Development Services
Planning and Zoning
Building Inspection
Telephone (903)892-7229
FAX (903)892-7274

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 16, 2021 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR OCTOBER 19, 2021, PLANNING AND ZONING COMMISSION MEETING.**

3. ANNOUNCEMENTS

4. **APPOINT BOARD OF ADJUSTMENTS**

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 10, 11, 13, 16, 17, 19, 20, 23, 24, 25 & 27)**

7. **111 ARCHER DRIVE (RECEIVED AN EMAIL FROM LISA SMITH, 11/9/2021, 1:01 p.m. WITHDRAWING THE REQUEST)**
The request of Owner's Manual for Life (Owner), Nexius Solutions, Inc. (Applicant), C.A. Bass (Telecom Management Services), AT&T (Tenant) and Wimberly Surveying Professionals (Surveyor) concerning the property located at 111 Archer Drive, being Lot 3, Block 1 Westwood Village Second Replat part of Block 2, the lease area for the Tower being 0.083 acre tract in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(c), (ii) & (iv) to allow a

130’ tall Telecommunications Tower in lieu of the allowed 50’, a 375’ setback from any residential zone in lieu of the required 400’, a 40’2” setback from the west property line and a 51’5” setback from the north property line in lieu of the required 130’ from any property line in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a 130’ tall Telecommunications Tower for AT&T in a C-1 (Retail Business) District.

8. **2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant), Trisha Mollen (Applicant) and Bo Green, Symonds Flags & Poles, Inc. (Contractor) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130’ tall flag pole in lieu of the allowed 100’ in an M-1 (Light Manufacturing) District.

9. **2005 SOUTH SAM RAYBURN FREEWAY**

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant) and Coree Corbin, Corbin Design Company (Representative) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Paint Booth an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

10. * **1808 NORTH LOCKHART STREET**

The request of The Durham Group, LLC and Katelyn Davis, LLC (Owners) ELD Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 1808 North Lockhart Street, being Lots 57 and 59, Block F, Maxey Addition, as follows:

Planning and Zoning Commission

Replat approval of L.R. Kane Addition, Lots 1 & 2, Block A, Being a Replat of Lots 57 & 59, Block F, Maxey Addition.

11. *** 702 SOUTH MONTGOMERY STREET**

The request of James Garza (Owner), George Odwesso (Developer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 702 South Montgomery Street, being 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, also being all of Lot 1 and part of Lot 3, Block 3, Robert A. King’s Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1 and part of Lot 3, Block 3, R.A. King Addition, being a Replat of Lot 1 and part of Lot 3, Block 3 of the R.A. King Addition

12. **911 OSPREY DRIVE**

The request of Riverside Homebuilders, LTD (Owner), Coleen Gray Turner (Representative) and Terry G. Hawkins (Surveyor) concerning the property at 911 Osprey Drive, being Lot 10, Block A, Quail Run, Phase 1, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16'11" rear setback for a single-family residential dwelling in lieu of the required 25'in an R-1 (One-Family Residential) District.

13. *** 409 WANDA DRIVE**

The request of Mary T. Hendrickson (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 409 Wanda Drive, being 2.185 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary Plat approval of A.J. Hendrickson Addition.

14. *** 901, 903, 917 & 921 EAST HOUSTON STREET AND 910 EAST CHAFFIN STREET (RECEIVED EMAIL FROM GAIL UTTER 11/9/2021, 10:34 a.m. REQUESTING TO MOVE TO DECEMBER MEETING)**

The request of Hope on Houston, Inc, (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 901, 903, 917 and 921 East Houston Street and 910 East Chaffin Street, being 1.695 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Block 19, Chaffin's Addition, as follows:

Planning and Zoning Commission

Replat approval of Hope on Houston Addition, being a Replat of a part of Block 19, Chaffin's 2nd Addition.

15. **921 EAST HOUSTON STREET (RECEIVED EMAIL FROM GAIL UTTER 11/9/2021, 10:34 a.m. REQUESTING TO MOVE TO DECEMBER MEETING)**

The request of Hope on Houston, Inc, (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 921 East Houston Street, being 0.432 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lot 2 of the proposed Hope on Houston Addition, a Replat of a part of Block 19, Chaffin's Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District.

16. *** 310 & 324 WEST U.S. HIGHWAY 82**

The request of Anthony and Lane Aleman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 310 and 324 West U.S. Highway 82, being 1.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Aleman Addition.

17. *** 1225, 1229, 1233 & 1237 NORTH BROUGHTON STREET**

The request of Moran Developments, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1225, 1229, 1233 and 1237 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No.763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Moran on Broughton Addition.

18. **620 & 622 SOUTH FIRST STREET**

The request of M&G Home Builders (Owner) 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:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsections (1) to allow the following lot widths and area in lieu of the required 60' lot width, 6,000 square foot lot area for the proposed Mora's Addition in an R-1 (One-Family Residential) District:

Lot 1 – 40.00' lot width, 4,000 sq. ft. lot area
Lot 2 – 43.00' lot width, 4,300 sq. ft. lot area

Planning and Zoning Commission

B. Preliminary Plat approval of Mora's on First Street Addition.

19. *** 1207 SOUTH FIRST STREET**

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1207 South First Street, being 0.225 acres in the G.B. Pilant Survey, Abstract No. 963 and being the north 70' of Lot 3, Block 4, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition.

20. *** 1304 WEST LAMAR STREET**

The request of the City of Sherman (Owner) concerning the property at 1304 West Lamar Street, being 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Site plan approval for a Warehouse for Parks Maintenance

21. **2139 WEST MOORE STREET**

The request of the Grove Addition Development Joint Venture (Owner) and Joe Gilbert (Applicant) for the property located at 2139 West Moore Street, being Lot 1, Block I, The Grove Addition, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for a period not to exceed nine months in an R-2 (Multi-Family Residential) District.

22. **400 WEST U.S. HIGHWAY 82**

The request of AJH Enterprises, LTD (Owner), Jon David Cross, Cross Engineering Consultants (Civil Engineer/Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 400 West U.S. Highway 82, being 22.109 acres in J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 7, Subsection (13)(d)(4) and Section 6.13.1, Subsection (5) to allow the trash compactor on the west side to have a 15' setback in lieu of the required 70' in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

B. Zone change and site plan approval for The Heights on Hickory Street under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

23. *** 708 SOUTH MONTGOMERY STREET**

The request of Rivera & Cintron, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 708 South Montgomery Street, being 0.241 acres in the Samuel Blagg Survey, Abstract No. 56, also being the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition, as follows:

Planning and Zoning Commission

Replat approval of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition.

24. *** 2112 SOUTH TRAVIS STREET**

The request of Wormington RV LLC (Owner) HP Investments (Developer) and Chaney Engineering, Inc. (Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Street Dollar General Addition.

25. *** 6000 BLOCK NORTH U.S. HIGHWAY 75**

The request of One Ganesha LTD (Owner) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) concerning the property in the 6000 block of U.S. Highway 75, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265 and being all of Lot 1, Block A, Dr. Swamy Addition,, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Reddy Addition.

26. **1106 BEACH BOULEVARD**

The request of Terra Perpetua LLC (Owners) and Mario Sinacola, Inc., Mark Novak (Representative/Contractor) concerning the property located at 1106 Beach Boulevard, being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8,

Subsection (4) to allow a concrete batch plant for The Bel Air Village Planned Development for a period not to exceed six months.

27. * **400 BLOCK LAUREL CREEK DRIVE**

The request of Mitchell Enterprises, LTD (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 400 block of Laurel Creek Drive, being 9.620 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Laurel Creek Addition, Section Four.

28. **1103 SOUTH FM 1417 (HERITAGE PARKWAY)**

The request of Sapphire Group, LLC (Owner), Casey Hibbs, Bluestone Partners (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1103 South FM 1417 (Heritage Parkway), being Lot 1, Heritage Court Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.13.2, Subsection (5)(b) to allow 32' tall buildings to be setback 25' from the east property line in lieu of the required 64' (twice the height of the highest point on the building) in an R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.
B. Exception and variance under Ordinance No. 2280, Section 6.13.2 Subsection (7)(c)(iv) to allow a 6' fence on the property line in lieu of the permitted 4', within twenty-five (25) feet of a front street right of way in an R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Planning and Zoning Commission

C. Site plan approval for Heritage Court Multi-Family Development.

29. **3800 BLOCK WEST HOUSTON STREET**

The request of F. George Nieberg, M.D. (Owner), Vilbig & Associates, PLLC (Civil Engineer/Representative), Kingdom Road Equities, LLC (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 3800 block of West Houston Street, being 87.711 acres in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 119 , as follows:

Planning and Zoning Commission

A. Preliminary Plat approval for Hidden Meadows Addition
B. Zone change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District; **Tract 1 -** being 7.475 acres in the Fielding Bacon Survey, Abstract No. 119 and **Tract 2 -** being 3.513 acres in the Fielding Bacon Survey, Abstract No. 119

30. **2100 EAST LAMAR STREET**

The request of Gary L. Matthews (Owner), Wyldewood Homes (Prospective Buyer), Tim Pike (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property at 2100 East Lamar Street, being 12.995 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

31. **3100-3500 BLOCKS DRIPPING SPRINGS ROAD**

The request of Barton Capital, LTD and James and Laura Frame (Owners), S2 Land Development (Developer), Strand (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the property in the 3100-3500 blocks of Dripping Springs Road, being 44.044 acres in Eustacio Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract No. 503 and being all of Lots 15, Block B and Lot 16, Block C, Sweetwater Springs Subdivision, and being a part of Block 7 of A Replat of A Part of Block No. 5 and all of Block Numbers 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 26, 27, 28, 29, and 30 of Hilltop Estates, including a part of Blocks 1 and 3 and all of Blocks 2 and 4 of that replatted portion of said Block 7 known as Phase 1, Hilltop 2 Estates Addition, also including all of that portion of said Block 7 known as Midway Estates Phase 2, and 5.21 acres lying within the limits of the dedicated streets (Hilltop Drive, Bryan Lane, Marion Lane, Harriet Drive and Carter Court, as follows:

Planning and Zoning Commission

A. Replat approval of Sweetwater Springs, Phase 2, a Replat of Lot 15, Block B, Lot 16, Block C, Sweetwater Springs Subdivision, Block 7, Hilltop Estates, Lots 6-9, Block 1, Lots 2-5, Block 6, Midway Estates Addition, Lots 2-9, Block 1, Lots 2-9, Block 3, Lot 1, Block 2 and Lot 1, Block 4, Hilltop 2 Estates, Phase 1
B. Zone change approval under Ordinance No. 2280, Section 12 from an M-H (Manufactured Housing) District to an R-1 (One-Family Residential) District; Being 13.150 acres in the in Eustacio Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract No. 503, and being a part of Block 7 of a Replat of a Part of Block No. 5 and all of Block Numbers 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 26, 27, 28, 29, and 30 of Hilltop Estates including a part of Blocks 1 and 3 and all of Blocks 2 and 4 of that replatted portion of said Block 7 known as Phase 1, Hilltop 2 Estates Addition also including all of that portion of said Block 7 known as Midway Estates Phase 2 and including 2.81 acres lying within the limits of the dedicated streets (Bryan Lane, Marion Lane, Harriet Drive and Carter Court.
C. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow (235) patio homes in an R-1 (One-Family Residential) District. Being Lots 15-28, Block B, Lots 16-40, Block C, Lots 1-18, Block D, Lots 1-18, Block E, Lots 1-18, Block F, Lots 1-9, Block G, Lots 1-58, Block H, Lots 1-9, Block J and Lots 1-66, Block K of the proposed Replat of Sweetwater Springs, Phase 2, a Replat of Lot 15, Block B, Lot 16, Block C, Sweetwater Springs Subdivision, Block 7, Hilltop Estates, Lots 6-9, Block 1, Lots 2-5, Block 6, Midway Estates Addition, Lots 2-9, Block 1, Lots 2-9, Block 3, Lot 1, Block 2 and Lot 1, Block 4, Hilltop 2 Estates, Phase 1

32. **ADJOURNMENT**

33. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

An unscheduled closed executive session may be held if the discussion of any of the above agenda items 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 Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on November 11, 2021 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of November, 2021
City of Sherman, Texas

_____

Patsy Reeves,
Development Services Coordinator

Sherman
CLASSIC TOWN, BROAD HORIZON.

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

Meeting Date: 11/16/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR OCTOBER 19, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

October 19, 2021 Draft Minutes

STATE OF TEXAS §

October 19, 2021

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on October 19, 2021.

MEMBERS PRESENT:	CHAIRMAN MAHONE VICE CHAIRMAN DOWNTAIN (VIRTUAL) COMMISSION MEMBERS: SIMS, DAVIS, MANLEY, WHITAKER AND BLAGG
ALTERNATE:	NONE
MEMBERS ABSENT:	NONE
STAFF PRESENT:	ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, PATSY REEVES, DEVELOPMENT SERVICES COORDINATOR, KERRI TURNER, DEVELOPMENT SERVICES ADMINISTRATIVE ASSISTANT AND WAYNE LEE, DIRECTOR OF ENGINEERING.
CITY ATTORNEY:	REBECCA BRADLEY

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the September 21, 2021 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS

Commission Member Davis recommended that the board reorder the agenda by moving agenda items 10, 11, 12, 16, 17, 19, 24 and 26 to the top of the Agenda based on other items requiring more discussion. Moving these items would allow the attendees in the audience associated with agenda Items 10, 11, 12, 16, 17, 19, 24 and 26 to be able to leave before the board addressed the larger agenda items that would require more in-depth discussion.
Rebecca Bradley, City Attorney, confirmed that it was acceptable to reorder the agenda.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS

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

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA (ITEMS 13, 14, 15, 18, 21, 23, 28 & 29)

CONSENT AGENDA

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

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – KAISER ALUMINUM ADDITION, LOT 4318 S. U.S. HWY 75 (KAISER ALUMINUM FABRICATED PRODUCTS, LLC)

THE REQUEST OF KAISER ALUMINUM FABRICATED PRODUCTS, LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 4318 SOUTH U.S. HIGHWAY 75, BEING 6.859 ACRES IN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF KAISER ALUMINUM ADDITION, LOT 1.

The property is located at 4318 South U.S. Highway 75, the northwest corner of the Highway 75 access road and Dorset Drive; Kaiser Aluminum was the former tenant. The property is located in the Blalock Industrial Park. An exception and site plan approval for ABC Supply was granted to allow outdoor storage in the front and rear of the building subject to the site plan as presented in lieu of the required rear ½ of the property and shall not be placed on that half of the property adjacent to an existing street (Dorset Drive) in the Blalock Industrial Park at the July 19, 2021 City Council Meeting.

The owners would like to plat the property into one lot as a requirement of the site plan approval. 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

SITE PLAN – REMODEL OF FORMER FIRST UNITED BANK AND TRUST 5000 TEXOMA PKWY. (MIDWAY TEXOMA, LLC)

THE REQUEST OF MIDWAY TEXOMA, LLC (OWNER), CURT SIMMONS (GENERAL CONTRACTOR) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5000 TEXOMA PARKWAY, BEING 1.05 ACRES IN THE DANIEL SHELP SURVEY, ABSTRACT NO. 1097 AND BEING OUT OF AND PART OF BLOCK 3, MIDWAY MALL ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN EXTERIOR REMODEL OF THE FORMER FIRST UNITED BANK AND TRUST FOR PERSONAL STORAGE.
The property is located at 5000 Texoma Parkway, the northwest corner of Texoma Parkway and Fallon Drive, formerly First United Bank and Trust. The property is zoned a C-2 (General Commercial) District.

The owner would like to enclose the former drive-thru lanes with walls framed of steel construction, covered with sheet metal to include four overhead doors and a single pedestrian door to be used for personal storage. 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 – TEXOMA COMMUNITY CENTER ADDITION 2310 N. TRAVIS ST. (TEXOMA COMMUNITY CENTER)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF TEXOMA COMMUNITY CENTER (OWNER), TORI DYESS (APPLICANT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2310 NORTH TRAVIS STREET, BEING 0.485 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF TEXOMA COMMUNITY CENTER ADDITION

The property is located at 2310 North Travis Street between Lamberth Road and Pelton Street. The property is zoned a C-1 (Retail Business) District. 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 – SWEETWATER SPRINGS, PHASE 2 3100-3500 BLKS OF DRIPPING SPRINGS RD. (BARTON CAPITAL, LTD AND JAMES AND LAURA FRAME)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF BARTON CAPITAL, LTD AND JAMES AND LAURA FRAME (OWNERS), S2 LAND DEVELOPMENT (DEVELOPER), STRAND (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY IN THE 3100-3500 BLOCKS OF DRIPPING SPRINGS ROAD, BEING 44.17 ACRES IN THE EUSTACIO CANTON SURVEY, ABSTRACT NO. 221 AND THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503 AND BEING A PART OF BLOCK 7 OF A REPLAT OF A PART OF BLOCK 5 AND ALL OF BLOCKS 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 26, 27, 28, 29 AND 30 OF HILLTOP ESTATES INCLUDING A PART OF BLOCKS 1 AND 3 AND ALL OF BLOCKS 2 AND 4 OF THAT REPLATTED PORTION OF BLOCK 7, KNOWN AS PHASE 1, HILLTOP 2 ESTATES, ALSO INCLUDING ALL THAT PORTION OF BLOCK 7, KNOWN AS MIDWAY ESTATES ADDITION, PHASE 2 AND ALL OF LOT 15, BLOCK

B AND LOT 16, BLOCK C, SWEETWATER SPRINGS SUBDIVISION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF SWEETWATER SPRINGS, PHASE 2.

The property is located in the 3100-3500 blocks of Dripping Springs Road south of the existing Sweetwater Springs Subdivision. The property is zoned an R-1 (One-Family Residential) District and M-H (Manufactured Housing) District.

The owner would like to Plat the property into 236 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 – CONSENT AGENDA ITEM

PRELIMINARY PLAT – LADD ESTATES II IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ) 600-700 BLKS MERRIMAN PKWY. (ROBERT LADD HOLTON)

THE REQUEST OF ROBERT LADD HOLTON (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 600-700 BLOCKS MERRIMAN PARKWAY, BEING 12.371 ACRES IN THE BAILEY WINIFRED SURVEY, ABSTRACT NO. 66, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF LADD ESTATES II IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located in the 600-700 blocks of Merriman Parkway in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

The owner would like to plat the property into nine (9) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – CONSENT AGENDA ITEM

PRELIMINARY PLAT – SOUTH HILLTOP ESTATES IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ) 1101 STARK LN. (BILLY DWAIN ROBERTS, JR. AND ANA MARIA ROBERTS)

THE REQUEST OF BILLY DWAIN ROBERTS, JR. AND ANA MARIA ROBERTS (OWNERS), HOWARD THORNTON (DEVELOPER), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) AND MCMANUS & JOHNSON CONSULTING ENGINEERS (CIVIL ENGINEER) CONCERNING THE PROPERTY AT 1101 STARK LANE, BEING 34.211 ACRES IN THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733 AND THE H.H. TUCKER SURVEY, ABSTRACT NO. 1217, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF SOUTH HILLTOP ESTATES IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).

The property is located at 1101 Stark Lane in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

The owner would like to plat the property into twenty-six (26) lots. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – KENNEDY ESTATES 200-500 BLKS OF SWAN RIDGE DR. (1417 LAND HOLDINGS, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF 1417 LAND HOLDINGS, LLC (OWNER) AND DIETZ ENGINEERING (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY IN THE 200-500 BLOCKS OF SWAN RIDGE DRIVE, BEING 33.123 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF KENNEDY ESTATES.

The property is located in the 200-500 blocks of Swan Ridge Drive between West Houston Street and Hummingbird Drive. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to plat the property into ninety-nine (99) 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 – LANDMARK ADDITION 1712 N. FM 1417 (HERITAGE PKWY.) (RAHIM AYUSH LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF RAHIM AYUSH LLC (OWNER), VAQUERO HERITAGE PKWY PARTNERS, LP (DEVELOPER), TRIANGLE ENGINEERING LLC (CIVIL ENGINEER) AND JPH LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 1712 NORTH FM 1417 (HERITAGE PARKWAY), BEING PART OF LOT 1, BLOCK 1, LANDMARK ADDITION, CONTAINING 1.462 ACRES, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LANDMARK ADDITION, LOTS 1R & 4, BLOCK 1, A REPLAT OF LANDMARK ADDITION, REPLAT OF LOT 2, BLOCK 1, BEACON HILL ADDITION, SECTION 1.

The property is located at 1712 North FM 1417 (Heritage Parkway); the southwest corner of FM 1417 (Heritage Parkway) and West Taylor Street. The property is zoned a C-1 (Retail Business) District and located in the O-1.1 (FM 1417) Overlay District.

The owner would like to Replat 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.

SPECIFIC USE PERMIT AND SITE PLAN

SPECIFIC USE PERMIT AND SITE PLAN – ALLOW DUPLEX IN R-1 DISTRICT 214 E. COLLEGE ST. (MPY HOMES, LLC)

THE REQUEST OF MPY HOMES, LLC (OWNER), ANIL PESARAMELLI (REPRESENTATIVE), CHARLIE SHEARER, SHEARER DESIGN & ASSOCIATES (DESIGNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 214 EAST COLLEGE STREET, BEING 0.239 ACRES IN THE J.B. MCANAIR 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 TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Charlie Shearer, Shearer Design & Associates, 415 W. Main St., Denison, TX
Mr. Shearer appeared to represent the request and answer any questions. The property is located at 214 East College Street between Walnut and Montgomery Streets. The property is zoned an R-1 (One-Family Residential) District.

Mr. Shearer explained, "We had pulled this item off the agenda a month or two ago. During the planning process we discovered we needed an easement. We are coming back tonight with a different plan. The owner would like to construct a Two-Family Dwelling (Duplex) on the property. The dwelling will be approximately 2,878 square feet (1,439 square feet per unit), three bedrooms with one-car garage. Three parking spaces will be provided per unit."

Chairman Mahone asked if the lot was 80' wide. Mr. Shearer said it was.

Chairman Mahone asked Mr. Shearer if he was aware of parking requirement and Mr. Shearer confirmed that he was.

Chairman Mahone stated, "It looks like it is adjacent to R-2 (Multi-Family residential) already."

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

Mr. Shearer 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 and site plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a

Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District at 214 East College Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

EXCEPTION – LOT WIDTH

REPLAT – J.P. LOVING'S ADDITION, LOT 5R, BEING A REPLAT OF LOTS 4 & 5
329 W. CHERRY ST. (TOBAR PROPERTIES LLC)

EXCEPTION AND REPLAT
THE REQUEST OF TOBAR PROPERTIES LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 329 WEST CHERRY STREET, BEING 0.154 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING A PART OF LOT 4 AND ALL OF LOT 5 OF J.P. LOVING'S ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (1) TO ALLOW A 58.54' WIDE LOT IN LIEU OF THE REQUIRED 60' WIDTH IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF J.P. LOVING'S ADDITION, LOT 5R, BEING A REPLAT OF LOTS 4 & 5, J.P. LOVING'S ADDITION.

Mario Tobar, 635 Preston Meadows Road, Sherman, TX and Chris Noah, Preston Trail Land Surveying, 787 W. FM 996, Pottsboro, TX
Mr. Tobar and Mr. Noah appeared to represent the request and answer any questions. The property is located at 329 West Cherry Street, the northeast corner of Rusk and Cherry Streets. The property is zoned an R-2 (Multi-Family Residential) District.

Mr. Tobar explained, "I would like to Replat the property into a 58.54' lot for residential development."

Chairman Mahone asked, "Are you going to build a single family home?"

Mr. Tobar replied, "no, a duplex."

Mr. Rae replied, "The minimum for a duplex is 60'. As of just recently, we have not granted exceptions for duplexes smaller than 60'."

Commission Member Manley said, "It's mostly surrounded by R-2 (Multi-Family Residential) and it looks like they are lot smaller than 58.5'. I don't know if they are all duplexes."

Mr. Rae asked, "Are you aware that the setback on Rusk Street would be 10' not 6'?

Mr. Noah replied, "Yes, we are dedicating utilities along Rusk also."

Mr. Rae asked Mr. Tobar, "Do you know how you are going to be doing the drive-ways? I was not aware this was going to be a duplex. Do you have a site plan of what you are wanting to do?"

Mr. Tobar replied, "We do not have a site plan right now. There is an alley in the back. We can build parking in the back."

Mr. Rae confirmed, "The alley would have to be paved if you utilize the alley."

Commission Member Davis said, "How big are the duplexes you are planning?"

Mr. Tobar replied, "It will be two 2 bedroom."

Chairman Mahone asked, "That will require 4 off-street parking places. Do you think you have room for that?"

Mr. Tobar replied, "I think I can fit that. It's 58' wide. I would need 36'."

Mr. Lee stated, "The Staff Review Letter says one single drive-way off of Cherry because it is so close to the intersection. It would have to be on the far side of the lot."

Mr. Noah stated, "If the drive-way were off Rusk, it would be further away from the intersection."

Mr. Lee agreed, "right, you could have a secondary drive-way off of Rusk, or off the alley if it gets improved."

Mr. Tobar said he understood.

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

Mr. Tobar and Mr. Noah both 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 exception or replat.

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Manley to approve the exception under Ordinance No. 2280, Section 6.4, Subsection (1) to allow a 58.54' wide lot in lieu of the required 60' width in an R-2 (Multi-Family Residential)

District at 329 West Cherry Street. Second by Commission Member Davis.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Downtain to approve the Replat approval of J.P. Loving's Addition, Lot 5R, being a Replat of Lots 4 & 5, J.P. Loving's Addition at 329 West Cherry Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

ZONE CHANGE AND SITE PLAN APPROVAL – M-2 TO R-1 6350 THERESA DR. (W. SCOTT WEISMANN III)

ZONE CHANGE AND SITE PLAN APPROVAL
THE REQUEST OF W. SCOTT WEISMANN III (OWNER), MICHAEL UFER (APPLICANT) AND SARTIN & ASSOCIATES SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6350 THERESA DRIVE, BEING 8.42 ACRES IN THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-2 (HEAVY MANUFACTURING) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Michael Ufer, 6538 La Manga Drive, Dallas, TX and Scott Weismann, 6422 La Manga Drive, Dallas, TX
Mr. Ufer appeared to represent the request and answer any questions. The property is located at 6350 Theresa Drive; the southwest corner of FM 691 and Theresa Drive. The property is zoned an M-2 (Heavy Manufacturing) District and located in the O-1.3 (FM 691) Overlay District.

Mr. Ufer explained, "The owner would like to construct a 1,300 square foot main cabin with four 420 square foot attached cabins attached by a breezeway and a 1,000 square foot garage. Six parking spaces will be provided. The family would like a single family dwelling to be used as a retreat away from the city. The owner has indicated to staff that the property would only be used by his family and extended family and that the property would not be used for short-term rental."

Chairman Mahone asked Mr. Rae, "Is the city okay with this being a single family home?"

Mr. Rae replied, "yes."

Chairman Mahone asked, "It's got one central corridor and shaped like an H and there are 4 bedrooms? Do they each have their own kitchenette?"

Mr. Ufer replied, "They are bedrooms that have a bathroom."

Commission Member Davis asked, "What does the main house compose of? Does it have a bedroom?"

Mr. Ufer replied, "It does not. It is a living area, a dining area and kitchen with an outdoor screened porch."

Commission Member Davis asked Mr. Rae if this property, being a short term rental, makes a difference.

Mr. Rae replied, "yes. We spoke to them in our predevelopment meeting and mentioned that if they did want to lease it out or rent it out for short term that they would need to do an R-2 (Multi-family Residential) zoning or commercial zoning. They said that was not their plan. I told them if that did change in the future or if the property changed hands, the only way a Certificate of Occupancy would be issued would be if it was rezoned to a commercial property."

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

Mr. Ufer 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 change or site plan approval.

ACTION TAKEN.
Motion by Commission Member Davis to approve the zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District at 6350 Theresa Drive subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

SUP AND SITE PLAN APPROVAL - AUTOMOBILE REPAIR, OIL AND LUBE, TIRE SALES AND SERVICE 1504 W. HOUSTON ST. (WILLOW BEND HOLDINGS, LLC)

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL
THE REQUEST OF WILLOW BEND HOLDINGS, LLC (OWNER), GAREB JOSEPH TAHIR (APPLICANT) AND HELVEY AND ASSOCIATES SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1504 WEST HOUSTON STREET, BEING LOT 1A OF THE REPLAT OF LOT 1, BLOCK 1, OASIS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN AUTOMOBILE REPAIR, OIL AND LUBE, TIRE SALES AND SERVICE CENTER IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

Gareb Joseph Tahir, 6724 Montissa Drive, Plano, TX
Mr. Tahir appeared to represent the request and answer any questions. The property is located at 1504 West Houston Street; the southwest corner of Houston Street and Tolbert Avenue. The property is zoned a C-2 (General Commercial) District.

Mr. Tahir explained, "We would like to open an Automobile Repair, Oil and Lube, Tire Sales and Service Facility at this location. We were under the impression this was what we were purchasing. We found out they weren't allowed to sell tires, but the place had tires and tire machines. I won't say we were misled, but we should have done more research. We found we needed a special permit for tires. We want to do light mechanic work as well. No heavy duty engines, transmissions, semi-trucks or anything of that nature."

Chairman Mahone asked, "Do you have experience with this? Do you have other business like this?"

Mr. Tahir replied, "yes, we have one in town, First Choice off of Texoma Parkway."

Commission Member Davis said, "Where are you going to store your tires?"

Mr. Tahir replied, "There is a huge rack on the inside. There are plenty of tires there already. We would like to keep them in the basement as well."

Commission Member Davis asked if they would be storing tires outside and Mr. Tahir said they would not.

Mr. Tahir stated, "We have ample parking. It's all concrete. There is plenty of room for cars to move in and out. We will not be doing heavy mechanic work so most cars dropped off will be picked up the same day. The only exception is if a customer chose to leave a car overnight. There will be no cars torn apart in the parking lot."

Chairman Mahone asked if they were aware that the property is in the floodplain.

Mr. Tahir replied, "yes sir, we have an elevation certificate. The guy said they actually changed it from what it was previously to a lesser floodplain because it is higher. I am not sure, but I saved a lot of money on insurance."

Chairman Mahone asked, "Does the city have any comments about that?"

Mr. Lee asked Mr. Tahir, "Who told you about the floodplain?"

Mr. Tahir replied, "It was a company we hired. They went out there and did the elevation and we did get a certificate for that property."

Mr. Lee stated, "There are new flood maps that are to be published by the end of the month and the entire property will be in the flood zone. That certificate won't be valid. That certificate is based on the current flood map. Once that flood map is updated, that certificate will be void."

Mr. Tahir asked, "What date was that?"

Mr. Lee replied, "They are expected to be published any day."

Mr. Rae asked, "Are you aware of the sign in the Staff Review Letter? The pole sign is in the right-of-way and needs to be removed."

Mr. Tahir asked, "The one that is out front?"

Mr. Rae replied, "yes, it is in the TxDOT right-of-way."

Mr. Mahone asked, "What is your plan for the sign?"

Mr. Tahir replied, "We will remove it. The building is big so that will be enough to put a sign on that."

Chairman Mahone asked, "It looks like one of the building signs has gotten the face taken off, are you guys going to put new signs up with your own name on it?"

Mr. Rae replied, "You will need a permit for any signs on the building."

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

Mr. Tahir 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 Manley to approve the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automobile Repair, Oil and Lube, Tire Sales and Service Center in a C-2 (General Commercial) District at 1504 West Houston Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

EXCEPTION, SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF OWNER'S MANUAL FOR LIFE (OWNER), NEXIUS SOLUTIONS, INC. (APPLICANT), C.A. BASS (TELECOM MANAGEMENT SERVICES), AT&T (TENANT) AND WIMBERLY SURVEYING PROFESSIONALS (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 111 ARCHER DRIVE, BEING LOT 3, BLOCK 1 WESTWOOD VILLAGE SECOND REPLAT PART BLOCK 2, THE LEASE AREA FOR THE TOWER BEING 0.083 ACRE TRACT IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (15)(C)(C), (II) & (IV) TO ALLOW A 130' TELECOMMUNICATION TOWER IN LIEU OF THE ALLOWED 50'; 375' FROM ANY RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 400'; 40'2" FROM WEST PROPERTY LINE AND 51'5" FROM NORTH PROPERTY LINE IN LIEU OF THE REQUIRED 130' FROM ANY PROPERTY LINE IN A C-1 (RETAIL BUSINESS) DISTRICT.
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A 130' TELECOMMUNICATIONS TOWER FOR AT&T IN A C-1 (RETAIL BUSINESS) DISTRICT.

EXCEPTION – HEIGHT AND SETBACK SUP AND SITE PLAN – 130' TELECOM-MUNICATION TOWER 111 ARCHER DRIVE (OWNER'S MANUAL FOR LIFE)

(TABLED)

Lisa Smith, C.A. Bass, 21181 Kristen Dr. Chandler, TX
Ms. Smith appeared to represent the request and answer any questions. The property is located at 111 Archer Drive, the northeast corner of West Houston Street and Archer Drive. The property is zoned a C-1 (Retail Business) District.

Ms. Smith explained, "AT&T would like to erect a 130' Telecommunications Tower at this location. They did a first responders study and found there were a lot of dropped calls and no service in the area of the hospital. It's about 5 blocks away from this location. They looked at other locations to collocate on and the closest tower is 1.4 miles. They are looking within a half mile radius. There are not

towers to collocate on in that area. The 130' would get them high enough to provide enough coverage in the area to avoid additional towers being needed."

Commission Member Davis asked, "Your just trying cover a 5 block spotty area?"

Ms. Smith replied, "It's about a half a mile radius. There is a hospital that is about 5 blocks away that we have had a first responder study done and that said they were having up to 25% dropped calls. There is a map there that shows the area and the loss of service in the area of Archer Street and this tower would fill in that gap."

Commission Member Davis asked, "Who owns this tower?"

Ms. Smith replied, "It will be AT&T owned."

Chairman Mahone asked, "Will you be leasing the spot that it is on?"

Ms. Smith replied, "yes."

Commission Member Davis stated, "That is a big tower as you are coming into Sherman looking down. Is it just going to be standard?"

Ms. Smith replied, "We would like to go with just a regular monopole."

Commission Member Davis stated, "You've been out there, you're coming into our town, it's a big hill and all you're going to get to see is this pole. The whole way as you're coming down."

Commission Member Davis asked what standard tower height in Sherman is.

Mr. Rae replied, "The height depends on the zoning and what we allow for height. The setbacks depend on the height of the tower. Our M (Manufacturing) District allows for 100' tall towers."

Commission Member Downtain asked, "Is the height of the tower really required for the first responders that you are referring to or does that just give AT&T more coverage area? What kind of radius does that 130' tower service?"

Ms. Smith replied, "I don't know the exact coverage that it would provide, it is just the higher the tower, the more coverage there would be. When you are down at the 50' level, your signal is going to bounce off buildings and bushes and is going to be blocked, so the higher we can get, the better the services will be in the area."

Commission Member Downtain stated, "A big part of this presentation leaned toward the emergency services. I would like to know specifically if a tower within the 50' compliance would service the hospital and emergency service."

Ms. Smith replied, "I do know that. AT&T has said they need at least 100'. The 130' would be ideal."

Commission Member Davis, "But we don't know if that is for AT&T benefit or truly for first responders."

Ms. Smith replied, "RF (Radio Frequency) has stated that they need the 100'. The RF (Radio Frequency) is the department that determines the coverage area."

Commission Member Manley asked, "Do you know why they chose to put the tower to the far northwest corner of the property as opposed to the center of it?"

Ms. Smith replied, "Most property owners prefer that you not go into the center of their property in case they later decide to do something else with the property. These towers are generally long term."

Commission Member Manley stated, "AT&T does not own the property, the property owner is allowing them to build the tower."

Ms. Smith agreed.

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

Ms. Smith 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 exception, Specific Use Permit or site plan.

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Davis to deny the Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(c), (ii) & (iv) to allow a 130' Telecommunication Tower in lieu of the allowed 50'; 375' from any residential zone in lieu of the required 400'; 40'2" from west property line and 51'5" from north property line in lieu of the required 130' from any property line in a C-1 (Retail Business) District at 111 Archer Drive subject to the Staff Review letter. Second by Commission Member Manley.

VOTING AYE: SIMS, DAVIS, AND MANLEY.
VOTING NAY: MAHONE AND DOWNTAIN
MOTION FAILED

Chairman Mahone stated, "That is 3/2, that motion does not carry and asked if there was another motion."

Ms. Smith requested to table the exception.

Motion by Commission Member Manley to table the Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(c), (ii) & (iv) to allow a 130' Telecommunication Tower in lieu of the allowed 50'; 375' from any residential zone in lieu of the required 400'; 40'2" from west property line and 51'5" from north property line in lieu of the required 130' from any property line in a C-1 (Retail Business) District at 111 Archer Drive subject to the Staff Review letter. Second by Commission Member Sims.

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

THE REQUEST WAS TABLED.

Ms. Smith requested to table the Specific Use Permit and site plan approval.

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Manley to table the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a 130' Telecommunications Tower for AT&T in a C-1 (Retail Business) District at 111 Archer Drive subject to the Staff Review letter. Second by Commission Member Blagg.

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

THE REQUEST WAS TABLED.

EXCEPTION & PRELIMINARY PLAT APPROVAL
THE REQUEST OF MITCHELL ENTERPRISES, LTD (OWNER), VILBIG & ASSOCIATES, PLLC (CIVIL ENGINEER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY IN THE 400 BLOCK OF LAUREL CREEK DRIVE, BEING 9.620 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTIONS (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTHS IN THE PROPOSED LAUREL CREEK ADDITION, SECTION FOUR IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:
LOT 5, BLOCK A – 52.37' LOT WIDTH
LOT 6, BLOCK A – 46.79 LOT WIDTH

EXCEPTION – LOT WIDTH
PRELIMINARY PLAT APPROVAL – LAUREL CREEK ADDITION, SECTION FOUR
400 BLK OF LAUREL CREEK DR.
(MITCHELL ENTERPRISES, LTD)

LOT 7, BLOCK A – 49.21' LOT WIDTH
LOT 8, BLOCK A – 48.00' LOT WIDTH
LOT 9, BLOCK A – 48.00' LOT WIDTH
LOT 17, BLOCK A – 48.59' LOT WIDTH
LOT 18, BLOCK A – 49.67' LOT WIDTH
LOT 19, BLOCK A – 47.96' LOT WIDTH
LOT 20, BLOCK A – 49.41' LOT WIDTH

PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL LAUREL CREEK ADDITION, SECTION FOUR.

David Vilbig, Vilbig & Associates, PLLC, 517 W. Woodard, Denison, TX and Shane Mitchell, Mitchell Development, 1111 W. Sears St., Denison, TX
Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 400 block of Laurel Creek Drive and is zoned an R-1 (One-Family Residential) District.

Mr. Vilbig explained, "We had this approved about 3 years ago and because of complicated drainage issues the Preliminary Plat had expired. We have gotten a preliminary FEMA approval for a CLOMR (Conditional Letter of Map Revision). We are Topographic Surveying it right now so we can get the final FEMA floodplain determined. We would like to Plat the property into 24 lots for residential development. We are also requesting exceptions to allow nine lots to be less than 60' wide. They are in a cul-de-sac."

Nila Patel 2605 Hidden Valley Trail, Sherman, TX 75090 and Jerome Badeys, 2607 Hidden Valley Trail, Sherman, TX
Ms. Patel and Mr. Badeys live behind this property and had questions about drainage, the easement and quality of the new homes.

Ms. Patel stated, "We are there based on quality of life in Sherman. We have not had any houses there. We were in a flood zone and are no longer in a flood zone unless you say differently."

Mr. Lee responded, "That is not changing there."

Mr. Mitchell replied, "We are improving. We are actually a foot lower than the requirements."

Ms. Patel asked if there was going to be any fencing or privacy between the new homes and the homes already there. She stated her concerns with the quality of the new homes and what the future holds for the new homes.

Chairman Mahone asked if the new homes were uphill or downhill from Ms. Patel and Mr. Badeys. Mr. Badeys said the new homes were uphill.

Mr. Badeys asked if the new homes would be reflecting the current Laurel Creek Addition construction and layout standards.

Mr. Vilbig responded, "There will be a fence 20' off that line because there is a drainage easement."

Mr. Mitchell responded, "as far as the houses, we are looking for a similar look into the existing Laurel Creek. These will not be $30,000.00 lots, they will be more in the $75,000.00 range to cover development cost. The lots vary in sizes and the cul-de-sac lots have enormous variation of what can be done on this property. We are now a foot higher that what the new FEMA maps require. A lot of flood detention has been done since that initial revision done in 2009 to 2010. That was always meant to be a development back there, it just took a long time because of the FEMA process to get that to where it was usable."

Chairman Mahone stated, "I am looking at the lots you are asking for an exception on and these are some pretty big lots."

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

Mr. Vilbig 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 exception or the preliminary plat approval.

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Davis to approve the exception under Ordinance No. 2280, Section 6.3, Subsections (1) to allow the following lot widths in lieu of the required 60' lot widths in the proposed Laurel Creek Addition, Section Four in an R-1 (One-Family Residential) District in the 400 block of Laurel Creek Drive, being 9.620 acres in the J.B. McAnair Survey, Abstract No. 763 subject to the Staff Review letter. Second by Commission Member Sims.

Lot 5, Block A – 52.37' lot width
Lot 6, Block A – 46.79 lot width
Lot 7, Block A – 49.21' lot width
Lot 8, Block A – 48.00' lot width
Lot 9, Block A – 48.00' lot width
Lot 17, Block A – 48.59' lot width
Lot 18, Block A – 49.67' lot width
Lot 19, Block A – 47.96' lot width
Lot 20, Block A – 49.41' lot width

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

VOTING NAY: NONE
MOTION CARRIED

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Davis to approve the preliminary plat approval Laurel Creek Addition, Section Four in the 400 block of Laurel Creek Drive subject to the Staff Review letter. Second by Commission Member sims.

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

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

VARIANCE – SIDE STREET SETBACK 1321 W. MOORE ST. (PAUL ODWESSO AND PETER OBARA)

(WITHDRAWN)

VARIANCE
THE REQUEST OF PAUL ODWESSO AND PETER OBARA (OWNERS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1321 WEST MOORE STREET, BEING LOT 1, OBARA AND ODWESSO ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 5.5' SIDE STREET SETBACK FOR A RESIDENTIAL DWELLING IN LIEU OF THE REQUIRED 10' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

An email was received from Peter Obara withdrawing the request.

The property is located at 1321 West Moore Street; the northeast corner of West Moore Street and Holly Avenue. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a single family dwelling 5'5" from the side street property line.

THE REQUEST WAS WITHDRAWN.

EXCEPTION – LOT WIDTH
FINAL PLAT APPROVAL – QUAIL RUN, PHASE TWO 4700-5200 BLKS OF QUAIL RUN RD. AND W. CORMORANT DR. (MITCHELL ENTERPRISES, LTD)

EXCEPTION & FINAL PLAT APPROVAL
THE REQUEST OF 300 SHERMAN, LP (OWNER), GEES, INC. (CIVIL ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 4700-5200 BLOCKS OF QUAIL RUN ROAD AND WEST CORMORANT DRIVE, BEING 20.429 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115 AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
BOARD OF ADJUSTMENTS

A. **EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.2 AND 6.3, SUBSECTIONS (1) TO ALLOW THE FOLLOWING LOT WIDTHS IN LIEU OF THE REQUIRED 60' LOT WIDTHS IN THE PROPOSED**

QUAIL RUN ADDITION, PHASE TWO IN AN SF-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT AND R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT:

LOT 4, BLOCK D – 59.40' LOT WIDTH
LOT 5, BLOCK D – 37.99' LOT WIDTH
LOT 6, BLOCK D – 49.74' LOT WIDTH
LOT 2, BLOCK H – 55.64' LOT WIDTH
LOT 2, BLOCK G – 57.83' LOT WIDTH
LOT 3, BLOCK G – 59.52' LOT WIDTH
LOT 3, BLOCK F – 57.69' LOT WIDTH
LOT 4, BLOCK F – 56.85' LOT WIDTH
LOT 3, BLOCK C – 57.33' LOT WIDTH
LOT 4, BLOCK C – 56.51' LOT WIDTH

PLANNING AND ZONING COMMISSION

B. FINAL PLAT APPROVAL OF QUAIL RUN, PHASE TWO.

Greg Edwards, 1807 Southridge Dr., Denton, TX

Mr. Edwards appeared to represent the request and answer any questions. The property is located in the 4700-5200 blocks of Quail Run Road and West Cormorant Drive and the 700-800 blocks of South Friendship Road. The property is zoned an SF-1 (Single Family Residential) District, R-1 (One-Family Residential) District and R-2 (Multi-Family Residential) District.

Mr. Edwards explained, "We are requesting exceptions on ten (10) lots to be less than 60' wide. A few of them are cul-de-sac lots and some are angled and we are trying to tie into adjacent boundaries. We are also requesting to plat the property into 84 lots for residential development."

Mr. Manley asked, regarding the requested exception, "Are they all in a cul-de-sac or on a curve?"

Mr. Edwards replied, "yes."

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

Mr. Edwards 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 exception or final plat approval.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Manley to approve the following exception under Ordinance No. 2280, Section 6.2 and 6.3, Subsections (1) to allow the following lot widths in lieu of the required 60' lot widths in the proposed Quail Run Addition, Phase Two in an SF-1 (Single-Family Residential) District and R-1 (One-Family Residential) District in the 4700-5200 blocks of Quail Run Road and West Cormorant

Drive subject to the Staff Review letter. Second by Commission Member Davis.

Lot 4, Block D – 59.40' lot width
Lot 5, Block D – 37.99' lot width
Lot 6, Block D – 49.74' lot width
Lot 2, Block H – 55.64' lot width
Lot 2, Block G – 57.83' lot width
Lot 3, Block G – 59.52' lot width
Lot 3, Block F – 57.69' lot width
Lot 4, Block F – 56.85' lot width
Lot 3, Block C – 57.33' lot width
Lot 4, Block C – 56.51' lot width

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Manley to approve the final plat approval of Quail Run, Phase Two in the 4700-5200 blocks of Quail Run Road and West Cormorant Drive subject to the Staff Review letter. Second by Commission Member Davis.

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

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

EXCEPTION – CHAINLINK FENCE 2005 S. SAM RAYBURN FWY. (FRHP LINCOLNSHIRE, LLC)

(DENIED)

EXCEPTION
THE REQUEST OF FRHP LINCOLNSHIRE, LLC (OWNER), CAMPING WORLD (TENANT), CEI ENGINEERING ASSOCIATES, INC. (CIVIL ENGINEER) AND J-CONN CONSTRUCTION (CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 2005 SOUTH SAM RAYBURN FREEWAY, BEING LOT 1, BLOCK 43R OF THE REPLAT OF BLOCK 43R, LOT 1 SOUTH SIDE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(D) AND SECTION 6.13.3, SUBSECTION (7) TO ALLOW A CHAIN LINK FENCE WITHIN 25' OF THE FRONT PROPERTY LINE IN LIEU OF THE PERMITTED DECORATIVE FENCE IN AN M-1 (LIGHT MANUFACTURING) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Brandon Waldrum, CEI Engineering, 3030 Lyndon B Johnson Fwy, Dallas, TX
Mr. Waldrum appeared to represent the request and answer any questions. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the

tenant. The property is zoned an M-1 (Light Manufacturing) District.

Mr. Waldrum explained, "Camping World would like to install a black chain link fence on the front property line. We had come to Council in October 2018 to expand the parking lot. Since then, there has been delays with Covid and everything else that has happened. We got the plans permitted within the past year and are currently under construction on the project. The fence that was originally proposed was a 6' high black vinyl chain-link fence that is constructed there now. We were notified that it doesn't meet the code and we are now asking for a variance."

Commission Member Davis asked, "Is the fence up?"

Mr. Waldrum replied, "yes."

Mr. Waldrum said, "The original plans that were approved have the fence and the details for that fence. During construction, come to find out, it doesn't meet the current code."

Chairman Mahone asked, "How far from the property line is the fence?"

Mr. Waldrum replied, "It is different in different areas. It is all on our property. None of it is in the right-of-way."

Chairman Mahone asked Mr. Rae, "Is the issue that it is chain-link or the distance?"

Mr. Rae replied, "They have an exception for a 6' fence in lieu of the 4'. The front yard of any property cannot have chain-link fence. It is not allowed material."

Mr. Rae explained, "In the middle of them constructing it, we saw they were building it. They did not have a fence permit. We red tagged it. I told them they could finish it, but it is at their own risk because if the Planning and Zoning Commission does not approve it, they would have to take it down."

Mr. Waldrum said, "They did finish it out of concern to protect RVs and the RV inventory that is out there. They don't want anything vandalized."

Mr. Rae stated, "The only requirement is that the front 25' off Sam Rayburn Freeway, you cannot have a chain-link."

Commission Member Davis said, "You could put decorative metal fencing and make the front pretty."

Chairman Mahone asked, "How long have you been involved with this project?"

Mr. Waldrum replied, "since 2017."

Chairman Mahone asked, "Do we currently have any other compliance issues with camping world?"

Mr. Rae replied, "There are a few that we are working through with them. There are different aspects of Camping World. They are applying for a Specific Use Permit for a paint booth next month. They are working on a change in their sign."

Chairman Mahone asked if they had already done those things.

Mr. Rae replied, "no, not that we know of."

Mr. Lee stated, "There are some drainage issues on the plans that haven't been fixed yet."

Mr. Waldrum asked, "Are the drainage issues underground drainage?"

Mr. Lee replied, "yes. There is a final plan approval and they haven't been installed yet."

Commission Member Davis stated, "It looks like you need about 75' of decorative fence to be in compliance."

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

ACTION TAKEN.
Motion by Commission Member Manley to deny the exception under Ordinance No. 2280, Section 7, Subsection (13)(d) and Section 6.13.3, Subsection (7) to allow a chain link fence within 25' of the front property line in lieu of the permitted decorative fence in an M-1 (Light Manufacturing) District/O-1 (75 & 82) Overlay District at 2005 South Sam Rayburn Freeway. Second by Commission Member Davis.

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

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

PLANNED DEVELOPMENT AND CONCEPTUAL MASTER PLAN

PLANNED DEVELOPMENT AND CONCEPTUAL MASTER PLAN – THE VILLAGE PLANNED DEVELOPMENT

THE REQUEST OF THE MUNSON REALTY CO. (OWNERS), JR URBAN ADVISORS, JOHN RUGGIERI (PLANNING & URBAN DESIGN) JONES AND CARTER (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE

PARKWAY), BEING 624.473 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMEND A PLANNED DEVELOPMENT AND CONCEPTUAL MASTER PLAN UNDER ORDINANCE NO. 2280, SECTION 6.12. FOR THE VILLAGE PLANNED DEVELOPMENT (ORD. 6253).

2800-3200 BLKS S. FM 1417 (HERITAGE PARKWAY) (MUNSON REALTY CO.)

John Ruggieri, Planning & Urban Design, 211 Ervay St., Dallas, TX

Mr. Ruggieri appeared to represent the request and answer any questions. The property is located in the 2800-3200 blocks of South FM 1417 (Heritage Parkway) between Moore Street, West Travis Street and West O.B. Groner Road. A Planned Development was approved for Village Planned Development by Ordinance 6253, October 7, 2019.

Mr. Ruggieri explained, "This Project has been ongoing for about 2 years. We have been working with staff on the implementation of sewage and more street construction. The Village Planned Development is a mixed-use community of commercial and residential opportunities complimented by almost twenty percent of the land area set aside as parks, open space or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of employment, residential, commercial, recreational uses in proximity to one another. We would like to amend the development on the east side of the future Moore Street, approximately 174 acres. We have been working with staff and a consultant to update the Planned Development to the current standards and address administrative items. We have addressed transportation issues through that east parcel."

Chairman Mahone said, "Halff Associates have reviewed this and seem to be in favor of these adjustments. I do not see any issues with these adjustments. I do want to make clear, in that eastern section that used to be employment that you want to make residential, that is going to butting up against Progress Park, which is Blalock Industrial. Is that Manufacturing?"

Mr. Rae responded, "It could be anything allowed in Blalock."

Chairman Mahone asked if there was a buffer strip there.

Mr. Ruggieri stated, "We are aware of that and agree that the inclusion of a buffer strip."

Commission Member Manley stated, "So it is not a buffer like a green space, you are talking about apartments as a buffer."

Mr. Ruggieri agreed.

Commission Member Davis asked, "Does the PD (Planned Development) call for a certain percentage of employment or commercial?"

Mr. Rae replied, "not in the PD (Planned Development). It was not spelled out in the previous one that was approved and it is not defined in this one."

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

Mr. Ruggieri 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 amended Planned Development or conceptual master plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve the amended Planned Development and conceptual master plan for Village Planned Development in the 2800-3200 Blocks South FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, DOWNTAIN, SIMS, DAVIS, MANLEY, WHITAKER AND BLAGG.
VOTING NAY: NONE
MOTION CARRIED.

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

SITE PLAN – ADDITION TO THE MOBIL GAS STATION 3001 LOY LAKE RD. (NEW RAYS LLC)

SITE PLAN APPROVAL
THE REQUEST OF NEW RAYS LLC (OWNER), MOHAMMED HABIB (REPRESENTATIVE) AND ROYAL BENGAL CONSTRUCTION INC. (CONTRACTOR) CONCERNING THE PROPERTY AT 3001 LOY LAKE ROAD, BEING PART OF LOT 5, BLOCK 6, TOWN NORTH ADDITION, AS FOLLOWS; PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR AN ADDITION TO THE MOBIL GAS STATION.

Mohammed Habib, 2019 Kenneth Hopper Dr. Mesquite, TX
Mr. Habib appeared to represent the request and answer any questions. The property is located at 3001 Loy Lake Road, the northeast corner of Highway 82 and Loy Lake Road; Mobil Gas Station is the tenant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Habib explained that the site plan for this request was tabled at the September 21, 2021, Planning and Zoning Commission Meeting to allow the owner to revise the site plan to add a drive-thru window on the south side of the

building and a 200 square foot addition to the back of the building.

Chairman Mahone said, "It looks like you have a new site plan. It looks cleaned up. You changed some things. There is no longer a pole in the middle of a parking space. The dumpster has been moved."

Mr. Lee said that the Fire Marshall has seen and approved the plan.

Mr. Rae stated, "It is conforming. All the exceptions were granted last time for non-conforming items. This would have been on consent, but because you all saw it last month so we took it off consent."

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

Mr. Habib 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 approval.

ACTION TAKEN.
Motion by Commission Member Manley to approve the site plan approval for an addition to the Mobil Gas Station at 3001 Loy Lake Road subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

RECESS

RECESS
On Motion duly made and carried, the meeting adjourned at 6:25 p.m.

RECONVENE

RECONVENE
Chairman Mahone called the meeting to order at 6:31 p.m.

EXCEPTION, ZONE CHANGE AND SITE PLAN

EXCEPTION – LOT WIDTH
ZONE CHANGE – R-A TO M-H
SITE PLAN - FRONTERA MANUFACTURED HOME COMMUNITY

THE REQUEST OF VENTURA VERDE, LLC (OWNER), MARLEY PHILLIPS (APPLICANT), BOWMAN (CONSULTING FIRM) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 2708 EAST LAMAR STREET, BEING TRACT 1: 55.272 ACRES IN THE A. BURLESON SURVEY, ABSTRACT NO. 61 AND TRACT 2: 57.070 ACRES IN THE BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS;
BOARD OF ADJUSTMENTS

A. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.11 SUBSECTION (4)(C) TO ALLOW 40' WIDE LOTS IN LIEU OF THE REQUIRED 60' FOR A MANUFACTURED HOME COMMUNITY IN AN M-H (MANUFACTURED HOUSING) DISTRICT.

2708 E. LAMAR ST. (VENTURA VERDE, LLC)

PLANNING AND ZONING COMMISSION

B. ZONE CHANGE AND SITE PLAN APPROVAL FOR FRONTERA MANUFACTURED HOME COMMUNITY UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT TO AN M-H (MANUFACTURED HOUSING) DISTRICT.

Marley Phillips, 3705 Lakeview Pkwy., Ste. 209, Rowlett, TX, Luke Motley, First Step Homes, 3705 Lakeview Pkwy., Ste. 209, Rowlett, TX, and Nicolas Kehl, Bowman, 5601 Democracy Dr., Plano, TX

Mr. Motley appeared to represent the request and answer any questions. The property is located at 2708 East Lamar Street near Bethany Road in east Sherman in the City of Sherman's Extra Territorial Jurisdiction (ETJ). They have the intention to apply for annexation into the City in the coming months, after the property has passed Planning and Zoning approval for rezoning of the property from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District. This item was tabled at the September 21, 2021, Planning and Zoning Commission Meeting.

Mr. Motley explained, "This was tabled once before so that we could provide more information and give you a better idea of what the project is about.
Frontera Manufactured Home Community is a 112.334 acre, 409-unit, Manufactured Home Community proposed for the property at 2708 East Lamar Street. We are requesting a zone change from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District and variances to allow the minimum lot width per unit to be 40' in lieu of the required 60'. Each unit will still meet or exceed the required 3600 square foot requirement. Individual lots will not be platted for each home. Each unit will have 3 parking places and there is additional parking throughout the community. A dog park, playground, pool, basketball court and club house/office will also be onsite. There will be sidewalks and green space. If the owner would like to bring in their own home, which is not preferred, it would probably have to be a new home to keep up with the consistency of the community.

This community is intended to be a legacy community, maintained, owned and operated by First Step Homes. First Step Homes is a Manufactured Home Community Developer that has extensive experience with Manufactured Home Communities and their long-term care with over a dozen communities in the DFW region. The idea is to provide affordable housing and bridge the gap between apartment living and home ownership. The homeowner does own the

home and lease the ground that it sets on. That lease helps pay for the amenities and maintenance."
This property is in the ETJ (Extra-Territorial Jurisdiction). It has not been annexed. This is a conditional approval so that when we are annexed we can have approval for the variance and zoning designation."

Chairman Mahone asked, "What makes you want to be annexed?"

Mr. Motley replied, "for the water."

Mr. Lee said, "The property is located in the Pink Hill water district. We have a waterline adjacent to this property. For them to access Pink Hill, they would have to do upgrades to that system. They have asked if we would be willing to serve and Pink Hill is willing to allow us to serve on that property."

Chairman Mahone said, "We have a lot more material, including pictures of other parks you guys have. I notice a 'Rules and Regulations' booklet, is this the same for every one of your locations or is this one tailored to this specific location?"

Mr. Motley replied, "It is similar to the others."

Commission Member Davis stated, "No one ever shows us pictures of a 30 year old one."

Mr. Motley replied, "This is a new concept."

Commission Member Davis said, "Constitution Village has been around a long time."

Mr. Motley replied, "It has, but not as far as the community concept."

Commission Member Davis asked, "the clubhouse makes it a community?"

Mr. Motley replied, "the entire amenities make it a community."

Chairman Mahone asked Mr. Lee, "Why do they need that kind of easement for a pump jack and what does a pump jack do?"

Mr. Lee replied, "A pump jack takes oil or gas out of the ground. You don't have any structures within 200'-250'. It is a safety issue."

Chairman Mahone asked, "Will that area be fenced off?"

Mr. Motley replied, "The fencing will go around the equipment."

Commission Member Blagg asked, "When they are ready to set a unit, will they bring us a plot plan for that one unit?"

Mr. Rae replied, "We will have to do an inspection as if it were a regular house. They will go through the permit process. We will make sure that it is built and our inspectors will do a string line inspection or we will ask for a form survey to make sure it is in the right spot."

Commission Member Blagg asked, "Is it a master meter for water?"

Mr. Phillips replied, "yes. We will master meter the water coming in and sub-meter to each of the residents. We will pay the overall bill to the city."

Commission Member Davis asked, "If they are individual metering, is the City of Sherman responsible for the waterline up to the big meter and then they handle past there?"

Mr. Lee responded, "correct. We don't want to be responsible for the lines inside the complex. It is like an apartment concept."

Mr. Phillips said, "Oncor will set a meter bank to distribute to the homes or set individual meters."

Commission Member Blagg asked, "There are a lot of pictures here. I see many different types of skirting and some look like they are a pit build. What can we expect?"

Mr. Phillips replied, "It could be any of those."

Commission Member Davis asked about trash services.

Mr. Phillips replied, "We will have dumpsters placed throughout and trash service will come pick those up."

Commission Member Davis said, "The annexation and building needs to start about the same time. That's the plan if everything goes right."

Ms. Bradley said, "Anything that you do tonight would be subject to annexation. If you approve anything, you want to make it subject to annexation because you can't control anything that is not annexed."

Mr. Phillips stated, "The next step is to go to City Council with the annexation application with these items being contingent on the annexation. We want to get all this done and start building."

Chairman Mahone stated, "If they went with Pink Hill, and they weren't annexed, we would still be sending fire and

police there, we would still be dealing with the traffic from there and we would have no control over any of that."

Mr. Lee said, "That is one reason we are requiring annexation for Sherman water, so that we will have control over how this is developed."

Mr. Phillips stated, "The main entrance will be gated, there is one resident exit only, and then the emergency access for fire and police."

Commission Member Davis asked, "Are you exiting onto Highway 56?"

Mr. Phillips replied, "yes."

Chairman Mahone asked if a traffic study had been done.

Mr. Phillips replied, "We have had the Traffic Impact Analysis performed and it is currently with TxDOT for review."

Mr. Lee stated, "We have a copy of it."

Ms. Sims asked, "What does it say, can it handle it?"

Mr. Kehl replied, "yes."

Commission Member Davis asked, "Are they reviewing it to make that decision or have they made it?"

Mr. Kehl replied, "The engineers have made that statement. TxDOT has cleared the comments. The only thing they are looking for is right-of-way dedication for FM 1417."

<u>Diana and Dennis Scriven, 3050 E. Lamar, Sherman, TX</u>
Ms. Scriven stated, "This property will back up to my property. I received no formal notice that this was coming up and in my neighborhood."

Mr. Rae replied, "The notification requirements are only for properties within the city limits."

Ms. Scriven replied, "There are no supporting services on the east side of town. There are two dollar stores, two gas stations and a Dairy Queen. We struggle with internet services. I think something should improve to help with the support services in the area before you add 400 more houses. If Sherman annexes, I am concerned they will swallow in the last 4 or 5 properties that are sitting on the back side of this community. Traffic on Highway 56 is almost deadly, add 400 more cars coming out on 56, I just don't think that is going to work."

Ms. Scriven said she is concerned that it is going to devalue their property. She gave examples of similar properties that have clubhouses that are not desirable communities.

Mr. Scriven said, "According to the map that I have seen, it shows them completely ripping out the tree line and all the vegetation on the back of our property, down both sides of my road and around my neighbor's property. You have birds and wildlife. What is going to happen to all of that? I really don't want to walk out my back door and look at this barrage of mobile homes."

Lauren and Chris Durham, 3014 E. Lamar, Sherman, TX
Ms. Durham explained, "Our property is going to face this development on 3 sides. The way they have it gated blocks our pasture entrance on the back side without an easement. Is the city going to bring sewer service out with the water? That is a legitimate concern for us because of the drainage issues. Anytime it rains, we have 4" of rain in our backyard and if they build that up it is just going to be compounded."

Mr. Durham stated, "If there was annexation, we would get taxation without any services."

Mr. and Mrs. Durham both addressed traffic on Highway 56, internet services and the underdevelopment of that area.

Mary Nelson, 1920 Jones Circle, Sherman, TX
Ms. Nelson explained that she was concerned with the water pressure, old sewer lines that cannot handle 400 more people and runoff when there is heavy rain. She submitted a picture, for the record, demonstrating flooding over a manhole in front of her house.

Mr. Motley replied, "Drainage issues will be addressed at the appropriate time. The access points and driveways are subject to the study that has already been done. We have sewer running along the back of the property."

Mr. Phillips confirmed, "There is city sewer running on the back side of this property. Sewer access was granted to this property in exchange for an easement. We already have access by that agreement and will tie into the city sewer. The sewer capacity is there and I anticipated no issues with that."

Mr. Lee stated, "There is an 18" sewer main back there."

Chairman Mahone asked, "Do you know anything about this pasture easement? Can you work with the Durhams on that?"

Mr. Phillips replied, "absolutely. I will look at the survey. Any of the oil wells there have existing easements and we cannot block or do anything with those."

Chairman Mahone asked "How about the tree line and vegetation between your potential and the existing houses?"

Mr. Phillips replied, "We will not remove anything we do not need to. We have a 25' setback from the property line. If we can avoid removing any of that and still make our drainage work, we will."

Mr. and Mrs. Durham asked if they were going to be paying for services they do not use if the property was annexed.

Commission Member Blagg confirmed to the Durhams that their property was not going to be annexed and that no one can annex property that they do not own.

Chairman Mahone asked Mr. Lee to address sewer and drainage.

Mr. Lee replied, "There is an existing 18" sewer line on the south side of the property."

Chairman Mahone asked, "Does that sewer line interfere with these homeowners?"

Mr. Lee replied, "no. and the reference to the sewer line on Jones Circle is a different system."

Chairman Mahone asked Mr. Lee to tell the public a little about drainage requirements.

Mr. Lee replied, "If they are annexed into the city, the city requires the development to detain any extra drainage that is caused by their development so there is not increased amount of flowrate wherever they are discharging. They are going to have to discharge it to wherever the low points are on the property. If there is a certain rate of discharge for a normal storm now, they can't increase that rate. It just discharges for a longer period of time at the same rate."

Mr. Kehl stated, "There are some tributaries that were flagged and delineated by biologist and concurred with by the Army Corps. The majority of the water flows to the east. There is a major creek line over there where it goes into a flood plain off the site. We have designed detention ponds to detain the water. Any increases in run off locally will go to those ponds and will be held back and slowly released so that there are no increases off site. There is another portion of the site that drains to Highway 56 that has another detention pond beside it, near the amenity club house that will be designed to detain any increase in run off and mitigate that."

Mr. Kehl said, "We have got a standard storm drain system with curve inlets that pipes it up to the detention ponds."

Commission Member Davis asked, "What is the city's view on this?"

Mr. Rae replied, "Staff has been working with the developer on this. Manufactured home communities are difficult. Our concern is that if they aren't annexed into the city they are going to do the project anyway, outside the city. At that point, the city wouldn't have any control. We wouldn't be taxing them for any city services. They have the ability to pay for increased service in Pink Hill and that is a potential risk we have as a city. If they don't annex, they stay in the county and they can build however they want."

Commission Member Davis asked how they were going to keep this community maintained 30 to 50 years down the road.

Mr. Phillips replied, "Part of the rules and regulations is that the home owners maintain the home. If they don't, we will do it for them and then bill them."

Commission Member Davis asked how they make someone already living in one of these communities come up to their standards and replace his home.

Mr. Phillips replied, "We don't make them. We give them an opportunity to purchase a new home and make it affordable for them. We can usually put them in a new home for close to what they are paying for that 40 year old run down home. The homeowner can get their own financing or we can carry the note."

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

Mr. Phillips replied, "yes, we have seen the Staff Review Letter and would abide by the Recommendations."

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

Board of Adjustments
ACTION TAKEN.
Motion by Commission Member Manley to approve the exception under Ordinance No. 2280, Section 6.11 Subsection (4)(C) to allow 40' wide lots in lieu of the required 60' for a Manufactured Home Community in an M-H (Manufactured Housing) District at 2708 East Lamar Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Manley to approve the zone change and site plan approval for Frontera Manufactured Home Community under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District at 2708 East Lamar Street subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

ZONE CHANGES & CONCEPTUAL SITE PLAN APPROVAL

ZONE CHANGES & CONCEPTUAL SITE PLAN:
TRACT 1 – M-1.5 TO C-1
TRACT 2 – M-1.5 TO R-2
TRACT 3 - M1.5 TO SF-1
6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD
(JAMESTOWN SQUARE, LLC)

THE REQUEST OF JAMESTOWN SQUARE, LLC (OWNER), COPE EQUITIES, JAMES CRUSE (REPRESENTATIVE/DEVELOPER), HICKMAN CONSULTING ENGINEERS (CIVIL ENGINEER), DBA ARCHITECTS (ARCHITECTS), BILLY PECK CONSTRUCTION (CONTRACTOR), CARROLL CONSULTING GROUP, INC. AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYORS) CONCERNING THE PROPERTY IN THE 6000-6400 BLOCKS OF SOUTH U.S. HIGHWAY 75 AND THE 100-200 BLOCKS OF AKERS ROAD, BEING 54.527 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765; AS FOLLOWS;
PLANNING AND ZONING COMMISSION

A. **TRACT 1 – BEING 14.949 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 - ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT**
B. **TRACT 2 – BEING 19.347 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 - ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM MANUFACTURING) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.**
C. **TRACT 3 – BEING 20.232 ACRES IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 - ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1.5 (MEDIUM**

MANUFACTURING) DISTRICT TO AN SF-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

Todd Downing, Cope Equities, 900 W. Bethany Dr., Allen, TX
Mr. Downing appeared to represent the request and answer any questions. The property is located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road, the northeast corner of Highway 75 and Akers Road. The property is zoned an M-1.5 (Medium Manufacturing) District.

Mr. Downing explained, "The owner would like to divide separate tracts to develop commercial, multi-family (apartments & townhomes) and single-family homes. We would have an area for quick serve self-standing businesses such as restaurants, 70,000 square feet of retail space, 306 multi-family units and townhomes, and 62 single family homes. Because the cemetery is adjacent to us, we have made the streets public. We have built similar products in the Princeton area and have been very successful with that development."

Commission Member Manley clarified, "Residential is toward the back, commercial is on Highway 75 and the cemetery is in the middle."

Mr. Downing replied, "yes. We have screening there for the cemetery."

Commission Member Davis asked, "If by voting on A, B and C together and one of them changes, does it negate the others? Does it all tie together?"

Ms. Bradley replied, "no, they can rezone and bring that before you."

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

Mr. Downing 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 or conceptual site plan approvals.

ACTION TAKEN.
Motion by Commission Member Manley to approve the following zone changes and conceptual site plans located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road subject to the Staff Review letter. Second by Commission Member Downtain.

A. Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District;

Tract 1 – Being 14.949 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765.

B. Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District; Tract 2 – Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765.

C. Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an SF-1 (Single-Family Residential) District; Tract 3 – Being 20.232 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765.

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

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

VARIANCE – SETBACK FOR SIGN 1317 S. SAM RAYBURN FWY. (CROSS DEVELOPMENT)

VARIANCE
THE REQUEST OF CROSS DEVELOPMENT (OWNER) CALIBER COLLISION (TENANT), TAHIR DIWAN (REPRESENTATIVE) AND CREE INDUSTRIAL ARTS (SIGN CONTRACTOR) CONCERNING THE PROPERTY LOCATED AT 1317 SOUTH SAM RAYBURN FREEWAY, BEING 0.58 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.13.3, SUBSECTION (5)(A)(1) TO ALLOW A 1' SETBACK FOR A FREESTANDING SIGN IN LIEU OF THE REQUIRED 40' IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN) OVERLAY DISTRICT.

Tahir Diwan, 702 Shepherd Dr., Garland, TX
Mr. Diwan appeared to represent the request and answer any questions. The property is located at 1317 South Sam Rayburn Freeway between Dulin and Olive Streets. The property is zoned a C-2 (General Commercial) District. This request was denied at September 21, 2021 meeting for lack of representation.

Mr. Diwan explained, "The owner is requesting a variance for a freestanding sign, 1' from the front property line."

Chairman Mahone asked, "Do you have any current signs on the property?"

Mr. Diwan replied, "one wall sign."

Mr. Rae stated, "There is also a billboard on the site that is separate from them."

Chairman Mahone asked, "If you put your pole sign 40' from the property line, it would be in you building?"

Mr. Diwan replied, "yes."

Chairman Mahone, referencing item 11 on the Staff Review Letter, read, "Pole for sign shall be no closer than 10' of the right-of-way."

Chairman Mahone asked, "So if its 1' from the property line, can it still be 10' from the right-of-way? By right-of-way, do you mean the actual road edge?"

Mr. Rae replied, "The right-of-way line is the property line."

Mr. Lee said, "I calculate it to be 6' from the right-of-way based on the drawings they submitted. They are showing a 10 wide sign 1' from the right-of-way and the pole is in the middle of the sign, then that is 5' from the edge of the sign, and then 1' from the right-of-way, making the pole 6' from the right-of-way. "

Commission Member Sims said, "If they back it up 4', it would be in the middle of their parking lot."

Chairman Mahone stated, "Engineering is saying your pole has to be 10' from the right-of-way."

Mr. Lee stated, "It's because there is a sewer utility that runs through there."

Chairman Mahone clarified, "They are measuring from the edge of the sign, not to the pole. Do you understand that?"

Mr. Diwan said, "yes."

Chairman Mahone said, "You are going to have to move that pole another 4'. Do you understand that?"

Mr. Rae stated, "They will be in the middle of the parking lot, even where they have it placed now."

Mr. Diwan stated their understanding is that the right-of way is to the road.

Mr. Lee demonstrated to Mr. Diwan on a map where the property line is and that the pole cannot be closer than 10' to that property line, a.k.a. the right-of-way.

Mr. Diwan said, "What we can do is, instead of have the pole in the center, we can do like a flag sign. We can have the pole to the side and cross-bar it."

Chairman Mahone asked if that would be acceptable to Engineering and Mr. Lee said it would as long as it was set 10' from the right-of-way.

Mr. Rae stated. "The sign cannot hang over the right-of-way."

Mr. Lee stated, "Right now their asphalt pavement goes into the right-of-way."

Chairman Mahone clarified, "What you are describing is that your sign would still be 1' from the right-of-way and the pole would move in, and that would work."

Mr. Diwan agreed.

Commission Member Sims reiterated, "Make sure you know where your right-of-way is. It is not your asphalt line."

Mr. Diwan agreed.

Chairman Mahone asked, "Do any of your neighbors have similar pole signs for their businesses?"

Mr. Diwan replied, "I haven't seen any."

Mr. Rae replied, "There are a lot of non-conforming signs on Sam Rayburn Freeway."

Mr. Diwan replied, "We do not want to be non-conforming."

Chairman Mahone asked Ms. Bradley, "Is it a problem if we have advertised this sign, but the pole may end up on the end of the sign?"

Ms. Bradley replied, "no, because you can modify a material change. What you are voting on is not a material change."

Chairman Mahone asked if the square footage of the sign was in our regulations and Mr. Rae said it was.

Mr. Rae stated, "I will remind you from our Planning and Zoning training that exceptions and variances run with the land. Now it is Caliber Collision, before it was something else, they are still allowed that same setback."

Mr. Rae said to Chairman Mahone, "If there is a motion to approve this item, I would ask that the motion include the height and size of the sign they are proposing, that way in the future if anyone ever comes back, they can't go 50' high and 300 square feet."

Ms. Bradley added, "You could say that you would approve subject to the representation provided as far as the height and size of the sign. That would lock you in for the variance in the future."

Chairman Mahone asked, "All we are addressing is the setback, so they would still have to conform to the ordinance otherwise, right?"

Mr. Rae said, "but if you allow them to get a 1' setback, they are permitted a 50' high sign, 300 square feet face, verses what they have here which is 25' high and 50 square feet, which is a much more realistic sign size for that location."

Chairman Mahone concurred, "That makes a lot of sense."

Mr. Diwan asked, "Can we go onto the rooftop with the sign or parallel to the building as it may hamper some of the operations of the day-to-day business?"

Mr. Rae replied, "They currently have a wall sign on their building that is to code and follows ordinances."

Commission Member Sims asked, "Does it go higher than the building? Can it go higher than the building"

Mr. Rae replied, "It does not. There is an allowance in our ordinance for roof signs."

Chairman Mahone asked, "Is there a restriction if they did that?"

Mr. Rae replied, "since they have the wall sign, if they added a roof sign, they would still have the meet that square footage that is allowed for a wall sign."

Commission Member Sims stated, "They would have to take one down if they wanted to go vertical."

Commission Member Blagg clarified, "He is asking to bring the pole sign closer to the building."

Mr. Rae stated he could do that without a variance if he could get the edge of the sign 40' away from the right-of-way.

Mr. Diwan stated, "The 40' is coming inside the building. It would be less than 40', but I could propose to the owners to consider one more option."

Chairman Mahone stated that if we granted 1 foot, you could do more than 1 foot, however the layout that has been advertised cannot be different.

"Chairman Mahone asked, "So could they bring it 20' in if they were granted 10'?"

Ms. Bradley replied, "It depends on how you word it. If you say 'allow no less than a 1' setback then as long as they

were 1' or beyond, they could. You could also say subject to the size and height here."

Commission Member Sims confirmed, "which would give them the ability to hug up next to the building though it is less than 40'. Is the prudent thing to deny the request?"

Commission Member Manley asked how to make a motion. If he wanted to deny the 1' but allow them the ability to build a sign next to their building.

Ms. Bradley replied, "You would approve the variance up to 'X' amount of setback."

Chairman Mahone said, "You would want to specify the setback."

Ms. Bradley stated, "You could approve subject to the picture as presented."

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

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

Letter was received from:
Spider Ridge Properties LLC, 2111 Knob Hill Rd., Van Alstyne, TX
"I object to the 1' setback variance request. It could create a road hazard due to diminished visibility significantly reducing sight lines on the high speed service road traffic. Also it will reduce visibility into our shopping center causing hardship to our tenants."

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the variance under Ordinance No. 2280, Section 6.13.3, Subsection (5)(a)(1) to allow no less than a 30' setback for a free standing sign, no taller than 25', and the sign face no wider than 5' by 10' in lieu of the required 40' in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn) Overlay District at 1317 South Sam Rayburn Freeway subject to the Staff Review letter. Second by Commission Member DOWNTAIN.

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

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

PRELIMINARY PLAT AND SITE PLAN – HERITAGE RANCH 3500-4500 BLKS N. FM 1417 (HERITAGE PKWY) AND 600-1900 BLKS W. U.S. HWY 82 (TPJ PROPERTIES LTD & HERITAGE RANCH LAND HOLDINGS, LTD)

PRELIMINARY PLAT AND SITE PLAN

THE REQUEST OF TPJ PROPERTIES LTD & HERITAGE RANCH LAND HOLDINGS, LTD (OWNERS), RYAN JOHNSON (REPRESENTATIVE), COVENANT DEVELOPMENT (DEVELOPER), SPIARS ENGINEERING (CIVIL ENGINEER/SURVEYOR) AND ROCKHILL CAPITAL & INVESTMENTS, LLC (DEVELOPMENT MANAGER) CONCERNING THE PROPERTIES LOCATED IN THE 3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) AND 600-1900 BLOCKS WEST U.S. HIGHWAY 82, BEING 184.573 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647 AND THE URIAH BURNS SURVEY, ABSTRACT NO. 121, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. **PRELIMINARY PLAT APPROVAL OF HERITAGE RANCH ADDITION**
B. **SITE PLAN APPROVAL OF HERITAGE RANCH**

Ryan Johnson, 5523 W Houston, Sherman, TX

Mr. Johnson appeared to represent the request and answer any questions. The property is located in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and the 600-1900 blocks West U.S. Highway 82; the north side of U.S. Highway 82 between Travis Street and FM 1417 (Heritage Parkway) and the east side of FM 1417 (Heritage Parkway). The property was approved for the Heritage Ranch Planned Development, January 19, 2021 (Ord. 6354).

Mr. Johnson explained, "The owner would like a preliminary plat and site plan approval for the property into 751 lots for a 140 acre, 4 phase residential development. We did receive the Halff letter which we submitted that to you with our detailed response to their comments."

Chairman Mahone said, "There has been some confusion on this. The letter from Halff that I read did not recommend this because they had some questions. There was some additional documents that I was given right before the meeting. Can you make any comments on their follow-up?"

Mr. Rae replied, "Ryan submitted the application with the site plan and preliminary plat. There were items in that which we had to reach out to them because we had concerns. I had Halff Associates do the review of the site plan to see if there was anything else. The items that were big on my list was the collector that would go East and West and making sure the open space was usable. Those items were revised by the applicant. Halff removed those comments from their letter that is in your packet as they had been addressed. These are the remaining items. In the Heritage ranch Planning Development ordinance, there is an allowance of about 20% that administratively we can approve for changes in zoning districts between commercial and residential space. Our opinion is that commercial is an appropriate land use at the corner of Plainview Road and Highway 82 frontage. There is some

flexibility in the Planned Development document to make changes. Ryan, I have shared that with you that commercial at that corner is important."

Mr. Johnson agreed, "There is still commercial at the northwest corner of that intersection of Plainview and the access road."

Chairman Mahone asked, 'The commercial you are removing from this piece, are you planning to make up for in another area?"

Mr. Johnson replied, "correct. Some commercial has gone to residential and some residential has gone to commercial. There is still commercial at that intersection, it's just now the northwest corner of Plainview Road is now the buffer between the commercial and residential space, besides commercial backing up right to residential."

Mr. Rae said, "There were some comments they added that are related to the PD (Planned Development) ordinance. Housing types is one of the comments, would you want to address that?"

Mr. Johnson replied "yes, The Halff letter brought up some comments. To address their comments about the 2 types of housing, the multifamily is going on the west side of Plainview. That was approved as part of the concept plan. This is a detailed site plan that is coming in the future and by the time this is done, we will meet the PD (Planned Development) ordinance of having at least 2 housing types."

Commission Member Manley asked, "Are we being asked to approve tonight the single-family home portion of your development and not the whole development?"

Mr. Johnson replied, "That's correct, and then the preliminary plat for that same area."

Mr. Rae stated, "That is consistent with how we had done it for Bel Air Village."

Mr. Johnson stated, "Plainview is shown to be a main thoroughfare for the master plan for the city. It opens the south side of Highway 82 to the north side. That's why we are now adjusting to the planning. We will have a right turn lane and a 25' landscape buffer. We are open to connectivity options to roadways and will work with city staff to figure out where those are appropriate for adjacent developments."

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

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

Letter was received from:
Covenant Development, PO Box 670, Sherman, TX
"Re: Halff's Heritage Ranch Planned Development Review dated October 12, 2021
This morning we received the Halff Review Letter dated October 12, 2021, regarding their review of the submitted Detailed Site Plan for Heritage Ranch. As Halff notes in their letter, the Detailed Site Plan submitted for review only covers a portion of the of the overall PD acreage. This is important to keep in mind because some of Halff's comments do not account for other areas of Heritage Ranch to be developed. This is the first of many Detailed Site Plan submittals for Ranch. Further, we were not given an opportunity to visit with Halff about how the submitted Detailed Site Plan correlates with the overall development of Heritage Ranch. Halff makes this note in the letter which shows additional context is needed to substantiate their comments.
I would like to add the additional context and specifically address Halff's PD Compliance Comments.
PD Compliance Comments:

1) **Comment: The site plan is not providing space for commercial development acreage. The Heritage Ranch PD anticipated some land for supporting services in the area of this site plan.**

Response: The alignment of Plainview Road has shifted to the east and is no longer shown in the configuration presented in Exhibit A "Conceptual Plan" of the PD. The realignment of Plainview Road was made in conjunction with the City to allow for future connection point with Rex Cruse on the south side of Highway 82. This realignment of Plainview simply shifts most of the designated "Commercial Area" in the Concept Plan to the west side of Plainview Road. This leave small portion of "Commercial Area" noted in the Concept Plan that we are changing to Residential. "This use is being changed due to current market demand of residential development. Commercial development is still slow to respond because of the COVID-19 Pandemic.

Section I (D)(A) of the PD notes that the acreage and regions shown on "the Exhibit A Conceptual Plan "reflect general area" and these areas may be modified by up to 20% more or less by the Planning Director to "respond to specific changes in the market." Exhibit A of the PD shows 138+/- acres devoted to residential. Our Detailed Site Plan submitted for approval has approximate 140.4 acres of "Residential" use. This deviation is less than 20% and can therefore be approved by the Planning Director.

2) **Comment: Plainview realignment looks like it is intended for a future Hwy 82 crossing- yet, there is not commercial planned at those corners. This is an opportunity for valuable future commercial and consistency with the approved PD.**

Response: The Plainview realignment is intended for a future crossing under Highway 82. However, in discussions with the City, the timing of this crossing is uncertain. Realistically it could be five or more years before this crossing warrants future study.

There is commercial planned on the northwest corner of this intersection. The northeast corner of this intersection is now "Residential" and not "Commercial." This change is due to market demand as noted above. With this revision, the total "Residential" acreage is still within 20% of the acreage specified in Exhibit A of the PD.

As a developer, we agree with Halff's comment that commercial land is more valuable when compared to residential use. Because of this, we had extensive conversations with our design professionals and considered the "pros and cons" of changing the use of the northeast corner of this intersection. Several factors went into this decision. First, current market demand favors residential development. Second, the desirability for commercial use on the northeast and northwest corner is highly contingent on the timing of installing the future Highway 82 crossing. Retailers and commercial users prefer lots at intersections which allow four-way traffic. Until the crossing under Highway 82 gets constructed, these commercial areas are "mid -blocked" and not desirable for commercial/retail use. Because of the uncertainty on the timing of the future Highway 82 crossing, holding out on the "possibility "of commercial use does not make sense for both corners of this intersection. Third, because of the amount of other "Commercial "space available with Heritage Ranch, we are in essence competing with ourselves for commercial users. Using Plainview Road as a "buffer" between our "Commercial" and "Residential" areas, makes the most sense and with the intent of the PD.

3) **Comment: This overall less open space and connectivity in first couple of sections than projected in the PD.**

Response: Exhibit A of the PD shows that Park and Open Space in Heritage Ranch will be approximately 60+/- acres. In the submitted Detailed Site Plan we have approximately 26.2 acres of Open Space. This approximately 44% of the required Open Space required under the PD, yet the Detailed Site Plan only accounts for about 40% of the overall development in Heritage Ranch. With the Open Space and water feature on the west side of Plainview Road, our Park and Open Space acreage in Heritage Ranch will meet and likely exceed the required 60 acres of Open Space.

The final alignment of the northwest to southeast "greenbelt" shown on Exhibit B of the PD did change during final design. This area was shifted to the east and southern property lines of Detailed Site Plan. However, the overall

acreage and amenities of the Open Space as shown in the approved PD did not change.

4) **Comment: The trail on the east side of phases 3 and 4 extends a significant distance without a trail connection to the residential street. Recommend adding a connection between the homes mid-block.**

Response: We agree with Halff's comments and will make the necessary adjustments on the preliminary plat when Phases 3 and 4 develop.

5) **Comment: The Heritage Ranch PD requires that two residential housing types are required, with options of multifamily, townhouses, patio homes, and single-family. Phases 1-4 are single family only as far as I can tell. Additional information/context from the applicant may be needed here.**

Response: This comment needs additional information/context and should be viewed with the overall Conceptual Plan in mind. The Detailed Site Plan submittal is not the only "Residential" area in the approved PD. Exhibit A of the PD shows a "Residential "region on the west side of Plainview Road. This area will have multifamily housing. This will meet the requirements of having two residential housing types. In addition, the 40 ft. lots in Phases 1-4, may be used as "Patio Homes" depending on the mix of the builders in these phases.

Additional Recommendations for the City and Developer

• Comment: Street connectivity around the perimeter of this project is lacking. This proposed plan is not making provisions for the public street system to connect to local neighborhood streets. While these local connections were not shown on the Major Streets exhibit in the PD, it is good planning practice to have intermittent local street connectivity to outside properties, if those areas are planned for residential development. This provides points of connection for utilities, drainage, pedestrian, school bus and vehicular access, emergency access, and waste management pick-up. While this may not be a requirement of the PD or local ordinances, consider adding 2-3 local street stubs to ensure a more connected Sherman infrastructure system.
Response: This is the first time we have heard of this comment. At this stage in the development of Heritage Ranch, it is tough making connection points when you do not have the development plans of adjacent developments. We do have several places where we can accommodate connection points and we will work with City Staff to identify those areas.

The stubbing of utilities has already been contemplated and designed in our engineering.

• Comment: As drawn here, Phase 1 lots will be located directly backing to the highway frontage road and a trail is bring (sic) placed along the frontage road. Long-term, this will be a strain on the value retention for those homes. It is recommended that the planned commercial be restored here or a deeper lot length or Bufferyard to protect these lots. Further, a trail along the frontage road is also a less desirable trail location than internal to the neighborhood. Is it suggested that an internal trail be considered instead.

Response: Only a small percentage of the Phase 1 lots back up to the highway frontage road. Most of the lots in Phase 1 back up to the current W. Canyon Grove Road. The lots that do back up to the highway frontage are not viewed as having a "strain on value retention." The two national homebuilders in Phase 1have reviewed the Phase 1 Plan and Detailed Site Plan and have no concern regarding diminished value on these lots. It is not uncommon for lots to back up to major highways and thoroughfares on master planned developments.

We are not opposed to exploring ways to incorporate the trail internally to the neighborhood. However, since a small percentage of the Phase 1 lots back up to the highway, the trail along the frontage road is not a significant length. From a marketing standpoint, this allows the public to see a trail system in place for Heritage Ranch and will help promote the utilization of the trail network inside Heritage Ranch. Constructing a trail along major thoroughfares is not inconsistent with other residential developments in Sherman and communities in the Metroplex.

• Comment: There is an opportunity to connect a large section of this residential neighborhood that has minimal trail access to a section of green space that has a trail spine. See below in blue an opportunity to connect the tan trail from the green space into the cul-de-sac and through a potential greenlink to the street close by.

Response: This comment is not applicable based on the Detailed Site Plan resubmittal on October 5, 2021. The configuration shown on the above drawing has changed.

We appreciate the opportunity to respond to Halff's comments in their Detailed Site Plan Review Letter. Heritage Ranch will be a successful community and we are looking forward to seeing the positive impact this development will have on our community. If you have any questions, please do not hesitate to contact me."

No other citizens appeared before the Planning and Zoning Commission to discuss the preliminary plat or site plan.

ACTION TAKEN.

Motion by Commission Member Davis to approve the preliminary plat approval of Heritage Ranch Addition and site plan approval of Heritage Ranch 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82 subject to the Staff Review letter and Halff's recommendations. Second by Commission Member Whitaker.

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

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

OTHER BUSINESS **OTHER BUSINESS**

No other business came before the board.

ADJOURNMENT **ADJOURNMENT**
On Motion duly made and carried, the meeting adjourned at 8:12 p.m.

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 11/16/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 10, 11, 13, 16, 17, 19, 20, 23, 24, 25 & 27)

List of Agenda Items:

10. * 1808 NORTH LOCKHART STREET

The request of The Durham Group, LLC and Katelyn Davis, LLC (Owners) and ELD Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 1808 North Lockhart Street, being Lots 57 and 59, Block F, Maxey Addition, as follows:

Planning and Zoning Commission

Replat approval of L.R. Kane Addition, Lots 1 & 2, Block A, being a Replat of Lots 57 & 59, Block F, Maxey Addition.

11. * 702 SOUTH MONTGOMERY STREET

The request of James Garza (Owner), George Odwesso (Developer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 702 South Montgomery Street, being 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, also being all of Lot 1 and part of Lot 3, Block 3, Robert A. King's Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1 and part of Lot 3, Block 3, R.A. King Addition, being a Replat of Lot 1 and part of Lot 3, Block 3 of the R.A. King Addition

13. * 409 WANDA DRIVE

The request of Mary T. Hendrickson (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 409 Wanda Drive, being 2.185 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary Plat approval of A.J. Hendrickson Addition.

16. * 310 & 324 WEST U.S. HIGHWAY 82

The request of Anthony and Lane Aleman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 310 and 324 West U.S. Highway 82, being 1.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Aleman Addition.

17. * 1225, 1229, 1233 & 1237 NORTH BROUGHTON STREET

The request of Moran Developments, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1225, 1229. 1233 and 1237 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No.763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Moran on Broughton Addition

19. * 1207 SOUTH FIRST STREET

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1207 South First Street, being 0.225 acres in the G.B. Pilant Survey, Abstract No. 963 and being the north 70' of Lot 3, Block 4, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition.

20. * 1304 WEST LAMAR STREET

The request of the City of Sherman (Owner) concerning the property at 1304 West Lamar Street, being 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Site plan approval for a Warehouse for Parks Maintenance

23. * 708 SOUTH MONTGOMERY STREET

The request of Rivera & Cintron, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 708 South Montgomery Street, being 0.241 acres in the Samuel Blagg Survey, Abstract No. 56, also being the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition, as follows:

Planning and Zoning Commission

Replat approval of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition.

24. * 2112 SOUTH TRAVIS STREET

The request of Wormington RV LLC (Owner) HP Investments (Developer) and Chaney Engineering, Inc. (Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Street Dollar General Addition.

25. * 6000 BLOCK NORTH U.S. HIGHWAY 75

The request of One Ganesha LTD (Owner) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) concerning the property in the 6000 block of U.S. Highway 75, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265 and being all of Lot 1, Block A, Dr. Swamy Addition,, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Reddy Addition.

27. * <u>400 BLOCK LAUREL CREEK DRIVE</u>

The request of Mitchell Enterprises, LTD (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 400 block of Laurel Creek Drive, being 9.620 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Laurel Creek Addition, Section Four.

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

Meeting Date: 11/16/2021

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

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

Requested Action/Proposed Use:

111 ARCHER DRIVE (RECEIVED AN EMAIL FROM LISA SMITH, 11/9/2021, 1:01 p.m. WITHDRAWING THE REQUEST)

The request of Owner's Manual for Life (Owner), Nexius Solutions, Inc. (Applicant), C.A. Bass (Telecom Management Services), AT&T (Tenant) and Wimberly Surveying Professionals (Surveyor) concerning the property located at 111 Archer Drive, being Lot 3, Block 1 Westwood Village Second Replat part of Block 2, the lease area for the Tower being 0.083 acre tract in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 7, Subsection (15)(c)(c), (ii) & (iv) to allow a 130' tall Telecommunications Tower in lieu of the allowed 50', a 375' setback from any residential zone in lieu of the required 400', a 40'2" setback from the west property line and a 51'5" setback from the north property line in lieu of the required 130' from any property line in a C-1 (Retail Business) District.

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a 130' tall Telecommunications Tower for AT&T in a C-1 (Retail Business) District.

Background:

This item was tabled at the October 19, 2021 meeting. The property is located at 111 Archer Drive, the northeast corner of West Houston Street and Archer Drive. The property is zoned a C-1 (Retail Business) District. AT&T would like to erect a 130' Telecommunications Tower at this location.

The following has been approved for the property:

- Specific Use Permit to allow a private club in a C-1 (Retail Business) District - August 29, 1988 (Ord 4073)
- Specific Use Permit to allow a private club in a C-1 (Retail Business) District - September 29, 1997 (Ord 4640)
- Specific Use Permit to allow an Educational Facility/Preschool in a C-1 (Retail Business) District - July 19, 2021 (Ord 6395)

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District

Origination:

Owner's Manual for Life (Owner)
Nexius Solutions, Inc. (Applicant)
C.A. Bass (Telecom Management Services)
AT&T (Tenant)
Wimberly Surveying Professionals (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map with Buffers
Zoning Map
Zoning Sign Photo
Narrative
Project Details
Site Plan with Setbacks from Property Lines
Coverage with Proposed Monopole
Coverage Area
Distance to Nearest Tower
Distance to Residential
Staff Review Letter

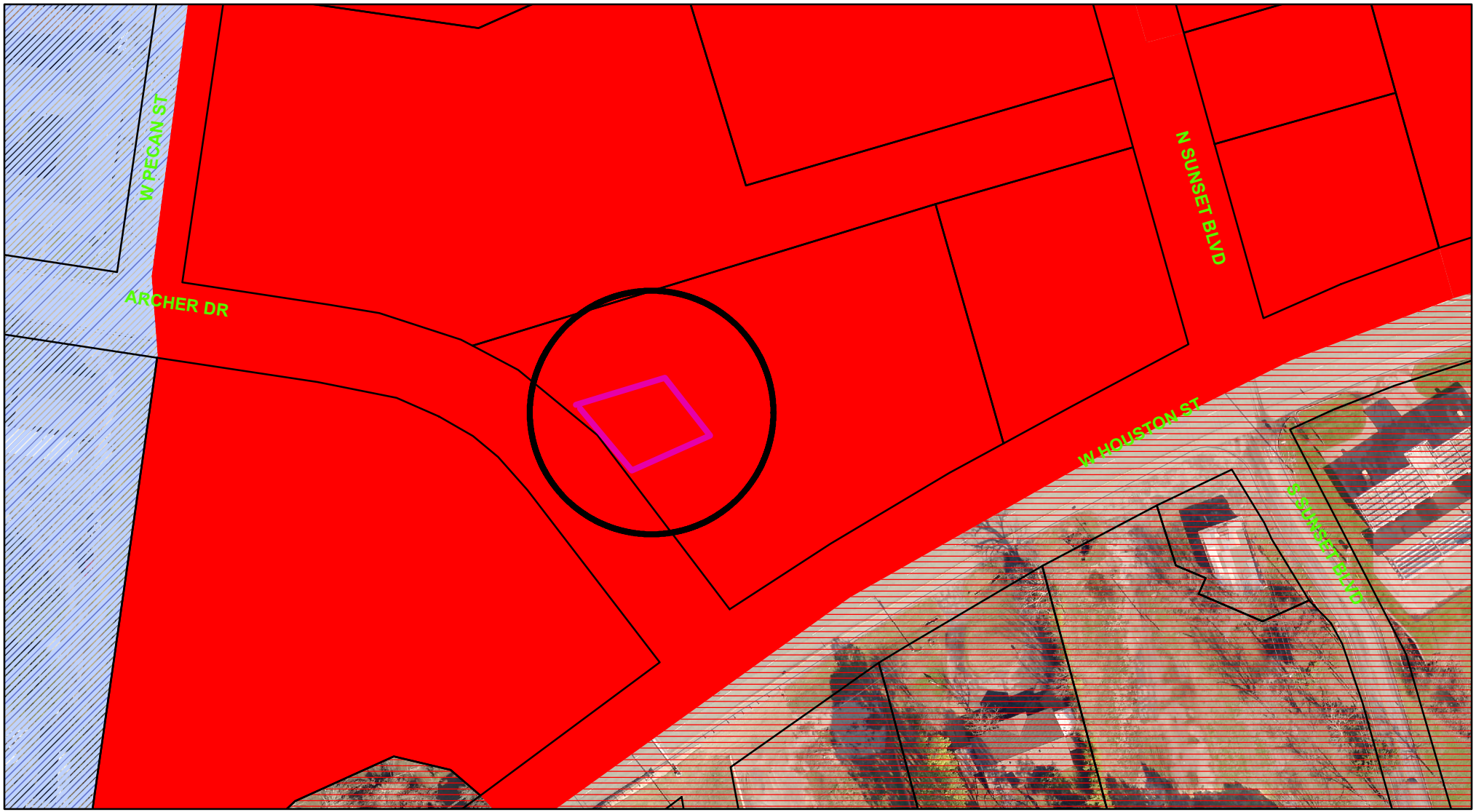
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

111 Archer Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 111 Archer Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

111 Archer Drive

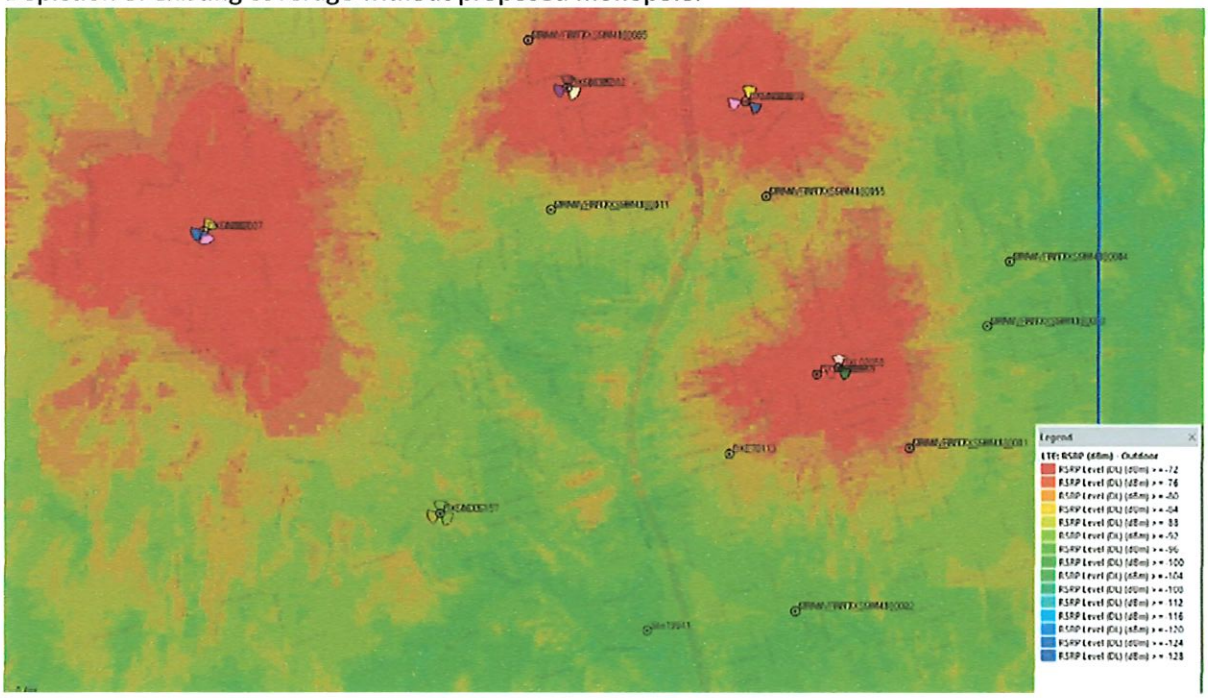
NEXIUS

August 5, 2021

To Whom it May Concern:

I am writing regarding an AT&T proposed 130' monopole telecommunications located at coordinates 33-37-58.04 and -96-37-46.01. AT&T desires to erect the tower and install equipment to achieve required RF coverage and capacity. The coverage is in the interest of the public including providing improved 911 emergency services and telecommunication access in the area. Currently there is a large coverage/capacity gap and the improved coverage with overlap to allow for handoff. The only way to reach the improved coverage as shown is with the proposed tower installation. Installing on the current tower at a lower height would not propagate to cover the area as shown. The only option available to AT&T is to build a tower in this location and provide coverage and capacity in this area.

Depiction of existing coverage without proposed monopole.



2595 North Dallas Parkway, Suite 300 | Frisco TX, 75034 + 1 (972) 581-9888 www.nexius.com

AT&T SITE NUMBER:	DXL06157
AT&T SITE NAME:	DXL06157
PACE NUMBER:	MRNTX042125
SITE TYPE:	MONOPOLE TOWER
TOWER HEIGHT:	130.0'
FA CODE:	14646689
SITE ADDRESS	SUNSET BOULEVARD AND WEST HOUSTON STREET SHERMAN, TX 75092

AT&T NEW SITE DEVELOPMENT

SITE INFORMATION

SITE NAME:	DXL06157
SITE ADDRESS:	SUNSET BOULEVARD AND WEST HOUSTON STREET SHERMAN, TX 75092
COUNTY:	GRAYSON
AREA OF CONSTRUCTION:	NEW
LATITUDE:	33° 37' 58.04"
LONGITUDE:	-96° 37' 46.01"
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	689.7 FT AMSL
CURRENT ZONING:	C-1 RETAIL BUSINESS DISTRICT
JURISDICTION:	CITY OF SHERMAN, TX
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
TOWER OWNER:	TBD
CARRIER/APPLICANT:	AT&T MOBILITY 1801 VALLEY VIEW LANE FARMERS BRANCH, TX 75234
ELECTRIC PROVIDER:	ONCOR
TELCO PROVIDER:	TBD

PROJECT TEAM

DESIGNER FIRM:	BROADUS SERVICES 4 COUNTRY PLACE CIRCLE DALWORTHINGTON GARDENS, TX 76016 PH: (817) 349-3449
ENGINEER FIRM:	EPB ASSOCIATES, INC. 14114 DALLAS PARKWAY, SUITE 472 DALLAS, TX 75234 PH: (972) 239-5495 CONTACT: EDGARDO P. BRANDO, P.E.
CARRIER/APPLICANT:	AT&T MOBILITY 1801 VALLEY VIEW LANE FARMERS BRANCH, TX 75234
PROPERTY OWNER:	OWNERS MANUAL FOR LIFE 121 WOODROFT LANE DENISON, TX 75021

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
N-3	GENERAL NOTES
N-4	GENERAL NOTES
SV-1	SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	FINAL EQUIPMENT PLAN
C-4	ELEVATION & ANTENNA LAYOUT
C-5.1	RFDS
C-5.2	PLUMBING DIAGRAM
C-6	ANTENNA SPECIFICATIONS
C-7	EQUIPMENT SPECIFICATIONS
C-8	CONSTRUCTION DETAILS
C-9	CONSTRUCTION DETAILS
E-1	ELECTRICAL SITE PLAN
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL DETAILS
G-1	GROUNDING SITE PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
F-1	TALL SOLID CHAIN WALL SPECIFICATIONS
F-2	STAIRS AND GUARD RAIL DETAILS
F-3	STAIRS AND GUARD RAIL DETAILS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPROVALS

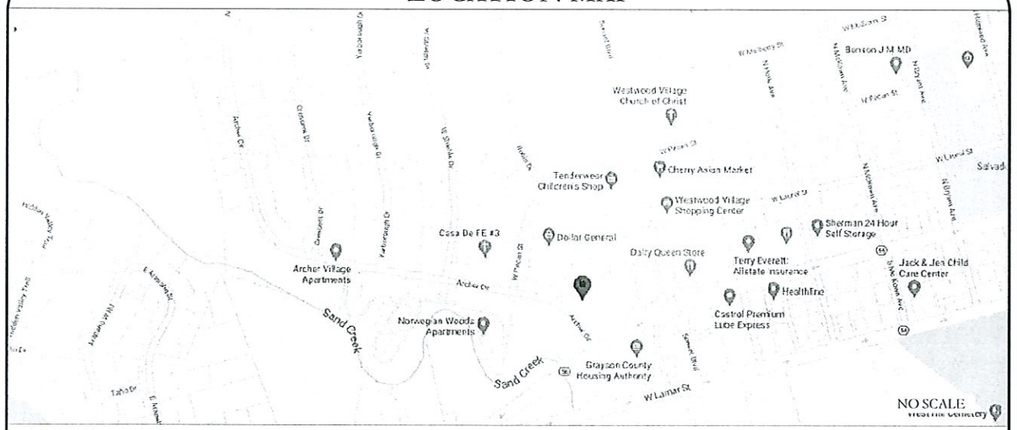
APPROVAL	SIGNATURE	DATE
PROPERTY OWNER OR REP.		
LAND USE PLANNER		
AT&T		
OPERATIONS		
RF		
NETWORK		
BACKHAUL		
CONSTRUCTION MANAGER		

NOTES:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT AT&T CONSTRUCTION MANAGER

THE HEIGHT OF THE TOWER WILL NOT BE INCREASED; NOR WILL THERE BE AN EXPANSION OF THE GROUND/LEASE AREA

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

LOCATION MAP



DRIVING DIRECTIONS FROM AT&T OFFICE 1801 VALLEY VIEW LN, FARMERS BRANCH TX: HEAD SOUTHWEST TOWARD KEENAN BRIDGE RD. TURN LEFT TOWARD KEENAN BRIDGE RD. TURN RIGHT TOWARD KEENAN BRIDGE RD. TURN LEFT ONTO KEENAN BRIDGE RD. TURN RIGHT AT THE 1ST CROSS STREET ONTO VALLEY VIEW LN. TURN RIGHT TO MERGE ONTO PRESIDENT GEORGE BUSH TURNPIKE N (TOLL ROAD). MERGE ONTO PRESIDENT GEORGE BUSH TURNPIKE N (TOLL ROAD). USE THE RIGHT 2 LANES TO TAKE THE EXIT TOWARD DENTON N (TOLL ROAD). KEEP RIGHT TO CONTINUE ON EXIT 447A, FOLLOW SIGNS FOR SAM RAYBURN TOLLWAY N (TOLL ROAD). KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR SRT N AND MERGE ONTO TX-121/SAM RAYBURN TOLLWAY/SRT (TOLL ROAD). CONTINUE ONTO SAM RAYBURN TOLLWAY/SRT (TOLL ROAD). CONTINUE ONTO TX-399 SPUR E/SAM RAYBURN TOLLWAY. USE THE RIGHT 2 LANES TO MERGE ONTO US-75 N TOWARD SHERMAN. TAKE EXIT 58 TOWARD TX-56/LAMAR ST/HOUSTON ST. MERGE ONTO S SAM RAYBURN FWY. CONTINUE STRAIGHT TO STAY ON S SAM RAYBURN FWY. TURN LEFT ONTO W HOUSTON ST. TURN RIGHT ONTO ARCHER CIR. DESTINATION WILL BE ON THE RIGHT.

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	IBC 2009
MECHANICAL	IMC 2009
ELECTRICAL	NEC 2011

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: BY ----
DATED: ----

MOUNT ANALYSIS: BY ----
DATED ----

CALL TEXAS ONE CALL
(800) DIG-TESS
CALL 3 WORKING DAYS
BEFORE YOU DIG!

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO INSTALL A NEW WIRELESS SITE.

FINAL TOWER CONFIGURATION:
- (6) NNHH-65C-R4 ANTENNAS (2 PER SECTOR)
- (3) NNH4-65C-R6 ANTENNAS (1 PER SECTOR)
- (3) RRUS 4478 B14 RRUS (1 PER SECTOR)
- (3) RRUS 4426 B66 RRUS (1 PER SECTOR)
- (3) RRUS 8843 B2/B66A (1 PER SECTOR)
- (3) RRUS 4449 B5/B12 (1 PER SECTOR)
- (3) RRUS 4415 B30 RRUS (1 PER SECTOR)
- (2) DC9-48-60-24-8C-EV (POWER/FIBER)
- (2) FIBER/HYBRID CABLES (0.35")
- (4) CONTROL CABLES (0.88")
- (2) CONTROL CABLES (0.96")
- (3) SECTOR FRAME MOUNTS

FINAL GROUND CONFIGURATION:
- (1) GENERAC SD030 30KW GENERATOR
- (1) 11'-5"X12'-0" SHELTER

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
FCD0	02/19/20	SN	PRELIMINARY	ELG
FCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: T-1

REVISION: FCD0

DIVISION 1 – GENERAL REQUIREMENTS

PART 1 GENERAL

1.1 INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.

B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.

D. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.

E. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY AT&T WITHOUT ISSUING A CHANGE ORDER.

1.2 CONFLICTS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO AT&T FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.

B. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.

C. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

A. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

B. SEE MASTER CONTRACT SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

1.4 STORAGE

ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

1.5 CLEAN UP

A. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

2. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

C. INTERIOR: VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.

1. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.

2. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

A. CHANGE ORDERS MAY BE INITIATED BY AT&T AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM AT&T SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO AT&T WITHIN 24 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY AT&T SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

A. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO AT&T FOR APPROVAL.

B. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO AT&T.

1.9 PRODUCTS AND SUBSTITUTIONS

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY AT&T SUBMIT ACTUAL SAMPLES TO AT&T FOR APPROVAL IN LIEU OF CUT SHEETS.

1.10 QUALITY ASSURANCE

A. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:
ANSI/EIA – 222 – F
UNIFORM BUILDING CODE (UBC) 1997
NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 1999
UNDERWRITER LABORATORIES APPROVED ELECTRICAL PRODUCTS
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
LIFE SAFETY CODE NFPA – 101–2000

1.11 ADMINISTRATION

A. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PERJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO AT&T PRIOR TO THE COMMENCEMENT OF ANY WORK.

B. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK AND SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.

C. PRIOR TO COMMENCING CONSTRUCTION, AT&T SHALL SCHEDULE AN ON–SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) AT&T PROJECT MANAGER, CONTRACTOR, OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).

D. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY AT&T, NOR WILL WIRELESS SERVICE BE ARRANGED.

E. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL OSHA SAFETY REQUIREMENTS IN THEIR AGREEMENT.

F. PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO AT&T.

G. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.

H. NOTIFY AT&T / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

I. GENERAL CONTRACTOR SHALL PROVIDE WITHIN 48 HOURS OF CONSTRUCTION, BEFORE & AFTER PHOTOS OF CONSTRUCTION FROM ALL SIDES IN AND OUT OF COMPOUND.

J. GENERAL CONTRACTOR TO PROVIDE COPIES OF ALL INSPECTION RELEASES FROM THE GOVERNING MUNICIPALITIES WITHIN 48 HOURS AFTER CONSTRUCTION.

1.12 INSURANCE AND BONDS

A. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

B. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.

C. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

DIVISION 2 – SITE WORK AND DRAINAGE

02000 EARTHWORK, EXCAVATION AND GRADING

PART 1 GENERAL

1.1 WORK INCLUDED: REFER TO THE SURVEY AND SITE PLAN FOR WORK INCLUDED.

1.2 RELATED WORK

A. CONSTRUCTION FOR EQUIPMENT FOUNDATION

B. INSTALLATION OF ANTENNA SUPPORT SYSTEM

C. ERECTION OF FENCE

1.3 DESCRIPTIONS

A. ACCESS ROAD, TURNAROUND AREAS, AND SITES ARE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

1.4 QUALITY ASSURANCE

A. VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, WILL BE PLACED AND MAINTAINED AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

1.5 SEQUENCING

A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.

B. GRUB THE COMPLETE ROAD AND SITE AREA PRIOR TO FOUNDATION CONSTRUCTION OR PLACEMENT OF BACKFILL OR SUB– BASE MATERIAL.

C. CONSTRUCT TEMPORARY CONSTRUCTION ZONE ALONG ACCESS DRIVE, IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL RULES.

D. THE SITE AREA WILL BE BROUGHT TO SUB–BASE COURSE ELEVATION AND THE ACCESS ROAD TO BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS.

E. IF REQUIRED, GRADE, SEED, FERTILIZE AND MULCH DISTURBED AREAS IMMEDIATELY AFTER BRINGING THE SITE AND ACCESS ROAD TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.

F. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE.

1.6 SUBMITTALS

A. BEFORE CONSTRUCTION

1. IF LANDSCAPING IS APPLICABLE TO THE SCOPE OF THE CONTRACT, REFER TO THE LANDSCAPING PLAN INCLUDED HEREIN. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PLANT MATERIALS WITH COSTS UNDER NURSERYMAN'S LETTERHEAD. GENERAL CONTRACTOR SHALL REFER TO SITE PLAN FOR LANDSCAPING REQUIREMENT.

2. SUBMIT FOR APPROVAL THE SPECIFICATIONS OF THE PROPOSED SURFACE COURSE MATERIAL.

B. AFTER CONSTRUCTION

1. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER, IF REQUIRED.

2. LANDSCAPING WARRANTY STATEMENT, IF REQUIRED.

1.7 WARRANTY

A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE OF SURROUNDING PROPERTY CAUSED BY CONSTRUCTION.

B. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.

C. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 PRODUCTS

2.1 MATERIALS

A. ROAD AND SITE MATERIALS: FILL MATERIAL – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATION.

B. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.

C. NON–STRUCTURAL SITE CONCRETE SHALL BE 3000 PSI BREAKING STRENGTH AT 28 DAYS. COMPLY WITH GENERAL PROVISIONS OF DIVISION 3 CONCRETE SPECIFICATIONS.

2.2 EQUIPMENT

A. COMPACTING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY SHEEPS FOOT, VIBRATORY OR RUBBER TIED ROLLERS WEIGHING AT LEAST FIVE TONS. WATER TREATMENT MAY BE REQUIRED TO OBTAIN COMPACTION. SMALLER AREAS SHALL BE COMPACTED BY POWER–DRIVER, HAND HELD TAMPERS.

PART 3 EXCAVATION

3.1 INSPECTIONS: LOCAL BUILDING INSPECTION SHALL BE NOTIFIED NO LESS THAN 48 HRS. IN ADVANCE OF CONCRETE POURS.

3.2 PREPARATION

A. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AREA AND ACCESS ROAD RIGHT OF WAY AS REQUIRED.

B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION EFFORTS GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES BELOW ORIGINAL GROUND LEVEL.

C. UNLESS OTHERWISE INSTRUCTED BY THE OWNER, REMOVE TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.

D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS AND COMPACT TO 85% STANDARD PROCTOR.

E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE GRUBBED AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

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DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
FCD0	02/19/20	SN	PRELIMINARY	ELG
FCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

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SHEET NUMBER: N-1

REVISION: FCD0

PART 3 EXCAVATION (CONTINUED)

3.3 INSTALLATION

A. THE SITE AND TURNAROUND AREAS SHALL BE AT THE SUB-BASE COURSE ELEVATION PRIOR TO FORMING FOUNDATIONS. GRADE OR FILL THE SITE AND ACCESS ROAD AS REQUIRED WITH THE SOIL RESULTING FROM EXCAVATING THE FOUNDATIONS (PROVIDE EVEN DISTRIBUTION). THE ELEVATIONS ARE TO BE CALCULATED FROM THE RESULTING GRADE.

B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF THE OWNERS LEASE PROPERTY UNLESS AUTHORIZED BY PROJECT MANAGER, IN WRITING.

C. THE ACCESS ROAD SHALL BE BROUGHT TO BASE COURSE ELEVATION PRIOR TO FOUNDATION CONSTRUCTION.

D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

E. THE CONTRACT INCLUDES ALL NECESSARY GRADING, BANKING, DITCHING AND UNLESS OTHERWISE INDICATED, COVERING TWO INCHES OF SURFACE COURSE. ALL ROADS OR ROUTES UTILIZED FOR ACCESS TO THE SITE, COMMENCING AT THE POINT OF INTERSECTION WITH THE NEAREST PUBLIC THOROUGHFARE, ARE INCLUDED IN SCOPE UNLESS OTHERWISE NOTED.

F. WHEN IMPROVING AN EXISTING ACCESS ROAD, GRADE THE EXISTING ROAD TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.

G. PLACE FILL OR STONE IN SIX INCH MAXIMUM LIFTS AND COMPACT BEFORE PLACING NEXT LIFT.

H. THE FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL BE WITHIN COMPOUND WALLS.

I. RIPRAP SHALL BE APPLIED TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS AND TO ALL OTHER SLOPES GREATER THAN 2 : 1.

J. RIPRAP SHALL BE APPLIED TO THE SIDES OF DITCHES OR DRAINAGE SWALES AS INDICATED ON PLANS.

K. RIPRAP ENTIRE DITCH FOR SIX FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.

L. SEED, FERTILIZER AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS AND DITCHES, DRAINAGE, SWALES, NOT OTHERWISE RIPRAPPED.

M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES OR CULVERTS BE PLACED SO THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SITE. IF OWNER DESIGNS OR ELEVATIONS CONFLICT WITH THIS GUIDANCE ADVISE THE OWNER IMMEDIATELY, IN WRITING.

N. IF DITCH LIES WITH SLOPES GREATER THAN TEN PERCENT, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET ABOVE THE CULVERT ENTRANCE.

O. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

Q. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

3.4 FIELD QUALITY CONTROL

A. COMPACTION SHALL BE 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 FOR SITE WORK AND 95% UNDER SLAB AREAS. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE.

3.5 PROTECTION

A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.

B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE AND SECURED TO 2" x 2" x 4' STEEL ANGLE EXTENDING TWO FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

02830 FENCE (IF REQUIRED)

PART 1 GENERAL

1.1 WORK INCLUDED: REFER TO THE SITE PLANS FOR SIZE AND LOCATION OF FENCE AND GATES TO BE INSTALLED.

1.2 RELATED WORK

A. COORDINATE FENCE GROUNDING WITH ELECTRICAL SUBCONTRACTOR.

B. REFER TO DIVISION 2 - CONCRETE FOR SPECIFICATION OF CONCRETE AND GROUT.

1.3 QUALITY ASSURANCE

A. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE E ZINC, 1.8 OUNCES PER SQUARE FOOT.

1.4 SEQUENCING

A. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION PRIOR TO FENCE CONSTRUCTION, FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

1.5 SUBMITTALS

A. MANUFACTURER'S DESCRIPTIVE LITERATURE.

B. CERTIFICATE OF COMPLIANCE THAT SPECIFICATIONS HAVE BEEN MET.

1.6 APPLICABLE STANDARDS

ASTM-A53 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS FOR ORDINARY USES.

ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.

ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.

ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.

ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC.

ASTM-A653 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.

ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP STRUCTURAL QUALITY.

ASTM-A585 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (GATES, CHAIN LINK FENCE FABRIC AND ACCESSORIES).

PART 2 PRODUCTS

2.1 FENCE MATERIAL

A. ALL FABRIC WIRE, RAILS, POLES, HARDWARE AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

B. FABRIC SHALL BE SIX FOOT HIGH (VERIFY WITH PROJECT MANAGER) TWO-INCH CHAIN LINK MESH OF NO. 9 (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP AND BOTTOM EDGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.

C. ALL POSTS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER (OD PER FENCE INDUSTRY STANDARD).

LINE	1-7/8 INCHES
CORNER	3 INCHES
GATE	3 INCHES

D. ALL TOP AND BRACE RAILS SHALL BE 1 1/4" DIAMETER SCHEDULE- 40 MECHANICAL SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

E. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

F. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188 DEGREE ATTACHMENT, OR EQUAL.

G. THE GUIDE (LATCH ASSEMBLY) SHALL BE MERCHANTS METAL MODEL 2083, OR EQUAL.

H. LATCHES, STOPS AND KEEPERS SHALL BE PROVIDED FOR ALL GATES.

I. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

J. DOUBLE GATES SHALL HAVE A FULL HEIGHT PLUNGER BAR WITH DOME CAP.

K. A NO. 9 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.

L. PLACE A SIX INCH BY 1/2 INCH DIAMETER EYE-BOLT TO HOLD TENSION WIRE AT LINE POSTS.

M. STRETCHER BARS SHALL BE 3/16 INCH BY 3/4 INCH OR HAVE EQUIVALENT CROSS SECTIONAL AREA.

N. ALL CORNER GATE AND END PANELS SHALL HAVE A 3/8" TRUSS ROD WITH TURNBUCKLES.

O. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

P. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

Q. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

R. BARBED WIRE SUPPORT ARMS SHALL BE CAST IRON WITH SET BOLT AND LOCK WIRE IN THE ARM.

S. ALL CAPS SHALL BE CAST STEEL.

PART 3 EXECUTION

3.1 EQUIPMENT: EXCAVATE POST HOLES WITH MECHANICAL AUGER EQUIPMENT.

3.2 INSPECTION: EXCAVATE POST HOLES PER CONSTRUCTION DOCUMENTS. CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS.

3.3 INSTALLATION

A. POST FOUNDATIONS SHALL HAVE A MINIMUM SIX-INCH CONCRETE COVER UNDER POST.

B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE INCH IN EIGHT FEET.

C. AT CORNER POSTS, GATE POST AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT 15 INCH INTERVALS.

D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT 15 INCH INTERVALS.

E. ATTACH FABRIC TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE CLIPS AT TWO FOOT INTERVALS.

F. A MAXIMUM GAP OF TWO INCHES WILL BE PERMITTED BETWEEN THE CHAIN LINK FABRIC AND THE FINAL GRADE.

G. GATES SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.

H. CONCRETE FOR FENCE POSTS SHALL HAVE A MINIMUM OF 2,500 PSI BREAKING STRENGTH AT 28 DAYS.

3.4 PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT COLOR TO MATCH THE GALVANIZING PROCESS.

DIVISION 13 - SPECIAL CONSTRUCTION

13100 TOWER & ANTENNA INSTALLATION

PART I GENERAL

1.1 WORK INCLUDED

A. IF REQUIRED, ERECT FURNISHED TOWER.

B. GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHALL INCLUDE BASE(S) AND ANCHORS.

C. IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF THREE (3) 6'-0" AS INDICATED ON DRAWINGS - CONFIRM WITH OWNER REPRESENTATIVE.

D. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATIONS.

E. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.

F. INSTALL FURNISHED GALVANIZED STEEL WAVEGUIDE LADDER.

G. INSTALL WAVEGUIDE BRIDGE AS INDICATED ON DRAWING.

H. SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT CABINET.

I. INSTALL GROUNDING STRAP KITS WITH LONG BARREL COMPRESSION LUGS (SIM. TO ANDREW-223700TBD OR APPROVED EQUAL) AT TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING STRAPS TO BE CONNECTED TO INSULATED GROUND BAR.

J. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.

K. CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY.

2.2 RELATED WORK

2.3 REQUIREMENTS OF REGULATOR AGENCIES

A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE, INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.

B. INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

1. EIA - ELECTRONIC INDUSTRIES ASSOCIATION EIA22F. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
2. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH, OBSTRUCTION MARKING AND LIGHTING.
3. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES AND FORM 715A, HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
4. AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
5. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.
6. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
7. IN ALL CASES, PART 77 OF THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
8. 1990 LIFE SAFETY CODE NPPA - 101.

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AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
PCD0	02/19/20	SN	PRELIMINARY	ELG
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SHEET NUMBER: N-2

REVISION: FCD0

DIVISION 16 – GENERAL ELECTRIC

GENERAL ELECTRICAL PROVISION

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. HEIGHTS SHALL BE VERIFIED WITH AT&T PRIOR TO INSTALLATION.
4. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
5. ELECTRICAL SERVICE 120 / 240 SINGLE PHASE 3 WIRE 200 AMP SERVICE.
6. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J–BOX, WITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
7. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
8. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
9. ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CARRY OUT THEIR WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
11. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.
12. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY AT&T. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
13. ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
14. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
15. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO AT&T AT JOB COMPLETION.
16. USE T–TAP CONNECTIONS ON ALL MULTI– CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURES.
17. ALL CONDUCTORS SHALL BE COPPER.
18. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
19. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
20. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
21. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES.
22. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
23. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER UNLESS OTHERWISE NOTED.
24. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS, MANUFACTURED BY "SQUARE D COMPANY", OR APPROVED EQUAL.
25. ALL MATERIALS SHALL BE U.L. LISTED.
26. CONDUIT
    A. RIGID CONDUIT (INSTALLED IN OR UNDER CONCRETE SLABS IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS, OR EXPOSED ON BUILDING EXTERIOR) SHALL BE UL LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT SHALL HAVE FULL SIZE EQUIPMENT GROUND WIRE.
    D. CONDUIT RUNS SHALL BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH AT&T AND OWNER PRIOR TO INSTALLING. NO HORIZONTAL CONDUITS SHALL BE BELOW 7'–6" A.F.F. NO BX OR ROMEX CABLE IS PERMITTED.
    E. PARALLEL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 30" BELOW GRADE – STACKED UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 30" BELOW GRADE. (REF. DTL 5/E–2.)
    F. ABOVE GROUND CONDUIT SHALL BE P.V.C. SCHEDULE 80 (UNLESS NOTED OTHERWISE).
27. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
28. COORDINATE THE ELECTRICAL SERVICE WITH THE UTILITY COMPANY, AND PROVIDE DAILY UPDATES TO P.M UNTIL FINAL ELECTRICAL SERVICE IS EFFECTED.
29. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
30. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.

GROUNDING STANDARDS

1.0 DEFINITIONS

AGB– ANTENNA GROUND BAR
AWG– AMERICAN WIRE GAUGE
CAD WELDING– AN EXOTHERMIC WELDING PROCESS WHICH CREATES POSITIVE CONTACT OF GROUNDING CONDUCTORS
EMT– ELECTRICAL METAL TUBING (LIGHT GAUGE METAL CONDUIT)
MGB– MASTER GROUND BAR
PVC– POLY VINYL CHLORIDE CONDUIT
RFI– RADIO FREQUENCY INTERFERENCE
THW– LETTER TYPE DESIGNATION FOR CONDUCTOR INSULATION THAT IS A MOISTURE AND HEAT RESISTANT THERMOPLASTIC WITH A MAXIMUM OPERATING TEMPERATURE OF 75° CELSIUS OR 167° FAHRENHEIT.
T/I– TENANT IMPROVEMENT

2.0 BACKGROUND

2.1 AREAS OF CONCERN: WHEN DESIGNING A GROUNDING SYSTEM FOR A MOBILE RADIO FACILITY THERE ARE FOUR INTERRELATED AREAS OF CONCERN. THE BASIC OBJECTIVE FOR EACH IS:

A. LIGHTNING PROTECTION – TO MAINTAIN ALL EQUIPMENT AT THE SAME POTENTIAL DURING A LIGHTNING IMPULSE.

B. RFI FOR NOISE INDUCTION CONTROL – TO ESTABLISH THE LOWEST POSSIBLE IMPEDANCE AMONG ALL EQUIPMENT.

C. ELECTROSTATIC CONTROL – TO REDUCE ELECTROSTATIC DISCHARGE PROBLEMS.

D. PERSONNEL SAFETY – TO MAINTAIN A MINIMUM VOLTAGE DIFFERENCE BETWEEN ANY TWO METALLIC OBJECTS WHICH PERSONNEL MIGHT CONTACT SIMULTANEOUSLY.

2.2 A/C GROUNDING:

IN THIS GROUNDING SYSTEM THE A/C SERVICE GROUND SHALL BE KEPT ISOLATED FROM THE EQUIPMENT FRAME WORK AND LIGHTNING PROTECTION GROUND SYSTEMS EXCEPT FOR ONE SPECIFIC POINT. THIS POINT IS THE MAIN GROUNDING POINT OF THE SYSTEM. THIS WOULD TYPICALLY BE CONNECTING THE A/C SERVICE GROUND AT THE COMMERCIAL POWER RISER POLE DISCONNECT/METER BASE TO THE EXTERNAL GROUND RING. ALL GROUNDING CONNECTIONS INSIDE OF CABINETS SHALL BE SCRAPED TO BARE METAL AND COATED WITH NOALOX.

2.3 LIGHTNING CONSIDERATIONS:

LIGHTNING DAMAGE OCCURS FROM EITHER INDUCTION OR FROM AN ACTUAL DIRECT STRIKE TO THE BUILDING, USUALLY TAKEN THROUGH THE TOWER AND/OR ANTENNAS. STRIKES TO OTHER NEARBY OBJECTS INDUCE HIGH ENERGY INTO POWER OR TELEPHONE CABLES ENTERING THE BUILDING. THIS TYPE OF EFFECT HISTORICALLY CAUSES MOST OF THE DAMAGE TO THE BUILDING AND ITS CONTENTS.

3.0 STATION GROUNDING SYSTEM

3.1 MATERIALS:

A. #2 AWG, BARE SOLID TINNED COPPER WIRE, FOR ALL EXTERIOR CONDUCTORS AND TOWER GROUND BAR CONDUCTORS OR AS OTHERWISE SPECIFIED. GROUNDS TO THE LNAs SHALL BE NO. 6 STANDARD GREEN INSULATED JUMPERS. THE GROUND WIRE TO THE MGB SHALL BE GREEN JACKETED STRANDED #2 TINNED WIRE BURNDY CONNECTED TO THE BUSS BAR AND CONNECTED TO THE GROUND RING ON A GROUND ROD.

B. #2 AWG, INSULATED STRANDED COPPER CABLE IS ACCEPTABLE FOR INTERIOR GROUND BAR CONDUCTORS ON T/I SITES.

C. 5/8" X 8'–0" GROUND RODS OF SOLID COPPER, STAINLESS STEEL OR COPPER CLAD HIGH STRENGTH STEEL.

D. ABOVE GRADE CONNECTIONS SHALL BE BURNDY HYGROUND COMPRESSION. BELOW GRADE CONNECTIONS SHALL BE CAD WELD OR OTHER APPROVED EXOTHERMIC WELDING SYSTEM FOR BONDING AS SPECIFIED.

E. XIT OR ADVANCED GROUNDING ELECTRODE (AGE), ALL CHEMICAL GROUND RODS SHALL BE UL APPROVED.

F. SOLID COPPER PLATES OF MINIMUM 3'X3'X1/4" SIZE AS SPECIFIED.

G. NOALOX OR APPROVED EQUAL CONDUCTIVE MEDIUM MATERIAL SHALL BE USED IN ALL MECHANICAL CONNECTIONS.

H. #6 AWG STRANDED INSULATED (GREEN) FOR ALL INTERNAL EQUIPMENT GROUNDING.

I. MECHANICAL FASTENERS (I.E., DOUBLE LUGS, SPLIT BOLTS PARALLEL CONNECTORS) SHALL BE BRONZE, BRASS, COPPER OR STAINLESS STEEL AND HAVE NOALOX BETWEEN CONDUCTOR AND CONNECTION.

J. BOLTS, NUTS AND SCREWS USED TO FASTEN MECHANICAL CONNECTORS SHALL BE STAINLESS STEEL WITH STAR TYPE STAINLESS STEEL LOCK WASHERS.

K. ALL LUG TUBE FASTENERS SHALL PROVIDE TWO HOLES TO ALLOW A DOUBLE BOLT CONNECTION.

3.2 MASTER GROUND BAR (MGB):

THE PURPOSE OF THE MASTER GROUND BAR IS TO GROUND THE BTS AND ANY OTHER METALLIC OBJECTS AROUND THE BTS.

IF AN MGB IS NOT PROVIDED WITH THE BTS, THE MGB SHALL BE AS FOLLOWS:

THE MGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4 " LOCATED AS CLOSE TO THE BTS AS POSSIBLE. THE MGB SHALL HAVE A MINIMUM NUMBER OF 28 EACH 3/8" HOLES. GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS. (2) #2 TINNED SHALL BE MECHANICALLY ATTACHED (2 HOLE COMPRESSION LUG 3/8" HOLES, 1" CENTER TO CENTER SPACING) TO THE MGB AND DOWN LEADS THEN TAKEN THROUGH CONDUIT TO THE GROUND RING. THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED UNTIL TERMINATING AT THE MAIN GROUNDING POINT, (I.E. EXTERIOR GROUND RING OR BUILDING STEEL).

3.3 ANTENNA GROUND BAR (AGB):

THE PURPOSE OF THE ANTENNA GROUND BAR IS PRIMARILY FOR LIGHTNING PROTECTION. COAXIAL CABLE IS USUALLY THE ONLY ITEM GROUNDED TO THIS BAR. HOWEVER IT IS ACCEPTABLE TO BOND EXTERIOR; CABLE TRAY, WAVE GUIDE PORTS AND CANTILEVERED WAVE GUIDE BRIDGES TO THE AGB.

THE AGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4" ON WHICH THE COAXIAL CABLE FROM THE ANTENNAS ARE PRIMARILY GROUNDED. THERE SHALL BE TWO AGBS, ONE LOCATED AT THE TOP OF THE TOWER AT THE START OF THE VERTICAL RUN OF COAX, THE OTHER AT THE BOTTOM OF THE VERTICAL RUN OF COAX BEFORE IT MAKES ITS BEND. (IF THE TOWER IS OVER 200 FEET THERE SHALL BE A THIRD AGB LOCATED AT HE MIDDLE OF THE TOWER). THE AGB SHALL HAVE A MINIMUM OF 28 EACH 3/8" HOLES. GROUND BARS SHALL BE SUPPORTED BY MOUNTING BRACKETS. USE #2 AWG SOLID TINNED WIRE W/ 2–HOLE SHORT BARREL COMPRESSION LUGS (3/8" HOLES, 1" CENTER TO CENTER SPACING). THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED UNTIL TERMINATING AT THE MAIN GROUNDING POINT (I.E., EXTERIOR GROUND RING, OR BUILDING STEEL.)

3.4 SURGE ARRESTOR GROUND BAR (SAGB)

THE PURPOSE OF THE SURGE ARRESTOR GROUND BAR IS FOR LIGHTNING PROTECTION.

THE SURGE ARRESTOR GROUND BAR IS A COPPER BAR. IT IS LOCATED ON THE WAVEGUIDE BRIDGE SUPPORT CLOSEST TO THE EQUIPMENT. ONE FACE OF THE BAR SHALL HAVE A MINIMUM OF (28) 3/8" ø HOLES. HOLES SHALL BE IN PAIRS THAT ARE 1" CENTER TO CENTER. THE OTHER FACE SHALL HAVE 3/8" ø HOLES AS REQUIRED TO ATTACH AND GROUND COAXIAL SURGE ARRESTORS. THE GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS.

3.5 GROUND ROD AND GROUND RING PLACEMENT:

THE OUTSIDE GROUND RING SHALL BE PLACED AROUND THE BTS AT A DISTANCE OF TWO (2) FEET FROM THE BTS AT A DEPTH OF 2'–6" OR 6" BELOW THE FROST LINE, WHICHEVER IS DEEPER. RODS SHALL BE DRIVEN TO A DEPTH SUCH THAT THE TOP OF THE RODS IS AT THE LEVEL OF THE GROUND RING CONDUCTOR. THE RODS SHALL BE PLACED MINIMALLY ALONG THE RING AT THE FOLLOWING LOCATIONS:

A. BELOW THE AREA OF THE INTERNAL MASTER GROUND BAR (MGB) FOR CONNECTION TO THE MGB.

B. BELOW THE UTILITY RACK FOR CONNECTION TO THE MAIN BUILDING COMMERCIAL POWER DISCONNECT.

C. BELOW THE CORNERS OF THE BTS.

D. AS REQUIRED TO ACHIEVE A MAXIMUM SPACING OF EIGHT (8) FEET BETWEEN GROUND RODS ALONG THE RING PERIMETER.

E. AS REQUIRED ALONG THE RING PERIMETER TO ACHIEVE 5 OHMS OR LESS RESISTANCE WHEN TESTED.

F. TWO RODS LOCATED ON OPPOSITE SIDES AT EACH TOWER LEG OR MONOPOLE.

G. ONE ROD LOCATED BENEATH EACH END OF THE WAVE GUIDE BRIDGE OR CABLE TRAY.

H. WHERE APPLICABLE,ONE ROD LOCATED ADJACENT TO THE STANDBY GENERATOR, AND ONE ROD LOCATED ADJACENT TO THE FUEL TANK IF THE GENERATOR TANK ARE SEPARATED BY MORE THEN EIGHT (8) FEET.

I. ONE ROD LOCATED AT THE BASE OF THE TOWER FOR THE AGB.

3.6 TOWER GROUNDING:

ALL MONOPOLES SHALL HAVE TWO GROUND RODS (MINIMUM). ALL OTHER TOWERS SHALL HAVE TWO GROUND RODS PLACED AT THE BASE OF EACH TOWER LEG. EACH MONOPOLE OR TOWER LEG SHALL BE BONDED TO THE SYSTEM VIA TWO #2 BARE TINNED SOLID COPPER CONDUCTORS. BURNDY CONNECT THE CONDUCTORS TO ONLY STRUCTURAL BASE PLATES OR LUGS OR EARS AS MAY BE PROVIDED. NO BURNDY CONNECTIONS SHALL BE MADE TO THE VERTICAL WALLS OF THE STRUCTURE. NEVER GROUND TO HOLLOW LEG MEMBERS.

3.7 ANTENNA GROUNDING:

EACH ANTENNA COAXIAL CABLE SHALL TYPICALLY BE GROUNDED AT THREE POINTS USING A HARD–SHELL COAXIAL CABLE KIT FROM THE MANUFACTURER OF THE ANTENNA CABLE. A TYPICAL INSTALLATION SHALL BE AS FOLLOWS:

A. THE FIRST GROUND CONNECTION SHALL OCCUR AS CLOSE TO THE ANTENNA AS POSSIBLE, BELOW THE FIRST POINT THE COAX CABLE BEGINS TO RUN VERTICAL DOWN THE TOWER. THIS GROUND SHALL TERMINATE DIRECT TO THE TOP AGB. ON A T/I, GROUND TO THE AGB AT THE ANTENNA MOUNTS.

B. THE SECOND GROUND SHALL BE MADE AT THE BOTTOM OF THE VERTICAL RUN OF THE COAXIAL CABLE AS IT TURNS OUT AWAY FROM THE TOWER TOWARDS THE BTS. THIS GROUND SHALL BE TERMINATED AT THE AGB. THE AGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE.

C. THE THIRD GROUND SHALL BE ON THE SURGE ARRESTOR GROUND BAR ATTACHED TO THE CABLE ON STRAIGHT RUNS (NOT WITHIN BENDS) AND BE WEATHER PROOFED PER THE MANUFACTURER'S SPECIFICATIONS. THE SURGE ARRESTORS SHALL BE GROUNDED TO THE GROUND BAR. THE SAGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE.

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AT&T SITE NUMBER:
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DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
PCD0	02/19/20	SN	PRELIMINARY	ELG
PCD1	07/06/20	SN	PRELIMINARY	ELG
PCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F–9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239–5495

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: N-3

REVISION: FCD0

GROUNDING STANDARDS (CONTINUED)

3.8 PERIMETER FENCE GROUNDING:

A. CORNER AND END POSTS
ALL FENCE CORNER AND END POSTS (MINIMUM OF TWO) SHALL HAVE ONE #2 SOLID TINNED COPPER GROUND WIRE. THESE POSTS SHALL BE CONNECTED TO THE GROUND RING WITH A #2 SOLID TINNED COPPER GROUND WIRE AND INTERMEDIATE GROUND RODS IF THE DISTANCE FROM THE POST TO THE GROUND RING EXCEEDS 8 FEET. IN NO CASE SHALL ANY PORTION OF THE SAME FENCE REMAIN DISCONNECTED FROM THE GROUND RING.

B. GATE POSTS
GATE POSTS SHALL BE GROUNDED TO EACH OTHER TO ENSURE THE ENTIRE FENCE HAS ELECTRICAL CONTINUITY. CONNECTIONS SHALL BE DRILL AND TAP WITH BURNDY TYPE KC22 TO THE POST WITH A #2 AWG BARE SOLID TINNED COPPER WIRE.

C. GATES
GATES SHALL BE BONDED TO GATE POSTS WITH A 18" BRAIDED STRAP TYPE BD18G92. THE CONNECTIONS SHALL BE BURNDY 2 HOLE LUGS (3/8" HOLES, 1" CENTER TO CENTER) BOLTED THROUGH EACH POST.

3.9 GENERATOR FUEL TANK GROUNDING:

THE GENERATOR FUEL TANK, IF REQUIRED, SHALL BE CONNECTED IN AT LEAST ONE PLACE TO THE MAIN EXTERIOR GROUND RING. #2 AWG BARE SOLID TINNED COPPER WIRE SHALL BE BURNDY CONNECTED TO ONE SUPPORT LEG OF THE FUEL TANK AND CAD WELD TO THE NEAREST EXTERIOR GROUND RING GROUND ROD.

3.10 EQUIPMENT ROOM GROUNDING:

THE MASTER GROUND BAR (MGB) SERVES AS THE COLLECTION POINT FOR THE BTS AS WELL AS ALL INTERIOR NON-ELECTRICAL GROUNDED METAL MATERIALS; HVAC GRILLS, DOOR FRAMES/DOORS, TELCO BOARD, UNISTRUTS, CABLE TRAYS, ALARM JUNCTION BOX, ETC., SHALL BE GROUNDED WITH #6 AWG STRANDED (GREEN) GROUND WIRES WITH INDIVIDUAL RUNS BACK TO THE MGB. (THE CABLE TRAY, DOOR/FRAME AND UNISTRUT MAY BE JUMPERED TOGETHER AND HAVE A SINGLE GROUND WIRE CONNECTION TO THE MGB.)

3.11 WALL PENETRATIONS SLEEVES:
INSTALL PER CONSTRUCTION DRAWINGS WITH APPROVED UL LISTED FIRESTOP.

3.12 A/C COMMERCIAL POWER GROUNDING CONNECTIONS:

AT THE ON-SITE RISER POLE LOCATION OR UNDERGROUND SERVICE ENTRANCE LOCATION, THE A/C SERVICE SHALL BE MECHANICALLY BONDED TO THE A/C SERVICE ENTRANCE GROUND AS SPECIFIED BY THE NATIONAL ELECTRIC CODE, ARTICLE 250, AND/OR APPROPRIATE LOCAL CODES. A SEPARATE GROUND ROD SHALL BE PROVIDED AT THIS POINT, AND SHALL BE CONNECTED TO THE EXTERIOR GROUNDING RING. A SEPARATE A/C SERVICE GROUND AND NEUTRAL SHALL THEN BE ROUTED TO AND CONNECTED TO THE MAIN DISCONNECT INSIDE THE BUILDING (WHERE APPLICABLE) OR AS REQUIRED BY LOCAL AUTHORITY.

3.13 GENERATOR RECEPTACLE GROUNDING:

THE GENERATOR RECEPTACLE (HUBBLE PLUG) SHALL BE GROUNDED TO THE EQUIPMENT GROUND RING.

3.14 COAX BRIDGE / CABLE TRAY GROUNDING :

BOND THE COAX BRIDGE OR CABLE TRAY TO THE AGB WITH #6 STRANDED INSULATED GREEN WIRE. THESE CONNECTIONS SHALL BE DOUBLE LUG BOLTED / SCREWED MECHANICAL CONNECTIONS WITH STAR LOCK WASHERS AND NOALOX. ALL BRIDGE SPLICES SHALL HAVE JUMPERS OF #6 STRANDED INSULATED GREEN WIRE.

3.15 CAD WELD & BURNDY CONNECTION:

CAD WELDS (EXOTHERMIC WELDS) AND BURNDY CONNECTIONS SHALL BOND ALL UNDERGROUND AND DAMP LOCATION CONNECTIONS, SHELTER SKID GROUNDS, TOWER OR MONOPOLE GROUNDS, FENCING CORNER AND AND GATE POSTS, ANTENNA GROUND BARS, (AGB) SURGE ARRESTOR GROUND BAR, AND THE MASTER GROUND BAR (MGB). MECHANICAL CONNECTIONS SHALL BE TYPICALLY USED TO BOND ALL INTERIOR EQUIPMENT, COAX CABLE BRIDGES AND COAXIAL CABLE GROUND KITS. ALL LUG TYPE MECHANICAL CONNECTORS TO THE MGB OR AGB SHALL BE TWO HOLE TYPE CONNECTED WITH STAINLESS STEEL BOLTS AND NUTS WITH STAINLESS STEEL LOCK WASHERS AND NOALOX ON EITHER SIDE OF THE BUSS BAR.

3.16 CHEMICAL GROUND RODS:

CHEMICAL GROUND RODS SHALL NOT BE INSTALLED ON GROUND RING INSTALLATIONS WITH NORMAL SOIL. CHEMICAL GROUND RODS SHALL BE INSTALLED ONLY FOR SPECIAL DESIGN APPLICATIONS THAT REQUIRE

3.17 TENANT IMPROVEMENT SITE GROUNDING:

FOR ROOF TOP ANTENNA INSTALLATIONS ADDITIONAL ANTENNA GROUND BARS MAY HAVE TO BE INSTALLED AT EACH ANTENNA MOUNT LOCATION. ALL ANTENNA MOUNTS SHALL BE GROUNDED WITH A #2 AWG CONDUCTOR CONNECTED TO THE NEAREST BUILDING STEEL OR THE AGB INSTALLED AT THE MOUNT. ALL BUSS BARS, BOTH MGB AND AGB(S), SHALL BE INDEPENDENTLY TIED TO THE NEAREST BUILDING STEEL OR DESIGNATED GROUNDING SYSTEM. NO GROUND WIRE IS TO CONNECT THE BUSS BARS TOGETHER. AGB(S) MAY BE HOME RUN BACK TO THE MGB WHERE NO BUILDING STEEL IS AVAILABLE.

3.18 LIMITS OF BEND RADIUS:

IT IS IMPORTANT THAT THE GROUNDING CONDUCTOR CONNECTING THE INSIDE AND OUTSIDE GROUND SYSTEMS BE AS STRAIGHT AS POSSIBLE, WITH NO TURN OR BEND SHORTER THAN ONE FOOT RADIUS WITH A THREE FOOT RADIUS PREFERRED. NO RIGHT ANGLE OR SHARP BENDS SHALL BE ALLOWED.

3.19 BONDING PREPARATION & FINISH:

ALL SURFACES REQUIRE PREPARATION PRIOR TO BONDING OF EITHER CAD WELD OR BURNDY FASTENERS. GALVANIZED SURFACES SHALL BE GROUND OR SANDED TO THE POINT OF EXPOSING THE STEEL SURFACE BELOW, PRIOR TO BONDING THE GROUND CONDUCTOR. FOR OTHER SURFACES INCLUDING COPPER BUSS BARS ALL PAINT, RUST TARNISH AND GREASE SHALL BE REMOVED PRIOR TO BONDING THE GROUND CONDUCTOR.
CAD WELD TYPE BONDS SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND WHEN APPLICABLE, FINISH PAINTED WITH AN APPROPRIATE COLOR AS REQUIRED.
MECHANICAL TYPE BONDS ON BUSS BARS SHALL BE FINISHED WITH THE APPLICATION OF NOALOX OR OTHER APPROVED CONDUCTIVE MEDIUM MATERIAL BETWEEN CONNECTOR AND BUSS BAR.
MECHANICAL TYPE BONDS ON ALL OTHER SURFACES SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND OR THE APPROPRIATE PAINT TO MATCH AS REQUIRED.

3.20 TESTING:

THE OUTSIDE GROUND RING SHALL BE TESTED AFTER INSTALLATION BUT PRIOR TO BACKFILLING THE GROUND RING TRENCH. THE GROUND FIELD RESISTANCE SHALL MEASURE 5 OHMS OR LESS TO GROUND. ANY DIFFICULTY IN ACHIEVING THIS LEVEL OF RESISTANCE MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE RESISTANCE TO GROUND SHALL BE MEASURED USING THE FALL OF POTENTIAL METHOD. TESTING SHALL BE PERFORMED BY AT&T PROVIDED INDEPENDENT TESTING LABORATORY FROM WHICH A WRITTEN REPORT SHALL BE PRODUCED FOR REVIEW BY THE PROJECT MANAGER.

3.21 SPECIAL CONDITIONS:

WHEN SOIL CONDITIONS EXIST (I.E., NON-COMPACTABLE ROCK, GRAVEL, SHALE, ETC.) THAT PREVENTS THE INSTALLATION OF THE STANDARD GROUNDING SYSTEM AND PROCEDURES, THEN VERBAL PROCEDURES SHALL BE REQUESTED BY THE PM.

3.21.1 EXTERNAL GROUND RING

THE EXTERNAL GROUND RING SHALL EXTEND TO THE MAXIMUM ALLOWABLE DEPTH IN 95% COMPACTABLE SOIL

3.21.2 GROUND RODS (REPLACEMENT)

WHEN GROUND RODS CANNOT BE DRIVEN INTO THE SOIL VERTICALLY TO A DEPTH DESCRIBED IN PARAGRAPH 3.5, AND REMAIN IN 95% COMPACTABLE SOIL, THEN THE FOLLOWING METHODS OF SUBSTITUTION MAY BE USED. THESE ARE SUGGESTED METHODS ONLY, AND EACH CASE SHOULD BE REVIEWED BY THE AT&T PCS PROJECT MANAGER. THE PURPOSE IS TO ACHIEVE THE LOWEST IMPEDANCE TO GROUND, IN ANY CASE, EQUAL TO OR LESS THAN 5 OHMS.

3.21.2.1 ROCK WITH SOME OR NO SOIL COVER

FOR SITES WHICH HAVE SOIL CONDITIONS WHICH CONSIST OF SOLID OR SEMI SOLID ROCK BELOW ABOUT THREE FEET OF COMPACTABLE SOIL, A COMBINATION OF METHODS MAY BE USED:

A. A COMBINATION OF SHORT GROUND RODS MAY BE USED WITH 3' SQUARE 1/4" COