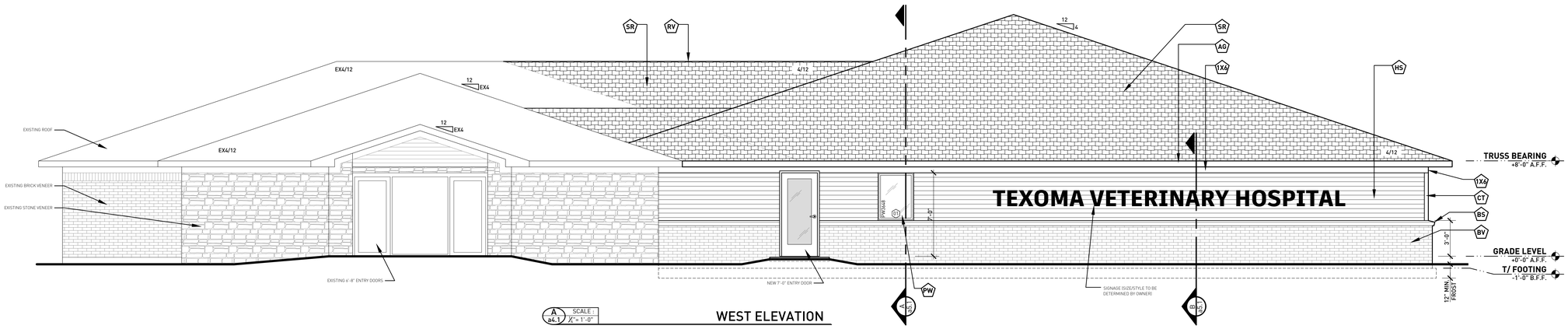
- ☐ RELEASED FOR REVIEW
- ■ RELEASED FOR PERMIT
- ☐ RELEASED FOR BID

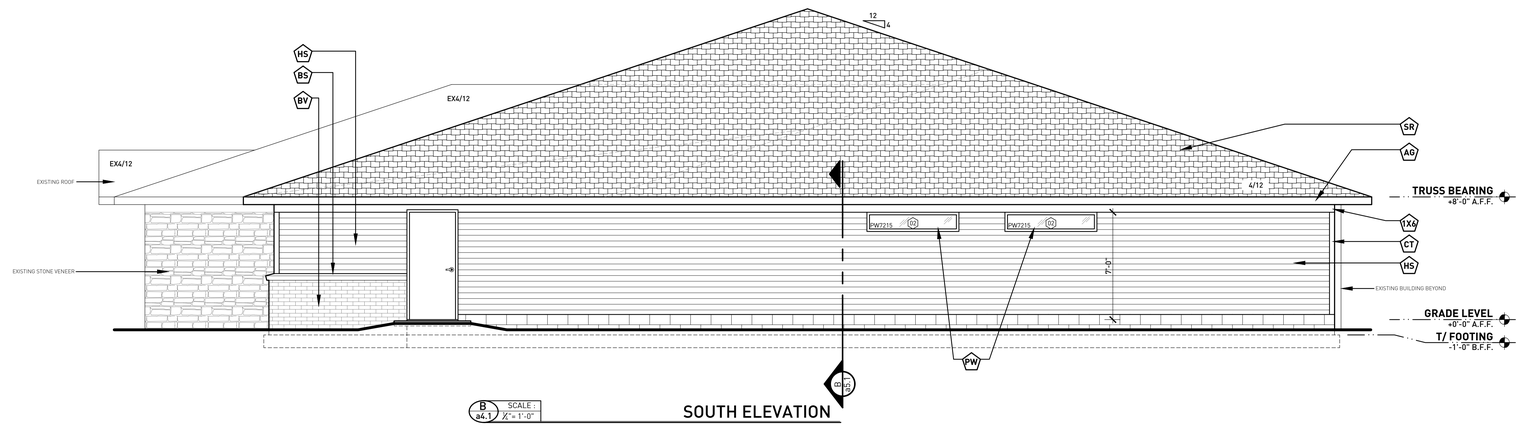
SHEET DISCRIPTION:

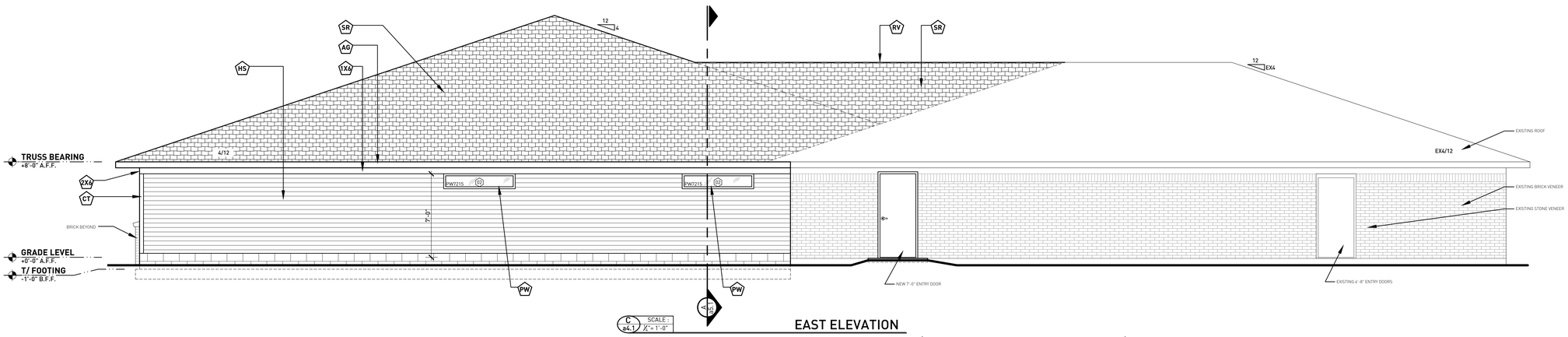
SITE PLAN

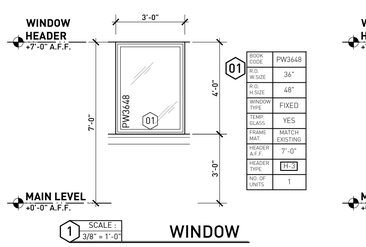
SHEET No.

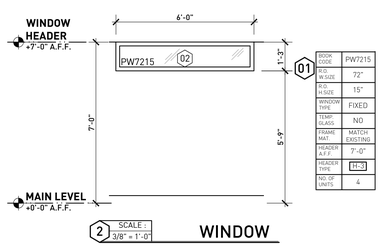
sp1.0











STRUCTURAL HEADERS

SYM.	DESCRIPTION	REMARKS
H-1	(2) 2X4's W/ (1) ½" WD. FLITCH	
H-2	(3) 2X6's W/ (2) ½" WD. FLITCH	
H-3	(3) 2X8's W/ (2) ½" WD. FLITCH	
H-4	(2) 2X10's W/ (1) ½" WD. FLITCH	
H-5	(2) 2X12's W/ (1) ½" WD. FLITCH	
H-6	(2) 1 ¾" X 9 ¼" LVL's	
H-7	(2) 1 ¾" X 11 ¼" LVL's	
H-8	(2) 1 ¾" X 14 LVL's	

WINDOW NOTES

- USE LOW E GLASS.
- CONFIRM WINDOW HEADER HEIGHTS.

1. ANY WINDOW OR SIDELIGHT WITHIN 24 INCHES HORIZONTALLY OF A DOOR MUST BE TEMPERED.
2. ANY WINDOW OR SASH THAT IS 9 SQUARE FEET OR MORE AND IS 18 INCHES OR LESS FROM A FLOOR MUST BE TEMPERED.
3. ANY WINDOW WITH A SASH THAT OPENS MUST INCLUDE A SCREEN.

ELEVATION NOTES

1. ELEVATIONS SHOWN GRAPHICALLY INDICATE BASEMENT FOUNDATION CONDITIONS.
2. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED W/ BUILDING PAPER AND SHINGLES.
3. CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACK FLOW
4. ALL EXTERIOR WOOD TO BE PRIMED BEFORE INSTALLATION
5. ALL WINDOW GRILLS TO MATCH ELEAVTIONS
6. CONTRACTOR TO PROVIDE PROPER FLASHING AT ALL EXTERIOR DOORS & WINDOWS
7. PROVIDE ROOF SADDLE TO DRAIN AWAY FROM BACK SIDE OF CHIMNEY - PROVIDE ALL PROPER FLASHING

(T) DENOTES GLAZING TO BE TEMPERED

EXTERIOR FINISH LEGEND

NO.	DESCRIPTION	HATCH PATTERN
SR	SHINGLE ROOFING: BASIS OF DESIGN, CERTAINTEED 30 YEAR ARCHITECTURAL ASPHALT SHINGLES ON 15# FELT W/ ICE AND WATER SHIELD AS REQUIRED. ASSEMBLE TO BE INSTALLED PER MFG. REQUIREMENTS. COLOR & STYLE SUBMITTED TO BE DETERMINED	
HS	HORIZONTAL SIDING: HARDIE® PLANK LAP SIDING, (OR EQUAL COMPOSITE SIDING,) 6" SMOOTH; (COLOR TO BE DETERMINED BY OWNER AND SHALL COMPLY WITH OVERLAY DISTRICT REGULATIONS - 6.13.2.0-1.1)	
BV	BRICK VENEER: BRICK VENEER, MFC. TYPE: MATCH EXISTING STYLE AND COLOR (REUSE EXISTING BRICK FROM DEMOLITION WHERE POSIBLE)	
BS	BRICK SILL: BRICK ROWLOCK SILL, MFC. TYPE: COLOR:	
PW	PICTURE WINDOW: HIGH QUALITY PICTURE WINDOW, STYLE & MATERIAL TO MATCH EXISTING. SIZE & HEADER HEIGHT AS INDICATED ON ELEVATION. MANUFACTURER T.B.D.	

EXTERIOR FINISH LEGEND

NO.	DESCRIPTION
1X6	CEDAR 1X2 ON CEDAR 1X6 TRIM, PAINTED. COLOR TO MATCH EXISTING.
AG	ALUMINUM GUTTERS: AND DOWN SPOUTS
RV	RIDGE VENT: CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACK FLOW
CT	CORNER TRIM: CORNER TRIM BY SIDING MANUFACTURER; COLOR/MATERIAL TO MATCH SIDING

PROJECT ARCHITECT:

fidei architecture llc
2850 W. MARKET ST., STE B
AKRON, OHIO 44333
PHONE: (330)247-3132

fideiarch.com

REGISTERED ARCHITECT
MARCA BENEDICT
29787
STATE OF TEXAS

MARC BENEDICT - LICENSE NO. 29787
EXPIRATION DATE - 2.28.2023

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PROJECT CONTRACTOR:

RWE DESIGN BUILD
EMAIL: KEN@RWEDESIGNBUILD.COM
PHONE: 630.734.0883

RWE DESIGN BUILD

Heartland VETERINARY PARTNERS

PROJECT LOCATION:

5005 N. FM1417
SHERMAN, TX 75092

Proposed Renovation/Addition For:

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08-23-2022 CD 100%
09-02-2022 CD PERMIT
09-15-2022 REV1
11-11-2022 SITE

JOB NUMBER:

C 2231

- ☐ RELEASED FOR REVIEW
- ■ RELEASED FOR PERMIT
- ☐ RELEASED FOR BID

SHEET DISCRIPTION:

EXTERIOR ELEVATIONS

SHEET No.

a4.1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

Kenneth and Mary Lawrence
5005 Hwy 1417
Sherman, TX 75090

Windrose Land Surveying
1955 Lakeway Dr #220
Lewisville, TX 75057

Fidei Architeture
2850 W. Market St. #B
Fairlawn, OH 44333

Dear Applicants,

The request for Site Plan approval of Texoma Vet Hospital in a C-2 (General Commercial) District/0-1.1 (FM Highway 1417) Overlay District located at 5005 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission and the Board of Adjustment on Tuesday, December 13, 2022 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/0-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.2; Sec. 7(14), Sec. 7(13) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *Code of Ordinances Chapter 3.02(c)*
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per 400 square feet, a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.6.6 (4); Sec 6.7 (4); Sec.7(10)(b)).*
5. The trash dumpster will need to be located inside the main building area and screened. (*Chapter 14, Exhibit A, Sec.7(13)(4))*
6. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of the site plan shall be effective for a period of (2) years from the date of approval and 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.

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 property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
12. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
13. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
14. The location of the trash receptors must be approved by the Public Works Department.
15. Existing sign will encroach into required 15' Utility Easement upon platting of subject property. City Council approval of Encroachment Agreement required. Coordinate with Engineering Department for Encroachment process.

It is the policy of this Planning and Zoning Commission and the Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Kenneth L. Lawrence and Mary Lawrence
5005 Highway 1417
Sherman, TX 75090

LANGAN
1101 E. SE Loop 323, Ste. 101
Tyler, TX 75701

Attn: Grayson CeBallos
Windrose Land Surveying-Platting
1955 Lakeway Drive, Ste. 220
Lewisville, TX 75057

Dear Applicants,

The request for approval of the Preliminary Plat of Texoma Vet Hospital has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. Graphically show edge of pavement on drawing.
2. Dedicate a 15' Utility Easement along FM 1417. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Dedicate a 22' Mutual Access Easement from South to North across property.
4. Provide City of Sherman Engineering Department with documentation of 5' Utility Easement abandonment.
5. Remove abandoned easement from drawing. Show instrument information of abandonment in General Notes section.
6. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **14.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **1002 SOUTH MONTGOMERY STREET**

The request of M&G Home Builders, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1002 South Montgomery Street, being 0.289 acres in the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the North 40 ft. of Lot 8, Block One, Wakefields Addition, as follows:

Planning and Zoning

Replat approval of Liam's Addition.

Background:

The property is located at 1002 South Montgomery Street, the southwest corner of South Montgomery and East Spring Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

M&G Home Builders, LLC (Owner)
Helvey-Wagner Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

32

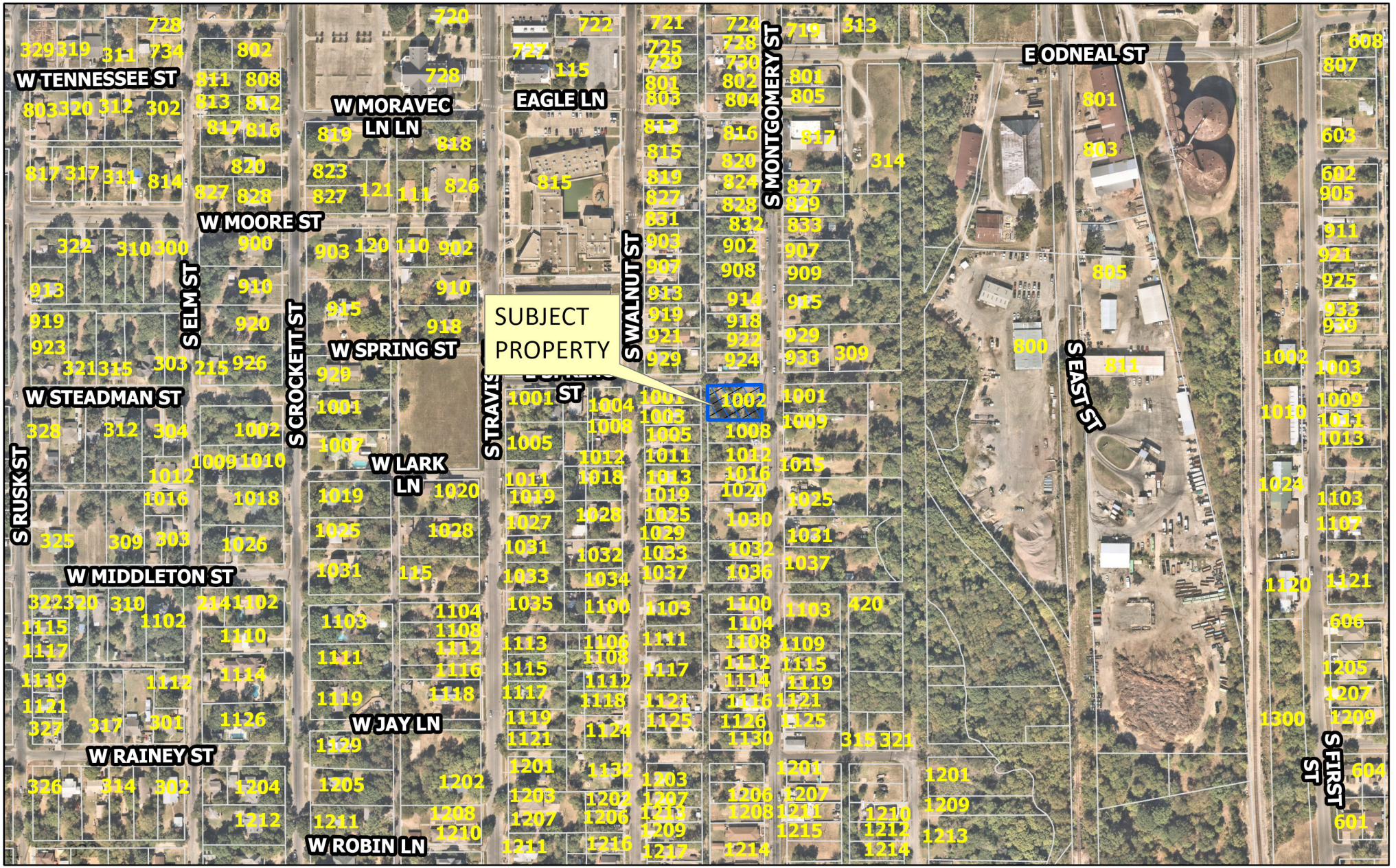
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1002 S Montgomery

N
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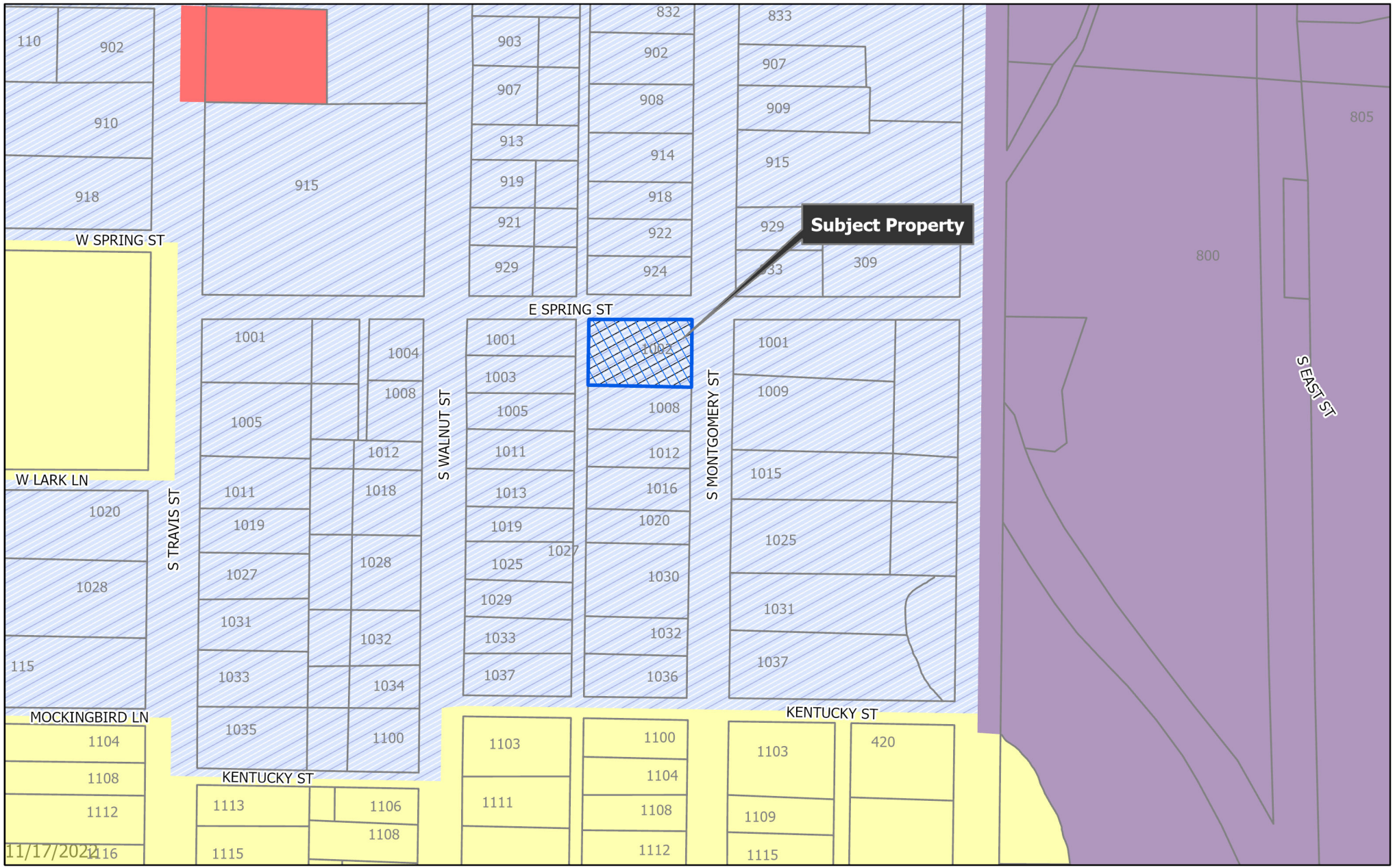
Date: 11/17/2022 10:49 AM Scale: 1:4,072



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

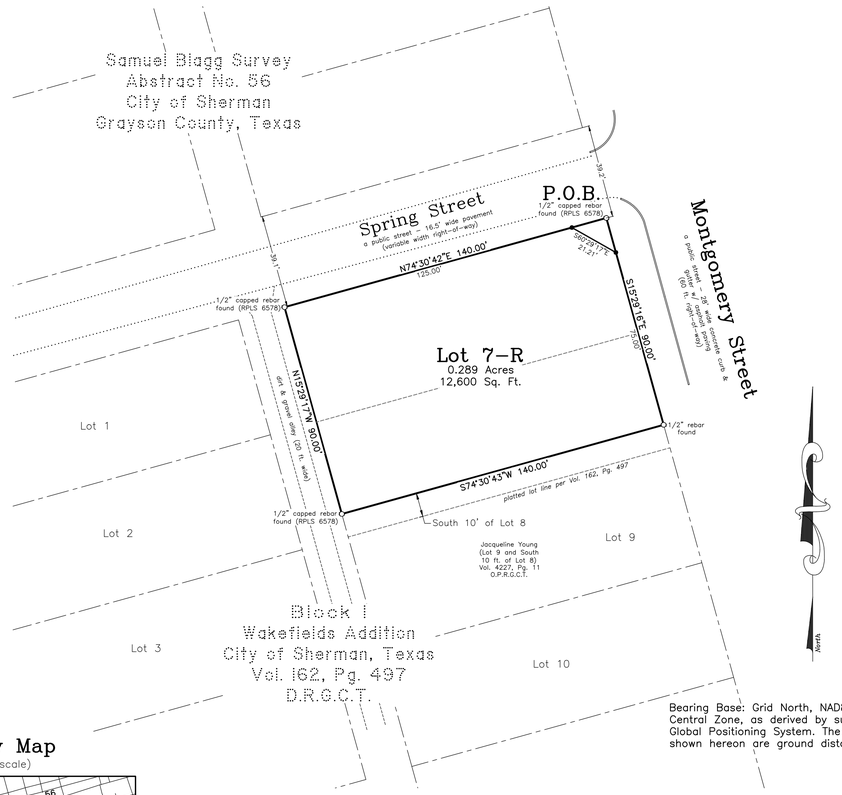
1002 S Montgomery St

N W E S

Scale: 1:2,124

Date: 11/17/2022 10:49 AM

1002 S MONTGOMERY



Vicinity Map
(not to scale)

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the 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 G, Revised Date: September 1, 2022.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS351122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, Texas 75090

Replat
Lot 7-R, Block 1
Liam's Addition
(being a Replat of Lot 7, and the North 40 ft. of Lot 8, Block 1 of Wakefields Addition)
to the
City of Sherman
Grayson County, Texas
0.289 Acres
in the
Samuel Blagg Survey
Abstract No. 56

Preparation Date: November 15, 2022

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FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, being all of Lot 7 and the North 40 ft. of Lot 8, Block One of Wakefields Addition to the City of Sherman, Texas, as per plat of record in Volume 162, Page 497, Deed Records, Grayson County, Texas, being the same tract of land conveyed by General Warranty Deed from Donald Bailey to M & G Home Builders, LLC on July 3, 2017, as recorded in Instrument No. 2017-14677, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578), lying at the intersection of the West right-of-way line of Montgomery Street, a generally North-South street, with the South right-of-way line of Spring Street, a generally East-West street, being the Northeast corner of both said Lot 7;

THENCE South 15 deg. 29 min. 16 sec. East, with the West line of said Montgomery Street and the East line of said Lots 7 & 8, a distance of 90.00 ft. to a 1/2 inch rebar found at the Southeast corner of said M & G Home Builders tract;

THENCE South 74 deg. 30 min. 43 sec. West, with the South line of said M & G Home Builders tract, a distance of 140.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) lying in the East line of a platted 20 ft. alley and the West line of said Lot 8, being the Southwest corner of said M & G Home Builders tract;

THENCE North 15 deg. 29 min. 17 sec. West, with the East line of said alley and the West line of said Lots 7 & 8, a distance of 90.00 ft. to a 1/2 inch rebar found (RPLS 6578) lying in the South line of said Spring Street and being the and the Northwest corner of said Lot 7;

THENCE North 74 deg. 30 min. 42 sec. East, with the South line of said Spring Street and the North line of said Lot 7, a distance of 140.00 ft. to the **PLACE OF BEGINNING** and containing **0.289 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, Authorized Representative for M&G Home Builders, LLC, sole owner of Liam's Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Authorized Representative for M&G Home Builders, LLC

AVIGATION RELEASE

WHEREAS, M & G Home Builders, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Liam's Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Llam's Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By: _____

By: Martin Covarrubias, Authorized Representative for M & G Home Builders, LLC, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Martin Covarrubias, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Liam's Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Liam's Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Liam's Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, 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 _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, Texas 75090

Replat
Lot 7-R, Block 1
Liam's Addition
(being a Replat of Lot 7, and the North 40 ft. of Lot 8, Block 1 of Wakefields Addition)
to the
City of Sherman, Grayson County, Texas
0.289 Acres
in the
Samuel Blagg Survey, Abstract No. 56

X:\Shared Projects\1002-S-Montgomery-St-Sherman\dwg\Replat - Liam's Addition.dwg 11/15/2022 2:43 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Plat of Liam's Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 a 5.5' Right of Way Dedication along Spring Street in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 10' Utility Easement along Montgomery Street and Spring Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Modify 10' Utility Easement on Northwest corner of proposed Lot 7-R to parallel new right of way created by corner clip.
4. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
5. Drive approach will only be permitted off of Montgomery Street.
6. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

9. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **15.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **200-600 BLOCKS LUELLA ROAD**

The request of HMI – Sherman 2, LLC (Owner), Lennar Homes of Texas Land and Construction, LTD (Developer) and Kimley-Horn and Associates, Inc. (Surveyor/Engineer) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning

Final Plat approval of Luella Crossing Phase II.

Background:

The property is located at 200-600 Blocks Luella Road, near the southwest corner of FM 1417 and Luella Road and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- April 19, 2022 - Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.
- April 19, 2022 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
PD (Planned Development)

Origination:

HMI – Sherman 2, LLC (Owner)
Lennar Homes of Texas Land and Construction, LTD (Developer)
Kimley-Horn and Associates, Inc. (Surveyor/Engineer)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

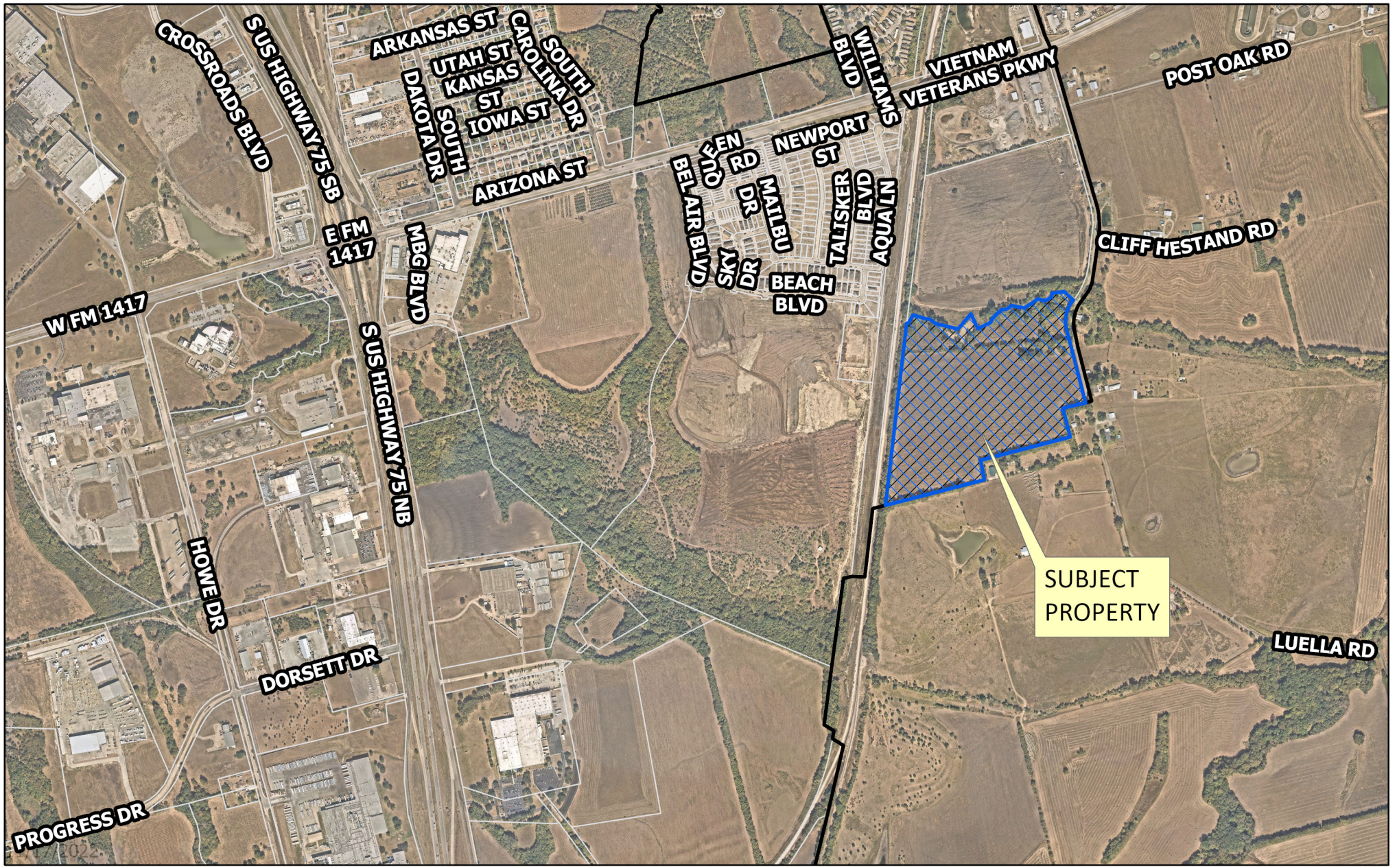
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

200-600 Blks Luella Rd

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Date: 11/17/2022 8:57 AM

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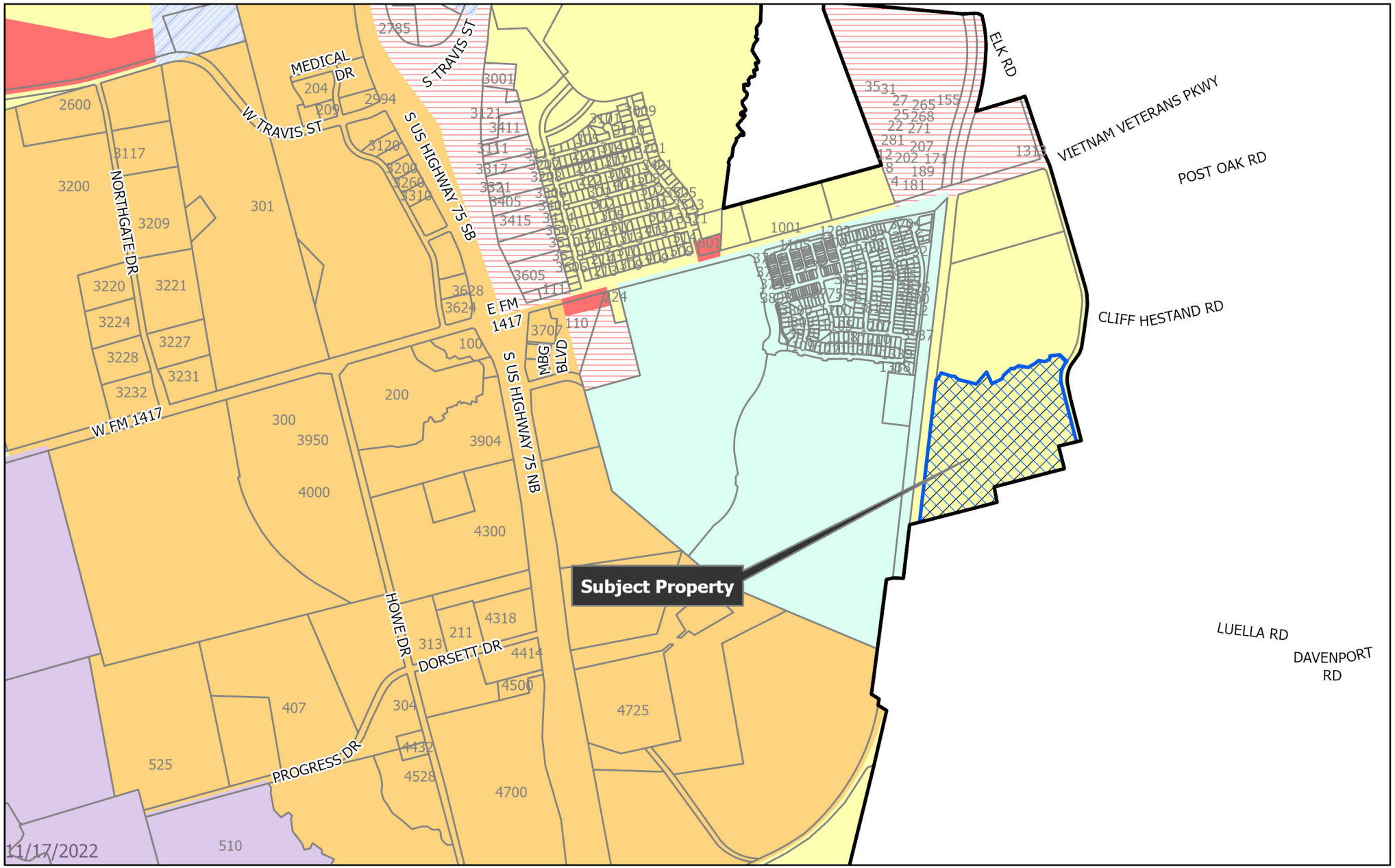

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

200-600 Blks Luella Rd

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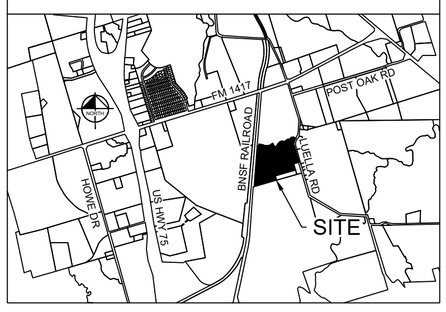
Scale: 1:17,389

Date: 11/17/2022 8:57 AM

VICINITY MAP

N.T.S.



GRAPHIC SCALE IN FEET

60 0 30 60 120

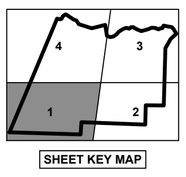
1" = 60' @ 24X36

NORTH

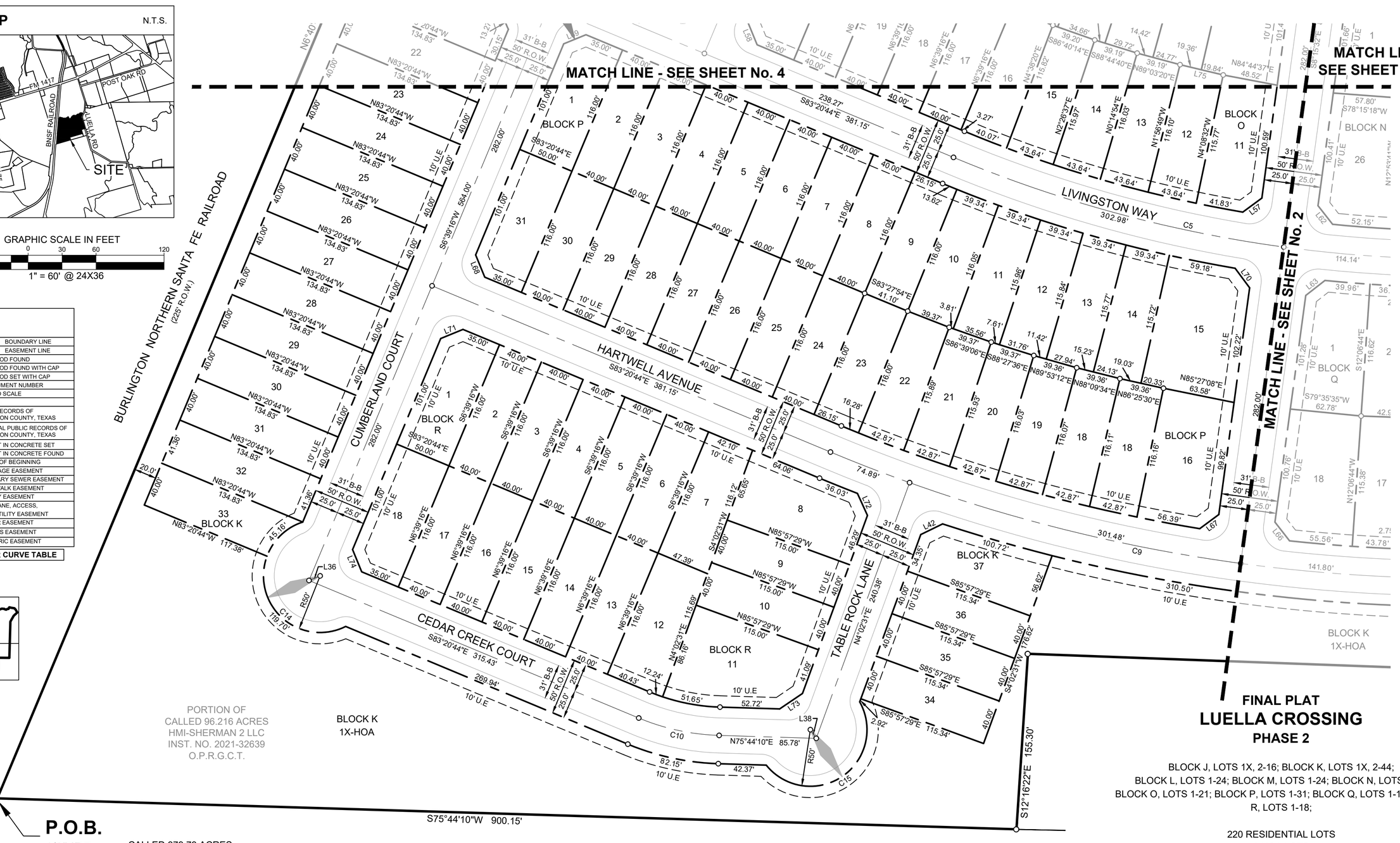
LEGEND

	BOUNDARY LINE
— — — —	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 2 FOR CURVE TABLE



SHEET KEY MAP



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of X-HOA indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of the drainage easement on Lot 1X-HOA, Block J indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°45'52"E	24.26'
L2	N80°39'36"E	18.65'
L3	N53°44'18"E	17.22'
L4	N09°07'22"E	33.78'
L5	N37°24'57"E	36.96'
L6	N62°50'06"E	10.63'
L7	S86°23'55"E	43.70'
L8	N64°45'43"E	37.91'
L9	N39°53'43"E	52.50'
L10	N23°26'07"E	43.59'
L11	N43°08'36"E	71.63'
L12	N56°43'55"E	37.05'
L13	S89°29'50"E	36.12'
L14	N36°32'03"E	14.71'
L15	N28°15'02"E	14.79'

LINE TABLE		
NO.	BEARING	LENGTH
L16	N76°03'08"E	31.93'
L17	S71°01'16"E	27.58'
L18	S79°08'41"E	23.93'
L19	S83°21'57"E	58.86'
L20	N51°27'25"E	50.12'
L21	N78°16'01"E	52.32'
L22	N61°17'42"W	13.23'
L23	S88°39'01"W	27.13'
L24	S40°02'31"W	21.95'
L25	S68°50'50"W	31.12'
L26	S04°58'47"W	32.03'
L27	S60°59'13"W	8.04'
L28	N89°35'07"W	33.17'
L29	S81°57'22"W	67.04'
L30	S57°05'48"E	34.72'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S47°14'52"E	68.16'
L32	N38°20'44"W	10.61'
L33	S46°27'36"W	11.72'
L34	S09°23'28"E	22.52'
L35	N33°09'04"W	11.72'
L36	N51°39'16"E	10.61'
L37	N58°52'39"W	10.61'
L38	N50°06'39"W	9.25'
L39	S29°28'42"W	20.59'
L40	S38°20'44"E	21.21'
L41	N51°39'16"E	21.21'
L42	S47°53'24"W	21.46'
L43	N31°07'21"E	21.21'
L44	S58°36'01"E	42.95'
L45	S31°30'50"W	41.78'

LINE TABLE		
NO.	BEARING	LENGTH
L46	N52°19'09"W	22.52'
L47	N35°15'01"E	21.76'
L48	S58°52'39"E	21.21'
L49	N31°07'21"E	21.21'
L50	N54°20'42"W	20.81'
L51	S37°49'38"W	20.81'
L52	S38°20'44"E	21.21'
L53	N51°39'16"E	21.21'
L54	S51°46'06"E	21.76'
L55	S51°39'16"W	21.21'
L56	S52°13'55"E	21.59'
L57	N37°33'30"E	20.91'
L58	S38°20'44"E	21.21'
L59	N35°42'51"E	21.59'
L60	S58°52'39"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S32°25'50"W	21.69'
L62	S54°04'34"E	20.91'
L63	N35°57'28"E	21.50'
L64	S58°52'39"E	21.21'
L65	S31°07'21"W	14.14'
L66	S53°54'51"E	20.97'
L67	S37°23'46"W	20.97'
L68	S38°20'44"E	21.21'
L69	N51°39'16"E	21.21'
L70	S52°28'32"E	21.50'
L71	S51°39'16"W	21.21'
L72	N40°29'58"W	21.38'
L73	N39°53'21"E	24.32'
L74	S38°20'44"E	21.21'
L75	N87°26'20"E	39.20'

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44;
BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26;
BLOCK O, LOTS 1-21; BLOCK P, LOTS 1-31; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18;

220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2022	063451852	1 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of X-HOA indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

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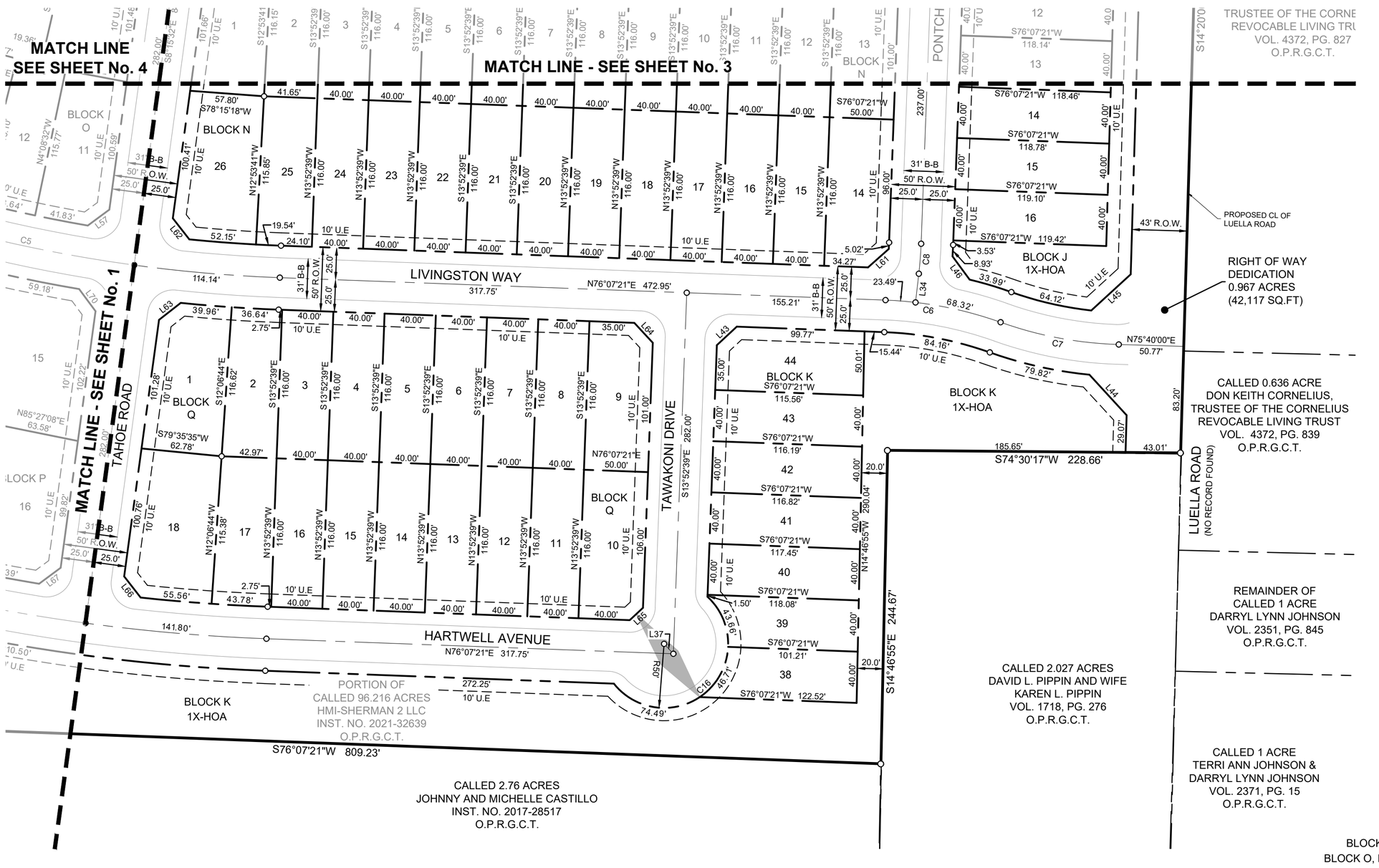
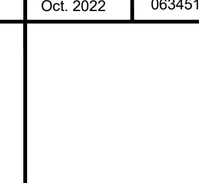




SHEET KEY MAP

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44;
BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26;
BLOCK O, LOTS 1-21; BLOCK P, LOTS 1-31; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18;

220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

GRAPHIC SCALE IN FEET

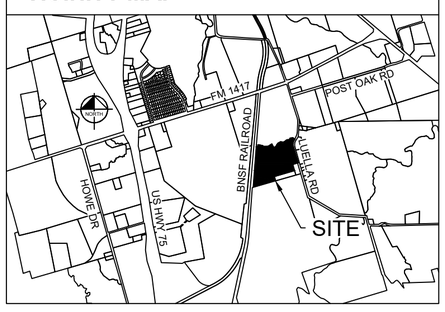
60 0 30 60 120

1" = 60' @ 24X36

NORTH

VICINITY MAP

N.T.S.



LEGEND

	BOUNDARY LINE
— — — —	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

SEE SHEET No. 1 FOR LINE TABLE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'31"	300.00'	5.28'	S31°35'32"E	5.28'
C2	18°13'09"	400.00'	127.19'	N22°59'13"W	126.66'
C3	20°31'55"	600.00'	215.01'	N86°23'18"E	213.86'
C4	20°31'55"	882.00'	316.06'	N86°23'18"E	314.38'
C5	20°31'55"	1164.00'	417.12'	N86°23'18"E	414.89'
C6	17°32'04"	300.00'	91.81'	S84°53'23"W	91.45'
C7	17°59'25"	300.00'	94.20'	N84°39'42"E	93.81'
C8	4°29'11"	300.00'	23.49'	N11°38'03"W	23.49'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C9	20°31'55"	1446.00'	518.17'	N86°23'18"E	515.41'
C10	20°55'06"	200.00'	73.02'	N86°11'43"E	72.61'
C11	188°09'25"	50.00'	164.20'	S52°02'04"W	99.75'
C12	186°36'53"	50.00'	162.85'	S37°11'40"E	99.83'
C13	186°36'53"	50.00'	162.85'	S50°30'12"W	99.83'
C14	188°55'00"	50.00'	164.86'	S38°20'44"E	99.70'
C15	170°36'39"	50.00'	148.89'	N39°53'21"E	99.66'
C16	188°55'00"	50.00'	164.86'	N31°07'21"E	99.70'

Kimley»Horn

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Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2022	063451852	2 OF 5

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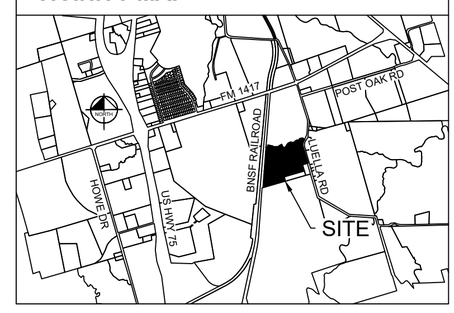

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

NORTH

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
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IRFC	IRON ROD FOUND WITH CAP
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SEE SHEET No. 1 FOR LINE TABLE
SEE SHEET No. 2 FOR CURVE TABLE

REMAINDER OF CALLED 96.216 ACRES HMI-SHERMAN 2 LLC INST. NO. 2021-32639 O.P.R.G.C.T.

PORTION OF CALLED 96.216 ACRES HMI-SHERMAN 2 LLC INST. NO. 2021-32639 O.P.R.G.C.T.

BLOCK J 1X-HOA

BLOCK K 1X-HOA

PRESTON GUFFEY VOL. 4942, PG. 233 O.P.R.G.C.T.

CALLED 170.814 ACRE DON KEITH CORNELIUS, TRUSTEE OF THE CORNELIUS REVOCABLE LIVING TRUST VOL. 4372, PG. 827 O.P.R.G.C.T.

RIGHT OF WAY DEDICATION 0.967 ACRES (42,117 SQ.FT)

PROPOSED CL OF LUELLA ROAD

MATCH LINE - SEE SHEET No. 4

MATCH LINE - SEE SHEET No. 2

MATCH LINE - SEE SHEET No. 1

RAINY DRIVE

SENECA WAY

TAHOE ROAD

PONTCHARTRAIN PARKWAY

LUELLA ROAD (NO RECORD FOUND)

BLOCK L

BLOCK M

BLOCK N

FINAL PLAT
LUELLA CROSSING
PHASE 2

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2 HOA LOTS

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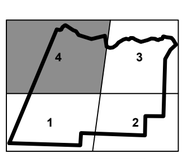

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1" = 60'	CDS	KHA	Oct. 2022	063451852	3 OF 5

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260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following tract of land:

BEING a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, Grayson County, Texas, and being a portion of a called 96.216-acre tract of land, described in a General Warranty Deed to HMI-Sherman 2, LLC, as recorded in Instrument No. 2021-32639 of the Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 96.216-acre tract and the northwest corner of a called 379.73-acre tract of land, described in a Warranty Deed to Choctaw Creek Ranch, LLC, as recorded in Volume 5607, Page 293 of the Official Public Records of Grayson County, Texas, same also being on the easterly line of the Burlington Northern Santa Fe Railroad 225' wide right of way;

THENCE North 06°40'49" East, along the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, a distance of 1,559.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, and crossing said 96.216-acre tract, and along the centerline of a creek, the following:

North 86°45'52" East, a distance of 24.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 80°39'36" East, a distance of 18.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 53°44'18" East, a distance of 17.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°07'22" East, a distance of 33.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°24'57" East, a distance of 36.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°50'06" East, a distance of 10.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 72°36'30" East, a distance of 114.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°27'23" East, a distance of 39.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°00'06" East, a distance of 57.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°37'16" East, a distance of 170.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°09'01" East, a distance of 175.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°06'01" East, a distance of 141.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°23'55" East, a distance of 43.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°45'43" East, a distance of 37.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°53'43" East, a distance of 52.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°26'07" East, a distance of 43.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°08'36" East, a distance of 71.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°43'55" East, a distance of 37.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°29'50" East, a distance of 36.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°32'03" East, a distance of 14.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°15'02" East, a distance of 14.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°03'08" East, a distance of 31.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 71°01'16" East, a distance of 27.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°08'41" East, a distance of 23.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°21'57" East, a distance of 58.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
North 58°37'12" East, a distance of 89.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°27'25" East, a distance of 50.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°16'01" East, a distance of 52.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°17'42" East, a distance of 13.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°39'01" East, a distance of 27.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°02'31" East, a distance of 21.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°50'50" East, a distance of 31.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°58'47" East, a distance of 32.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°59'13" East, a distance of 8.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°35'07" East, a distance of 33.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°57'22" East, a distance of 67.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°05'48" East, a distance of 34.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°14'52" East, a distance of 68.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 96.216-acre tract, same being in an asphalt road known as Luella Road, an apparent public use road, no record found;

THENCE in a southerly direction, along the easterly line of said 96.216-acre tract and generally along the center of said Luella Road, the following:

South 31°46'43" West, a distance of 97.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°36'49" West, a distance of 135.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°20'00" East, a distance of 724.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly, southeast corner of said 96.216-acre tract, same being the northeast corner of a called 2.027-acre tract, described in a Warranty Deed to David L. Pippin and wife, Karen L. Pippin, as recorded in Volume 1718, Page 276 of the Official Public Records of Grayson County, Texas;

THENCE South 74°30'17" West, departing said Luella Road, along a southerly line of said 96.216-acre tract and the northerly line of said 2.027-acre tract, a distance of 228.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.027-acre tract;

THENCE South 14°46'55" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.027-acre tract, a distance of 244.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 2.76-acre tract of land, described in a Warranty Deed to Johnny and Michelle Castillo, as recorded in Instrument No. 2017-28517 of the Official Public Records of Grayson County, Texas;

THENCE South 76°07'21" West, along a southerly line of said 96.216-acre tract and the northerly line of said 2.76-acre tract, a distance of 809.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.76-acre tract;

THENCE South 12°16'22" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.76-acre tract, a distance of 155.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said 96.216-acre tract and the southwest corner of said 2.76-acre tract, same being on the northerly line of aforesaid 379.73-acre Choctaw Creek Ranch, LLC tract;

THENCE South 75°44'10" West, along the southerly line of said 96.216-acre tract and the northerly line of said 379.73-acre tract, a distance of 900.15 feet to the **POINT OF BEGINNING** and containing 48.487 acres (2,112,075 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LUELLA CROSSING PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

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

WITNESS, my hand, this _____ day of _____, _____.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **LUELLA CROSSING PHASE 1**, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or the AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in **LUELLA CROSSING PHASE 1**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, AD, 2022.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44;
BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26;
BLOCK O, LOTS 1-21; BLOCK P, LOTS 1-31; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18;

220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	Oct. 2022	063451852	5 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE

DWG NAME: K:\FRI_SURVEY\063451852-LUELLA CROSSING - SHERMAN\DWG\FINAL PLATS\063451852 PHASE 2 FP.DWG PLOTTED BY SKEETERS, CODY 10/17/2022 9:55 AM LAST SAVED 10/6/2022 4:49 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Attn: Annie Hepner, P.E.
Lennar Homes of Texas Land and
Construciton, Ltd.
1707 Market Place Blvd., Ste. 100
Irving, TX 75063

Attn: Carlos Leal, PE
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Luella Crossing, Phase 2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 a 45' Right of Way Dedication along Luella Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Signature and Dedication blocks shall meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
3. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
4. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
6. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
7. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
8. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed development. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **620 AND 622 SOUTH FIRST STREET**

The request of M & G Homebuilders (Owners) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at 620 and 622 South First Street, being 0.191 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Final Plat approval of Mora on First Addition.

Background:

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 1 lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

M & G Homebuilders (Owners)
Helvey-Wagner Surveying, Inc.(Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER

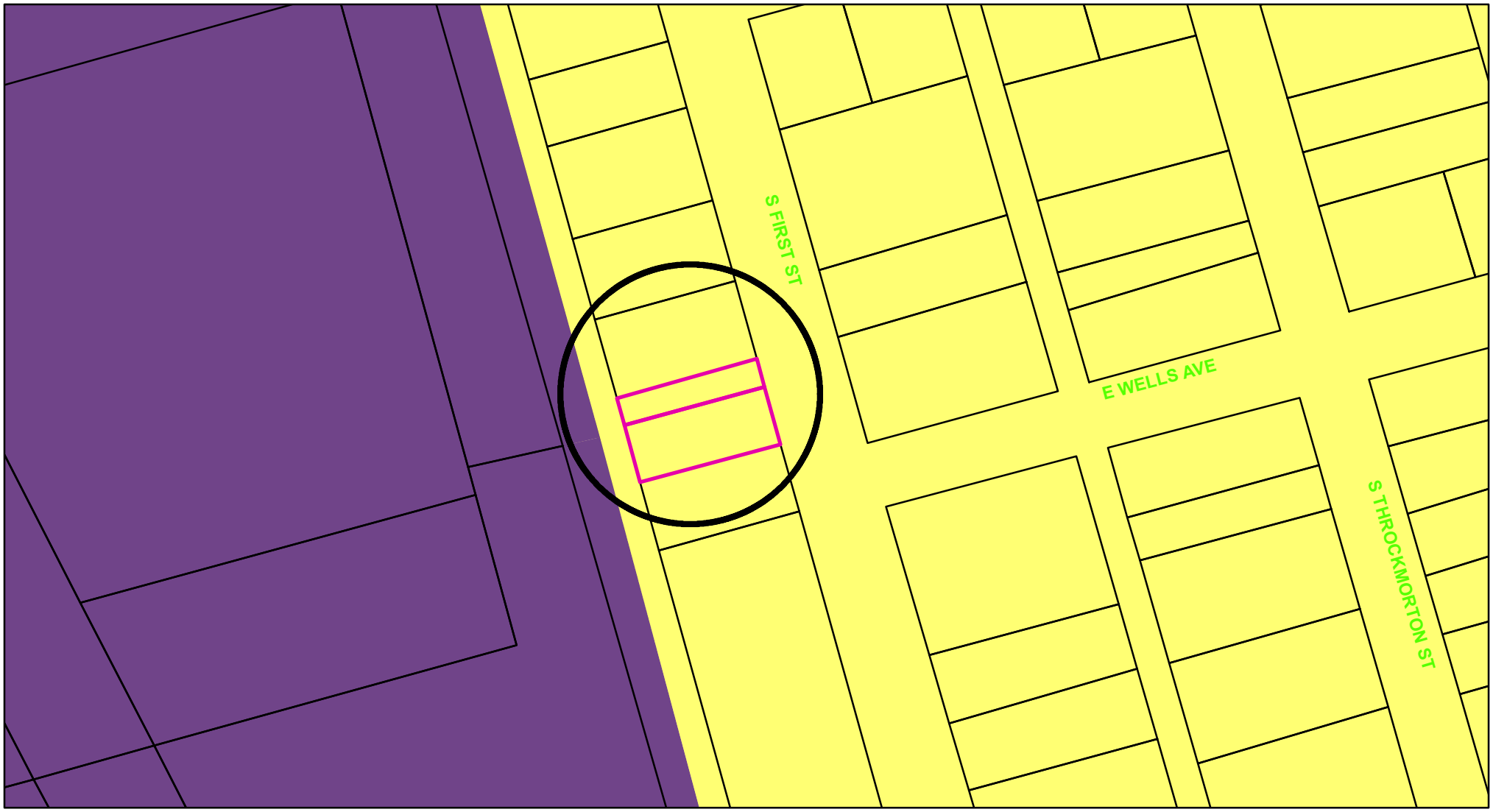
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

622 South First Street

NOT TO SCALE

1 in = 200 ft



Zoning - 622 South First Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

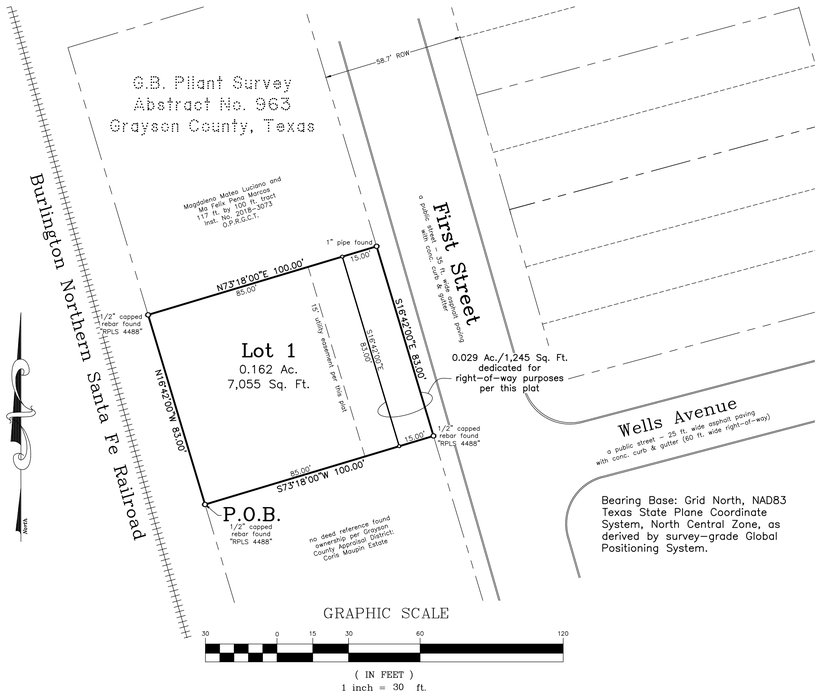
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- 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
Development Services Department

NOT TO SCALE

1 in = 100 ft

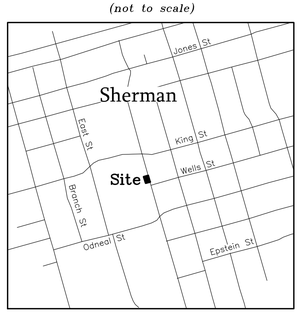


Final Plat
Mora on First Addition
to
the City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

General Notes:

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

Vicinity Map
(not to scale)



Job No. CGS280422

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

Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

X:\Shared Projects\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat-2022.dwg 4/18/2022 11:24 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963, being all of the "called" 42 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Umair A. Saleem and Qundeel Aslam to M&G Home Builders, LLC on August 5, 2020 and recorded in Instrument No. 2020-20354, Official Public Records, Grayson County, Texas and being better described as a 43 ft. by 100 ft. tract (Tract No. 2) of land conveyed by Trustee's Deed from Johnnie C. Caldwell to Curtis L. Seidlits Jr. on December 4, 1981, and recorded in Volume 1622, Page 450, Deed Records, Grayson County, Texas, and all of the 40 ft. by 100 ft. tract of land conveyed by General Warranty Deed from Michael P. Tollison and Kristi A. Tollison to M&G Home Builders on October 31, 2020 and recorded in Instrument No. 2020-30777, said Official Public Records (being better described in Volume 907, Page 258, said Deed Records) and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 4488" in the East line of the Burlington Northern Santa Fe Railroad right-of-way, at the Southwest corner of both said M&G Home Builders 42 ft. 100 ft. tract and the herein described tract;

THENCE North 16 deg. 42 min. 00 sec. West, with the East line of said Burlington Northern Santa Fe Railroad right-of-way and the West line of both said M&G Home Builders 42 ft. by 100 ft. tract and 40 by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Southwest corner of the "called" 117 ft. by 100 ft. tract of land conveyed to Magdaleno Mateo Luciano and Ma Felix Pena Marcos conveyed in Instrument No. 2018-3073, said Official Public Records and the Northwest corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE North 73 deg. 18 min. 00 sec. East, with the apparent South line of said Luciano and Marcos tract and the North line of said M&G Home Builders 40 ft. by 100 ft. tract, a distance of 100.00 ft. to a 1 inch pipe found in the West right-of-way line of First Street, at the Southeast corner of said Luciano and Marcos tract and the Northeast corner of both said M&G Home Builders 40 ft. by 100 ft. tract and the herein described tract;

THENCE South 16 deg. 42 min. 00 sec. East, with the West line of said First Street and the East line of both said M&G Home Builders 40 ft. by 100 ft. tract and 42 ft. by 100 ft. tract, a distance of 83.00 ft. to a ½ inch capped rebar found, stamped "RPLS 4488" at the Southeast corner of both said M&G Home Builders 42 ft. by 100 ft. tract and the herein described tract;

THENCE South 73 deg. 18 min. 00 sec. West, with the South line of said M&G Home Builders 42 ft. by 100 ft. tract, a distance of 100.00 ft. to the **PLACE OF BEGINNING** and containing **0.191 ACRES and/or 8,300 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

I, M&G Home Builders, sole owner of Final Plat of Mora on First Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Martin Covarrubias

AVIGATION RELEASE

WHEREAS, M&G Home Builders, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Preliminary Plat of Mora on First Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Final Plat of Mora on First Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By:_____

By: Martin Covarrubias for M&G Home Builders, Owner

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Final Plat of Mora on First Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, 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 _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Mora on First Addition
to
the City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

Job No. CGS280422

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

Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

X:\Shared Projects\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat-2022.dwg 4/18/2022 11:24 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Mora on First Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. No Right of Way dedication required due to recent Comprehensive Plan update. First Street is now a Collector. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. 15' Utility Easement unnecessary due to recent Comprehensive Plan update. Only a 10' Utility Easement is required. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
4. Circle Drive suggested for safe ingress/egress to/from subject property.
5. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2513 SOUTH FIRST STREET**

The request of Double D Machining, Inc.(Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2513 South First Street, being 1.400 acres in the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Double D Machining Addition.

Background:

The property is located at 2513 South First Street near the southeast corner of South First Street and East Ida Road and is zoned M-1 (Light Manufacturing) District. The owner would like to plat the property into 1 lot for commercial development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Double D Machining, Inc. (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
STAFF REVIEW LETTER

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2513 S First St

N
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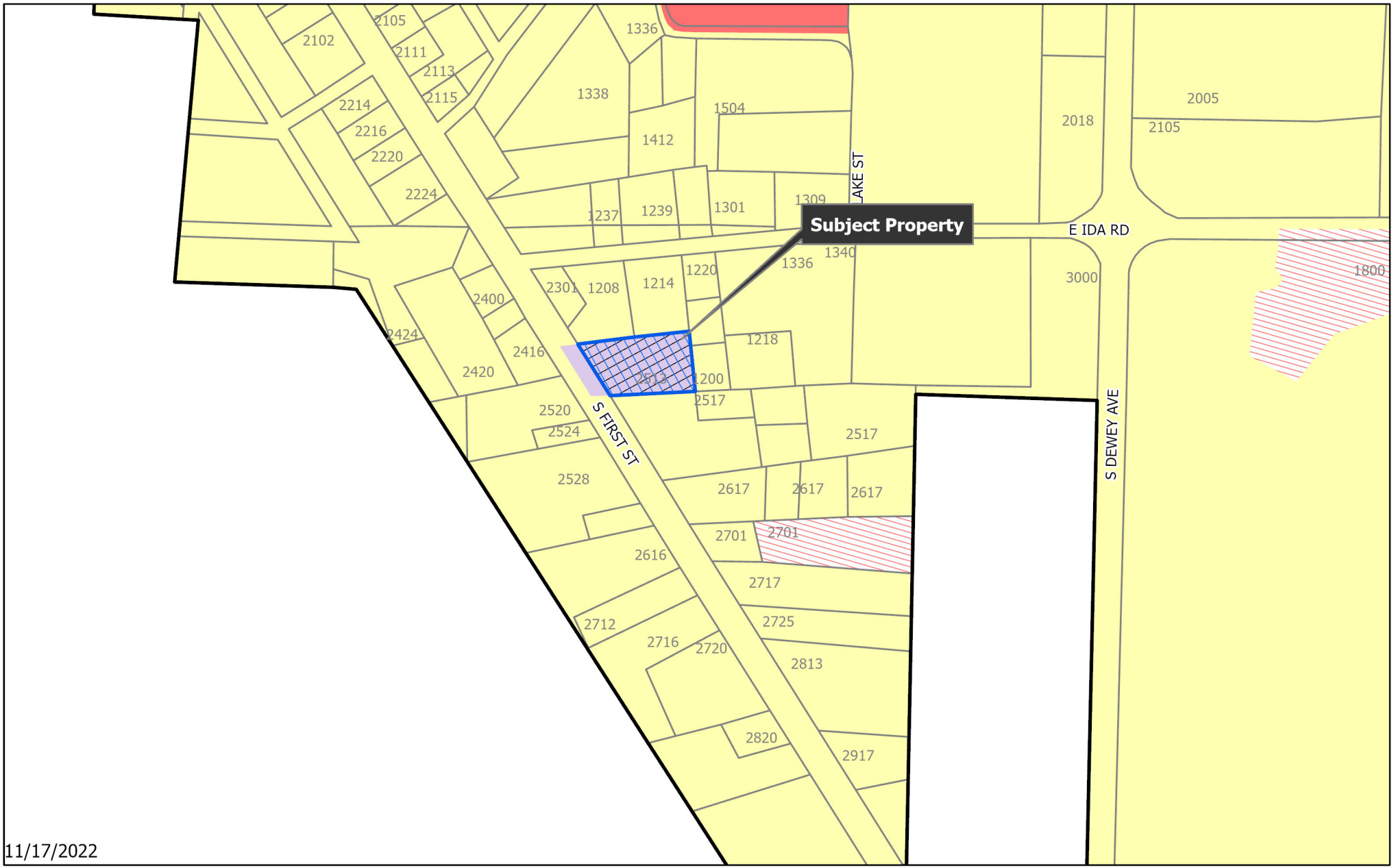
Date: 11/17/2022 11:30 AM Scale: 1:6,363



11/17/2022

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

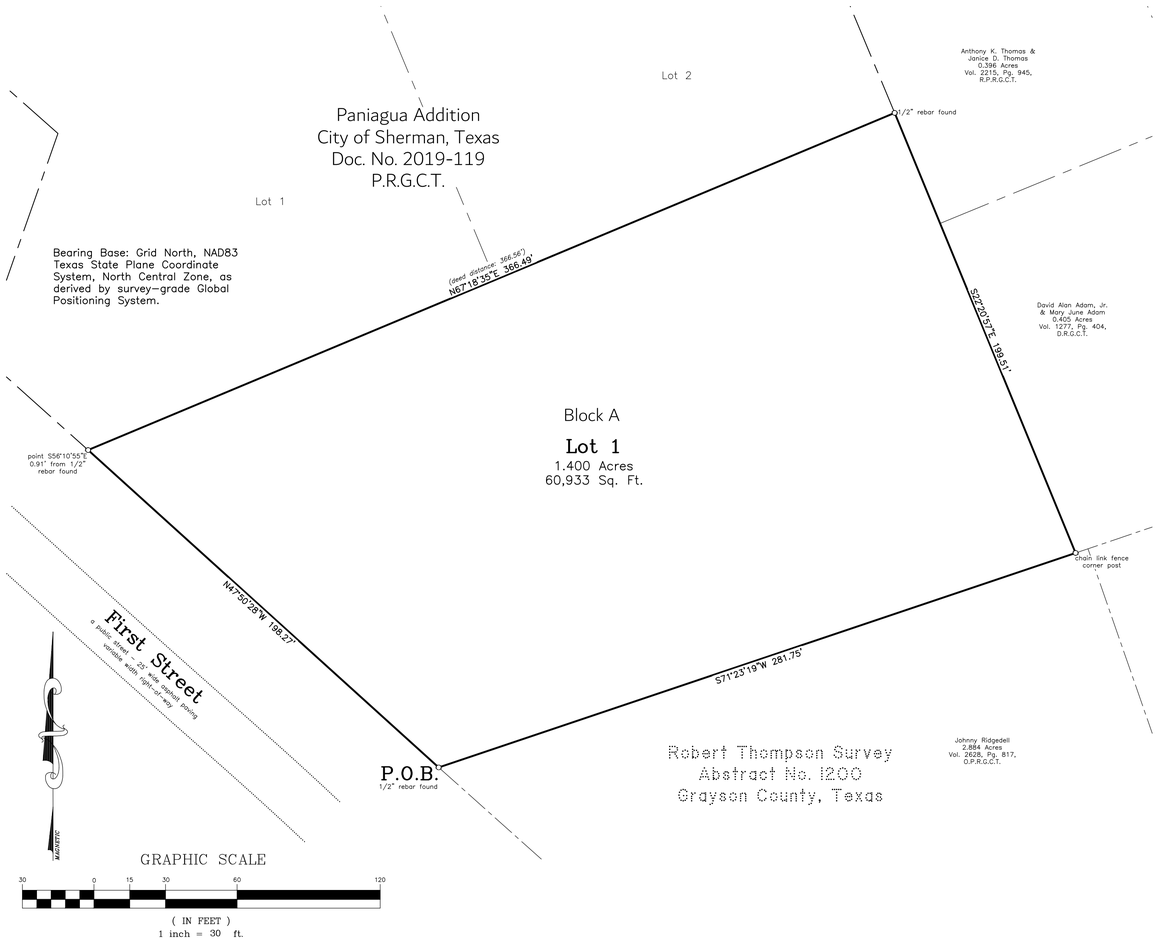
CITY OF SHERMAN
Zoning Location Map

2513 S First St

N W E S

Scale: 1:5,186

Date: 11/17/2022 11:30 AM

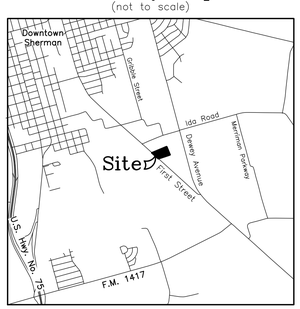


Preliminary Plat
Lot 1, Block A
Double D Machining Addition
to the
City of Sherman
Grayson County, Texas
1.400 Acres
in the
Robert Thomas Survey
Abstract No. 1200

General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the 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. 48181C0405 G, 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.

Vicinity Map
(not to scale)



Job No. CGS391122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Double D Machining, Inc.
2513 S. First Street
Sherman, Texas 75090

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FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, being all of the 1.40 acres conveyed from David R. Sullivan to D.R. Sullivan Rentals, LLC on January 1, 2013, as recorded in in Volume 5257, Page 787, Official Public Records, Grayson County, Texas, then being conveyed to Double D Machining, Inc. in an unrecorded sales contract on July 17, 2021, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found, lying in the East right-of-way line of First Street, a public street, at the Northwest corner of the 2.884 acre tract conveyed to Johnny Ridgedell, as recorded in Volume 2628, Page 817, said Official Public Records, and being the Southwest corner of said Double D Machining 1.40 ac.;

THENCE North 47 deg. 50 min. 28 sec. West, with the East line of said First Street and the West line of said Double D Machining 1.40 ac., a distance of 198.27 ft. to the Northwest corner of said Double D Machining 1.40 ac., from which point bears South 56 deg. 10 min. 55 sec. East, 0.91 ft. from 1/2 inch rebar found;

THENCE North 67 deg. 18 min. 35 sec. East, with the South lines of Lot 1 and 2 of Paniagua Addition to the City of Sherman, Texas, per Doc. No. 2019-119, Plat Records, Grayson County, Texas and the North line of said Double D Machining 1.40 ac., a distance of 366.49 ft. to a 1/2 inch rebar found, lying in the West line of the 0.396 acre tract conveyed to Anthony K. Thomas and Janice D. Thomas, as recorded in Volume 2215, Page 945, Real Property Records, Grayson County, Texas, at the Southeast corner of said Lot 2 and the Northeast corner of said Double D Machining 1.40 ac.;

THENCE South 22 deg. 20 min. 57 sec. East, with the West line of said Thomas 0.396 ac. and with the West line of the 0.405 acre tract conveyed to David Alan Adam, Jr. and Mary June Adam, as recorded in Volume 1277, Page 404, Deed Records, Grayson County, Texas, and the East line of said Double D Machining 1.40 ac., a distance of 199.51 ft. to a chain link fence corner post in the North line of said Ridgedell 2.884 ac., at the Southeast corner of said Double D Machining 1.40 ac.;

THENCE South 71 deg. 23 min. 19 sec. West, with the North line of said Ridgedell 2.884 ac. and the South line of said Double D Machining 1.40 ac., a distance of 281.75 ft. to the **PLACE OF BEGINNING** and containing **1.400 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

I, Authorized Representative for Double D Machining, Inc., sole owner of Double D Machining Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Dylan Garza,
Authorized Representative for Double D Machining, Inc.

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Double D Machining Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Double D Machining Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing Preliminary Plat of Double D Machining Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, 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 _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Preliminary Plat
Lot 1, Block A
Double D Machining Addition
to the
City of Sherman
Grayson County, Texas
1.400 Acres
in the
Robert Thomas Survey
Abstract No. 1200

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Double D Machining, Inc.
2513 S. First Street
Sherman, Texas 75090

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Double D Machining, Inc.
2513 S. First Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Double D Machining Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Additional Dedication of Right of Way on First Street may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 10' Utility Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)* .
4. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
5. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **5211 OB GRONER ROAD**

The request of John and Mary Raleigh (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5211 OB Groner Road, being 9.991 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Raleigh Acres, Lots 1 and 2, Block A.

Background:

The property is located at 5211 OB Groner Road between Friendship Road and South Rolling Hills Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 2 lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

John and Mary Raleigh (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

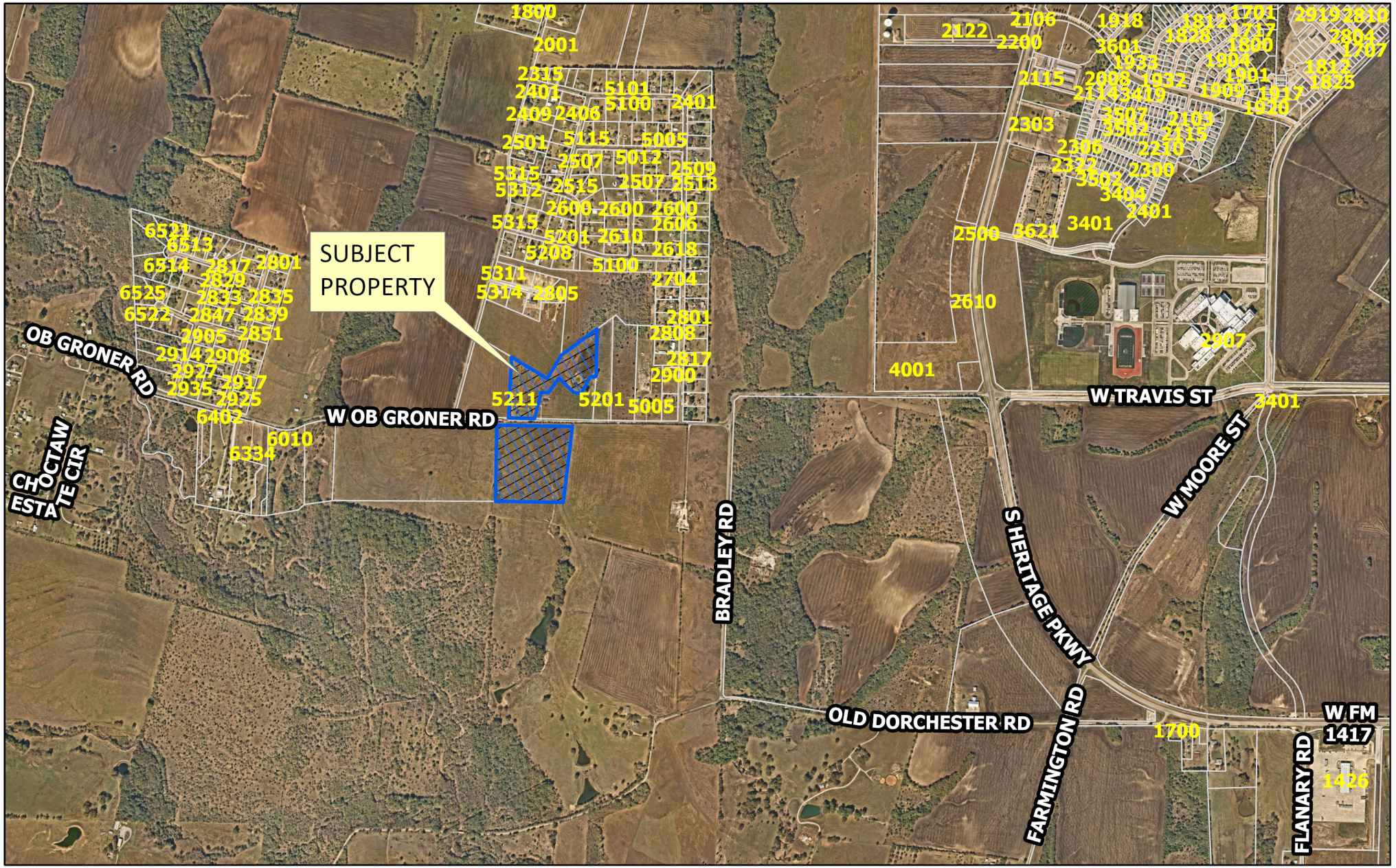
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

5211 OB Groner Rd

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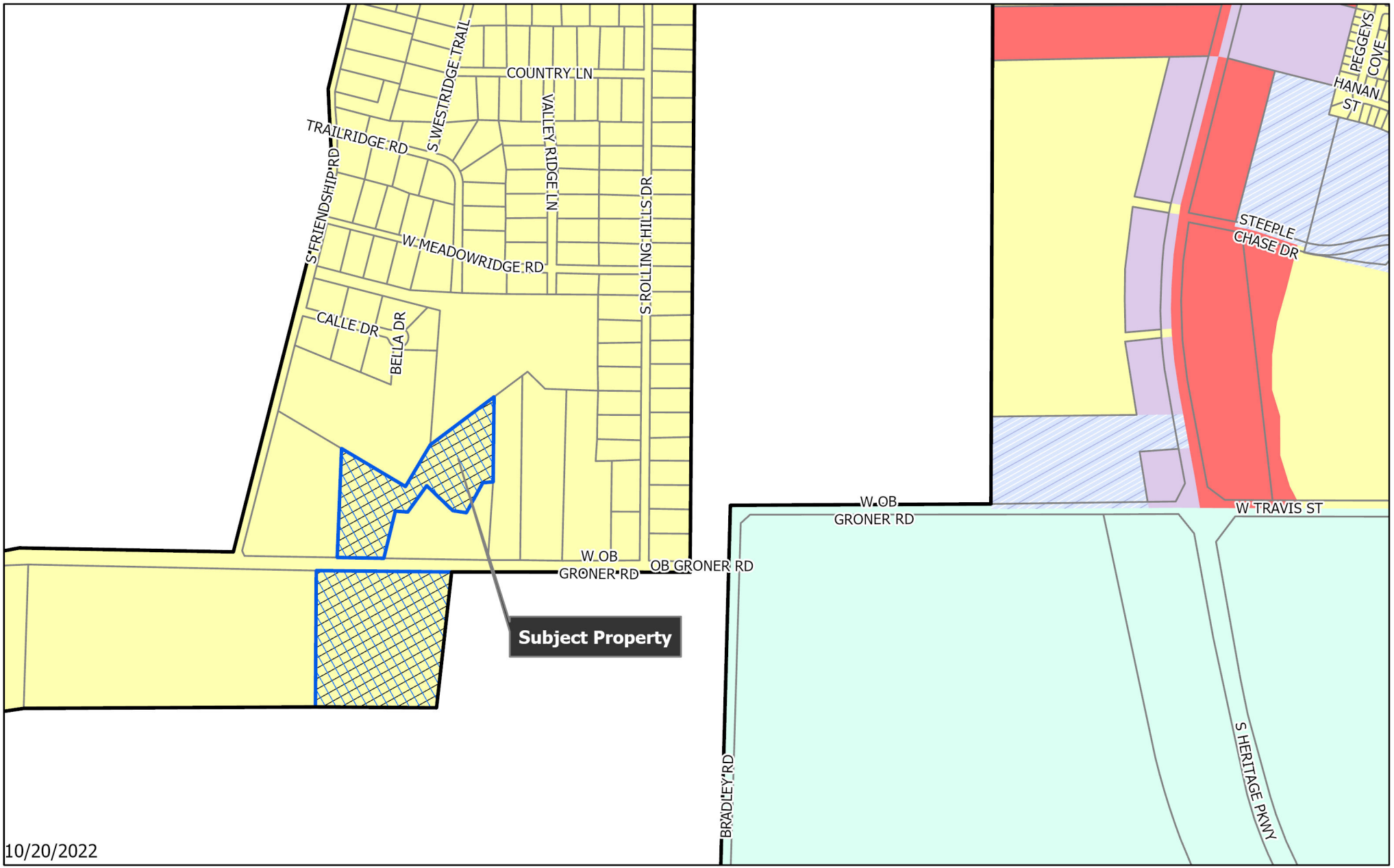

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

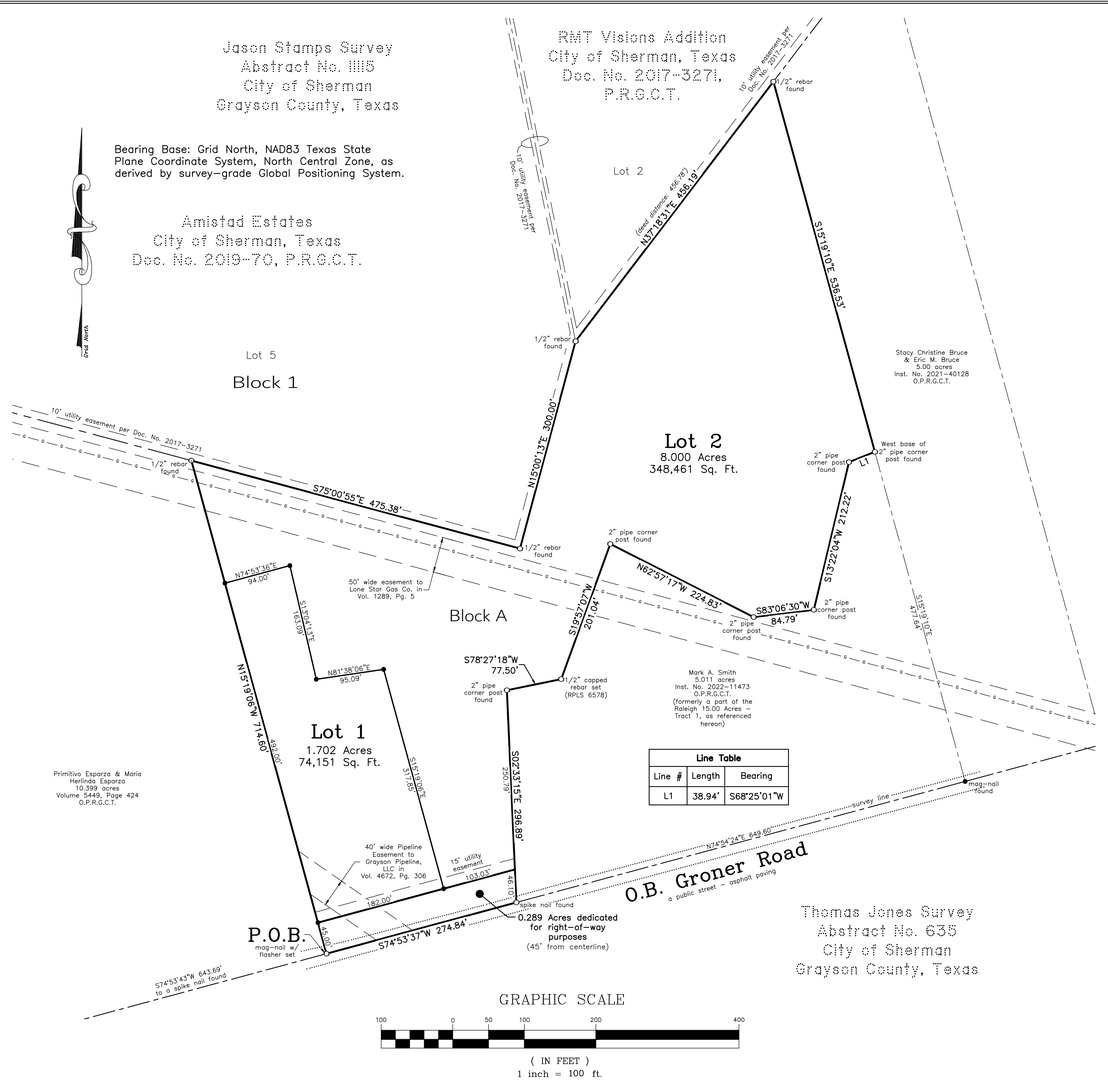
CITY OF SHERMAN
Zoning Location Map

5211 OB Groner Rd

N W E S

Scale: 1:9,781

Date: 10/20/2022 8:25 AM



Final Plat
Lots 1 & 2, Block A
Raleigh Acres
to the
City of Sherman, Texas
9.991 Acres
in the
Jason Stamps Survey
Abstract No. 1115

General Notes:

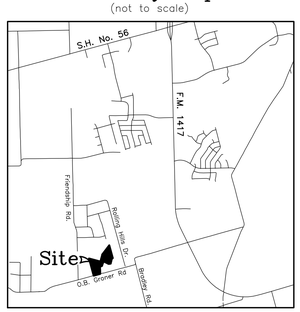
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility.
3. Electrical service is provided by Grayson-Collin Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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 within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS401122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owners:
John M. Raleigh & Mary L. Raleigh
5211 O.B. Groner Road
Sherman, Texas 75092

Vicinity Map
(not to scale)



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FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Jason Stamps Survey, Abstract No. 1115, being a part of the 15.00 Acres – Tract 1 conveyed by Warranty Deed from Richard E. Rowland, individually; Pinchback Irrevocable Trust No. 1, by and through its Trustee; Richard E. Rowland and Robert B. Rowland, by and through his Attorney-in-Fact, Richard E. Rowland to John M. Raleigh and Mary L. Raleigh on April 5, 2002, as recorded in Volume 3230, Page 494, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail with flasher set, lying in or near the centerline of O.B. Groner Road, a public street, in the South line of said Jason Stamps Survey and the North line of Thomas Jones Survey, Abstract No. 635, being the Southeast corner of a 10.399 acre tract conveyed to Primitivo Esparza & Maria Herlinda Esparza, as recorded in Volume 5449, Page 424, said Official Public Records, and the Southwest corner of said Raleigh 15.00 ac. and the most Southerly Southwest corner of the herein described tract;

THENCE North 15 deg. 19 min. 06 sec. West with the East line of said Esparza 10.399 ac. the West line of said Raleigh 15.00 ac., a distance of 714.60 ft. to a 1/2 inch rebar found lying in the South line of Lot 5, Block 1 of Amistad Estates to the City of Sherman, Texas, as per plat of record in Doc. No. 2019-70, Plat Records, Grayson County, Texas, at the Northeast corner of said Esparza 10.399 acre tract and the Northwest corner of both said Raleigh 15.00 ac. and the herein described tract;

THENCE in an Easterly direction, with the South and Southeasterly lines of Lot 5, Block 1 of said Amistad Estates and the North lines of said Raleigh 15.00 ac., the following calls and distances:
1. South 75 deg. 00 min. 55 sec. East, a distance of 475.38 ft. to a 1/2 inch rebar found at the most Southerly corner of said Lot 5 and an angle point of both said Raleigh 15.00 ac. and the herein described tract;
2. North 15 deg. 00 min. 13 sec. East, a distance of 300.00 ft. to a 1/2 inch rebar found at the Southeast corner of said Lot 5 and the Southwest corner of Lot 2, RMT Visions Addition to the City of Sherman, Grayson County, Texas as per plat of record in Doc. No. 2017-3271, said Plat Records and an angle point of both said Raleigh 15.00 ac. and the herein described tract;

THENCE North 37 deg. 18 min. 31 sec. East, with the South line of said Lot 2 and continuing with the North line of said Raleigh 15.00 ac., a distance of 456.19 ft. to a 1/2 inch rebar found at the Northwest corner of 5.00 acre tract conveyed to Stacy Christine Bruce and Eric M. Bruce, as recorded in Inst. No. 2021-40128, said Official Public Records, and being the Northeast corner of both said Raleigh 15.00 ac. and the herein described tract;

THENCE South 15 deg. 19 min. 10 sec. East, with the West line of said Bruce 5.00 ac. and the East line of said Raleigh 15.00 ac., a distance of 536.53 ft. to the West base of a 2-inch pipe corner post found at the Northeast corner of 5.011 acre tract conveyed to Mark A. Smith, as recorded in Inst. No. 2022-11473, said Official Public Records, (formerly a part of the Raleigh 15.00 ac. as referenced hereon), and being the most Easterly Southeast corner of the herein described tract;

THENCE in a generally Westerly and Southerly direction, with the Northerly and Westerly lines of said Smith 5.00 ac., the following calls and distances:
1. South 68 deg. 25 min. 01 sec. West, a distance of 38.94 ft. to a 2-inch pipe corner post found at an angle point of the herein described tract;
2. South 13 deg. 22 min. 04 sec. West, a distance of 212.22 ft. to a 2-inch pipe corner post found at a Southeast corner of the herein described tract;
3. South 83 deg. 06 min. 30 sec. West, a distance of 84.79 ft. to a 2-inch pipe corner post found at a Southwest corner of the herein described tract;
4. North 62 deg. 57 min. 17 sec. West, a distance of 224.83 ft. to a 2-inch pipe corner post found at an angle point of the herein described tract;
5. South 19 deg. 57 min. 07 sec. West, a distance of 201.04 ft. to a 1/2 inch capped rebar set (RPLS 6578) at a Southeast corner of the herein described tract;
6. South 78 deg. 27 min. 18 sec. West, a distance of 77.50 ft. to a 2-inch pipe corner post found at an Ell corner of the herein described tract;
7. South 02 deg. 33 min. 15 sec. East, a distance of 296.89 ft. to a spike nail found, lying in or near the centerline of O.B. Groner Road, in the South line of said Jason Stamps Survey and the North line of said Thomas Jones Survey, at the Southwest corner of said Smith 5.011 ac. and the most Southerly Southeast corner of the herein described tract;

THENCE South 74 deg. 53 min. 37 sec. West, with the centerline of O.B. Groner Road, the South line of both said Jason Stamps Survey and Raleigh 15.00 ac. and the North line of said Thomas Jones Survey, a distance of 274.84 ft. to the **PLACE OF BEGINNING** and containing **9.991 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

We, John M. Raleigh and Mary L. Raleigh, sole owners of Raleigh Acres to City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
John M. Raleigh Mary L. Raleigh

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared John M. Raleigh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mary L. Raleigh, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Raleigh Acres to City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Raleigh Acres to City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Raleigh Acres to City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, 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 _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Lots 1 & 2, Block A
Raleigh Acres
to the
City of Sherman, Texas
9.991 Acres
in the
Jason Stamps Survey
Abstract No. 1115

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owners:
John M. Raleigh & Mary L. Raleigh
5211 O.B. Groner Road
Sherman, Texas 75092

X:\Shared Projects\5211-O.B.-Groner-Road-Sherman\Civil 3D\Plat.dwg 11/16/2022 2:13 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

John M. Raleigh & Mary L. Raleigh
5211 O.B. Groner Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Raleigh Acres has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
3. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **310 NORTH CARL STREET**

The request of Dhesi Investment, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 310 North Carl Street, being 0.217 acres in the J.B. McAnair Survey, Abstract No. 763, and also being part of Lots 2, 3, and 4, Block E, Greenmount 2nd Addition, as follows:

Planning and Zoning Commission

Replat approval of Dhesi Addition, Lot 2R, Block E.

Background:

The property is located at 310 North Carl Street between West Mulberry and West Pecan Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District

Origination:

Dhesi Investment, LLC (Owner)
Helvey-Wagner Surveying, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

23

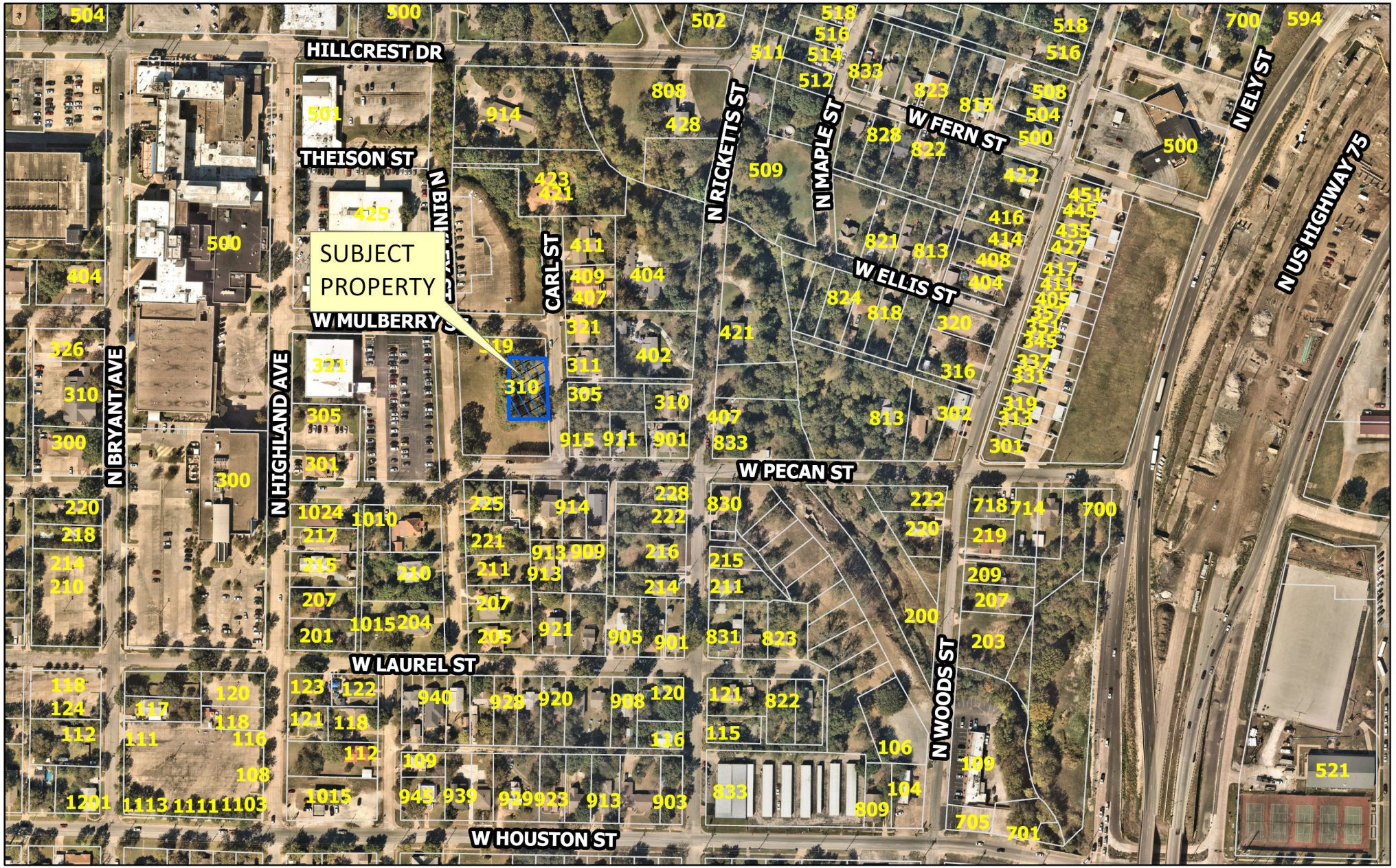
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

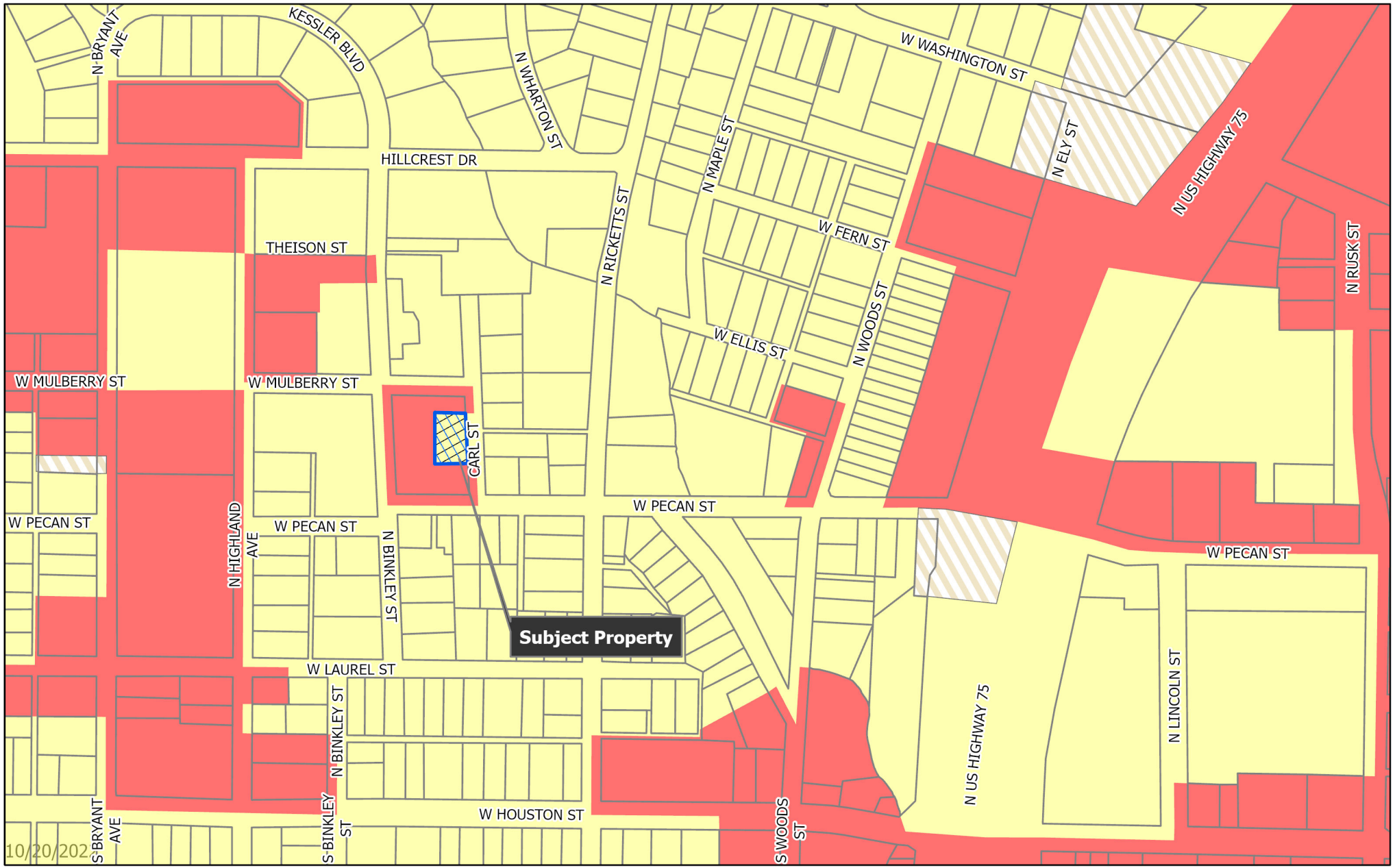
CITY OF SHERMAN

310 N Carl St

N
W E
S

Date: 10/20/2022 8:25 AM

Scale: 1:3,348



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

310 N Carl St

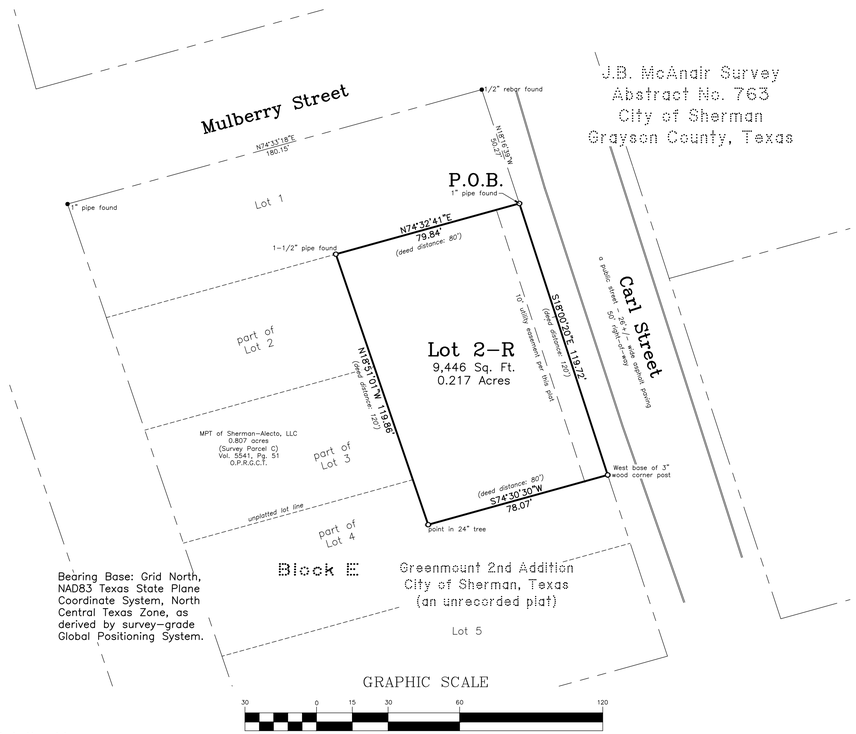
N
W E
S

Scale: 1:4,006

Date: 10/20/2022 8:25 AM

310 N CARL ST

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229
Nov 22, 2022 at 3:05 PM



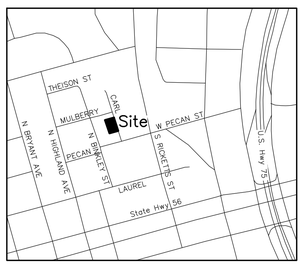
Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Texas Zone, as derived by survey-grade Global Positioning System.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Vicinity Map
(not to scale)



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.
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 within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS411122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Dhesi Investments, LLC
525 S. Walnut Street
Sherman, Texas 75090

Final Plat
Lot 2R, Block E
Dhesi Addition
(being a Replat of part of Lots 2, 3 and 4, Block E, Greenmount 2nd Addition)
City of Sherman
Grayson County, Texas
0.217 Acres
in the
J.B. McAnair Survey
Abstract No. 763

X:\Shared Projects\310 N Carl Sherman\DWG\Replat.dwg Layout: Plat Plot Date Nov 16 22 Time: 2:51 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 2, 3 and 4, of Block "E", Greenmount 2nd Addition to the City of Sherman, Texas, an unrecorded plat, and being the same "called" 0.22 acre tract of land conveyed by General Warranty Deed from Harold Gene Word and Mary Word to Dhesi Investments, LLC on March 17, 2022 and recorded in Instrument No. 2022-8997, Official Public Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1 inch pipe found in the West right-of-way line of Carl Street, a public street, at the most Northern Southeast corner of the MPT of Sherman-Alecto, LLC 0.807 acre tract of land (Survey Parcel C) as conveyed in Volume 5541, Page 51, said Official Public Records and the Northeast corner of said Dhesi Investments, LLC 0.22 ac., FROM which a ½ inch rebar found at the most Northern Northeast corner of said MPT of Sherman-Alecto, LLC 0.807 ac. and the Northeast corner of said Block E bears North 18 deg. 15 min. 39 sec. West, 50.27 ft.;

THENCE South 18 deg. 00 min. 20 sec. East, with the West line of said Carl Street, a distance of 119.72 ft. to the West base of a 3 inch wood corner post at the most Eastern Northeast corner of said MPT of Sherman-Alecto, LLC 0.807 ac. and the recognized Southeast corner of said Dhesi Investments, LLC 0.22 ac.;

THENCE South 74 deg. 30 min. 30 sec. West, with a North line of said MPT of Sherman-Alecto, LLC 0.807 ac., a distance of 78.07 ft. to a point in a 24 inch tree, being the recognized Southwest corner of said Dhesi Investments, LLC 0.22 ac. and an Ell corner of said MPT of Sherman-Alecto, LLC 0.807 ac.;

THENCE North 18 deg. 51 min. 01 sec. West, with an East line of said MPT of Sherman-Alecto, LLC 0.807 ac., a distance of 119.86 ft. to a 1-1/2 inch pipe found at an Ell corner of said MPT of Sherman-Alecto, LLC 0.807 ac. and the Northwest corner of said Dhesi Investments, LLC 0.22 ac.;

THENCE North 74 deg. 32 min. 41 sec. East, with a South line of said MPT of Sherman-Alecto, LLC 0.807 ac. and the North line of said Dhesi Investments, LLC 0.22 ac., a distance of 79.84 ft. to the **PLACE OF BEGINNING** and containing **.0217 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

I, Dhesi Investments, LLC, owner of the Final Plat of Dhesi Addition to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Gurmail Dhesi
Authorized Representative for Dhesi Investments, LLC

AVIGATION RELEASE

WHEREAS, Dhesi Investments, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Dhesi Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Dhesi Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 2022.

By: _____

By: Gurmail Dhesi, Authorized Representative for Dhesi Investments, LLC Owner

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

Given under my hand and seal of office this _____ day of _____, 2022.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary plat of the Final Plat of Dhesi Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of the Final Plat of Dhesi Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2022 by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of the Final Plat of Dhesi Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2022, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Job No. CGS411122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Dhesi Investments, LLC
525 S. Walnut Street
Sherman, Texas 75090

Final Plat
Lot 2R, Block E
Dhesi Addition
(being a Replat of part of Lots 2, 3 and 4, Block E, Greenmount 2nd Addition)
City of Sherman
Grayson County, Texas
0.217 Acres
in the
J.B. McAnair Survey
Abstract No. 763

X:\Shared Projects\310 N Carl Sherman\DWG\Replat.dwg Layout: Plat Plot Date Nov 16 22 Time: 2:51 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Dhesi Investments, LLC
525 S. Walnut Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat of Dhesi Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. Water main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
2. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
3. Three Party Agreement required for Public Infrastructure.
4. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
5. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **2111 TEXOMA PARKWAY**

The request of DJT and JJT Holdings LLC (Owners), Thomas Joseph Altland (Partner/Member) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2111 Texoma Parkway, being 0.969 acres in the Smith McGlothlin Survey, Abstract No. 808, and being part of Lot 6, and all of Lots 7 & 8, Block 7, Highland Park Addition, as follows:

Planning and Zoning Commission

Replat approval of Rendezvous Addition.

Background:

The property is located at 2111 Texoma Parkway between East Mildred and East Peyton Streets and is zoned C-2 (General Commercial) District. The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

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

Origination:

DJT and JJT Holdings LLC (Owners)
Thomas Joseph Altland (Partner/Member)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

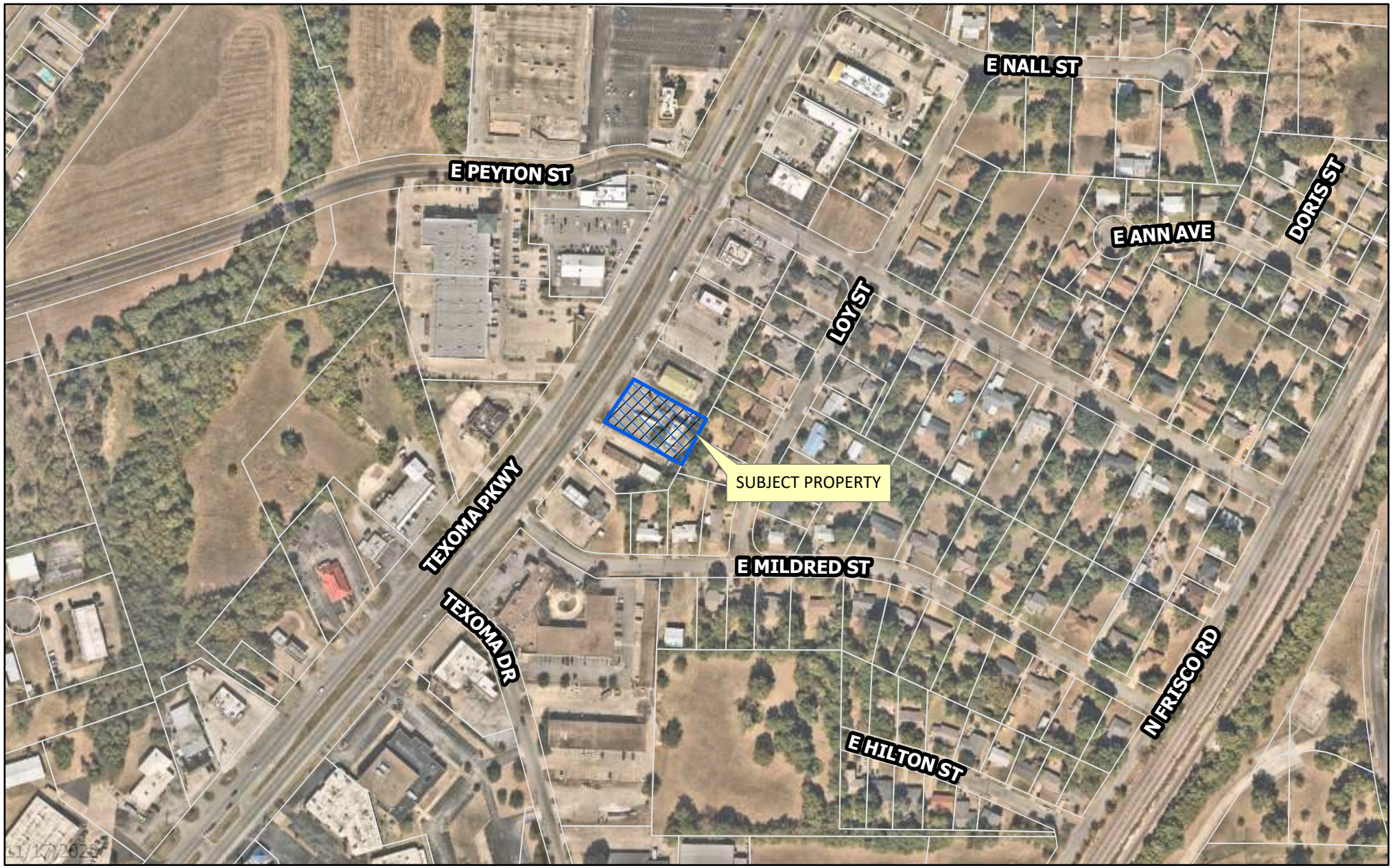
Not Required

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Replat
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

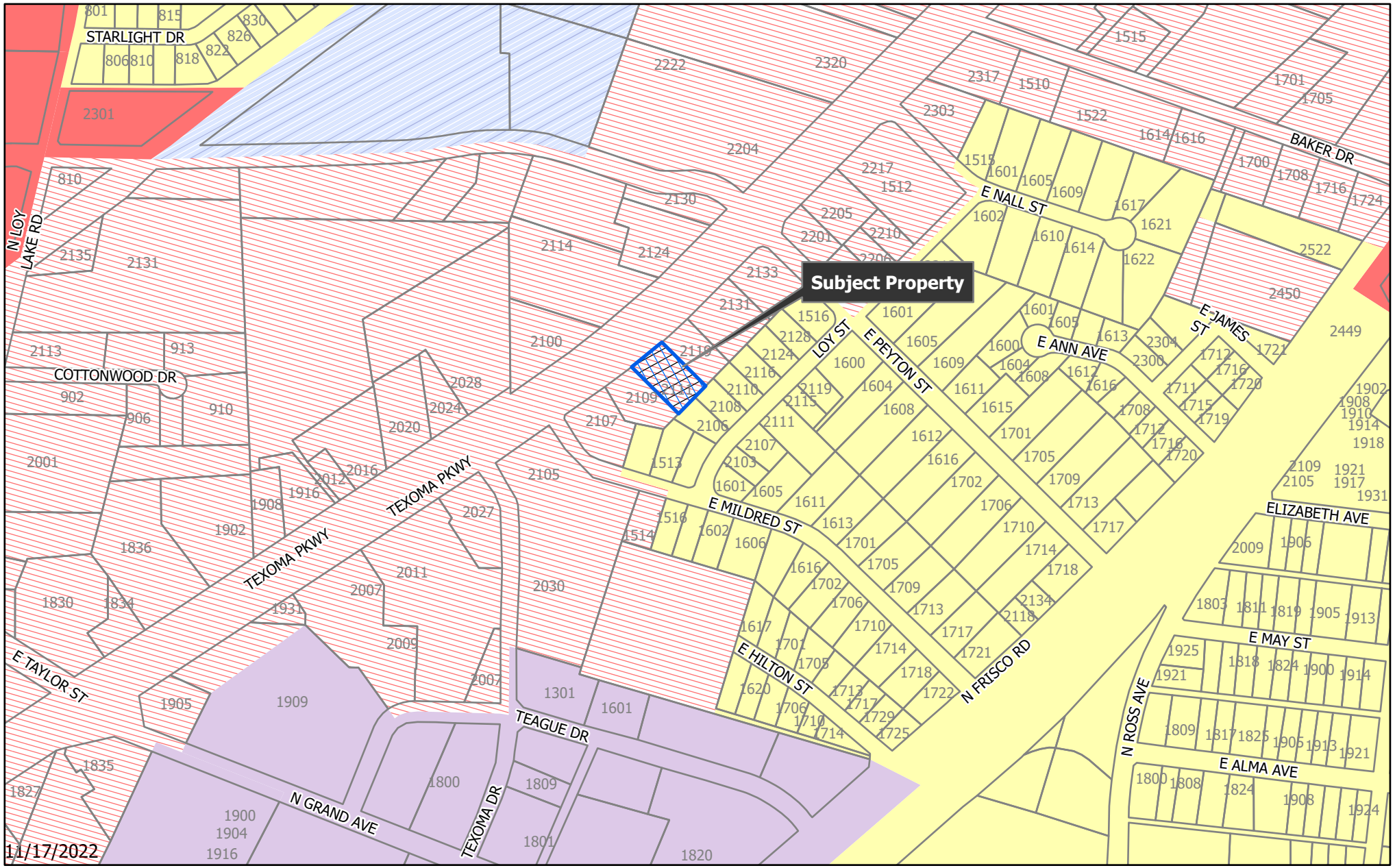
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2111 Texoma Pkwy

N
W E
S

Date: 11/17/2022 11:50 AM Scale: 1:3,600



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

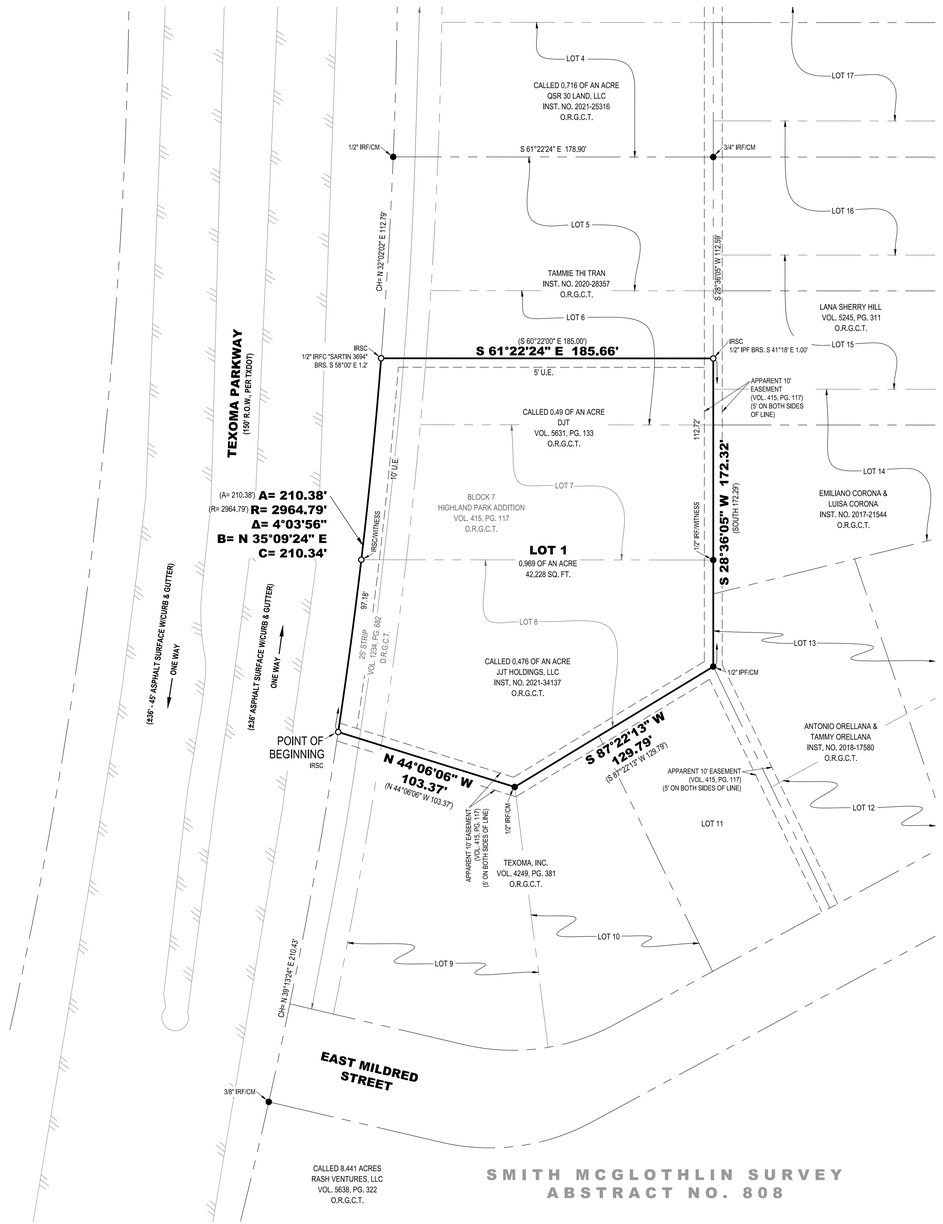
CITY OF SHERMAN
Zoning Location Map

2111 Texoma Pkwy

N W E S

Scale: 1:4,800

Date: 11/17/2022 11:50 AM



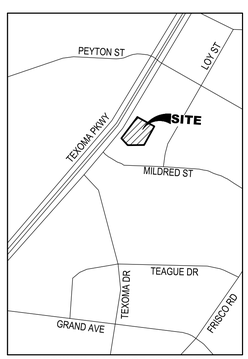
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 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 G 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
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRFC	IRON ROD FOUND W/PLASTIC CAP
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ASPHALT



VICINITY MAP (NOT TO SCALE)

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

OWNERS/DEVELOPER:
DJT, a Texas General Partnership
122 E. Sam Rayburn Drive
Bonham, TX 75418
JJT Holdings, LLC
1806 San Juan Drive
Sherman TX 75092
Contact: Thomas Joseph Altland
Ph: 903-821-9351

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
RENDEZVOUS ADDITION
0.969 OF AN ACRE
SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808
Being a Re-Plat of Highland Park Addition
Block 7, Part of Lot 6 and all of Lots 7 & 8
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=40' Date: 11/16/2022	Project No. 21-0587.1 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS DJT, A TEXAS GENERAL PARTNERSHIP AND JJT HOLDINGS, LLC is the owners of all of that certain tract or parcel of land situated in the Smith McGlothlin Survey, Abstract No. 808, City of Sherman, Grayson County, Texas, and being part of Lot 6, and all of Lots 7 & 8 in Block 7 of Highland Park Addition, according to the plat thereof recorded in Volume 415, Page 117, Deed Records, Grayson County, Texas, and part of a 25-foot strip of land described in Volume 1234, Page 682, said Deed Records, and being all of a called 0.476 of an acre tract of land described in the deed to JJT Holdings, LLC, recorded in Instrument No. 2021-34137, Official Records, Grayson County, Texas, and all of a called 0.49 of an acre tract of land described in the deed to DJT, recorded in Volume 5631, Page 133, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the western-most southwest corner of said 0.476 acre tract, common to the northwest corner of a tract of land described in the deed to Texoma, Inc, recorded in Volume 4249, Page 381, said Official Records, on the easterly line of said 25-foot strip, and on the easterly right-of-way line of Texoma Parkway, and at the beginning of a non-tangent curve to the left having a delta angle of 04°03'56", a radius of 2964.79 feet and a chord bearing and distance of North 35°09'24" East, 210.34 feet;

THENCE in a northeasterly direction, with the westerly line of said 0.476 acre tract, and with the westerly line of said 25-foot strip, and with the easterly right-of-way line of said Texoma Parkway, and with said curve to the left, passing en route at an arc distance of 97.18 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.476 acre tract, common to the southwest corner of aforesaid 0.49 acre tract, and continuing on said course, with the westerly line of said 0.49 acre tract, a total arc distance of 210.38 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.49 acre tract, common to the southwest corner of said Tran Tract, from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN RPLS 3694" bears South 58°00' East, a distance of 1.2 feet;

THENCE South 61°22'24" East, with the northerly line of said 0.49 acre tract, and with the southerly line of said Tran Tract, crossing said 25-foot strip, and crossing aforesaid Lot 6, a distance of 185.66 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 0.49 acre tract, common to the southeast corner of said Tran Tract, on the easterly line of said Lot 6, and on the westerly line of a tract of land described in the deed to Lana Sherry Hill, recorded in Volume 5245, Page 311, said Official Records, and on the westerly line of Lot 15, in said Block 7, from which a found 1/2-inch iron pipe bears South 41°18' East, a distance of 1.0 foot;

THENCE South 28°36'05" West, with the easterly line of said 0.49 acre tract, and with the easterly line of said Lot 6, and with the easterly line of Lot 7, and with the westerly line of said Hill Tract, and with the westerly line of said Lot 15 part of the way, and with the westerly line of Lot 14, in said Block 7, and with the westerly line of a tract of land described in the deed to Emiliano Corona and Luisa Corona, recorded in Instrument No. 2017-21544, said Official Records, passing en route at a distance of 112.72 feet a 1/2-inch iron rod found for the southeast corner said 0.49 acre tract, common to the southeast corner of said Lot 7, common to the northeast corner of aforesaid 0.476 acre tract, and common to the northeast corner of aforesaid Lot 8, and continuing on said course, with the easterly line of said 0.476 acre tract, and with the easterly line of said Lot 8, and with the westerly line of Lot 13, in said Block 7, and with the westerly line of a tract of land described in the deed to Antonio Orellana and Tammy Orellana, recorded in Instrument No. 2018-17580, said Official Records, a total distance of 172.32 fee to a 1/2-inch iron pipe found for the southeast corner of said 0.476 acre tract, common to the southeast corner of said Lot 8, and common to the western-most northwest corner of said Lot 13, and common to the northeast corner of Lot 11, in said Block 7;

THENCE South 87°22'13" West, with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of said Lot 11, and with the northerly line of aforesaid Texoma, Inc Tract, and with the northerly line of Lot 10 in said Block 7 part of the way, a distance of 129.79 feet to a 1/2-inch iron rod found for the southern-most southwest corner of said 0.476 acre tract, common to the southern-most southwest corner of said Lot 8, and common to a re-entrant corner on the northerly line of said Texoma, Inc. Tract, and common to the northwest corner of said Lot 10, and common to the northeast corner of Lot 9 in said Block 7;

THENCE North 44°06'06" West, continuing with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of said Texoma, Inc. Tract, and with the northerly line of said Lot 9, and crossing aforesaid 25-foot strip, a distance of 103.37 feet to the POINT OF BEGINNING and enclosing 0.969 of an acre (42,228 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **DJT, A TEXAS GENERAL PARTNERSHIP**, does hereby adopt this plat designating the hereinbefore described property as **RENDEZVOUS ADDITION**, 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: DJT, a Texas General Partnership

_____
BY: **Thomas Joseph Altland, Partner**

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 **Thomas Joseph Altland**, 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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **JJT HOLDINGS, LLC**, does hereby adopt this plat designating the hereinbefore described property as **RENDEZVOUS ADDITION**, 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: JJT Holdings, LLC

BY:_____
Thomas Joseph Altland, 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 **Thomas Joseph Altland**, 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 **RENDEZVOUS 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 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 actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **DJT, A TEXAS GENERAL PARTNERSHIP AND JJT HOLDINGS, LLC** , hereinafter called OWNERS (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **RENDEZVOUS ADDITION** an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **RENDEZVOUS ADDITION,** an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20____.

BY: DJT, a Texas General Partnership

By: _____
Thomas Joseph Altland, Partner

BY: JJT Holdings, LLC

By: _____
Thomas Joseph Altland, Member

OWNERS/DEVELOPER:
DJT, a Texas General Partnership
122 E. Sam Rayburn Drive
Bonham, TX 75418
JJT Holdings, LLC
1806 San Juan Drive
Sherman TX 75092
Contact: Thomas Joseph Altland
Ph: 903-821-9351

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
RENDEZVOUS ADDITION
0.969 OF AN ACRE
SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808
Being a Re-Plat of Highland Park Addition
Block 7, Part of Lot 6 and all of Lots 7 & 8
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=40' Date: 11/16/2022	Project No. 21-0587.1 Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the Smith McGlothlin Survey, Abstract No. 808, City of Sherman, Grayson County, Texas, and being part of Lot 6, and all of Lots 7 & 8 in Block 7 of Highland Park Addition, according to the plat thereof recorded in Volume 415, Page 117, Deed Records, Grayson County, Texas, and part of a 25-foot strip of land described in Volume 1234, Page 682, said Deed Records, and being all of a called 0.476 of an acre tract of land described in the deed to JJT Holdings, LLC, recorded in Instrument No. 2021-34137, Official Records, Grayson County, Texas, and all of a called 0.49 of an acre tract of land described in the deed to DJT, recorded in Volume 5631, Page 133, said Official Records, and being more particularly described as follows:

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THENCE in a northeasterly direction, with the westerly line of said 0.476 acre tract, and with the westerly line of said 25-foot strip, and with the easterly right-of-way line of said Texoma Parkway, and with said curve to the left, passing en route at an arc distance of 97.18 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.476 acre tract, common to the southwest corner of aforesaid 0.49 acre tract, and continuing on said course, with the westerly line of said 0.49 acre tract, a total arc distance of 210.38 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.49 acre tract, common to the southwest corner of said Tran Tract, from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN RPLS 3694" bears South 58°00' East, a distance of 1.2 feet;

THENCE South 61°22'24' East, with the northerly line of said 0.49 acre tract, and with the southerly line of said Tran Tract, crossing said 25-foot strip, and crossing aforesaid Lot 6, a distance of 185.66 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 0.49 acre tract, common to the southeast corner of said Tran Tract, on the easterly line of said Lot 6, and on the westerly line of a tract of land described in the deed to Lana Sherry Hill, recorded in Volume 5245, Page 311, said Official Records, and on the westerly line of Lot 15, in said Block 7, from which a found 1/2-inch iron pipe bears South 41°18' East, a distance of 1.0 foot;

THENCE South 28°36'05" West, with the easterly line of said 0.49 acre tract, and with the easterly line of said Lot 6, and with the easterly line of Lot 7, and with the westerly line of said Hill Tract, and with the westerly line of said Lot 15 part of the way, and with the westerly line of Lot 14, in said Block 7, and with the westerly line of a tract of land described in the deed to Emiliano Corona and Luisa Corona, recorded in Instrument No. 2017-21544, said Official Records, passing en route at a distance of 112.72 feet a 1/2-inch iron rod found for the southeast corner said 0.49 acre tract, common to the southeast corner of said Lot 7, common to the northeast corner of aforesaid 0.476 acre tract, and common to the northeast corner of aforesaid Lot 8, and continuing on said course, with the easterly line of said 0.476 acre tract, and with the easterly line of said Lot 8, and with the westerly line of Lot 13, in said Block 7, and with the westerly line of a tract of land described in the deed to Antonio Orellana and Tammy Orellana, recorded in Instrument No. 2018-17580, said Official Records, a total distance of 172.32 fee to a 1/2-inch iron pipe found for the southeast corner of said 0.476 acre tract, common to the southeast corner of said Lot 8, and common to the western-most northwest corner of said Lot 13, and common to the northeast corner of Lot 11, in said Block 7;

THENCE South 87°22’13” West, with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of said Lot 11, and with the northerly line of aforesaid Texoma, Inc Tract, and with the northerly line of Lot 10 in said Block 7 part of the way, a distance of 129.79 feet to a 1/2-inch iron rod found for the southern-most southwest corner of said 0.476 acre tract, common to the southern-most southwest corner of said Lot 8, and common to a re-entrant corner on the northerly line of said Texoma, Inc. Tract, and common to the northwest corner of said Lot 10, and common to the northeast corner of Lot 9 in said Block 7;

THENCE North 44°06’06” West, continuing with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of said Texoma, Inc. Tract, and with the northerly line of said Lot 9, and crossing aforesaid 25-foot strip, a distance of 103.37 feet to the POINT OF BEGINNING and enclosing 0.969 of an acre (42,228 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

DJT, a Texas General Partnership
122 E. Sam Rayburn Drive
Bonham, TX 75418

Attn: Thomas Joseph Altland
JJT Holdings, LLC
1806 San Juan Drive
Sherman, TX 75092

Attn: Carlos Leal, PE
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Rendezvous Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 a 15' Utility Easement along Texoma Parkway. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
2. Paragraph with call for property line adjacent to Lots 13-15, Highland Park Addition has a typo in the metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
4. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
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. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **3120 SOUTH HIGHWAY 75 (SAM RAYBURN FREEWAY)**

The request of Elaine Braum (Owner), Billy Duckworth (Representative), Sherman Crossroads, LTD (Developer) and A & W Surveying (Surveyor) concerning the property located at 3120 South Highway 75 (Sam Rayburn Freeway), being 4.474 acres in the Preston Kitchens Survey, Abstract No. 667, and also being Lots 2 and 3, Block 2, Sherman Crossroads, Phase II as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II.

Background:

The property is located at 3120 South Highway 75 (Sam Rayburn Freeway), the Southwest corner of South Highway 75 and West Travis Street and is in the BIP (Blalock Industrial Park). The owner would like to plat the property into 3 lots for commercial development.

Adjacent Zoning:

BIP (Blalock Industrial Park)

Origination:

Elaine Braum (Owner)
Billy Duckworth (Representative)
Sherman Crossroads, LTD (Developer)
A & W Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Replat
STAFF REVIEW LETTER

---

dlagrone H:\ENGINEERING\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

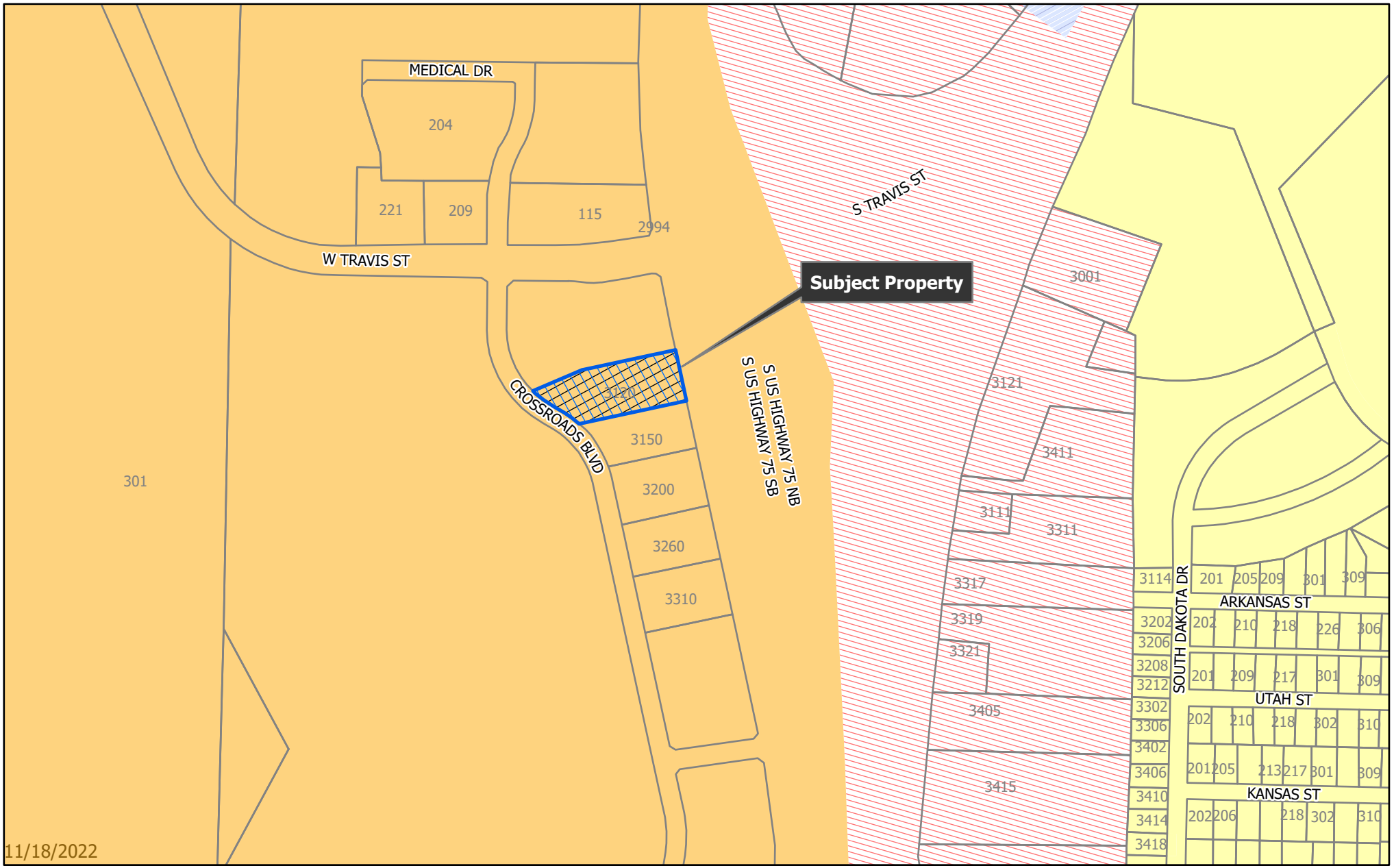
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3120 S Sam Rayburn Frwy

N
W E
S

Date: 11/18/2022 10:24 AM Scale: 1:4,800



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

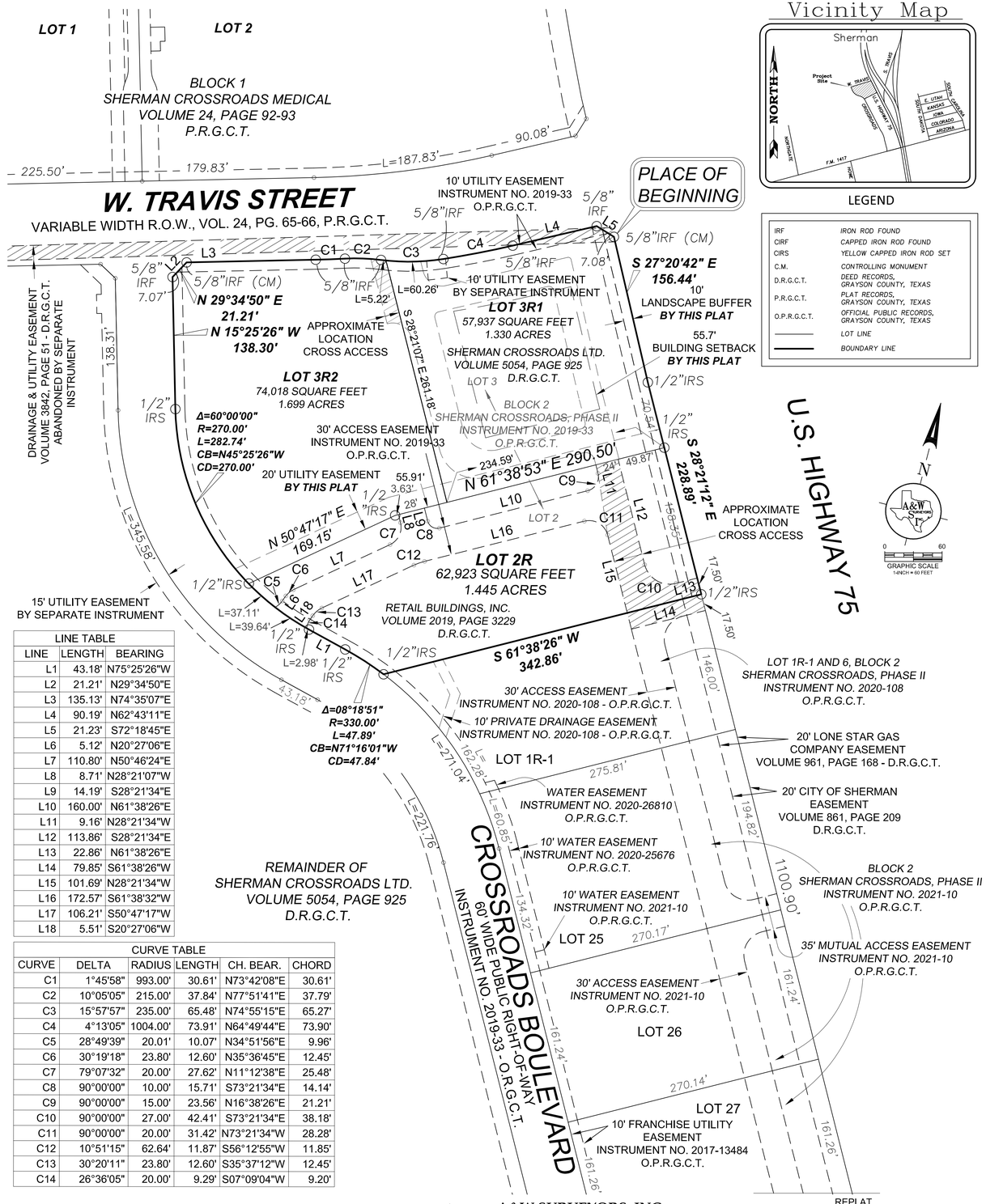
CITY OF SHERMAN
Zoning Location Map

3120 S Sam Rayburn Frwy

N W E S

Scale: 1:4,800

Date: 11/18/2022 10:24 AM



Vicinity Map

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	YELLOW CAPPED IRON ROD SET
C.M.	CONTROLLING MONUMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
	LOT LINE
	BOUNDARY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.18'	N75°25'26"W
L2	21.21'	N29°34'50"E
L3	135.13'	N74°35'07"E
L4	90.19'	N62°43'11"E
L5	21.23'	S72°18'45"E
L6	5.12'	N20°27'06"E
L7	110.80'	N50°46'24"E
L8	8.71'	N28°21'07"W
L9	14.19'	S28°21'34"E
L10	160.00'	N61°38'26"E
L11	9.16'	N28°21'34"W
L12	113.86'	S28°21'34"E
L13	22.86'	N61°38'26"E
L14	79.85'	S61°38'26"W
L15	101.69'	N28°21'34"W
L16	172.57'	S61°38'32"W
L17	106.21'	S50°47'17"W
L18	5.51'	S20°27'06"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	1°45'58"	993.00'	30.61'	N73°42'08"E	30.61'
C2	10°05'05"	215.00'	37.84'	N77°51'41"E	37.79'
C3	15°57'57"	235.00'	65.48'	N74°55'15"E	65.27'
C4	4°13'05"	1004.00'	73.91'	N64°49'44"E	73.90'
C5	28°49'39"	20.01'	10.07'	N34°51'56"E	9.96'
C6	30°19'18"	23.80'	12.60'	N35°36'45"E	12.45'
C7	79°07'32"	20.00'	27.62'	N11°12'38"E	25.48'
C8	90°00'00"	10.00'	15.71'	S73°21'34"E	14.14'
C9	90°00'00"	15.00'	23.56'	N16°38'26"E	21.21'
C10	90°00'00"	27.00'	42.41'	S73°21'34"E	38.18'
C11	90°00'00"	20.00'	31.42'	N73°21'34"W	28.28'
C12	10°51'15"	62.64'	11.87'	S56°12'55"W	11.85'
C13	30°20'11"	23.80'	12.60'	S35°37'12"W	12.45'
C14	26°36'05"	20.00'	9.29'	S07°09'04"W	9.20'

PURPOSE OF PLAT:

To replat two platted lots.

NOTES:

1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 29, 2010. Property is in Zone X.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER:
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

OWNER:
RETAIL BUILINGS, INC
3000 NE 63rd Street
Oklahoma City, Oklahoma 73121

Job No.: 22-1803 Drawn by: 517/543 Date:01-14-2019 Revised: 10-18-22

"A professional company operating in your best interest"

REPLAT

SHERMAN CROSSROADS, PHASE II

LOTS 2R, 3R1 AND 3R2, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF THE REMAINDER OF A 130.479 ACRE TRACT
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD and RETAL BUILDINGS, INC, are owners of Lots 2 and 3, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-33, Official Public Records, Grayson County, Texas, located in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas, Lot 3 being a portion of that tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with Vendor's Lien, recorded in Volume 5054, Page 925 of the Deed Records, Grayson County, Texas and Lot 2 being described in Special Warranty Deed to Retail Buildings, Inc., recorded in Instrument No. 2019-3229, Official Public Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "BDD" found for corner in the South end of a transitional right-of-way at the intersection of the South line of West Travis Street a variable width right-of-way and the Southwest line of U.S. Highway 75, same being the northeast corner of the remainder of said Sherman Crossroads LTD tract;

THENCE South 27°20'42" East, along said Southwest line of U.S. Highway 75, a distance of 156.44' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE South 28°21'12" East, along said Southwest line, a distance of 228.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the North corner of Lot 1R-1, Block 2 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2020-108, Official Public Records, Grayson County, Texas;

THENCE South 61°38'26" West, a distance of 342.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Easterly line of Crossroads Boulevard, a 60' wide public right-of-way, at the West corner of said Lot 1R-1, same being the beginning of a non-tangent curve to the left having a central angle of 08°18'51", a radius of 330.00' and a chord bearing and distance of North 71°16'01" West, 47.84';

Thence Northwesterly along said Easterly line and said curve to the left, an arc distance of 47.89' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 75°25'26" West, a distance of 43.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 60°00'00", a radius of 270.00' and a chord bearing and distance of North 45°25'26" West, 270.00';

THENCE Northwesterly along said Easterly line and siad curve to the right, an arc distance of 282.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 15°25'26" West, along said Easterly line, a distance of 138.30' to a 5/8" iron rod found at the Southerly corner of the transitional right-of-way of said Crossroads Boulevard and the Southerly line of W. Travis Street, a variable width public right-of-way;

THENCE North 29°34'50" East, along said transitional right-of-way, a distance of 21.21' to a 5/8" iron rod found for corner in said Southerly line of W. Travis Street;

THENCE North 74°35'07" East, along said Southerly line, a distance of 135.13' to a 5/8" iron rod found for corner at the beginning of a curve to the left having a central angle of 01°45'58", a radius of 993.00' and a chord bearing and distance of North 73°42'08" East, 30.61';

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 30.61' to a 5/8" iron rod found for corner at the beginning of a reverse curve to the right having a central angle of 10°05'05", a radius of 215.00' and a chord bearing and distance of North 77°51'41" East, 37.79';

THENCE Easterly along said Southerly line and said curve to the right, an arc distance of 37.84' to a 5/8" iron rod found for corner at the beginning of a reverse curve to the left having a central angle of 15°57'57", a radius of 235.00' and a chord bearing and distance of North 74°55'15" East, 65.27';

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 65.48' to a 5/8" iron rod found for corner at the beginning of a compound curve to the left having a central angle of 04°13'05", a radius of 1004.00' and a chord bearing and distance of North 64°49'44", 73.90';

THENCE Easterly along said Southerly line and said curve to the left, an arc distance of 73.91' to a 5/8" iron rod found for corner;

THENCE North 62°43'11" East, along said Southerly line, a distance of 90.19' to a 5/8" iron rod found at the transitional right-of-way of said W. Travis Street and U.S. Highway 75;

THENCE South 72°18'45" East, along said transitional right-of-way, a distance of 21.23' to the PLACE OF BEGINNING, containing 194,878 square feet or 4.474 acres.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHERMAN CROSSROADS LTD and RETAIL BUILDINGS, INC., acting by and through their duly authorized agents, do hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, being located in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____, Dallas County, Texas, this __ day of _____, 2022.

Sherman Crossroads, Ltd.
By: Sherman Crossroads GP, LLC

By: _____
William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William J. Harkinson, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On:

WITNESS, my hand at _____, Dallas County, Texas, this __ day of _____, 2022.

RETAIL BUILDINGS, INC.

By: _____
Claire M. Braum, Manager

STATE OF OKLAHOMA
COUNTY OF LOGAN

BEFORE ME, the undersigned authority, on this day personally appeared Claire M. Braum, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of _____, 2022.

Notary Public in and for the State of Oklahoma

My Commission Expires On:

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

John S. Turner
Registered Professional Land Surveyor, No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John S. Turner, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires On:

STATE OF TEXAS
COUNTY OF GRAYSON

Approved this_____ day of_____, 2022, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman *Secretary*

Accepted by the City Council of the City of Sherman:

Mayor *Date*

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS, PHASE II to the City of Sherman was submitted to the City Council on the ___ day of _____, 2022, 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 May to not the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this __ day of _____, A.D. 2022.

City Clerk, City of Sherman, Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

OWNER:
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

OWNER:
RETAIL BUILINGS, INC
3000 NE 63rd Street
Oklahoma City, Oklahoma 73121

Job No.: 22-1803 Drawn by: 517/543 Date:01-14-2019 Revised: 10-18-22

"A professional company operating in your best interest"

REPLAT

SHERMAN CROSSROADS, PHASE II

LOT 2R, 3R1 AND 3R2, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF SHERMAN CROSSROADS, PHASE II
LOTS 2 AND 3, BLOCK 2
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Sherman Crossroads, Ltd.
4650 Beltline Rd., Ste. 400
Addison, TX 75001

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, TX 75187

Retain Buildings, Inc.
3000 NE 63rd Street
Oklahoma City, OK 73121

Dear Applicants,

The request for approval of the Replat of Amending Plat, Sherman Crossroads, Phase II has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 off of Hwy. 75 Service Road will not be permitted for proposed Lot 3R1.
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
3. All references to prior plat shall specify Lots 2 and 3, Block 2 of the Amending Plat of Sherman Crossroads, Phase II. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7); Inst. No. 2019-33, PRGCT*
4. Show Instrument information for 15' Utility Easement along western side of Crossroads Blvd. If no 15' Utility Easement has not been filed, remove from drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Show Instrument information for 10' Utility Easement on north property line for proposed Lot 3R1. If no 10' Utility Easement has been filed, remove from drawing.
6. Show Instrument information for Abandoned Drainage & Utility Easement along southern boundary of West Travis Street Right of Way in General Notes and remove from drawing. If no abandonment has been filed, show easement with easement Instrument information on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Remove 10' Landscape Buffer from plat.
8. Remove 55.7' Building Setback from plat.
9. Remove "Approximate" from Cross Access Easement on proposed Lot 2R.

10. Cross Access on proposed Lot 3R2 shall have exact calls for boundaries shown on plat.
11. Cross Access on proposed Lot 3R1 shall have exact calls for boundaries shown on plat.
12. West Travis Street shall not be abbreviated. Correct appropriately.
13. Modify 10' Utility Easement on Northwest corner of proposed Lot 3R2 to parallel right of way created by corner clip.
14. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 3R1. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
15. Coordinate with City of Sherman Engineering Department in reference to the proposed 20' Utility Easement along South property line of proposed Lots 3R1 and 3R2. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
16. Owners Dedication and City Clerk certification shall reference plat title as the "Replat of The Amending Plat of Sherman Crossroads, Phase II, Lot 2R, 3R1 and 3R2, Block 2." *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
17. All found monuments on plat boundary to be referenced in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
18. Typos in metes and bounds description in regards to L1 and curve north of L1. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
19. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
20. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
21. Three Party Agreement required for Public Infrastructure.
22. 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.
23. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
24. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

* **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)** **TABLED**

The request of Ronny Guerrero (Owner) and Michael Carlisle, Kimley-Horn and Associates (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 105.109 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Final Plat approval of Bel-Air Village West.

Background:

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), the southeast corner of Highway 75 and FM 1417 (Vietnam Veterans Parkway) and is zoned PD (Planned Development)/C-2(General Commercial) District/R-1 (One Family Residential) District. The owner would like to plat the property into 4 lots for residential development.

The following has been approved for this location:

- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1)
- August 18, 2020 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).
- August 17, 2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village
- March 22, 2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.

Adjacent Zoning:

PD (Planned Development)
C-1 (Retail Business) District
C-2 (General Commercial) District
BIP (Blalock Industrial Park)

Origination:
Ronny Guerrero (Owner)
Michael Carlisle, Kimley-Horn and Associates (Surveyor)

Master Plan Designation:
Not Applicable.

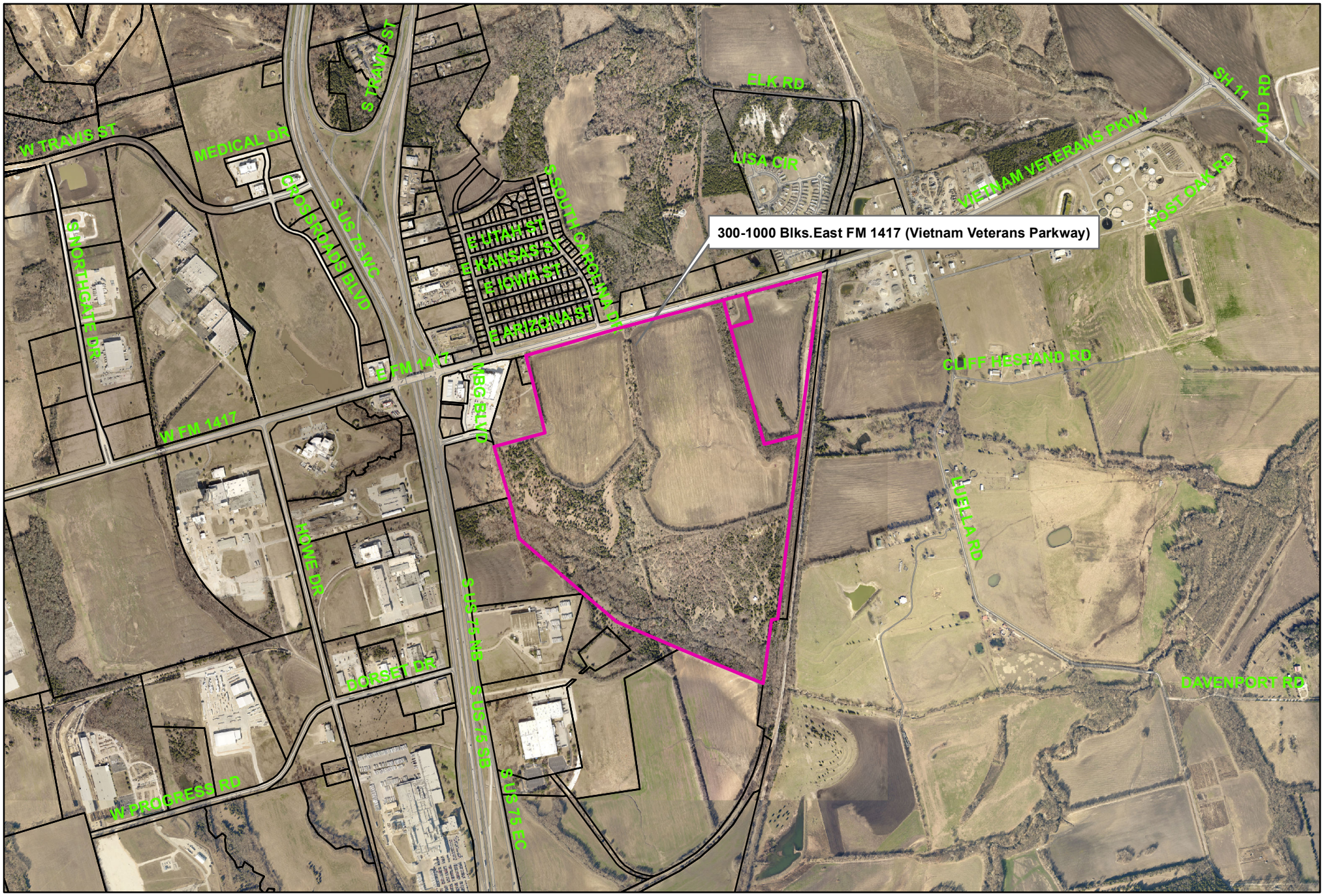
Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER



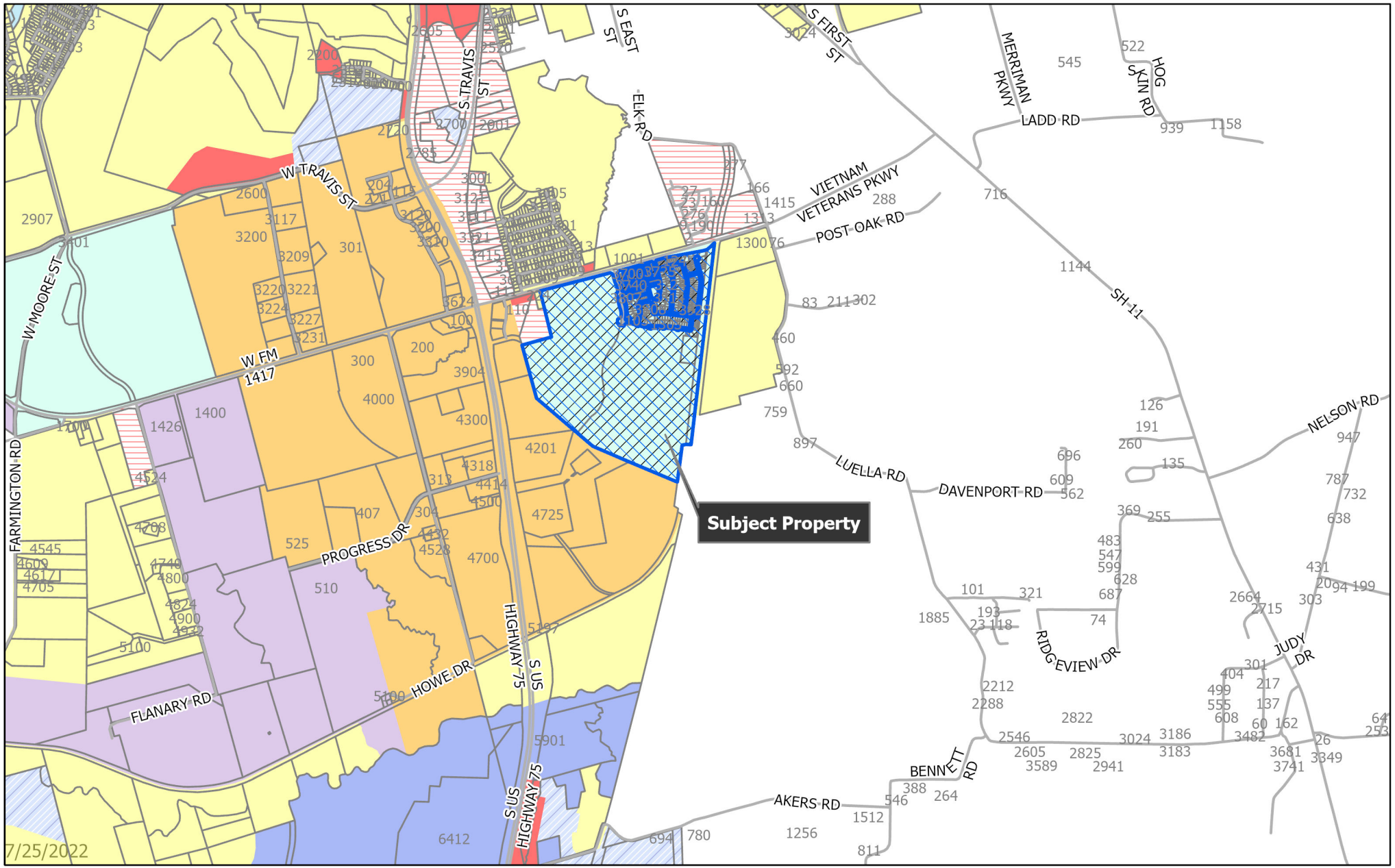
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

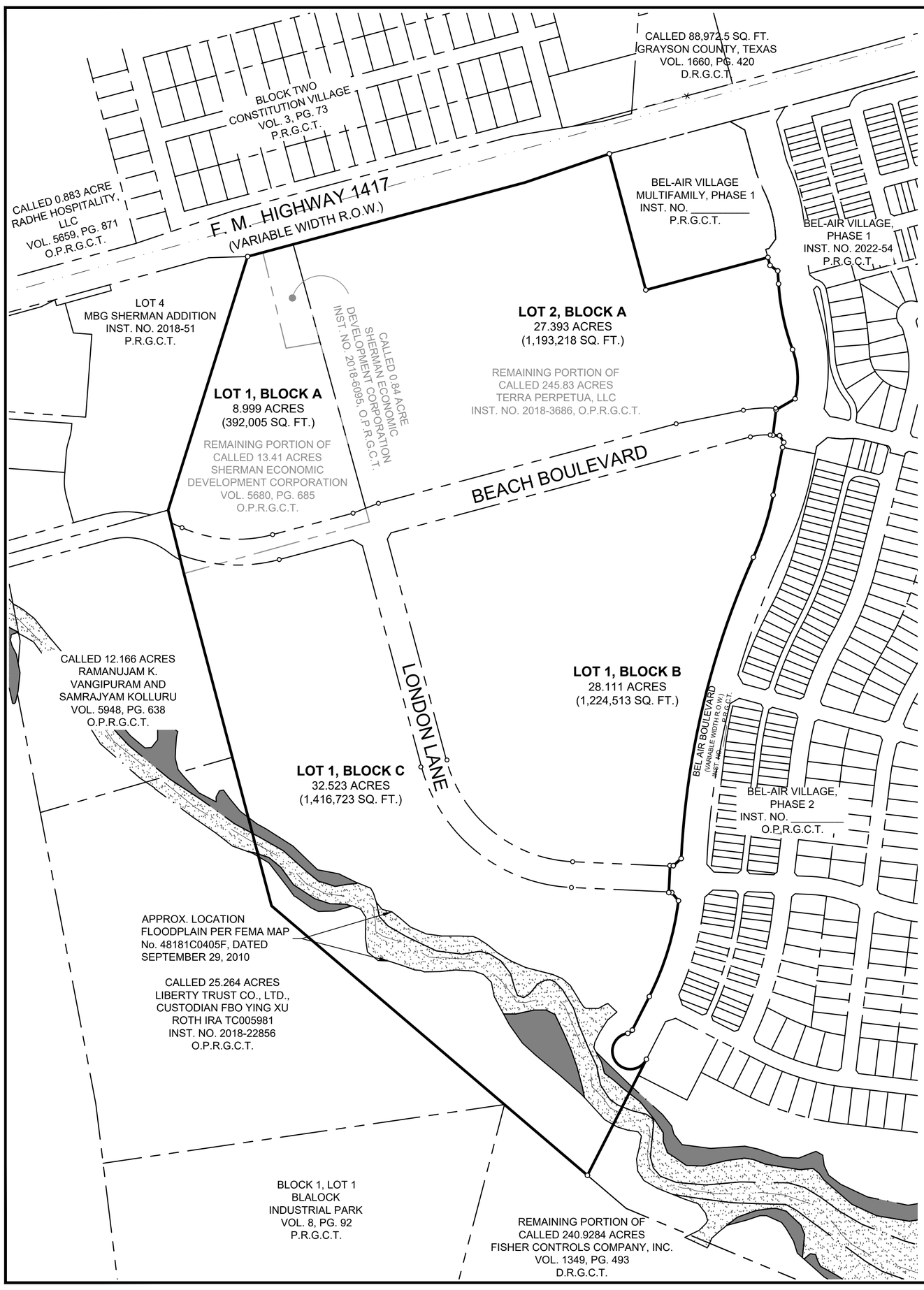
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

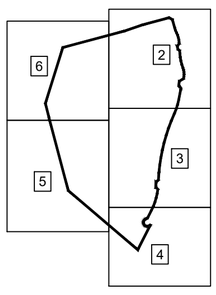
CITY OF SHERMAN
Zoning Location Map
300-1000 Blks E FM 1417
(Vietnam Veterans Parkway)

N
W E
S

Scale: 1:32,794

Date: 7/25/2022 10:57 AM

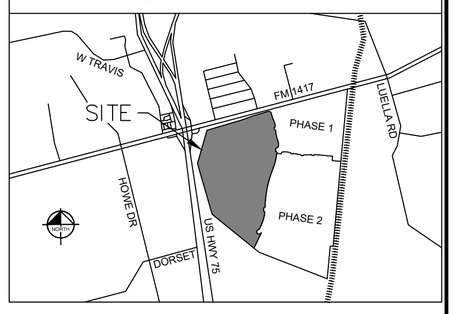




SHEET KEY MAP
NTS

VICINITY MAP

N.T.S.



NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ACCEPTANCE

Approved this _____ day of _____, 20___, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Bel-Air Village West, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2022, 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 _____, 20___.

_____
Clerk, City of Sherman, Texas

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

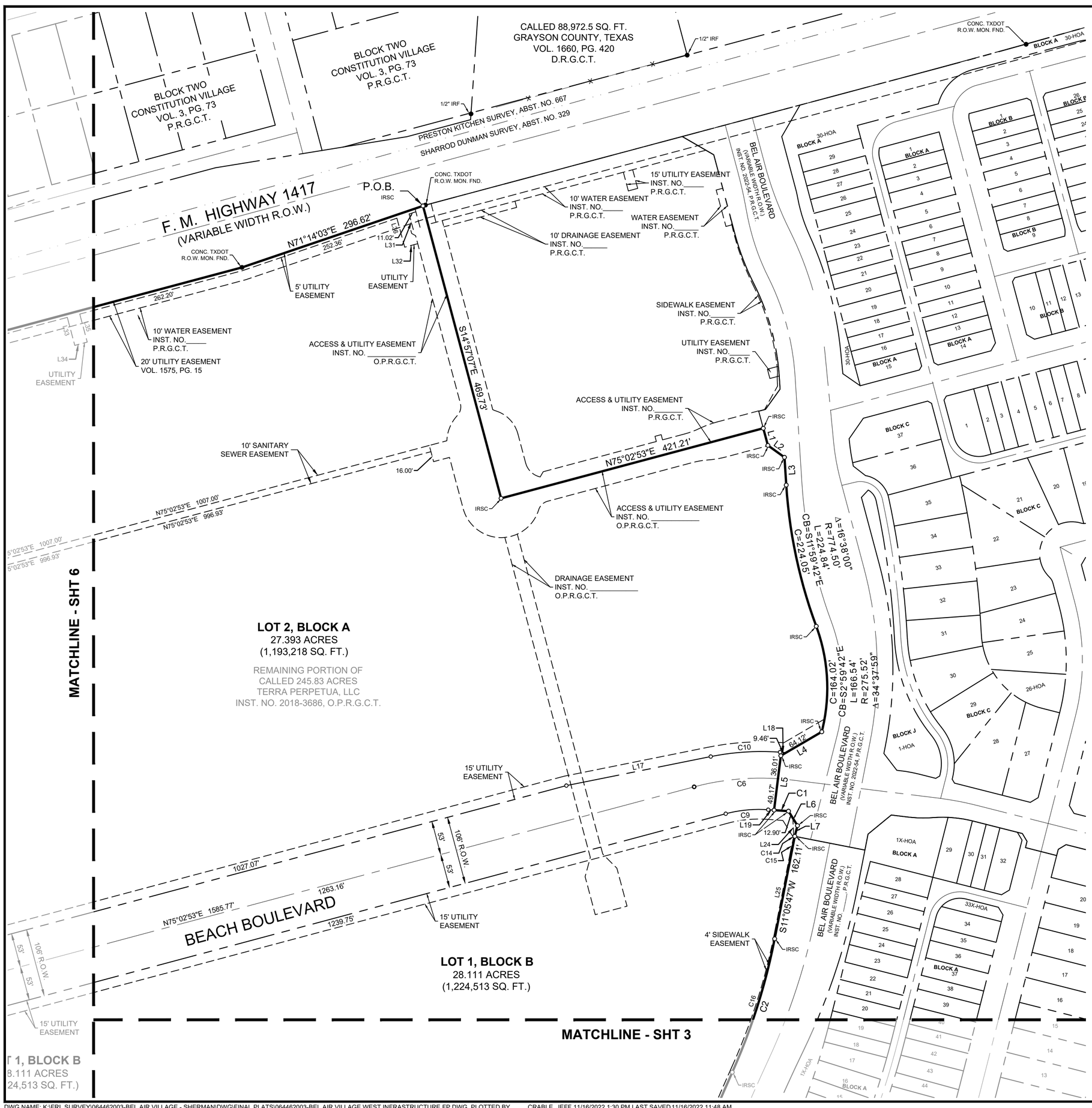
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

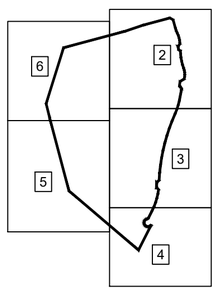
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	JCC	KHA	Nov. 2022	064462003	1 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Parmjit Kaur

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE





SHEET KEY MAP
NTS

SEE SHEET No. 7 FOR
LINE & CURVE TABLES

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

———	BOUNDARY LINE
— — — —	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Nov. 2022	064462003	2 OF 8

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Suite 324
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Sherman Economic
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307 W. Washington, Suite 102
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Contact : Parmjit Kaur

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Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\FINAL PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE FP.DWG PLOTTED BY CRABLE, JEFF 11/16/2022 1:30 PM LAST SAVED 11/16/2022 11:48 AM

MATCHLINE - SHT 6

MATCHLINE - SHT 2

MATCHLINE - SHT 5

MATCHLINE - SHT 4

MATCHLINE - SHT 3

LOT 1, BLOCK B
28.111 ACRES
(1,224,513 SQ. FT.)

REMAINING PORTION OF
CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686, O.P.R.G.C.T.

LOT 1, BLOCK C
32.523 ACRES
(1,416,723 SQ. FT.)

CALLED 25.264
ACRES
LIBERTY TRUST
CO., LTD.,
CUSTODIAN FBO
YING XU ROTH IRA
TC005981
INST. NO.
2018-22856
O.P.R.G.C.T.

REMAINING PORTION OF
CALLED 240.9284 ACRES
FISHER CONTROLS COMPANY, INC.
VOL. 1349, PG. 493
D.R.G.C.T.

BLOCK 1, LOT 1
BLALOCK INDUSTRIAL PARK
VOL. 8, PG. 92
P.R.G.C.T.

LONDON LANE
S87°23'18"E 324.82'

BEL-AIR VILLAGE, PHASE 2
INST. NO. ____ O.P.R.G.C.T.

BEL AIR BOULEVARD
(VARIABLE WIDTH R.O.W.)
INST. NO. ____ P.R.G.C.T.

SKY DRIVE
ROAD A
ROAD J
ROAD K
ROAD C

BLOCK A
BLOCK B
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q
BLOCK L
BLOCK D

1X-HOA
2X-HOA
16X-HOA
17X-HOA
22X-HOA
34X-HOA
43X-HOA
61X-HOA

4' SIDEWALK EASEMENT
12' SIDEWALK EASEMENT
12'SIDEWALK EASEMENT
15' UTILITY EASEMENT
25' TEMPORARY CONSTRUCTION EASEMENT
20' SANITARY SEWER EASEMENT

APPROX. LOCATION
FLOODPLAIN PER FEMA MAP
No. 48181C0405F, DATED
SEPTEMBER 29, 2010

ZONE AE
ZONE X (SHADED)

C=1032.65'
CB=S13°28'55"W
L=1038.63'
R=2793.00'
Δ=21°18'23"

C=333.80'
CB=S16°53'56"W
L=335.51'
R=957.00'
Δ=20°05'14"

S26°56'33"W 433.90'

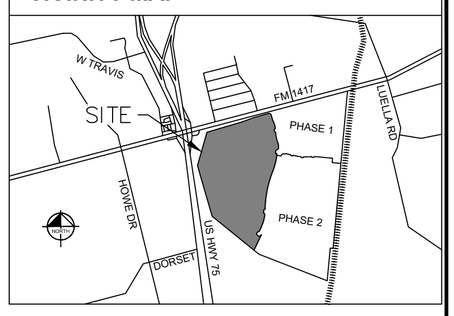
577.76'
686.49'
240.13'
324.82'
43.00'
20.60'
14.21'
38.23'
1383.64'
S49°31'49"W

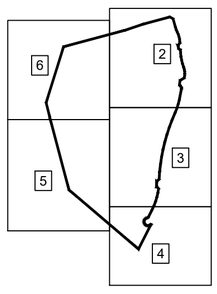
86' R.O.W.
43'

IRSC
1/2" IRF
1/2" IRF AT SWC OF 8" WOOD FNC. CORNER POST FND.

VICINITY MAP

N.T.S.





SHEET KEY MAP
NTS

SEE SHEET No. 7 FOR
LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

———	BOUNDARY LINE
— — — —	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

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1" = 100'	JCC	KHA	Nov. 2022	064462003	3 OF 8

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Contact : Ronny Guerrero

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Contact : Parmjit Kaur

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McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

VICINITY MAP N.T.S.

SHEET KEY MAP
NTS

SEE SHEET No. 7 FOR
LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Nov. 2022	064462003	4 OF 8

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Contact: Michael Carlisle, PE

INST. NO. _____
O.P.R.G.C.T.

O.P.R.G.C.T.

1/2" IRF

EASEMENT

LOT 1, BLOCK C
32.523 ACRES
(1,416,723 SQ. FT.)

LONDON LANE

43'

43'

15' UTILITY EASEMENT

15' UTILITY EASEMENT

MATCHLINE - SHT 6

CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU
VOL. 5948, PG. 638
O.P.R.G.C.T.

N14°46'18"W 1145.47'

1/2" IRF

1/2" IRF

S. SAM RAYBURN FREEWAY (U.S. HWY. 75)

ZONE X (SHADED)

ZONE X (SHADED)

1/2" IRF

S14°57'07"E 832.46'

762.46'

762.46'

15' UTILITY EASEMENT

LONDON LANE

15' UTILITY EASEMENT

86' R.O.W.

43'

43'

MATCHLINE - SHT 3

LOT 1, BLOCK C
32.523 ACRES
(1,416,723 SQ. FT.)

REMAINING PORTION OF
CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686, O.P.R.G.C.T.

577.76'

C8

686.49'

ZONE AE

APPROX. LOCATION
FLOODPLAIN PER FEMA MAP
No. 48181C0405F, DATED
SEPTEMBER 29, 2010

CALLED 25.264 ACRES
LIBERTY TRUST CO., LTD.,
CUSTODIAN FBO YING XU
ROTH IRA TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.

20' SANITARY SEWER EASEMENT

25' TEMPORARY CONSTRUCTION EASEMENT

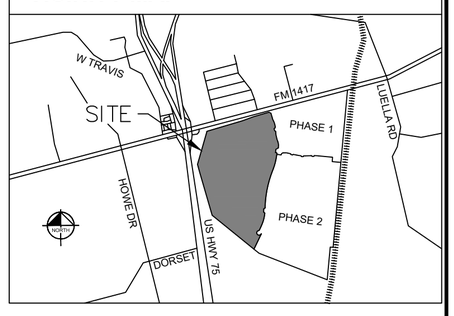
CALLED 25.264 ACRES
LIBERTY TRUST CO., LTD.,
CUSTODIAN FBO YING XU ROTH IRA
TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.

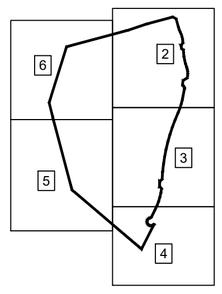
N49°31'49"W 1383.64'

MATCHLINE - SHT 4

VICINITY MAP

N.T.S.





SHEET KEY MAP
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NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

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	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

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1" = 100'	JCC	KHA	Nov. 2022	064462003	5 OF 8

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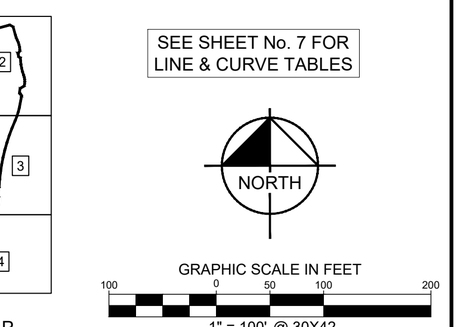


BLOCK TWO
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.

CALLED 0.883 ACRE
RADHE HOSPITALITY, LLC
VOL. 5659, PG. 871
O.P.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

PRESTON KITCHEN SURVEY, ABST. NO. 667
SHARROD DUNMAN SURVEY, ABST. NO. 329

CONC. TXDOT R.O.W. MON. FND.

1/2" IRFC "RPLS 6578"

1/2" IRFC "RPLS 6578"

XF

1/2" IRF

N88°15'03"E 0.31'

5/8" IRFC (DAMAGED CAP)

1/2" IRF BEARS N 15°21' W 1.3'

N75°02'53"E 799.92'

957.17'

517.85'

262.20'

L34

L35

10' WATE
INST. NO
P.R.G.C.

20' UTILITY E
VOL. 1575, P

5' UTILITY EASEMENT

UTILITY EASEMENT

957.17'

161.29'

30' WATER EASEMENT

10' WATER EASEMENT
INST. NO.____
P.R.G.C.T.

20' UTILITY EASEMENT
VOL. 1575, PG. 15

CALLED 0.84 ACRE
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 2018-6095, O.P.R.G.C.T.

10' SANITARY SEWER EASEMENT

N75°02'53"E 1007.00'

N75°02'53"E 996.93'

N75°02'53

N75°02

LOT 1
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

LOT 4
MBG SHERMAN ADDITION
INST. NO. 2018-51
P.R.G.C.T.

885.62'

N17°22'26"E

30' WATER EASEMENT

S15°21'02"E 912.06'

N15°21'02"W 559.97'

S15°21'02"E 569.97'

LOT 1, BLOCK A
8.999 ACRES
(392,005 SQ. FT.)

REMAINING PORTION OF
CALLED 13.41 ACRES
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5680, PG. 685
O.P.R.G.C.T.

20' UTILITY EASEMENT
VOL. 1575, PG. 15

10' SANITARY SEWER EASEMENT

MATCHLINE - SHT 2

LOT 2
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

LOT 3
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

CALLED 0.458 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-19631
O.P.R.G.C.T.

1/2" IRF

L20

44.16'

L21

L15

L27

L28

L29

L30

277.61'

308.53'

VARIABLE WIDTH SANITARY SEWER EASEMENT

BEACH BOULEVARD

N73°42'54"E 259.83'

90.55'

90.55'

L16

15' UTILITY EASEMENT

53'

53'

106' R.O.W.

N13°56'02"W 54.32'

53.47'

107.79'

66.91'

L14

C5

43'

43'

86' R.O.W.

322.61'

252.61'

L22

L23

339.61'

1/2" IRF

1/2" IRFC "RPLS 6578"

UTILITY EASEMENT
INST. NO. _____
O.P.R.G.C.T.

CALLED 0.773 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-20633
O.P.R.G.C.T.

15' UTILITY EASEMENT

20' UTILITY EASEMENT
VOL. 1575, PG. 15

LOT 1, BLOCK B
28.111 ACRES
(1,224,513 SQ. FT.)

LONDON LANE

86' R.O.W.

43'

43'

15' UTILITY EASEMENT

15' UTILITY EASEMENT

LOT 1, BLOCK C
32.523 ACRES
(1,416,723 SQ. FT.)

MATCHLINE - SHT 5

MATCHLINE - SHT 3

CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU

S14°57'07"E 832.46'

762.46'

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\FINAL PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE FP.DWG PLOTTED BY CRABLE, JEFF 11/16/2022 1:30 PM LAST SAVED 11/16/2022 11:48 AM

LINE TABLE		
NO.	BEARING	LENGTH
L1	S14°57'07"E	27.50'
L2	S54°18'54"E	31.71'
L3	S03°40'42"E	43.16'
L4	S59°45'38"W	73.58'
L5	S07°02'52"W	85.18'
L6	S31°55'28"E	26.42'
L7	S14°19'18"W	17.11'
L8	S47°38'05"W	35.37'
L9	N87°23'18"W	11.08'
L10	S02°36'42"W	86.00'
L11	S87°23'18"E	10.00'
L12	S39°39'08"E	34.88'
L13	S26°56'33"W	125.42'
L14	S66°16'11"E	5.69'
L15	N66°16'11"W	38.89'

LINE TABLE		
NO.	BEARING	LENGTH
L16	N68°42'29"E	45.61'
L17	N78°37'28"E	228.54'
L18	N85°53'38"W	9.39'
L19	S85°53'38"E	9.11'
L20	N75°02'53"E	12.00'
L21	S14°57'07"E	39.71'
L22	N30°02'53"E	24.04'
L23	S59°57'07"E	38.18'
L24	N02°29'26"W	24.86'
L25	N11°05'47"E	129.53'
L26	N22°21'34"E	7.89'
L27	S69°07'31"E	96.92'
L28	S81°08'07"E	98.92'
L29	N86°09'45"E	99.00'
L30	N75°56'34"E	99.46'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S14°57'07"E	25.06'
L32	S75°02'53"W	20.99'
L33	S14°57'07"E	45.00'
L34	N75°02'53"E	20.00'
L35	N14°57'07"W	45.00'
L36	N14°57'07"W	46.62'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°42'00"	755.50'	22.42'	S85°53'38"E	22.42'
C2	13°02'20"	957.00'	217.78'	S17°36'57"W	217.31'
C3	54°54'01"	20.00'	19.16'	S54°23'34"W	18.44'
C4	234°54'03"	60.00'	245.99'	S35°36'26"E	106.49'
C5	38°40'55"	500.00'	337.56'	S85°36'39"E	331.19'
C6	18°48'10"	400.00'	131.27'	S84°26'59"W	130.68'
C7	25°33'11"	178.00'	79.39'	S26°56'33"W	78.73'
C8	72°26'11"	500.00'	632.13'	S51°10'12"E	590.86'
C9	19°03'29"	200.00'	66.52'	S84°34'38"W	66.22'
C10	15°28'54"	400.00'	108.08'	S86°21'55"W	107.75'
C11	155°59'26"	8.00'	21.78'	N64°00'32"W	15.65'
C12	23°15'02"	356.00'	144.46'	N49°37'16"E	143.48'
C13	91°19'58"	169.00'	269.40'	S15°34'48"W	241.77'
C14	15°37'59"	28.00'	7.64'	N05°19'33"E	7.62'
C15	2°02'45"	538.50'	19.23'	S12°07'10"W	19.23'
C16	13°10'25"	953.00'	219.12'	N17°41'00"E	218.63'
C17	7°34'51"	2797.00'	370.07'	S20°28'46"W	369.80'
C18	44°33'26"	344.00'	267.52'	N38°58'04"E	260.83'
C19	91°19'58"	181.00'	288.52'	S15°34'48"W	258.93'
C20	42°08'17"	72.00'	52.95'	S51°09'20"E	51.77'
C21	76°15'38"	119.00'	158.39'	N34°05'39"W	146.95'
C22	0°51'46"	2797.00'	42.12'	S03°36'17"W	42.12'
C23	19°11'11"	28.00'	9.38'	N12°45'59"E	9.33'
C24	15°39'31"	40.00'	10.93'	S14°31'49"W	10.90'
C25	21°07'39"	190.00'	70.06'	N12°09'17"E	69.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	18°30'14"	560.00'	180.85'	S13°28'00"W	180.07'
C27	37°04'56"	150.00'	97.08'	N22°45'21"E	95.40'
C28	31°34'30"	190.00'	104.71'	S25°30'34"W	103.39'
C29	63°20'00"	40.00'	44.22'	N41°23'19"E	42.00'
C30	205°44'55"	64.00'	229.82'	S29°49'08"E	124.78'
C31	18°56'20"	548.00'	181.14'	S13°14'57"W	180.32'
C32	17°22'57"	202.00'	61.28'	N14°01'38"E	61.05'
C33	34°22'43"	131.00'	78.60'	N37°19'29"W	77.43'
C34	1°41'20"	2797.00'	82.45'	S05°58'46"W	82.44'
C35	141°15'30"	3.00'	7.40'	N63°48'19"W	5.66'
C36	40°00'31"	81.00'	56.56'	N65°34'11"E	55.42'
C37	6°06'39"	2797.00'	298.32'	S10°55'52"W	298.17'
C38	105°09'33"	69.00'	126.64'	N60°25'17"E	109.60'
C39	44°57'56"	60.00'	47.09'	S52°34'09"E	45.89'

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	Nov. 2022	064462003	7 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Parmjit Kaur

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION, are the sole owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas, and being the remaining portion of a called 245.83 acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, as recorded in Instrument No. 2018-3686 of the Official Public Records of Grayson County, Texas, the remaining portion of a called 13.41 acre tract of land described in a Warranty Deed to Sherman Economic Development Corporation, as recorded in Volume 5680, Page 685 of the Official Public Records of Grayson County, Texas, and being all of a called 0.84 acre tract of land described in a General Warranty Deed to Sherman Economic Development Corporation as recorded in Instrument No. 2018-6095 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Bel Air-Village Multifamily, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Grayson County, Texas, same being on the southerly right-of-way line of F.M. Highway 1417, a variable width right-of-way, same also being on the northerly line of said 245.83 acre tract;

THENCE South 14°57'07" East, departing the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, and along the westerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 469.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Multifamily, Phase 1;

THENCE North 75°02'53" East, along the southerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 421.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Bel-Air Village Multifamily, Phase 1, same being on the westerly line of Bel-Air Village, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the Amending Plat thereof recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas, same also being on the westerly right-of-way line of Bel Air Boulevard, a variable width right-of-way, as recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas;

THENCE along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said of said Bel Air Village, Phase 1, the following courses and distances:

South 14°57'07" East, a distance of 27.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°18'54" East, a distance of 31.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°40'42" East, a distance of 43.16 feet to a 5/8inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 774.50 feet, a central angle of 16°38'00", and a chord bearing and distance of South 11°59'42" East, 224.05 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 224.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 275.52 feet, a central angle of 34°37'59", and a chord bearing and distance of South 02°59'42" East, 164.02 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 166.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°45'38" West, a distance of 73.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°02'52" West, a distance of 85.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 755.50 feet, a central angle of 01°42'00", and a chord bearing and distance of South 85°53'38" East, 22.42 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 22.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°55'28" East, a distance of 26.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°19'18" West, a distance of 17.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said Bel-Air Village, Phase 1, common to the westernmost northwest corner of Bel-Air Village, Phase 2, an addition to the City of Sherman, Grayson County, Texas, according the plat thereof recorded in Instrument No. _____ of the Plat Records of Grayson County, Texas;

THENCE continuing along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said Bel-Air Village, Phase 2, the following courses and distances:

South 11°05'47" West, a distance of 162.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 957.00 feet, a central angle of 13°02'20", and a chord bearing and distance of South 17°36'57" West, 217.31 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 217.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 2,793.00 feet, a central angle of 21°18'23", and a chord bearing and distance of South 13°28'55" West, 1,032.65 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 1,038.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°38'05" West, a distance of 35.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°23'18" West, a distance of 11.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°36'42" West, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°23'18" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°39'08" East, a distance of 34.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 957.00 feet, a central angle of 20°05'14", and a chord bearing and distance of South 16°53'56" West, 333.80 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 335.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 26°56'33" West, a distance of 125.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 20.00 feet, a central angle of 54°54'01", and a chord bearing and distance of South 54°23'34" West, 18.44 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 19.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 60.00 feet, a central angle of 234°54'01", and a chord bearing and distance of South 35°36'26" East, 106.49 feet;

THENCE in a southeasterly direction, continuing along the westerly line of said Bel-Air Village, Phase 2 and along the westerly right-of-way line becoming the southerly right-of-way line of said bel Air Boulevard, with said reverse curve to the left, an arc distance of 245.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 26°56'33" West, departing the southerly right-of-way line of said Bel Air Boulevard and continuing along the westerly line of said Bel-Air Village, Phase 2, a distance of 433.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Village, Phase 2, same being on the southerly line of said 245.83 acre tract, same also being on the northerly line of a called 240.9284 acre tract of land described in a deed to Fisher Controls Company, Inc., as recorded in Volume 1349, Page 493 of the Deed Records of Grayson County, Texas;

THENCE North 49°31'49" West, along the southernly line of said 245.83 acre tract and the northerly line of said 240.9284 acre tract, passing en route a 1/2 inch iron rod found for the northeast corner of Block 1, Lot 1 of Blalock Industrial Park, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 8, Page 92 of the Plat Records of Grayson County, Texas, same being the southeast corner of a called 25.264 acre tract of land described in a Special Warranty Deed to Liberty Trust Co., Ltd., Custodian FBO Ying Xu Roth IRA TC005981, as recorded in Instrument No. 2018-22856 of the Official Public Records of Grayson County, Texas, continuing along the same course and along the easterly line of said 25.264-acre tract, for a total distance of 1,383.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 14°46'18" West, along the westerly line of said 245.83 acre tract, the easterly line of said 25.264 acre tract and the easterly line of a called 12.166 acre tract of land described in a Warranty Deed to Ramanujam K, Vangipuram and Samrajyam Kolluru, as recorded in Volume 5948, Page 638 of the Official Public Records Grayson County, Texas, a distance of 1,145.47 feet to a 1/2 inch iron rod found for the westernmost northwest corner of said 245.83 acre tract, common to the southwest corner of aforesaid 13.41 acre tract;

THENCE North 13°56'02" West, continuing along the easterly line of said 12.166 acre tract, along the easterly line of a called 0.773 acre and along the westerly line of said 13.41 acre tract of land described Right-of-Way Dedication Deed to City of Sherman, as recorded in Instrument No. 2018-20633 of the Official Public Records of Grayson County, Texas, a distance of 217.86 feet to a 1/2 iron rod found for the northeast corner of said 0.773 acre tract, common to the southeast corner of Lot 4 of the MBG Sherman Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2018-51 of the Plat Records of Grayson County, Texas;

THENCE North 17°22'26" East, along the easterly line of said Lot 4, a distance of 885.62 feet to a 5/8 inch iron rod with a damaged plastic cap found for the northeast corner of said Lot 4, same being on the southerly right-of-way line of said F.M. Highway 1417, same also being on the northerly line of said 13.41 acre tract;

THENCE North 88°15'03" East, along the southerly right-of-way line of said F.M. Highway 1417 and along the northerly line of said 13.41 acre tract, a distance of 0.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 75°02'53" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 13.41 acre tract, and along the northerly line of said 0.84 acre tract, passing en route the northeast corner of said 0.84 acre tract, common to the northernmost northwest corner of said 245.83 acre tract from which a 1/2 inch iron rod found for witness bears North 15°21' West, 0.31 feet, and continuing along the same course and along the northerly line of said 245.83 acre tract, for a total distance of 957.17 feet to a concrete TxDot right-of-way monument found for corner;

THENCE North 71°14'03" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, a distance of 296.62 feet to the **POINT OF BEGINNING** and containing 105.109 acres (4,578,566 square feet) of land, more or less.

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE WEST,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION, do herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

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

WITNESS, my hand, this _____ day of _____, _____.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

WITNESS, my hand, this _____ day of _____, _____.

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

By: _____
PARMJIT KAUR, VICE PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Parmjit Kaur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **BEL-AIR VILLAGE WEST**, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or the AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in **BEL-AIR VILLAGE WEST**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, AD, 20___.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

Executed this _____ day of _____, AD, 20___.

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

By: _____
PARMJIT KAUR, VICE PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Parmjit Kaur, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	Nov. 2022	064462003	8 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Parmjit Kaur

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Attn: Ronny Guerrero
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Attn: Parmjit Kaur
Sherman Economic Development Corp.
307 W. Washington, Ste. 102
Sherman, TX 75090

Attn: Michael Carlisle
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Bel-Air Village West has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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. Recommend denial due to Preliminary Plat Staff Review Letter items not being addressed. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*
2. Show recording information for all easements by separate instrument. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Show recording information for Bel Air Boulevard. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Show recording information for adjacent properties in metes and bounds description and on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Dimensions of Variable Width Sanitary Sewer Easement along Beach Boulevard to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Sanitary Sewer Easement to be renamed to Wastewater Easement.
7. Linework for additional 10' Water Line Easement along FM 1417 not shown on drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Require Right of Way on Bel Air Boulevard over creek. Coordinate with Engineering Department for requirements. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*

9. Dedicate a 20'x20' Right of Way corner clip on all street intersecting corners. Not all shown corner clips meet the required 20'x20' dimensions. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
10. Dedicate a 15' Utility Easement along Bel-Air Boulevard. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
11. Modify 15' Utility Easements on street intersecting corners to parallel new right of way created by corner clip.
12. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
13. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
14. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
15. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. Three Party Agreement required for Public Infrastructure.
19. 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.
20. 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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
21. 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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. <u>CAD file must be submitted digitally at time of final approval</u>. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

920 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Reese and Loribeth Shaffer (Owners), NBS Drafting and Design (Architectural Designer) and Helvey-Wagner Surveying Inc. concerning the property located at 920 South FM 1417 (Heritage Parkway), being 2.29 acres in the Elizabeth Jones Survey, Abstract No. 625, and being part of Lot 3-R, Block One of the Replat of Lots 2 & 3, Block One of Chief's Addition, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District.

Board of Adjustment

B. Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 6 parking spaces in lieu of the required 22 for a Mini-Warehouse in a C-1 (Retail Business) District.

Background:

The property is located at 920 South FM 1417 (Heritage Parkway) at the northwest corner of FM 1417 and Quail Run Road and is zoned C-1 (General Commercial) District. The owner is requesting approval for a Specific Use Permit and Site Plan to allow a Self Storage (Mini-Warehouse) and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District and a Variance for 6 parking spaces in lieu of the required 22.

Adjacent Zoning:

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

Origination:

Reese and Loribeth Shaffer (Owners)
NBS Drafting and Design (Architectural Designer)
Helvey-Wagner Surveying, Inc (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

14

Objections Received:

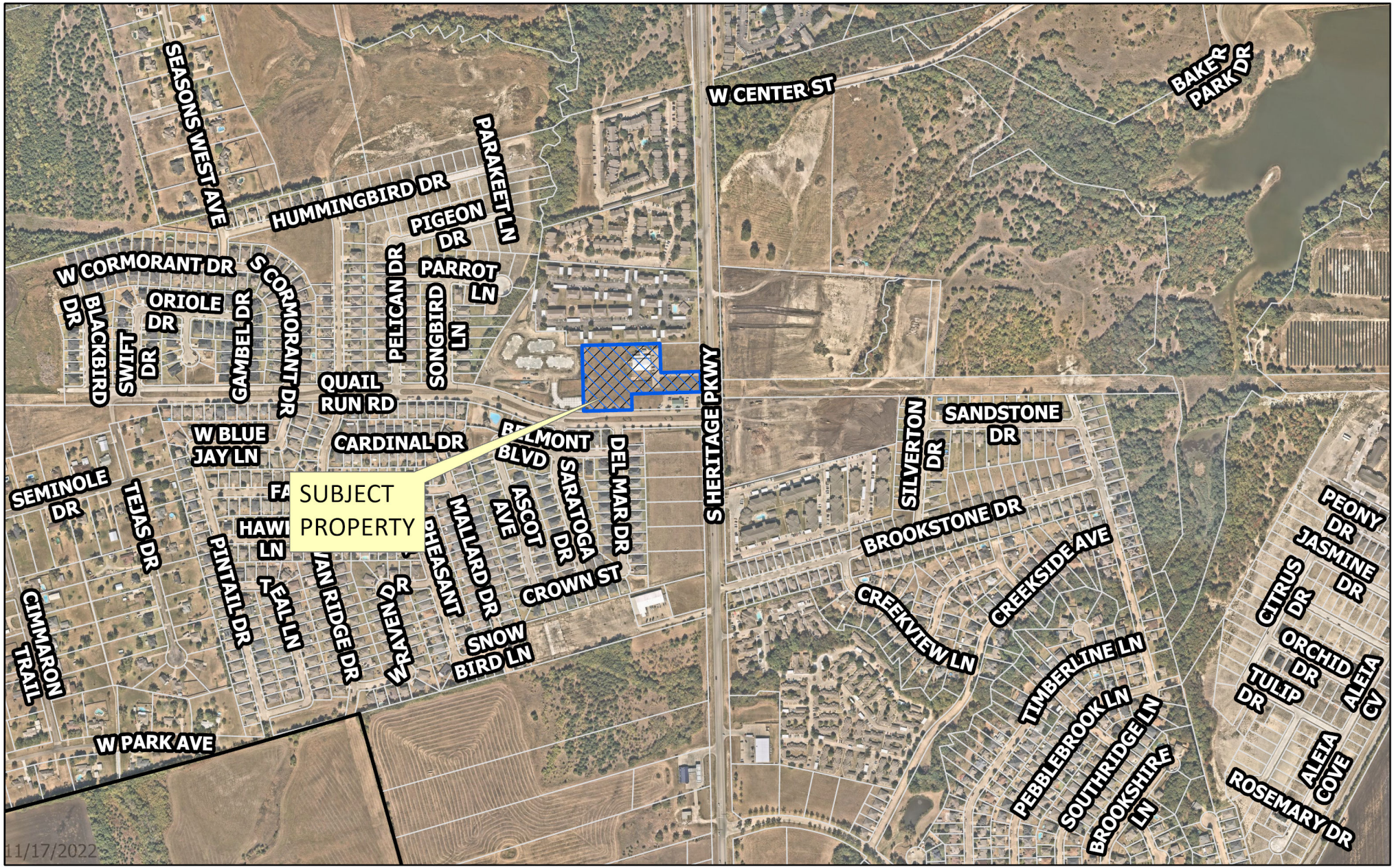
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Survey and Field Notes
Narrative
Site Plan
Elevations
STAFF REVIEW LETTER



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

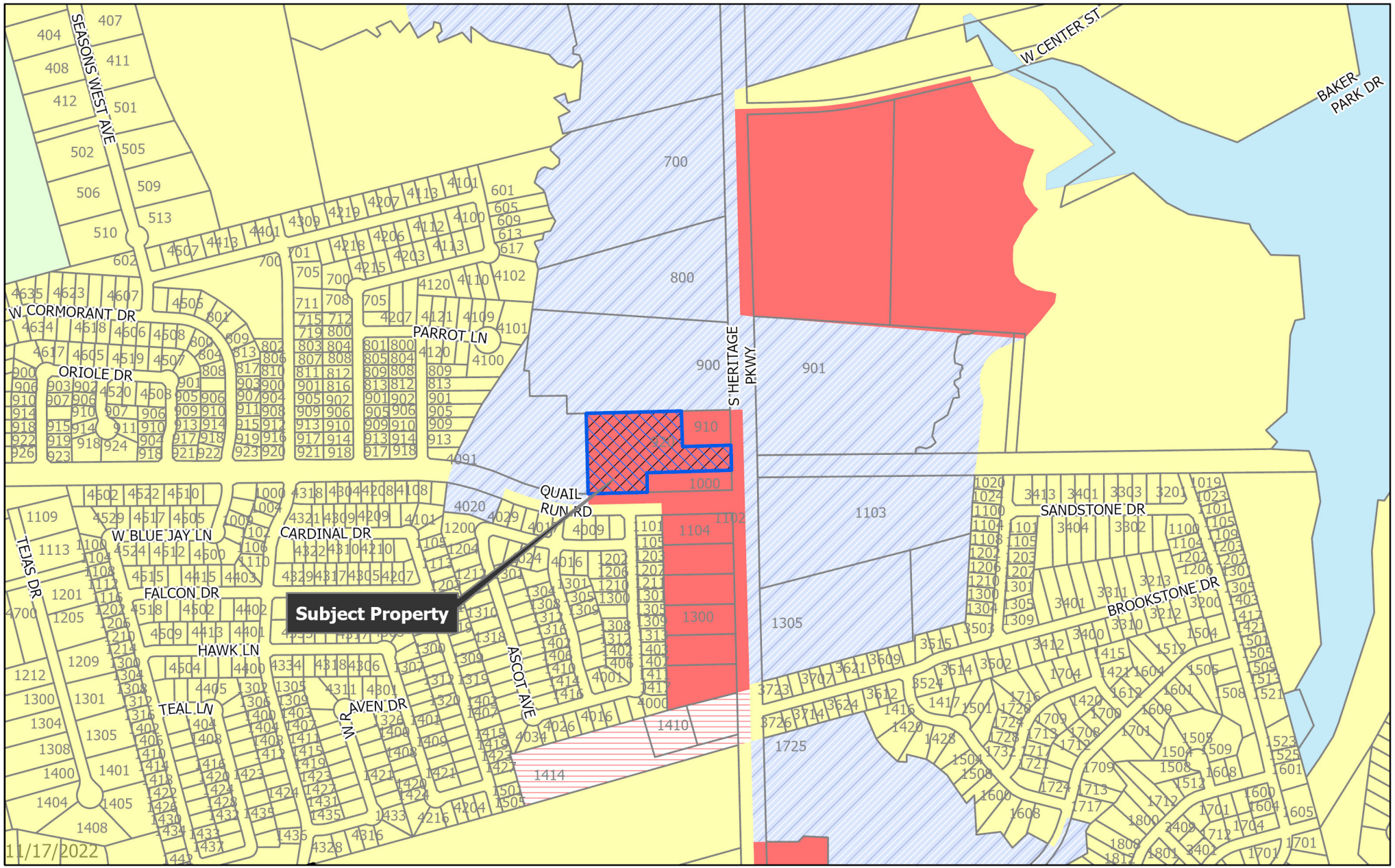
CITY OF SHERMAN

920 S FM 1417
(Heritage Parkway)

N
W E
S

Date: 11/15/2022 4:54 PM

Scale: 1:8,738



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

920 S FM 1417
(Heritage Parkway)

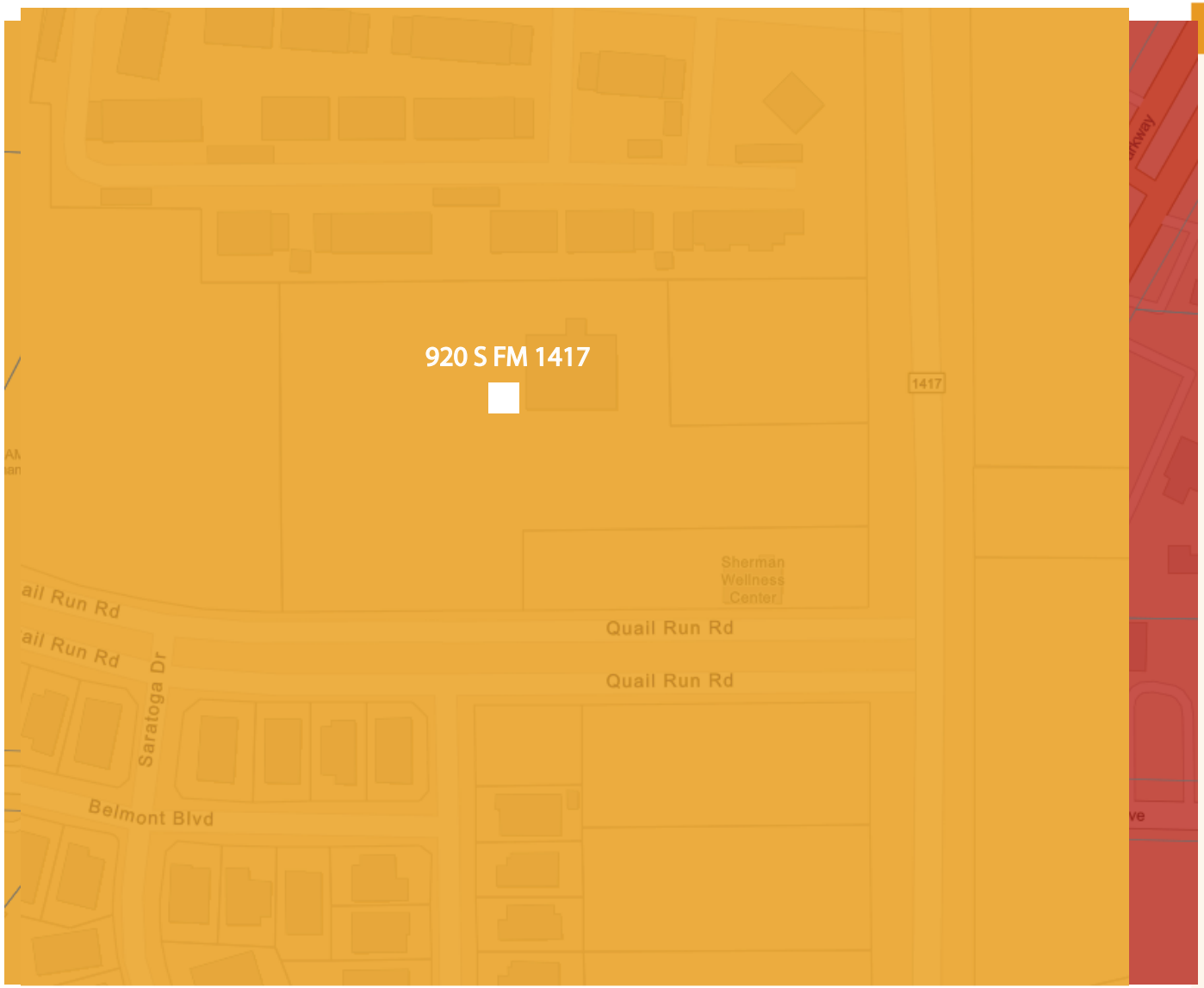
N
W E
S

Scale: 1:7,122

Date: 11/17/2022 8:57 AM

920 S FM 1417

LIGHTHOUSE
ECD / PRIVATE
CHRISTIAN SCHOOL
(903)328-0032
lighthouseforkids.com
LIGHTHOUSE
ECD / PRIVATE
CHRISTIAN SCHOOL
(903)328-0032
lighthouseforkids.com
ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-492-7229
Nov 22, 2022 at 1:28 PM



CITY OF SHERMAN
Future Land Use Map
920 S FM 1417 (Heritage Parkway)

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

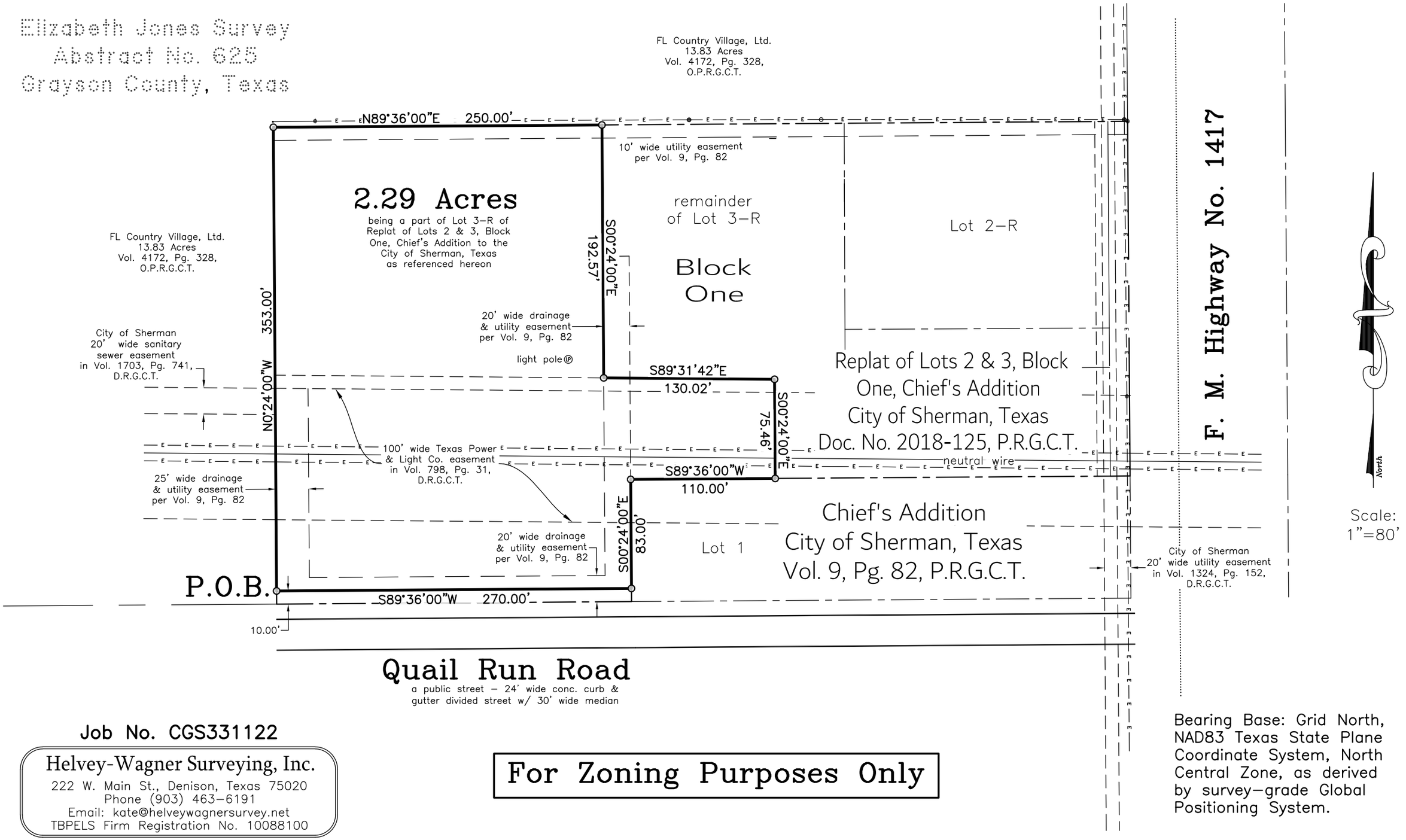
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Example of high density lofts in Sherman

Elizabeth Jones Survey
Abstract No. 625
Grayson County, Texas



Scale:
1"=80'

Job No. CGS331122

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

For Zoning Purposes Only

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

FIELD NOTES
2.29 ACRES

SITUATED in the City of Sherman, County of Grayson, being a part of Lot 3-R, Block One of the Replat of Lots 2 & 3, Block One of Chief's Addition to the City of Sherman, Texas, as per plat of record in Doc. No. 2018-125, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of both said Lot 3-R and the herein described tract, lying in the North right-of-way of Quail Run Road, a public road;

THENCE North 00 deg. 24 min. 00 sec. West, with the West line of said Lot 3-R, a distance of 353.00 ft. to the Northwest corner of both said Lot 3-R and the herein described tract;

THENCE North 89 deg. 36 min. 00 sec. East, with the North line of said Lot 3-R, a distance of 250.00 ft. to the most Northern Northeast corner of the herein described tract;

THENCE South 00 deg. 24 min. 00 sec. over and across said Lot 3-R, a distance of 192.57 ft. to an Ell corner of the herein described tract;

THENCE South 89 deg. 31 min. 42 sec. East, continuing over and across said Lot 3-R, a distance of 130.02 ft. to a point at the most Eastern Northeast corner of the herein described tract;

THENCE South 00 deg. 24 min. 00 sec. East, continuing over and across said Lot 3-R, a distance of 75.46 ft. to a point in the South line of said Lot 3-R and the North line of Lot 1, Chief's Addition to the City of Sherman, Texas as per plat of record in Volume 9, Page 82, said Plat Records, at the most Eastern Southeast corner of the herein described tract;

THENCE South 89 deg. 36 min. 00 sec. West, with the North line of said Lot 1 and a South line of said Lot 3-R, a distance of 110.00 ft. to a point at the Northwest corner of said Lot 1 and an Ell corner of both said Lot 3-R and the herein described tract;

THENCE South 00 deg. 24 min. 00 sec. East, with the West line of said Lot 1 and an East line of said Lot 3-R, for a distance of 83.00 ft. to the Southwest corner of said Lot 1 and the most Southerly Southeast corner of both said Lot 3-R and the herein described tract, lying in the North right-of-way line of said Quail Run Road;

THENCE South 89 deg. 36 min. 00 sec. West, with the North line of said Quail Run Road and a South line of said Lot 3-R, a distance of 270.00 ft. to the **PLACE OF BEGINNING** and containing **2.29 ACRES** of land.

PROJECT NARRATIVE

920 S. HERITAGE PARKWAY STORAGE FACILITY PROJECT

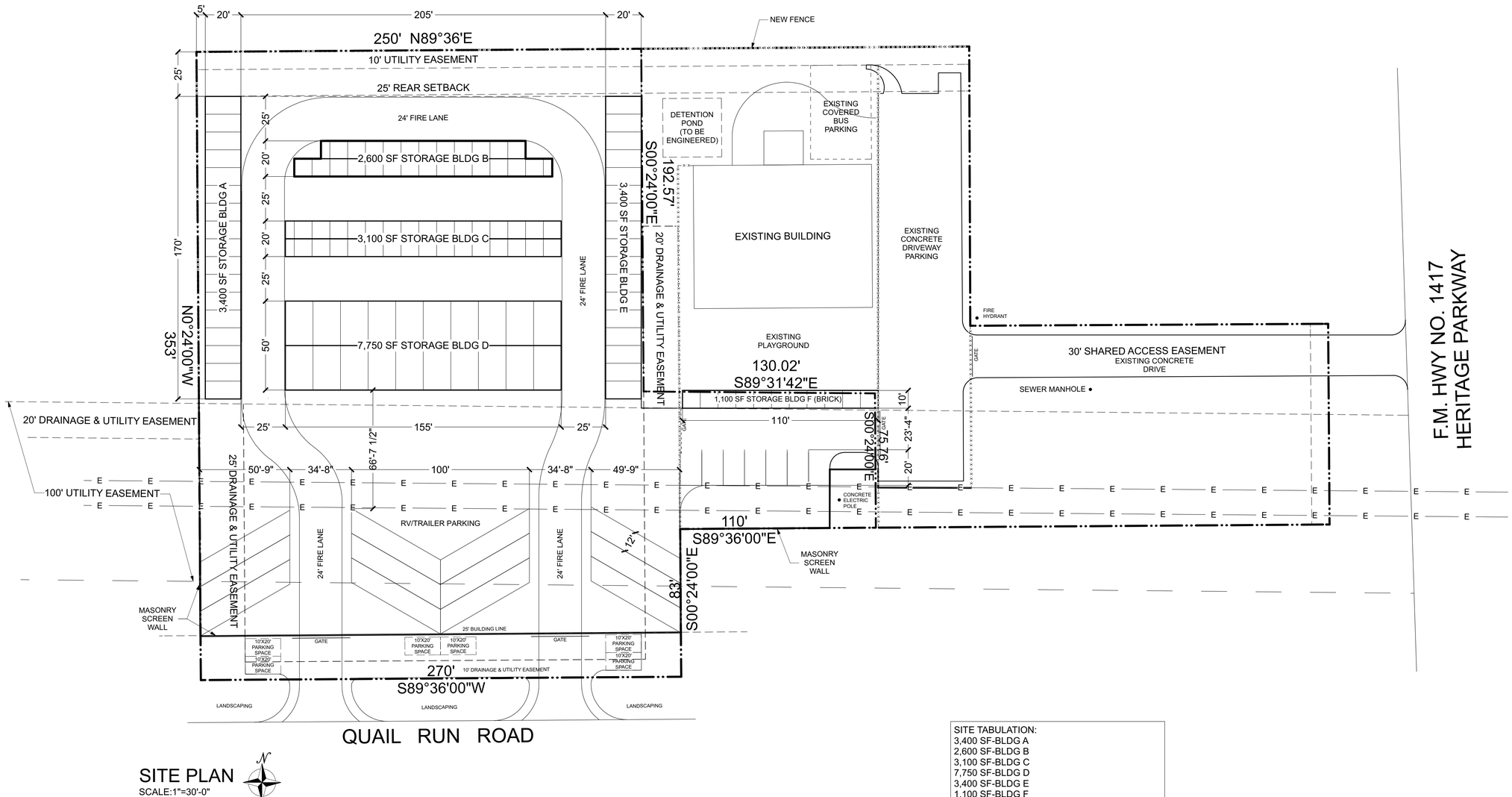
The project located on the back property of A Lighthouse For Kids 920 S. Heritage Parkway, Lot 3-R.

To help the growing population in Sherman and specifically Heritage parkway, we propose the self-storage facility to help the surrounding residential properties. The current storage facilities in the Sherman area are currently full with a waiting list. This facility will ease the Burdon on families for their need for storage.

Blessings,

Reese and LoriBeth Shaffer

A Lighthouse for Kids LLC



SITE PLAN
SCALE:1"=30'-0"

SITE TABULATION:
3,400 SF-BLDG A
2,600 SF-BLDG B
3,100 SF-BLDG C
7,750 SF-BLDG D
3,400 SF-BLDG E
1,100 SF-BLDG F
21,350 SF-TOTAL BLDG

99,752-GROSS SF OF PROPERTY
6 SPACES-REQUIRED PARKING
6 SPACES-PARKING PROVIDED
C1-CURRENT ZONING
C1-PROPOSED ZONING
80,160 SF-HARD SURFACE/IMPERVIOUS AREA
13,897 SF-LANDSCAPED AREA
21.04%-FLOOR TO AREA RATIO

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

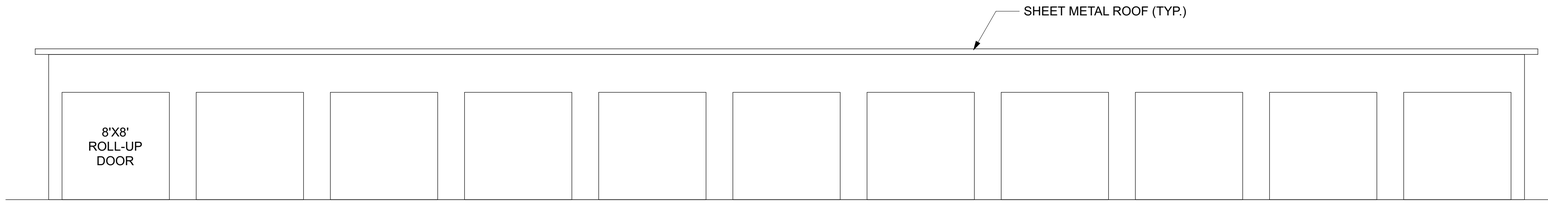
PROJECT DESCRIPTION:
SHAFFER STORAGE SITE PLAN

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

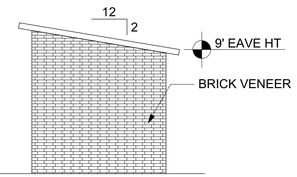
DATE:
11/14/2022

SCALE:

SHEET:
A-1



FRONT ELEVATION (TYP.)



SIDE ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT DESCRIPTION:
SHAFFER STORAGE SITE PLAN

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
10/19/2022

SCALE:

SHEET:
A-2

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

Reese & Loribeth Shaffer
1825 No. Highland Ave
Sherman, TX 75092

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

Loribeth Shaffer
920 W. FM 1417
Sherman, TX 75092

NBS Drafting & Design
303 W Houston
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse and outdoor Recreational Vehicle (RV) Storage and a Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 6 parking spaces in lieu of the required 22 for a Mini-Warehouse in a C-1 (Retail Business) District/0-1.1 (FM Highway 1417)Overlay District located at 920 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 13, 2022 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 (F.M. Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 6.13.2; Sec. 7(14); Sec. 7(13) and Sec. 17).*
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. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. A parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.7(10)(b)).*
5. Setbacks are 25' from Quail Run Road. (*Chapter 14, Exhibit A, Sec.7(6))*
6. Setbacks are 5 ft from side and rear property lines. (*Chapter 14, Exhibit A, Sec. 6.13.2 (5)(b)(i))*
7. Masonry screening required along Quail Run Road frontage. (*Chapter 14, Exhibit A, Sec. 6.13.2 (7))*
8. Exterior wall finishes of all buildings shall be masonry, or masonry veneer, or concrete siding. (*Chapter 14, Exhibit A, Sec. 6.13.2 (4)(b)*
9. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
10. The property must be properly maintained in a state of good repair and neat appearance.

11. The approval of the site plan shall be effective for a period of (2) years from the date of approval and 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.
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. Encroachment Agreement from Electric Company required to be delivered to City of Sherman Engineering Department for proposed RV Trailer Parking and masonry screening wall.
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
15. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
16. Verify location of sewer line crossing property.
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1015 SOUTH FIRST STREET

The request of Frank Ventura, Habitat for Humanity (Owner), BACA Studios (Architect) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1015 South First Street, being 0.152 acres in the George B. Pilant Survey, Abstract 963, and being part of Lot 4, Block 2, WD Fitch Addition, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 47.44' Lot Width in lieu of the required 60' in an R-1 (One-Family Residential) District.

Planning and Zoning Commission

B. Replat approval of Habitat South First Addition

Background:

The property is located at 1015 South First Street at the northeast corner of South First and East Spring Streets and is zoned R-1 (One-Family Residential) District. The owner is requesting a Variance on the required lot width. The owner would also like to Plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

Frank Ventura, Habitat for Humanity (Owner)
BACA Studios (Architect)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

42

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Replat
STAFF REVIEW LETTER
Staff Review Letter - Replat

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

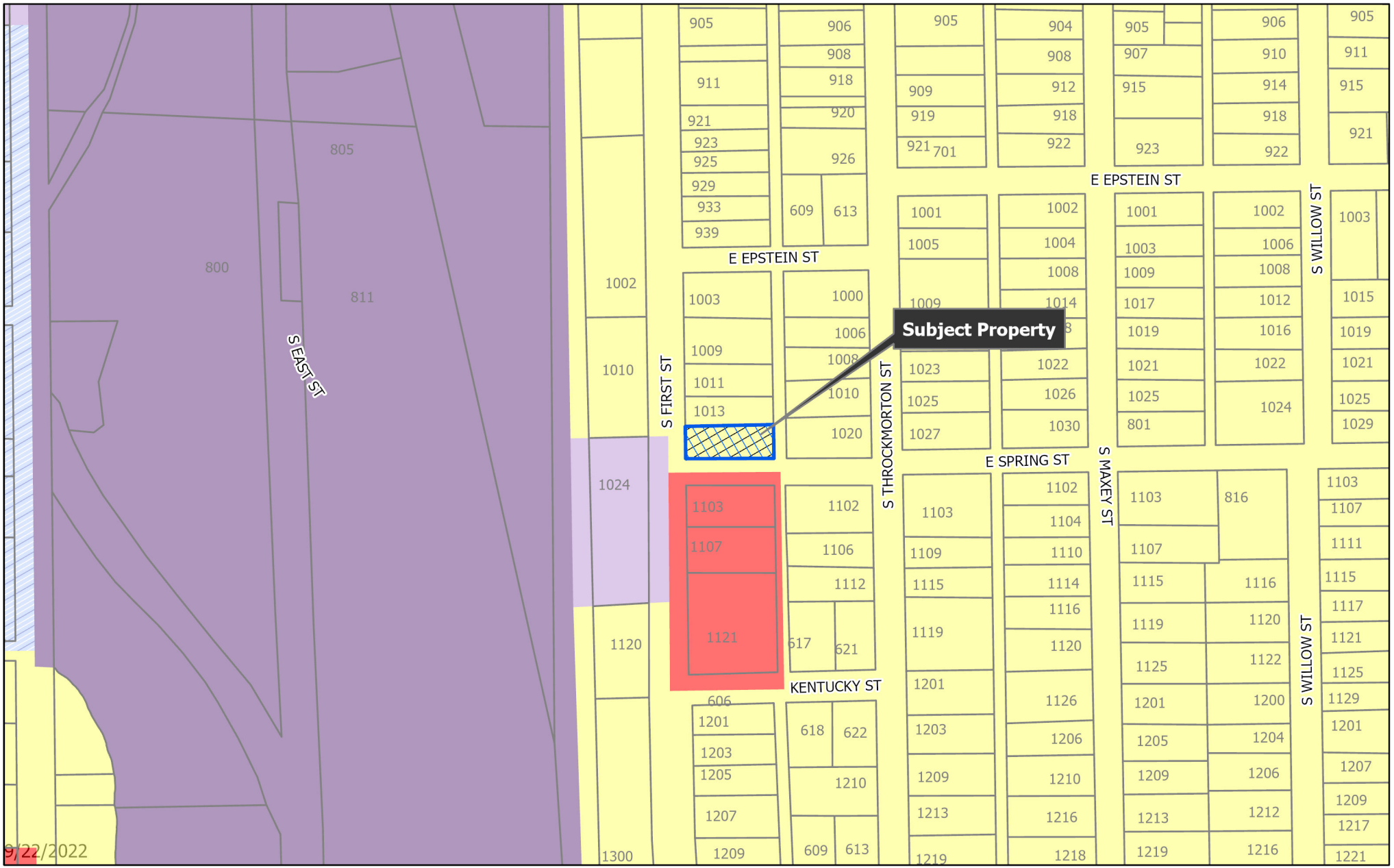
CITY OF SHERMAN

1015 S First

N
W E
S

Date: 9/22/2022 9:43 AM

Scale: 1:1,579



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

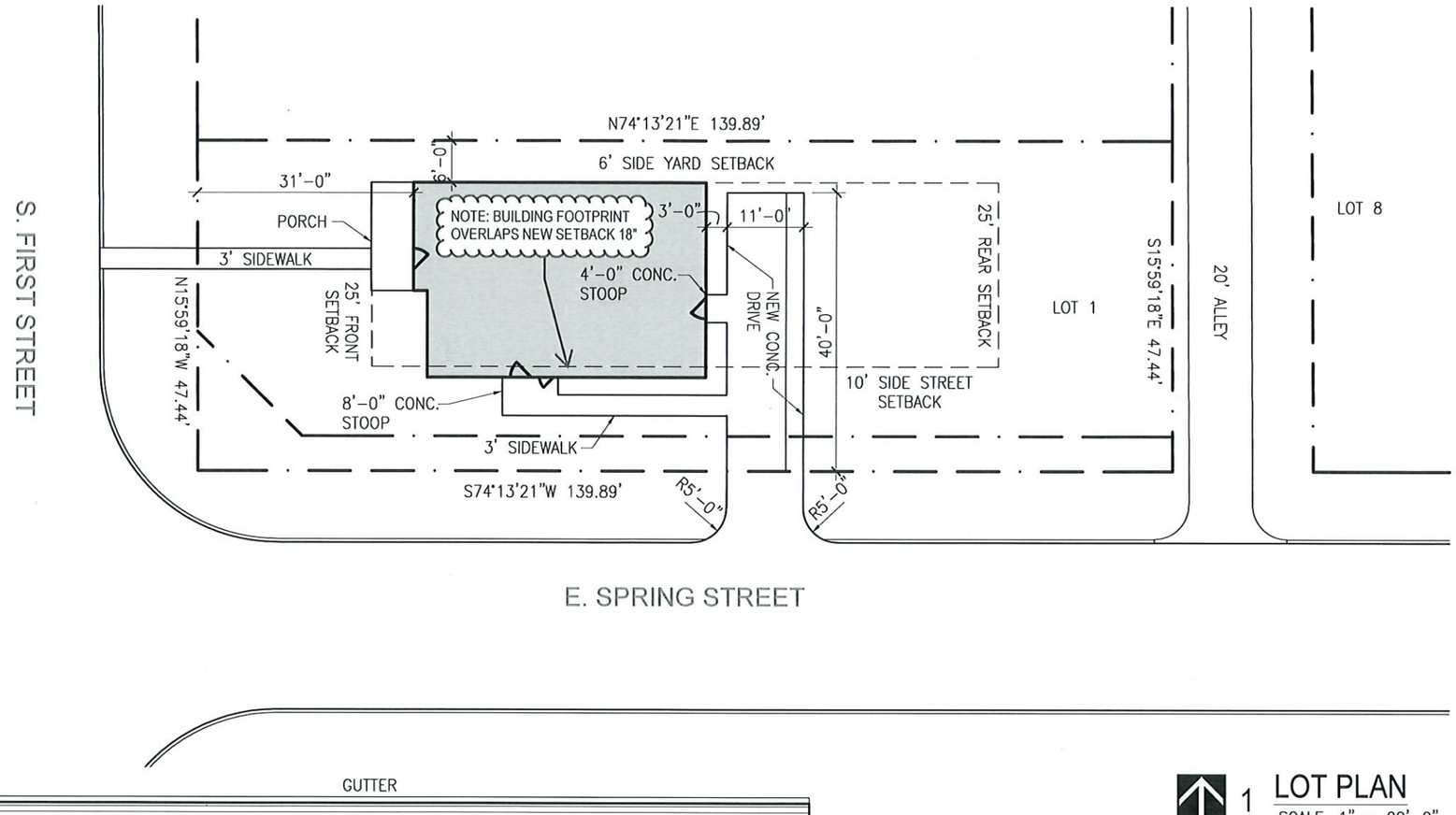
1015 S First

N W E S

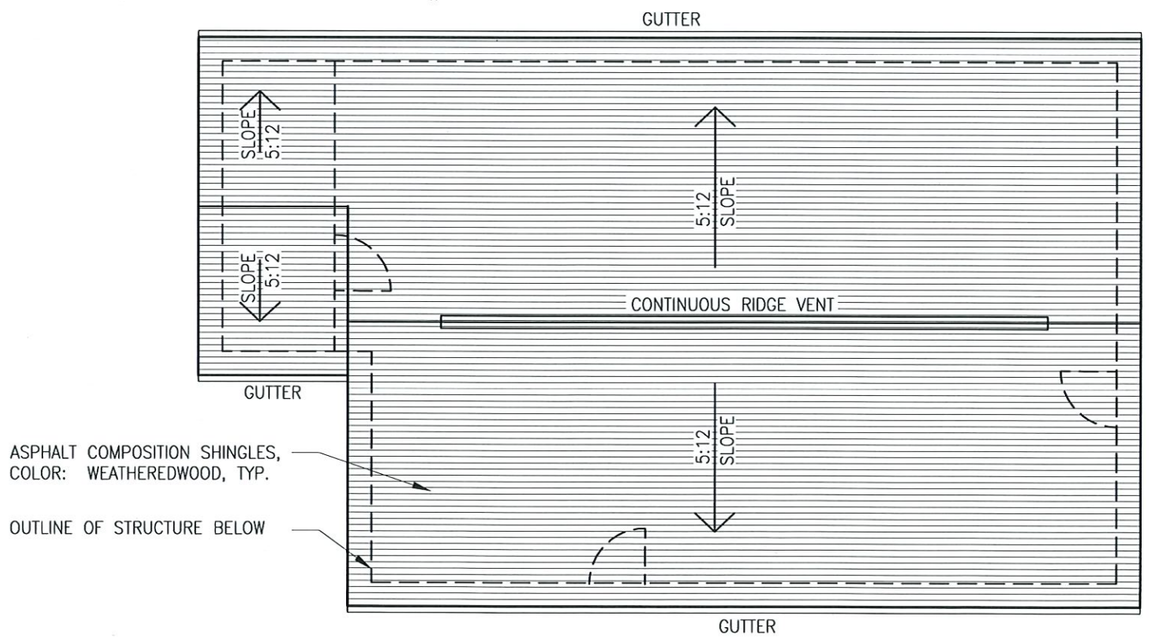
Scale: 1:2,564

Date: 9/22/2022 9:43 AM

1015 S FIRST ST.



1 LOT PLAN
SCALE: 1" = 20'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

LIST OF DRAWINGS

A1.0	LOT & ROOF PLAN
A2.0	FLOOR PLAN & DETAILS
A3.0	EXTERIOR ELEVATIONS & DETAILS
A3.1	EXTERIOR ELEVATIONS & DETAILS
E1.0	POWER & PLUMBING PLAN
E2.0	LIGHTING PLAN

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

THE BURGOS RESIDENCE

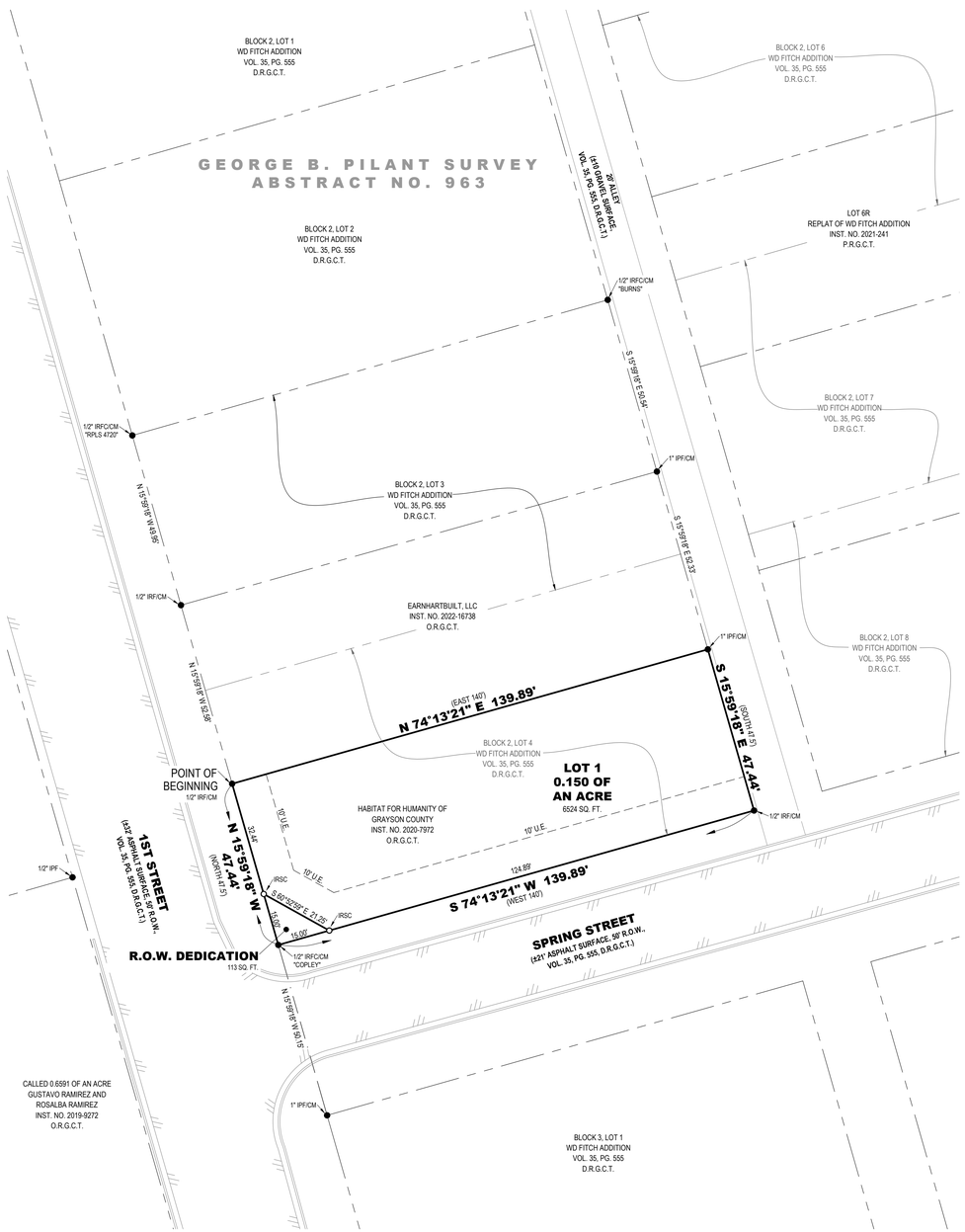
South First St. and East Spring St.
Sherman, TX 75090

PROJECT NUMBER
HFH-13

DATE
08.23.22

SHEET NUMBER
A1.0

lot & roof plan



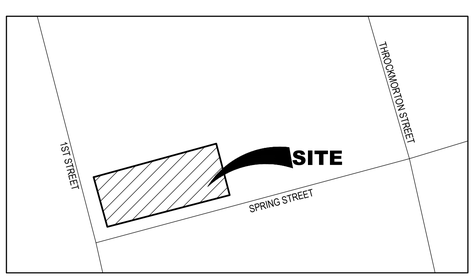
0 10 20
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IPF	IRON PIPE 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
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ASPHALT

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 09/01/2022 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 G 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.



VICINITY MAP (NOT TO SCALE)

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:
Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
HABITAT SOUTH FIRST ADDITION
0.152 OF AN ACRE
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
Being a Re-Plat of part of Lot 4 in Block 2 of
W.D. Fitch Addition
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 09/20/2022	Project No. 22-0472 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS Habitat for Humanity of Grayson County is the owner of all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a part of Lot 4, in Block 2, of WD Fitch Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 35, Page 555, Deed Records, Grayson County, Texas, and being a re-tracement survey of the tract of land described in the deed to Habitat for Humanity of Grayson County, recorded in Instrument No. 2020-7972 and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Habitat for Humanity tract, common to the southwest corner of a tract of land described in the deed to Earnhartbuilt, LLC, recorded in Instrument No. 2022-16738, said Official Records, Grayson County, Texas, on the westerly line of said Lot 4, and on the easterly right-of-way line of 1st Street, from which a 1/2-inch iron rod found for the northwest corner of said Earnhartbuilt Tract bears North 15°59'18" west, a distance of 52.58 feet;

THENCE North 74°13'21" East, with the northerly line of said Habitat for Humanity Tract, and with the southerly line of said Earnhartbuilt Tract, and crossing said Lot 4, a distance of 139.89 feet to a 1-inch iron pipe found for the northeast corner of said Habitat for Humanity Tract, common to the southeast corner of said Earnhartbuilt Tract, on the easterly line of said Lot 4, and on the westerly line of a 20-foot alley, from which a 1-inch iron pipe found for the northeast corner of said Earnhartbuilt Tract bears North 15°59'18" West, a distance of 52.33 feet;

THENCE South 15°59'18" East, with the easterly line of said Habitat for Humanity Tract, and with the easterly line of said Lot 4, and with the westerly line of said alley, a distance of 47.44 feet to a 1/2-inch iron rod found for the southeast corner of said Habitat for Humanity Tract, common to the southeast corner of said Lot 4, and on the northerly right-of-way line of Spring Street;

THENCE South 74°13'21" West, with the southerly line of said Habitat for Humanity Tract, and with the southerly line of said Lot 4, and with the northerly right-of-way line of said Spring Street, a distance of 139.89 feet to a 1/2-inch iron rod with an aluminum cap stamped "COPLEY" found for the southwest corner of said Habitat for Humanity Tract, common to the southwest corner of said Lot 4, and at the intersection of the northerly right-of-way line of said Spring Street and the easterly right-of-way line of aforesaid 1st Street;

THENCE North 15°59'18" West, with the westerly line of said Habitat for Humanity Tract, and with the westerly line of said Lot 4, and with the easterly right-of-way line of said 1st Street, a distance of 47.44 feet to the POINT OF BEGINNING and enclosing 0.152 of an acre (6,636 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Habitat for Humanity of Grayson County**, does hereby adopt this plat designating the hereinbefore described property as **HABITAT SOUTH FIRST ADDITION**, 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: _____
Frank Ventura, Board President

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 **Frank Ventura**, 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

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 actually exist and that their location, size, and material are correctly shown.

_____ Date
Chris R. Noah
Registered Professional Land Surveyor No. 6585

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

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 **HABITAT SOUTH FIRST 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 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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **Habitat for Humanity of Grayson County** , hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **HABITAT SOUTH FIRST ADDITION** an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **HABITAT SOUTH FIRST ADDITION,** an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 20___.

By: _____
Frank Ventura

OWNER/DEVELOPER:
Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
HABITAT SOUTH FIRST ADDITION
0.152 OF AN ACRE
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
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TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 09/20/2022	Project No. 22-0472 Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

Habitat for Humanity
Frank Ventura
PO Box 2725
Sherman, TX 75091

Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX 75076

BACA Studios
100 N Travis St # 500
Sherman, TX 75090

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 47.44' Lot Width in lieu of the required 60' in an R-1 (One-Family Residential) District located at 1015 South First Street has been scheduled to be heard by the Board of Adjustment on Tuesday, December 13, 2022, 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. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
5. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

December 5, 2022

Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091

Preston Trail Land Surveying
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Habitat South First Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, December 13, 2022 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 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Update dates for City Council approval and signatures to 2023. P&Z approval date will still be 2022.
3. 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.
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. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2131 NORTH LOY LAKE ROAD

The request of Matthew Grynwald (Owner), Honey Goel (Representative), Kohinoor Rahman, FK + Architect, LLC (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2131 North Loy Lake Road, being 5.439 acres in the J.B McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 2131 North Loy Lake Road between East Peyton Street and Cottonwood Drive. The owner is requesting a Zone Change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District and Site Plan approval for a three-story, 168-unit apartment complex consisting of 84 one-bedroom and 84 two-bedroom units.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Matthew Grynwald (Owner)
Honey Goel (Representative)
Kohinoor Rahman, FK + Architect, LLC (Representative/Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged

Number of notices mailed:

18

Objections Received:

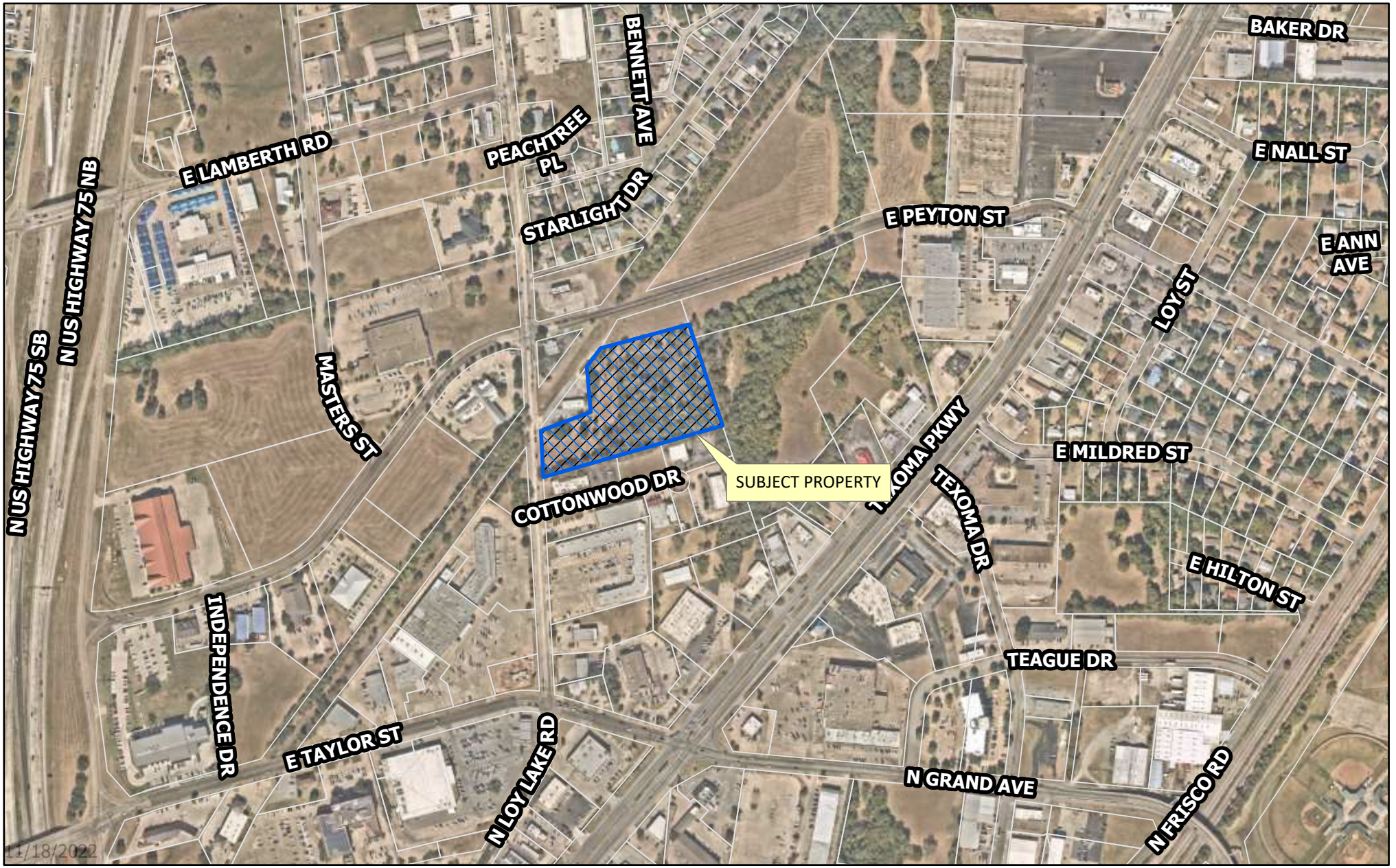
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Survey
Narrative
Site Plan
Elevations
Landscape Plan
STAFF REVIEW LETTER



dlagrone H:\ENGINEERING\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

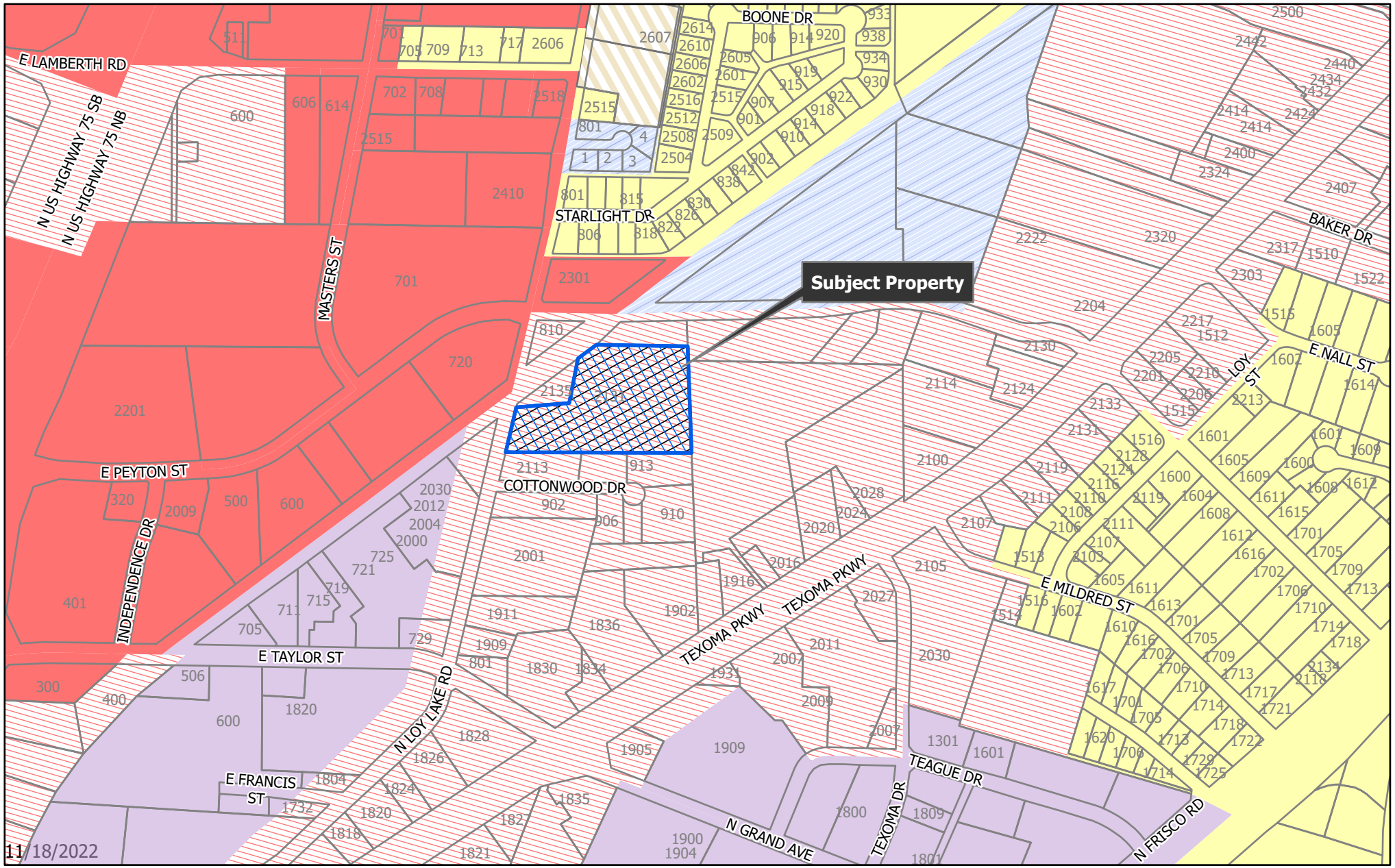
CITY OF SHERMAN

2131 Loy Lake Rd

N
W E
S

Date: 11/17/2022 3:05 PM

Scale: 1:6,000



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

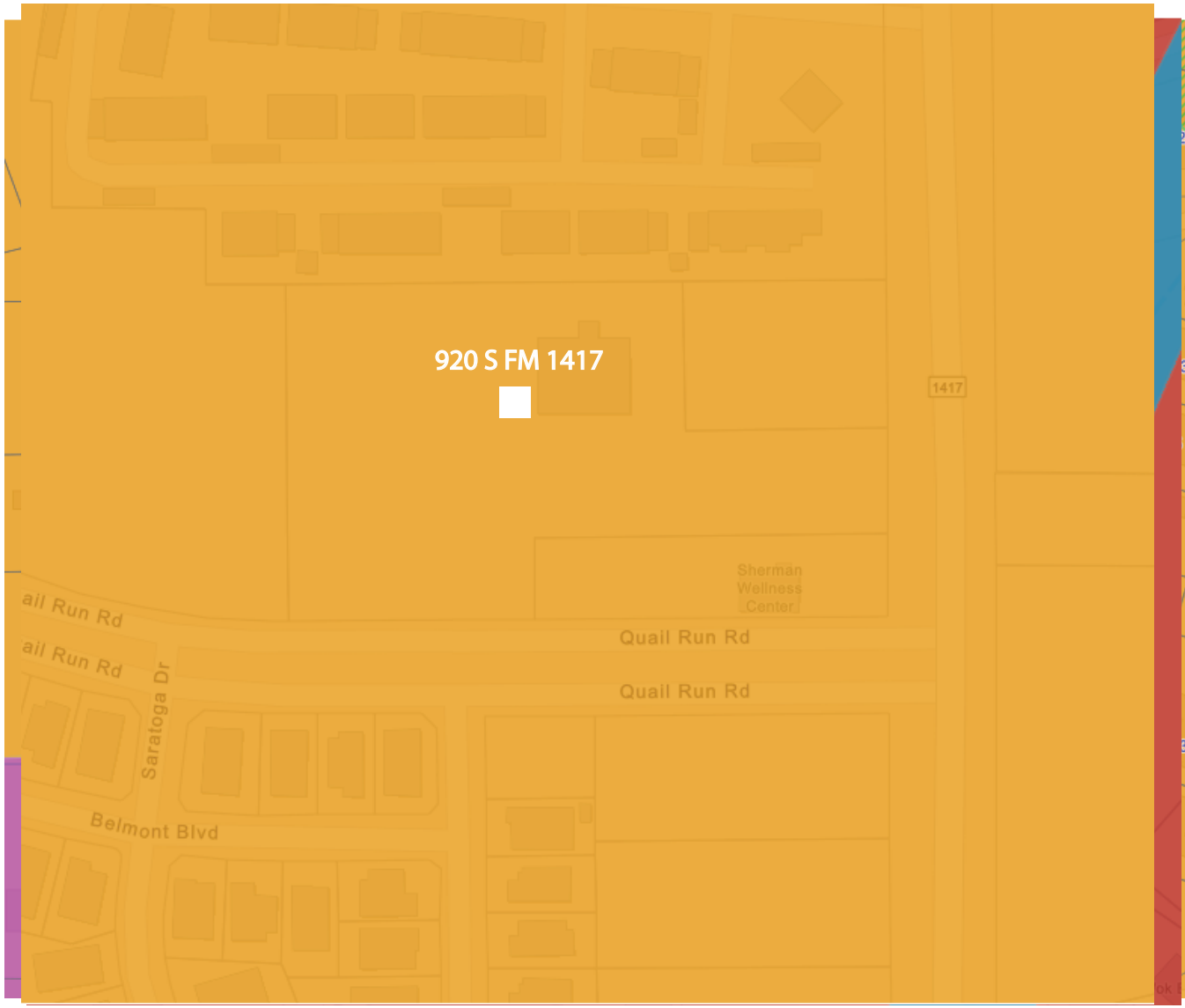
2131 N Loy Lake Rd

N W E S

Scale: 1:6,000

Date: 11/17/2022 3:05 PM

2131 Loy Lake Rd



CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

REGIONAL COMMERCIAL

ntent & Character

he Regional Commercial category is intended to romote large-scale commercial development along S-75, while promoting community character through esign. US-75 serves as the major gateway to and hrough the community; therefore, aesthetics and esign should be promoted in this corridor. This ategory should allow large-scale commercial uses hat serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

CITY OF SHERMAN
Future Land Use Map
2131 N Loy Lake Road

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

JOB NO. A4070494

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.23	N 37°41'11" E
L2	18.02	S 02°18'53" E

PEYTON-STREET

LOY-LAKE-ROAD

M. K. & T. RAILROAD

SET 1/2" STEEL ROD

N 73°44'49" E 237.67'

SET 1/2" STEEL ROD

FH

WATER EASEMENT VOL. 2263, PG. 173 R.P.R.G.C.T.

S 17°31'23" E 115.97'

TRACT 1 0.787 AC.

N 37°41'11" E 174.22'

20' EASEMENT ENSEARCH CORPORATION VOL. 1462, PG. 456 D.R.G.C.T.

FOUND 1/2" STEEL ROD

S 75°45'35" W 381.31'

N 75°45'35" E 381.31'

APPARENT LOCATION BURK ROYALTY CO. VOL. 1035, PG. 169 D.R.G.C.T.

FOUND 5/8" STEEL ROD

S 17°31'23" E 52.18'

REM. 5.580 AC.
707 W. WASHINGTON JOINT VENTURE
VOL. 2385, PG. 116
R.P.R.G.C.T.

FOUND 1/2" STEEL ROD

N 37°41'11" E 98.09'

FOUND 3/4" STEEL ROD

SCALE 1" = 100'

INGRESS & EGRESS AGREEMENT VOL. 2673, PG. 586 O.P.R.G.C.T.

0.37 AC. JAMES M. BARNES LINDA B. BARNES VOL. 3407, PG. 749 O.P.R.G.C.T.

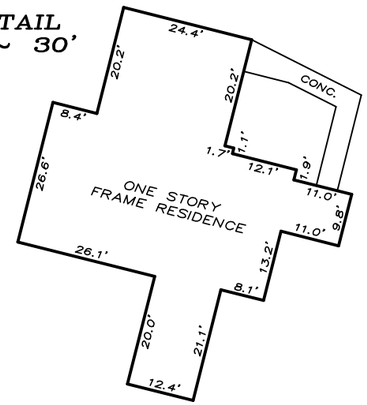
161.37' N 06°15'10" W

WATER WELL

VARIOUS DILAPIDATED OUT-BUILDINGS ARE LOCATED ON THE SUBJECT TRACT

~ BASIS OF BEARINGS ~
COURSE ALONG THE NORTH LINE OF COTTONWOOD PARK ADDITION AS PER PLAT OF RECORD IN VOL. 4, PG. 76, P.R.G.C.T.

DETAIL
1" ~ 30'



6.876 AC.
JAMES R. MELTON, JR.
VOL. 1809, PG. 598
R.P.R.G.C.T.

S 16°12'08" E 356.40'

SET SPIKE NAIL

MH

L1

L2

SET SPIKE NAIL TELE. PED.

TELE. PED.

N 70°58'22" E 182.92'

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

SEE DETAIL

PP

TEXAS UTILITIES ELECTRIC CO. VOL. 2713, PG. 567 O.P.R.G.C.T.

N 02°18'53" W 154.50'

TRACT 2 5.439 AC.

SET SPIKE NAIL

S 75°49'18" W 755.61'

PP

PP

LP

FOUND 1" STEEL ROD

PP

TELE. PED.

TELE. PED.

8' UTILITY EASEMENT

1 2 3

COTTONWOOD DRIVE

PARK

COTTONWOOD ADDITION VOL. 4, PG. 76 P.R.C.C.T.

MH

7 6 4 5

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SEE LEGAL DESCRIPTION ATTACHED

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Legal Description
Job No. A4070494

Tract 1

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of the 5.580 acre tract of land conveyed to 707 W. Washington Joint Venture by deed of record in Volume 2385, Page 116, of the Real Property Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 5/8" steel rod found at an ell corner in the south line of said 5.580 acre tract, said rod being the northeast corner of the 5.77 acre tract of land conveyed to R. Graham Hicks, et ux, by deed of record in Volume 934, Page 137, of the Deed Records, Grayson County, Texas;

Thence South 75°45'35" West a distance of 381.31 feet to a ½" steel rod found in the southeasterly right-of-way line of the M. K. & T. Railroad, said rod being the most westerly corner of said 5.580 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 174.22 feet to a ½" steel rod set in the south right-of-way line of Peyton Street for the most northerly northwest corner of said 5.580 acre tract;

Thence North 73°44'49" East with said south right-of-way line, a distance of 237.67 feet to a ½" steel rod set for the northeast corner of the herein described tract;

Thence South 17°31'23" East over and across said 5.580 acre tract, a distance of 115.97 feet to the **Point-of-Beginning** and containing **0.787 acres** of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.

_____
Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

Legal Description
Job No. A4070494

Tract 2

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of the 5.77 acre tract of land conveyed to R. Graham Hicks, et ux, by deed of record in Volume 934, Page 137, of the Deed Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a spike nail set in the center of a public road locally known as Loy Lake Road at the southwest corner of said 5.77 acre tract;

Thence North 02°18'53" West with the center of said public road, a distance of 154.50 feet to a spike nail set in the southeasterly right-of-way line of the M. K. & T. Railroad, said nail being the most westerly northwest corner of said 5.77 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 62.23 feet to a spike nail set in asphalt in the east line of said public road for the northwest corner of the 0.37 acre tract of land conveyed to James M. Barnes and Linda Barnes by deed of record in Volume 3407, Page 749, of the Official Public Records, Grayson County, Texas;

Thence South 02°18'53" East with said east line, a distance of 18.02 feet to a ½" steel rod found at the southwest corner of said 0.37 acre tract;

Thence North 70°58'22" East a distance of 182.92 feet to a ½" steel rod found at the southeast corner of said 0.37 acre tract;

Thence North 06°15'10" West a distance of 161.37 feet to a ½" steel rod found in said southeasterly right-of-way line for the northeast corner of said 0.37 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 98.09 feet to a ½' steel rod found at the most westerly corner of the 5.580 acre tract of land conveyed to 707 W. Washington Joint Venture by deed of record in Volume 2385, Page 116, of the Real Property Records, Grayson County, Texas, said rod being the most northerly northwest corner of said 5.77 acre tract;

Thence North 75°45'35" East a distance of 381.31 feet to a 5/8" steel rod found at an ell corner in the south line of said 5.580 acre tract, said rod being the northeast corner of said 5.77 acre tract;

Thence South 17°31'23" East a distance of 52.18 feet to a ¾" steel rod found at the most southerly southwest corner of said 5.580 acre tract, the northwest corner of the 6.876 acre tract of land conveyed to James R. Melton, Jr., by deed of record in Volume 1809, Page 598, of said Real Property Records;

Thence South 16°12'08" East with the west line of said 6.876 acre tract, a distance of 356.40 feet to a 1" steel rod found at the northeast corner of Cottonwood Park Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 4, Page 76, of the Plat Records, Grayson County, Texas, said rod being the southeast corner of said 5.77 acre tract;

Thence South 75°49'18" West with the north line of said addition, a distance of 755.61 feet to the **Point-of-Beginning** and containing **5.439 acres** of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.

_____
Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

400 chisholm place,
suite 310, plano, texas 75075
phone (469) 258-9322 (m)
(972) 424-1325 (w)
www.fkarchitect.com
fahim2582@aol.com

fk + architect, llc

November 15, 2022

Kerri Turner,
220 W Mulberry,
Sherman, TX 75090

Subject: Zoning Change Request for Apartments Buildings at Peyton Street and Loy Lake Road.

Dear Kerri,

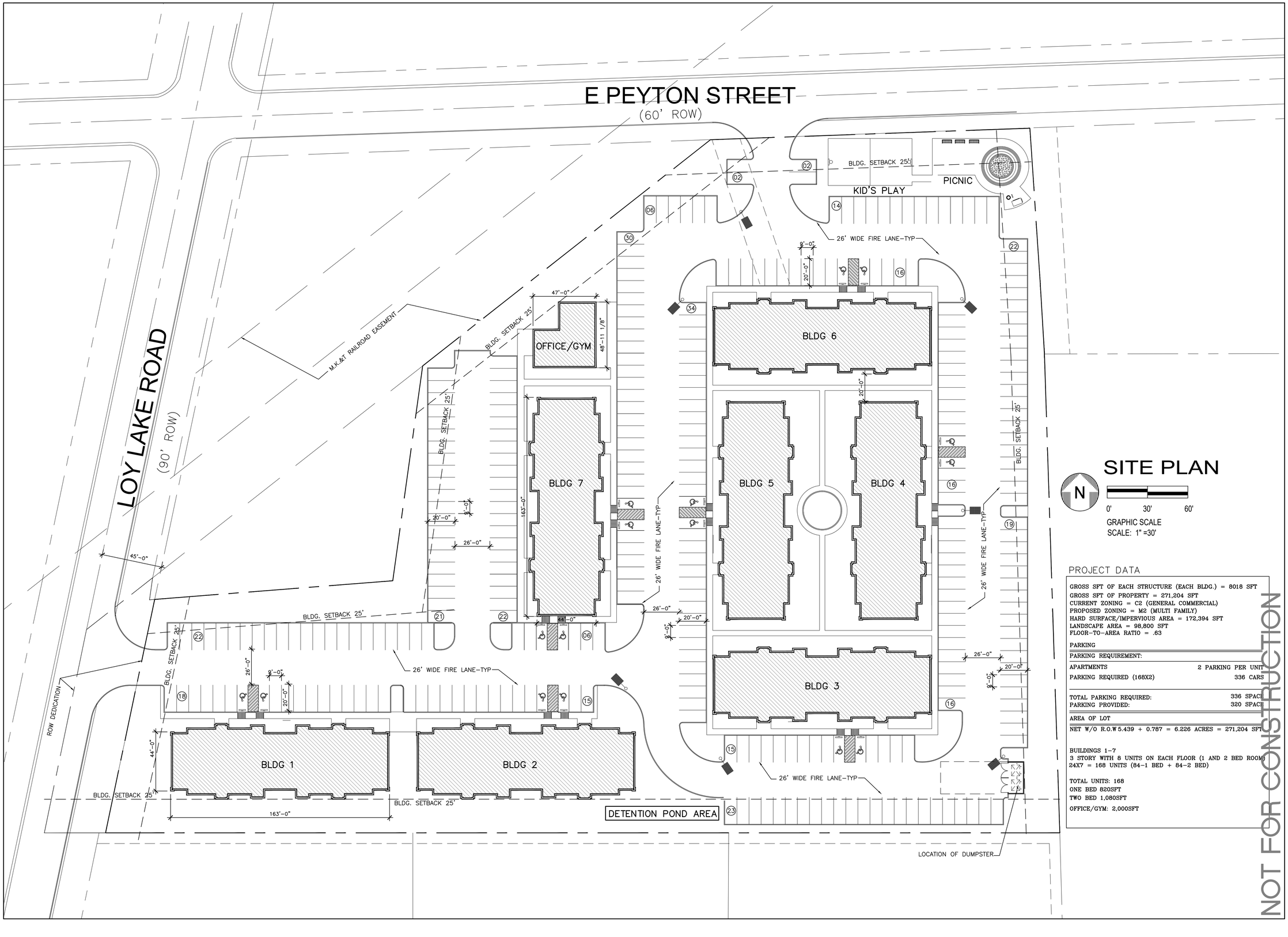
Our client Mr. Honey Goal, wants to develop Multifamily apartment buildings, above stated the property. Current zone is C-2 and requesting to change for R-2 (Multifamily).

So, we hope you will consider our application for zoning change and allow our client to build the Multifamily apartments in his current lot. Please call us with any question.

Thank you
Sincerely,

Kohinoor Rahman
11/16/2022

Kohinoor Rahman
Cell: 214-434-7903



SITE PLAN

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PROJECT DATA

GROSS SFT OF EACH STRUCTURE (EACH BLDG.) = 8018 SFT
GROSS SFT OF PROPERTY = 271,204 SFT
CURRENT ZONING = C2 (GENERAL COMMERCIAL)
PROPOSED ZONING = M2 (MULTI FAMILY)
HARD SURFACE/IMPERVIOUS AREA = 172,394 SFT
LANDSCAPE AREA = 98,800 SFT
FLOOR-TO-AREA RATIO = .63

PARKING

PARKING REQUIREMENT:

APARTMENTS	2 PARKING PER UNIT
PARKING REQUIRED (166X2)	336 CARS
TOTAL PARKING REQUIRED:	336 SPACES
PARKING PROVIDED:	320 SPACES

AREA OF LOT

NET W/O R.O.W 5.439 + 0.787 = 6.226 ACRES = 271,204 SFT

BUILDINGS 1-7
3 STORY WITH 8 UNITS ON EACH FLOOR (1 AND 2 BED ROOM)
24X7 = 168 UNITS (84-1 BED + 84-2 BED)

TOTAL UNITS: 168
ONE BED 820SFT
TWO BED 1,080SFT
OFFICE/GYM: 2,000SFT

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT M. Fahim Uddin Khan 21962 STATE OF TEXAS

11/16/2022

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022
ISSUED FOR ZONING CHANGE	11/16/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS-168 UNITS
AT EAST PEYTON STREET
SHEMAN, TEXAS 75090

Sheet Number:
A100
Project Number:
22-0XX

01 NORTH ELEVATION
SCALE: 1/8"=1'-0"

02 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

03 EAST ELEVATION
SCALE: 1/8"=1'-0"

04 WEST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST

APARTMENTS AT
ROANOKE, TEXAS

BRICK
BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO
SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE
T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE
ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P–(972) 517–9997
F (972) 661–3322

METAL COPING
MC 1–COLOR: SANDSTONE
UNA CLAD
P–(800) 426–7737

PORCELAIN TILE
PC 1–COLOR: ON GRAY
PORCELANOSA
(201)–712–0556

PAINT
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS–168 UNITS
AT EAST PEYTON STREET
SHERMAN, TEXAS 75090

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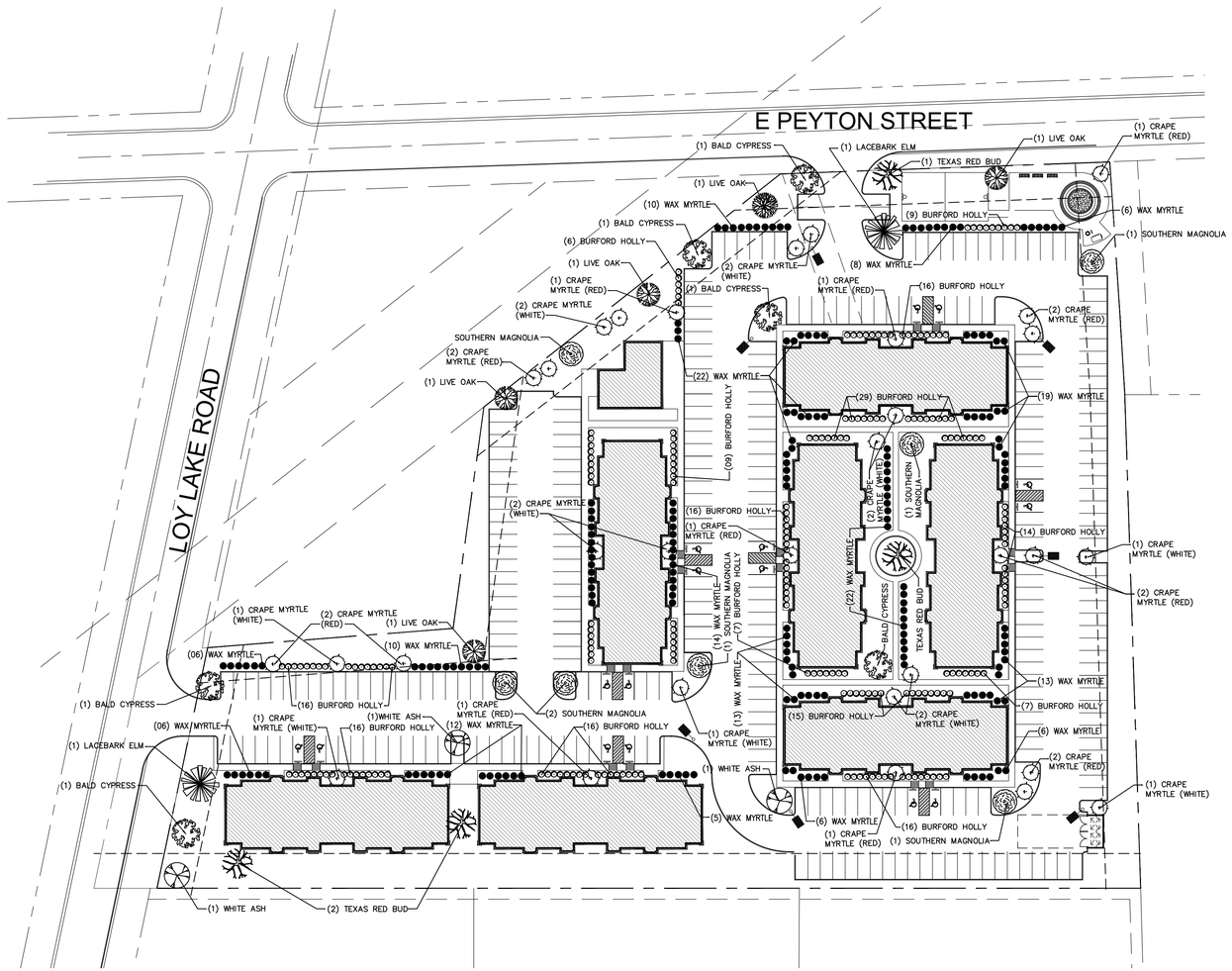
Sheet Number:
A301

Project Number:
22–0XX



LANDSCAPEPLAN

N

0' 50' 100'

GRAPHIC SCALE
SCALE: 1" = 50'

VICINITY MAP

PLANT LIST

QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
5	LIVE OAK	QUERCUS VERGINIANA	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
3	WHITE ASH	MAGNOLIA GRANDIFLORA	4" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
6	BALD CYPRESS	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
2	LACEBARK ELM	ULMUS PERVIFOLIA	4" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
7	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
4	TEXAS RED BUD	CIRCISS CANADENSIS 'TEXAS'	2" CAL.	CONT. GROWTH 6' TO 8' HT, 4' TO 6' FULL.
16	CRAPE MYRTLE (RED)	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
15	CRAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA "NATCHEZ"	4" CAL.	MIN 8' AT THE TIME OF PLANTING
SHURBS				
287	DFW. BURFORD HOLLY	ILEXCORNUTA BURFORDII NANA	5 GAL.	30" TO 34' HT, FULL.
137	DFW. WAX MYRTLE	MYRICA PUSILLA	24" HT	

GENERAL PLANT NOTES:

1. USE 1/8" STEEL EDGING (PAINTED GREEN).
2. USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
3. SOLID SOD ALL THE LAWN AREAS WITH ST. AUGUSTINE GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
5. ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF ROWLET CODES AND REQUIREMENTS.

LANDSCAPE RQUIREMENTS:

TOTAL PARKING LOT AREA:	114,268 SF
LANDSCAPE AREA REQUIRED 10% OF PARKING AREA:	11,426 SF
LANDSCAPE AREA PROVIDED 11.20% OF PARKING AREA:	12,807 SF
LANDSCAPE ISLANDS REQUIRED 40% OF PARKING LANDSCAPE AREA:	4,835.2 SF
LANDSCAPE ISLANDS PROVIDED 40% OF PARKING LANDSCAPE AREA:	5,122.80 SF

TREE LEGEND

	LACEBARK ELM		CRAPE MYRTLE (RED)
	BALD CYPRESS		CRAPE MYRTLE (WHITE)
	WHITE ASH		TEXAS RED BUD
	LIVE OAK		SOUTHERN MAGNOLIA
SHRUBS			
	DFW. BURFORD HOLLY		DFW. WAX MYRTLE
VINE			
	TANGERINE BEAUTY		BIG BLUE LIRIOPE
	GRASS LAWN		
	CONC SIDEWALK		
	STEEL EDGING		

NOT FOR CONSTRUCTION

fk + architect, llc
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plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fakim2502@aol.com
web: fkarchitect.com

11/16/2022

REGISTERED ARCHITECT Fazlul Kabir Khan 25025 STATE OF TEXAS

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022
ISSUED FOR ZONING CHANGE	11/16/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS-168 UNITS
AT EAST PEYTON STREET
SHEMAN, TEXAS 75090

Sheet Number:
LS100

Project Number:
22-0XX

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

Honey Goel
4602 Boulder Dr
Parker, TX 75002

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

FK + Architect, LLC
Kohinoor Rahman
400 Chisholm Pl #310
Plano, TX 75075

Dear Applicants,

The request for a Zone Change and Site Plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District located at 2131 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 13, 2022, 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 MF-30 (Multi-Family Residential) District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. *Chapter 14, Sec. 14.02.012; Sec. 14.07; Section 14.04.004(4); and 14.04.006(2)).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *Code of Ordinances Chapter 3.02(c)*
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Sec. 14.04.003(4))*
4. Parking shall be provided for 1.5 spaces per every one-bedroom unit and 2 spaces per every 2-bedroom unit; a parking space is considered to be 9' x 20' or 9' by 18' when possible for a vehicle to overhang the front of a parking space that is landscaped *(Chapter 14, Section 14.04.003(5) and 14.04.003 (4))*
5. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, 14.04.004(4)(d))*
6. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround multi-family development. The masonry columns shall be separated at 24 feet on the portion of the development facing public streets, and 32 feet on all other portions of the development. A minimum six (6) foot solid screening device shall be provided where a multi-family development MF-15 or MF-30), commercial development (C-0, C-1, or C- 2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Sec. 14.04.004(4))*

7. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Sec. 14.04.003(5))*
8. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
9. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Sec.14.04.006(2))*.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
13. Plat name shall have the same name as civil plans.
14. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
15. The location of the trash receptors must be approved by the Public Works Department.
16. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
17. Internal water and wastewater lines will be privately owned and maintained.
18. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

701 WEST HOUSTON

The request of JEJE Holding, LLC (Owners), William Bain (Tenant), and Copley Land Surveying (Surveyor) concerning the property located at 701 W Houston, being 0.086 acres in the J.B McNair Survey, Abstract No. 763, 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 Loan Office in a C-1 (Retail Business) District.

Background:

The property is located at 701 West Houston between North Woods Street and North Sam Rayburn Freeway and is zoned C-1 (Retail Business) District. The owner is requesting a Specific Use Permit and Site Plan approval for a loan production office while a new, full-service bank is built. There will be two full-time employees and traffic will be limited to scheduled appointments with customers and customers dropping off paperwork.

Adjacent Zoning:

C-1 (Retail Business) District
R-1 (One Family Residential) District

Origination:

JEJE Holding, LLC (Owners)
William Bain (Tenant)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.
and
Floodplain & Open Space category is intended to preserve areas to handle stormwater and provide open space corridors for passive trail and recreation activities. These areas are not suitable for land development projects and buildings but may become future parkland managed by the City. These green corridors help protect the community from flood hazards and property damage and offer opportunity for trees, trails, and community connection. It should be noted that floodplains and floodways are regularly adjusted and reevaluated so the boundaries depicted for this land use category on the map should subsequently be interpreted as fluid.

Number of notices mailed:
7

Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff does not recommend approval of the SUP due to the location of the building within the Post Oak Creek floodway.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Survey & Site Plan
Narrative
Elevations
STAFF REVIEW LETTER

---

dlagrone H:\ENGINEERING\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

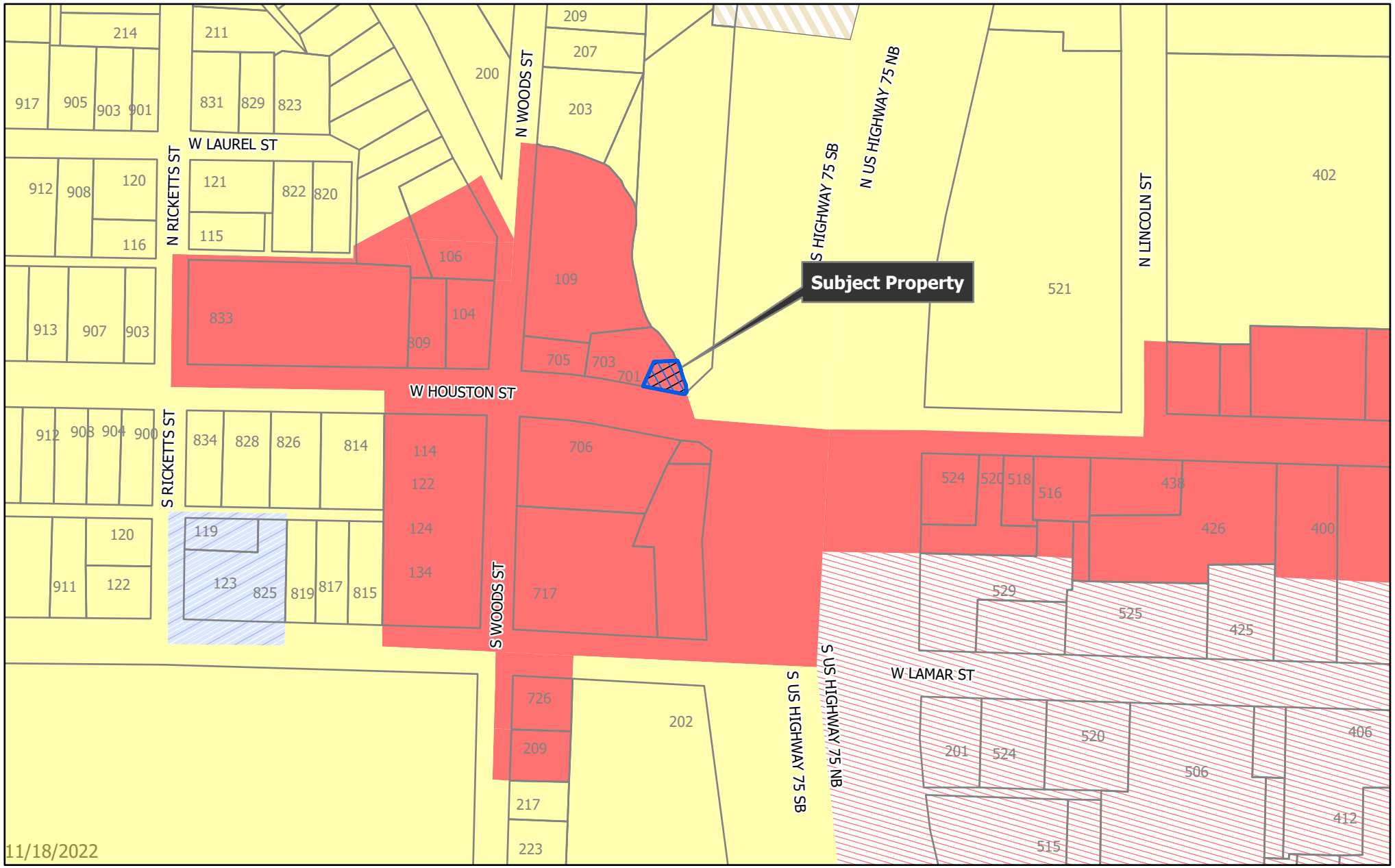
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

701 W Houston St

N
W E
S

Date: 11/18/2022 10:24 AM Scale: 1:2,400



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

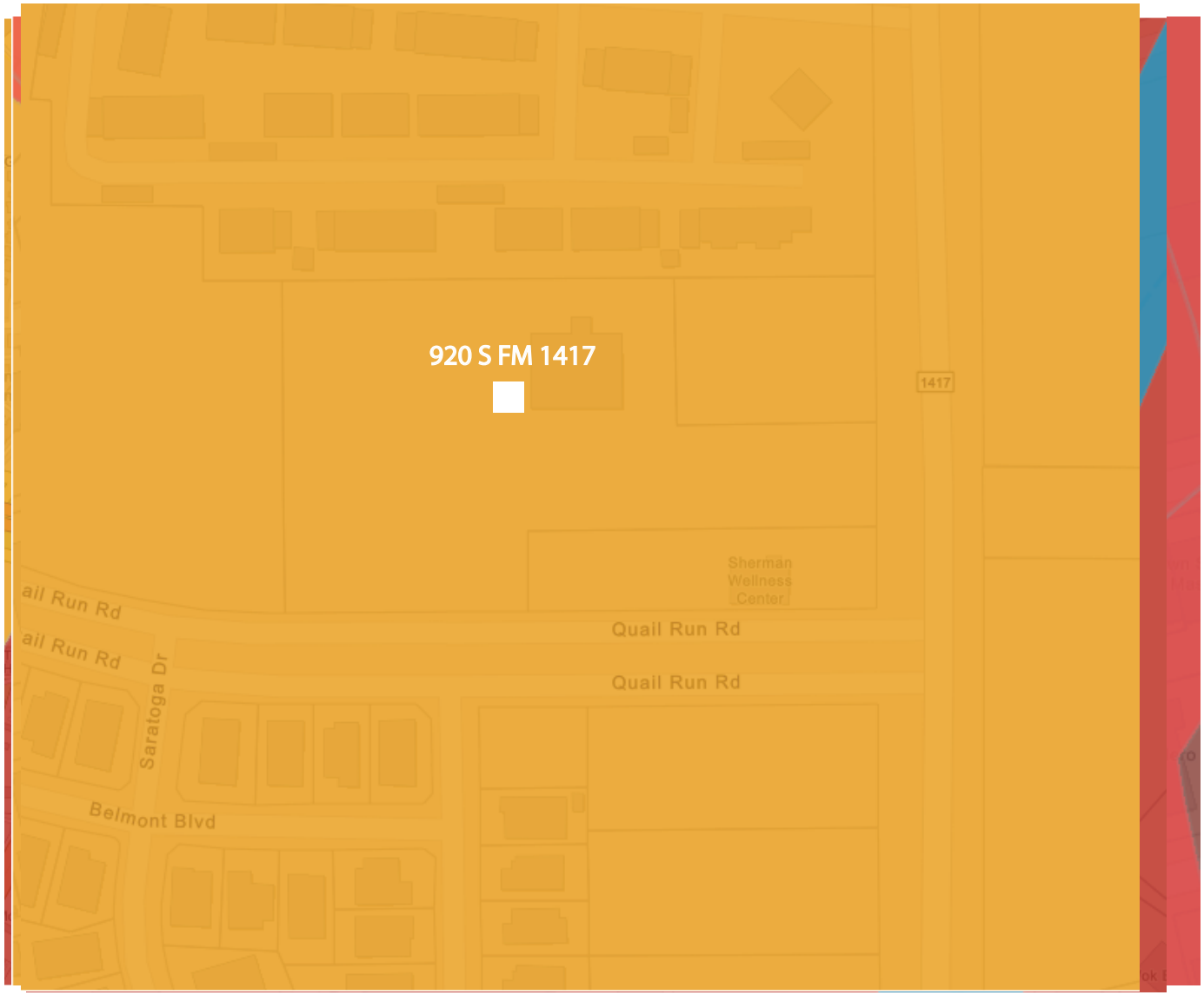
701 W Houston St

N W E S

Scale: 1:2,400

Date: 11/18/2022 10:24 AM

701 W HOUSTON ST.



CITY OF SHERMAN
Future Land Use Map
701 West Houston

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

FLOODPLAIN & OPEN SPACE

Intent & Character

The Floodplain & Open Space category is intended to preserve areas to handle stormwater and provide open space corridors for passive trail and recreation activities. These areas are not suitable for land development projects and buildings but may become future parkland managed by the City. These green corridors help protect the community from flood hazards and property damage and offer opportunity for trees, trails, and community connection. It should be noted that floodplains and floodways are regularly adjusted and reevaluated so the boundaries depicted for this land use category on the map should subsequently be interpreted as fluid.

Appropriate Land Use Types

- Parks
- Trails
- Open Space

Compatible Zoning Districts

- All zoning districts

REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

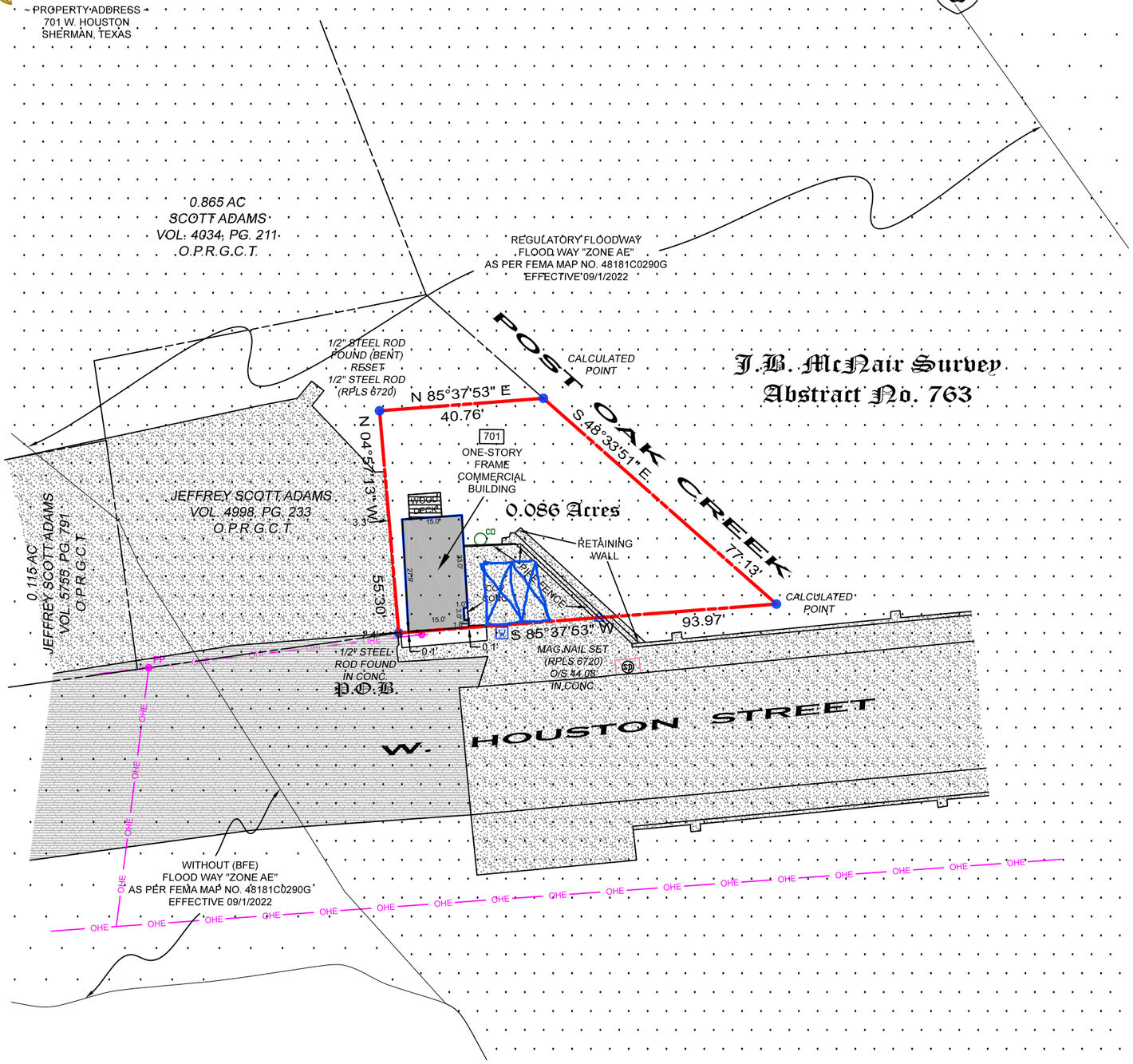
Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

CLS Job# 22110505

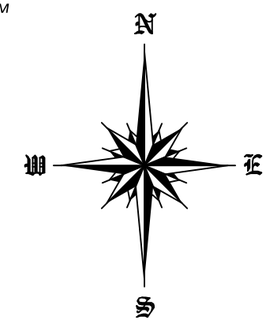
~ PROPERTY ADDRESS ~
701 W. HOUSTON
SHERMAN, TEXAS

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)



Legend

- STORM DRAIN INLET
- SEWER CLEANOUT
- POWER POLE
- WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING
- PIPE FENCE
- ASPHALT
- CONCRETE



Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McNair Survey, Abstract No. 763, and being the same tract of land conveyed to JEJE Holdings, LLC by deed of record in Document No. 2022-23626, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found maintaining the southwest corner of said JEJE Holdings, LLC Tract, the southeast corner of a tract of land conveyed to Jeffrey Scott Adams by deed of record in Volume 4998, Page 233 of said Official Public Records, and in the north line of W. Houston Street;*

Thence ***North 04°57'13" West****, along the west line of said JEJE Holdings, LLC Tract, and the east line of said Adams Tract, a distance of* ***55.30 feet*** *to a 1/2" steel rod found (bent) reset a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said JEJE Holdings, LLC Tract, and an ell corner in the east line of said Adams Tract;*

Thence ***North 85°37'53" East****, along the north line of said JEJE Holdings, LLC Tract, and the east line of said Adams Tract, a distance of* ***40.76 feet*** *to a point in the center of Post Oak Creek;*

Thence ***South 48°33'51" East****, along the east line of said JEJE Holdings, LLC Tract, a distance of* ***77.13 feet*** *to a point in the center of Post Oak Creek, and in the north line of said W. Houston Street;*

Thence ***South 85°37'53" West****, along the south line of said JEJE Holdings, LLC Tract, and the north line of said W. Houston Street, passing a mag nail set with an aluminum washer marked COPLEY RPLS 6720 at a distance of 44.08 feet, passing the southeast corner of a building at a distance of 76.49 feet, passing the southwest corner of said building at a distance of 91.53 feet, continuing for a total distance of* ***93.97 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.086 acres*** *of land.*

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 11/17/2022

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

0 30 60
SCALE ~ 1" = 30'

Copyright © 2022
Copley Land Surveying, Inc.
All rights reserved.

First Texas National Bank

William Bain

580.916.6604 | wbain@firsttexasnb.com | 701 W. Houston St. | Sherman, TX 75092 | NMLS# 1295010

To Whom It May Concern:

The following is a narrative of the business activity that will take place at our location 701 W Houston, Sherman, TX 75020. Our intention is to open a loan production office while we build our new, full service, bank. There will be very little foot traffic into the office with exception to scheduled appointment from customers for dropping off files and signing loan documents. The office will house two full time employees. Please reach out if you have any questions.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

JEJE Holdings, LLC
110 S Houston Ave
Denison TX 75021

William Bain
702 W Houston
Sherman, TX

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75076

Dear Applicants,

The request for a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Loan Office in a C-1 (Retail Business) District located at 701 W Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 13, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(14); Sec. 7(13) and Sec. 17).*
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. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Parking shall be provided for one space per every 200 square feet of the building, a parking space is considered to be 9' x 20'. (*Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).*
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The approval of the site plan shall be effective for a period of (2) years from the date of approval and 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.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Recommend denial. Subject property lies within the FEMA Floodway. Any substantial improvements will not be permitted. *Code of Ordinances Chapter 3, Article 3.12*

10. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
11. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
12. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 12/13/2022

Prepared by: Lauren Marlow, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1102 SOUTH CROCKETT STREET

David and Mignon Plyler (Owners), Jered Tredway HD Design + Build, (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1102 South Crockett Street, being 0.357 acres in the Samuel Blagg Survey, Abstract No. 56, and also being Lot 1, Block 3, B.H. Moore's Heirs Addition, as follows:

Board of Adjustment

Variance under Ordinance No. 2280, Section 8, Subsection (6.3)(1) to allow a 6' side yard setback for a kitchen addition to the existing structure in an R-1 (One-Family Residential) District.

Background:

The property is located at 1102 South Crockett Street, the southwest corner of Middleton and Crockett Streets and is zoned R-1 (One Family Residential) District and is located in Heritage Row, Sherman's Historic Preservation District. The property owner is requesting a 6' side yard setback for a kitchen addition to the existing structure. If approved, this item will need to be presented to the Historical Board for a Certificate of Appropriateness.

The following has been approved for this property:

- June 11, 1963 Variance to erect a 6' fence closer than 40' to a front street
- May 12, 2005 - Historical Board - Certificate of Appropriateness to extend the garage and construct a carport

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

David and Mignon Plyler (Owners)
Jered Tredway HD Design + Build, (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

20

Objections Received:

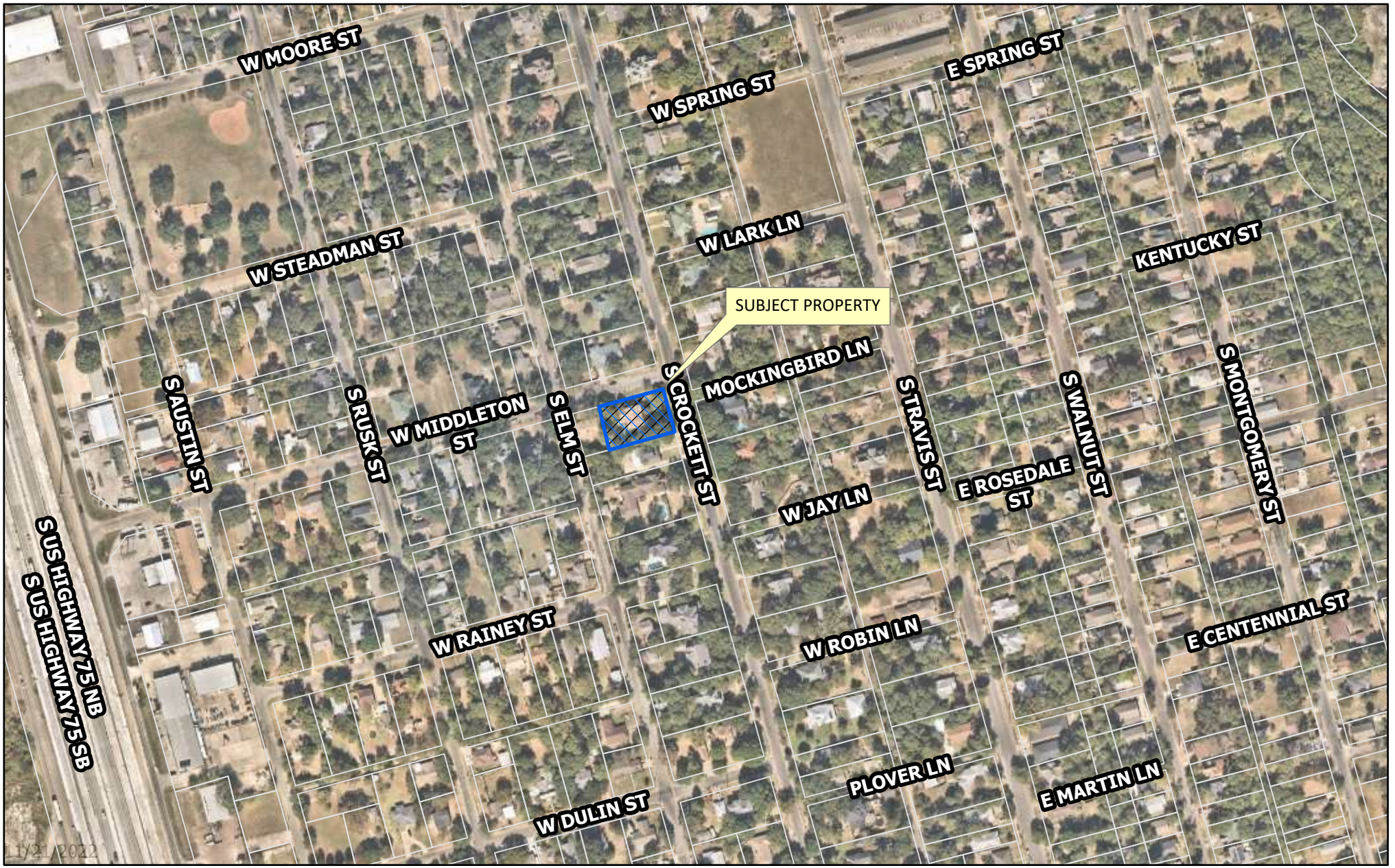
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Elevations
STAFF REVIEW LETTER



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

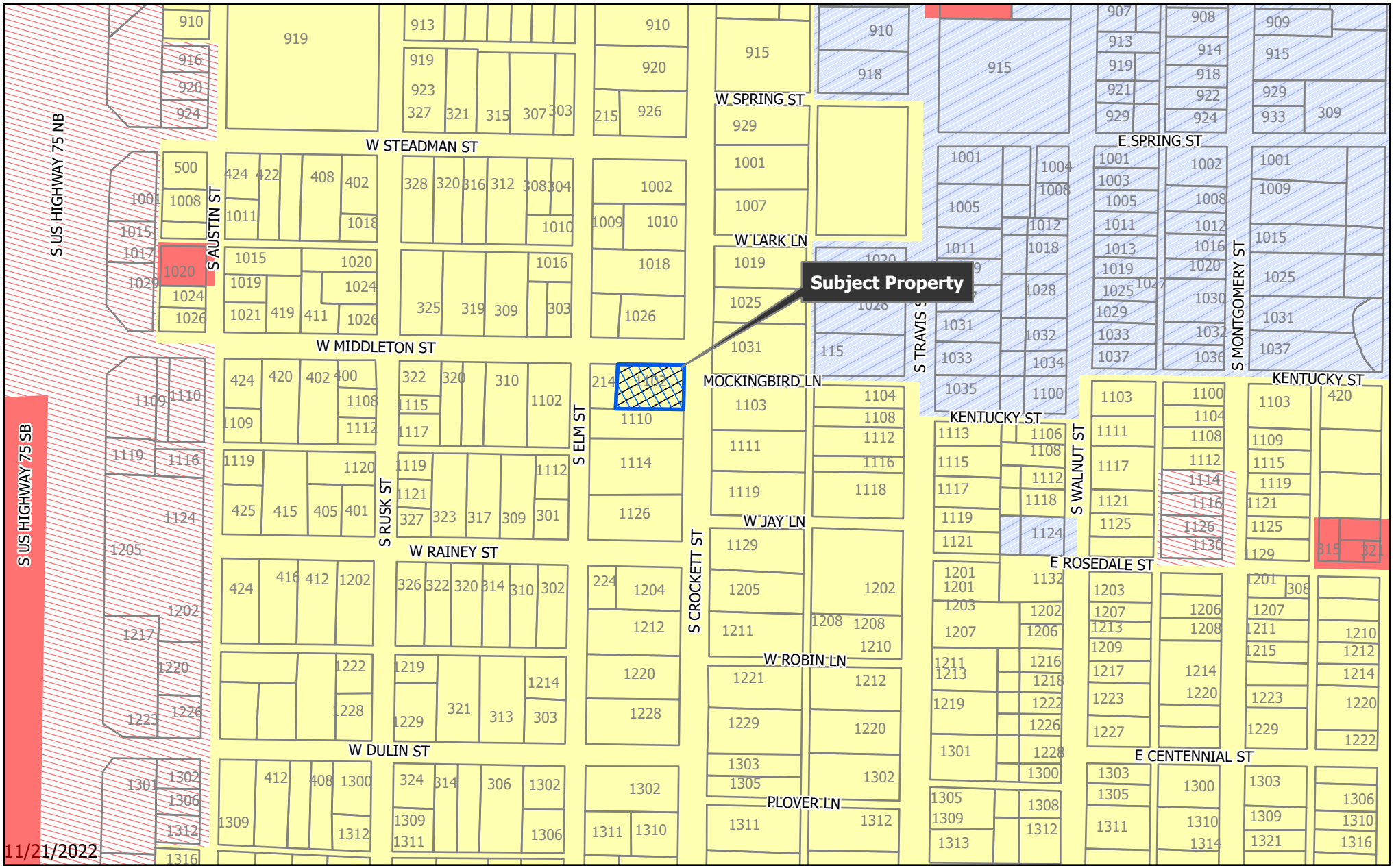
CITY OF SHERMAN

1102 S Crockett St

N
W E
S

Date: 11/21/2022 8:05 AM

Scale: 1:3,600



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- 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 Distgrict
- 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
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

1102 S Crockett St

N W E S

Scale: 1:3,600

Date: 11/21/2022 8:05 AM

1102 S CROCKETT ST

Plyler Family Home Project Narrative
17 November 2022

City of Sherman Planning and Zoning Commission

Dear Commissioners:

On behalf of our clients David and Mignon Plyler, thank you for considering this request for a variance to the zoning ordinance. We're working with the Plylers on a kitchen renovation and addition project, and we're requesting a variance to the required side yard setback.

The Plyler Home, built in 1938, is located at 1102 South Crockett Street at the southwest corner of Crockett and Middleton Streets within the Heritage Row Historical District. Over the years since acquiring the property, the Plylers have implemented several preservation and restoration projects. They've asked us to design a new kitchen addition to replace the small existing kitchen on the north side of the home along the Middleton Street right-of-way. The existing kitchen is set back 11' from the north property line and a total distance from the existing kitchen to the curb of the street, including the setback, is approximately 27'. The front of the house faces Crockett Street, and although the required front yard setback is only 25', the Plyler home is set back 56' from its front property line. We are asking for your consideration to allow a variance to Exhibit 14A Section 6.3 item No.1 to allow a 6' side yard setback on this generous corner lot in lieu of the required 10' minimum side yard setback on a corner lot adjacent to a side street. As you are aware, section 6.3 of the zoning ordinance already allows for a 6' minimum side yard setback for residences not adjacent to side streets.

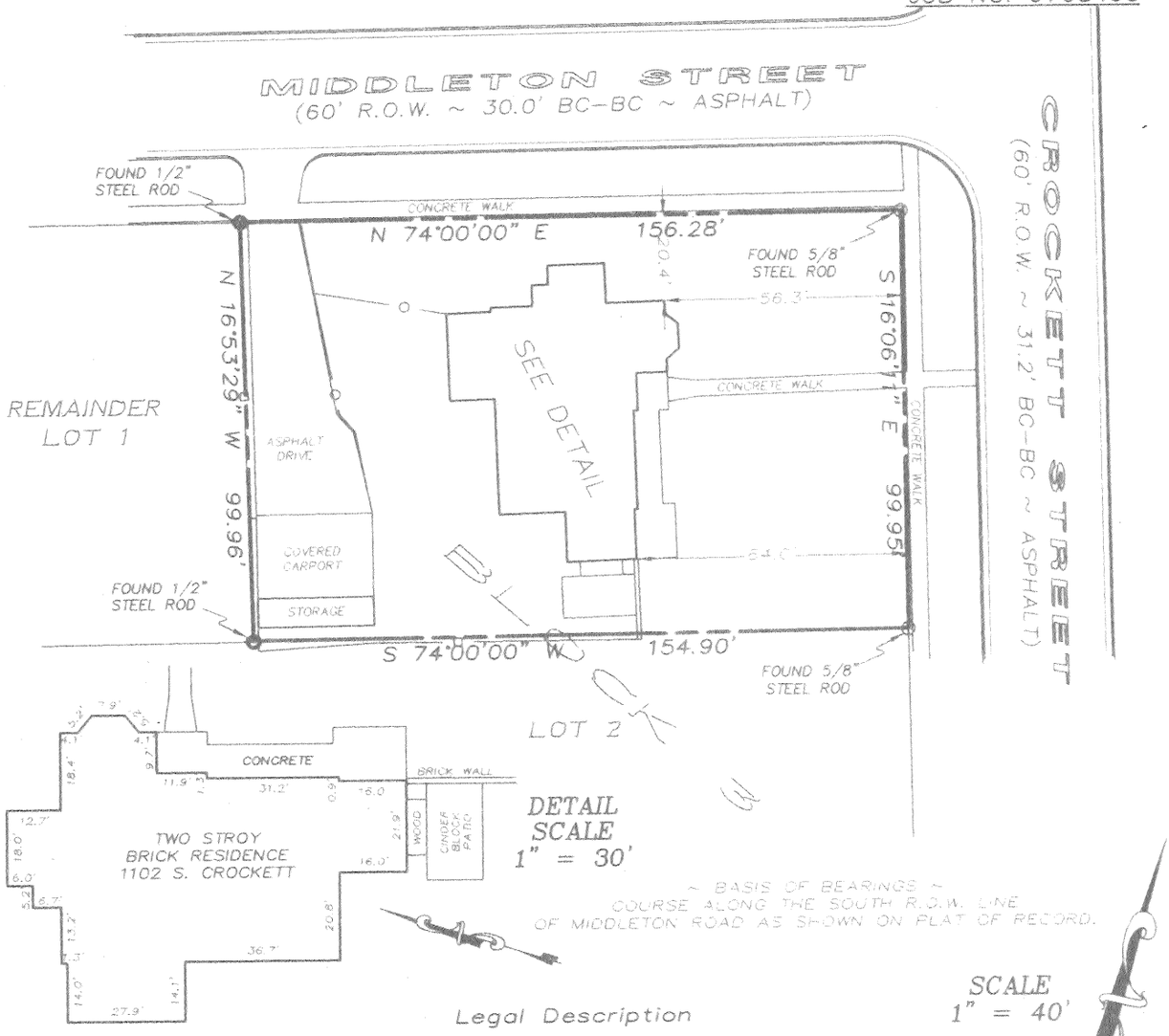
While we and the Plylers are conscientious of the importance of the setback requirements in preserving neighborhood scale and character and satisfying pragmatic and safety requirements for vehicles and pedestrians, because of the generous right-of-way along Middleton Street, along with the 54' setback from Crockett Street, we feel comfortable considering and requesting this reduced setback.

We appreciate your attention to this matter, and thank you for the service you provide to the citizens of Sherman.

Sincerely,

Jared Tredway
HD Design Build

JOB NO. 9708495



Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, also being a portion of Lot 1, Block 3, of the B.H. Moore's Heirs Addition, an addition to the City of Sherman, as shown on plat recorded in Volume "O", Page 405, of the District Clerk Records, Grayson County, Texas, and being all of that tract of land conveyed to Lester Carl Kelly ,et ux, by deed recorded in Volume 1323, Page 674, Deed Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 5/8" steel rod found at the intersection of the south right-of-way line Middleton Street (60' R.O.W.) with the west right-of-way line of Crockett Street (60' R.O.W.), being the northeast corner of said Lot 1 and said Kelly tract;

Thence South 16°06'11" East with said west right-of-way line, a distance of 99.95 feet to a 5/8" steel rod found at the southeast corner of said Lot 1 and said Kelly tract;

Thence South 74°00'00" West with the south line of said Lot 1, a distance of 154.90 feet to a 1/2" steel rod found at the southwest corner of said Kelly tract;

Thence North 16°53'29" West a distance of 99.96 feet to a 1/2" steel rod found in the said south right-of-way line, being the northwest corner of said Kelly tract;

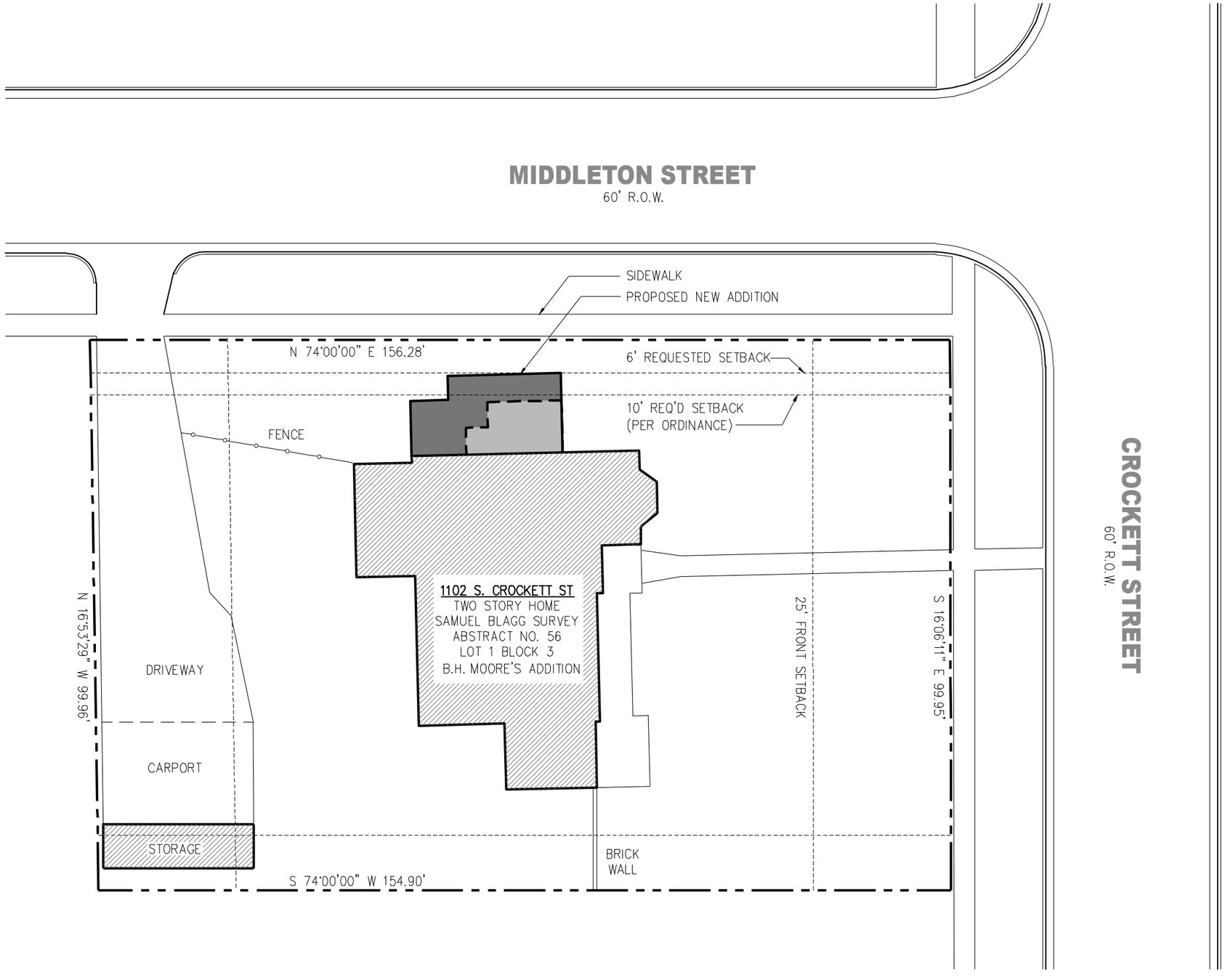
Thence North 74°00'00" East with said south right-of-way line, a distance of 156.28 feet to the Point-of-Beginning and containing 0.357 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that the above survey plat and field notes were prepared from an actual survey made on the ground, and are true, correct and accurate representation of the property described hereinabove.

DOUGLAS W. UNDERWOOD 4709 REGISTERED LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

UNDERWOOD
DRAFTING & SURVEYING
118 WEST CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2151



DESIGN BUILD

PLYLER FAMILY HOME ADDITION

1102 South Crockett Street, Sherman, TX, 75092

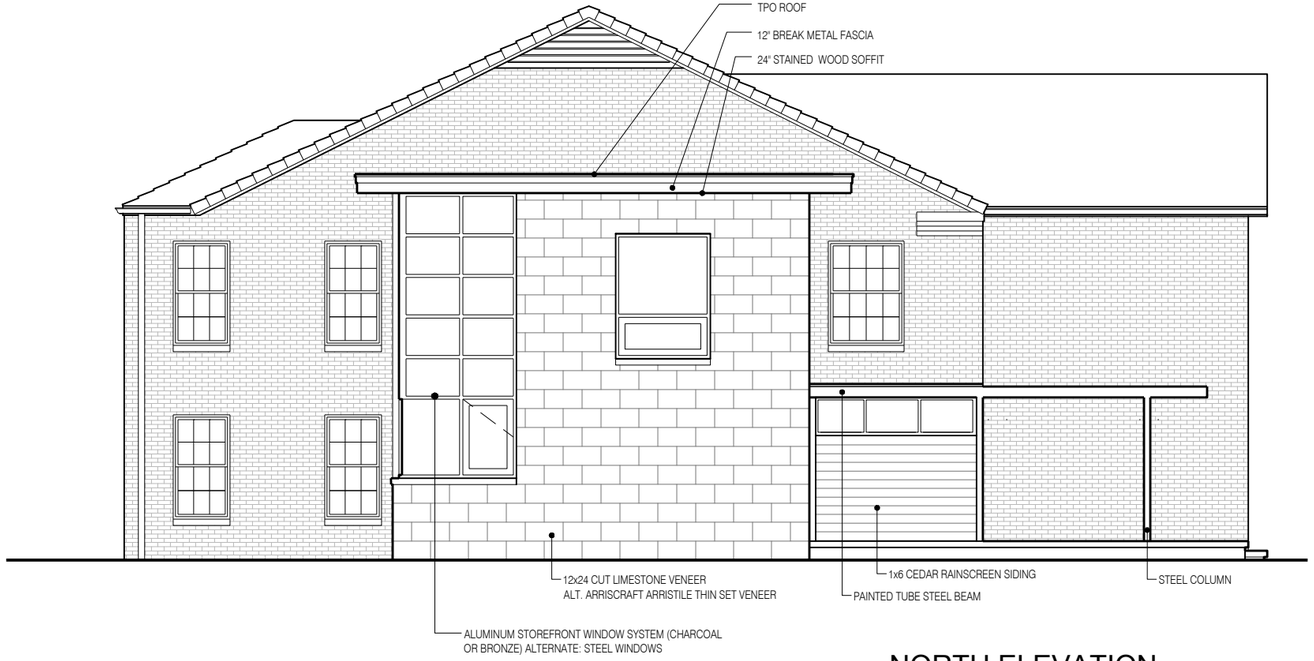
A1.0

SITE PLAN

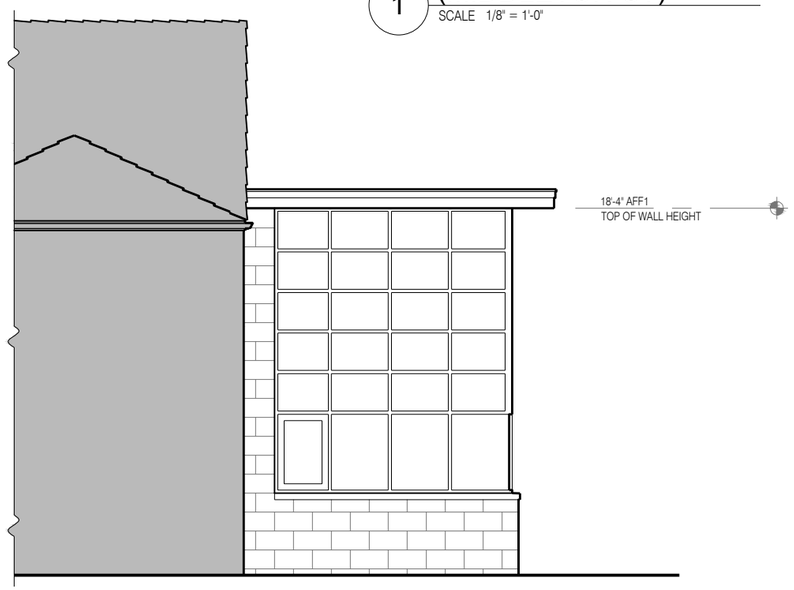
11.15.22

EXISTING KITCHEN

PROPOSED NEW ADDITION



1 NORTH ELEVATION (MIDDLETON ST)
SCALE 1/8" = 1'-0"



2 EAST ELEVATION (CROCKETT ST)
SCALE 1/8" = 1'-0"

HD
DESIGN BUILD

PLYLER FAMILY HOME ADDITION

1102 South Crockett Street, Sherman, TX, 75092

A4.0
ELEVATIONS

11.17.22

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 6, 2022

David and Mignon Plyler
1102 S Crockett St
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

Jared Tredway
HD Design
118 W Chestnut St
Denison, TX 75021

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 8, Subsection (6.3)(1) to allow a 6' side yard setback for a kitchen addition to the existing structure in an R-1 (One-Family Residential) District located at 1102 South Crockett Street has been scheduled to be heard by the Board of Adjustment on Tuesday, December 13, 2022, 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. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
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. Replatting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*

7. Wastewater main must be extended in accordance with City criteria to serve proposed Lot for any new required taps. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. 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. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

It is the policy of the Planning and Zoning Commission and Board of Adjustment 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
Acting 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
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney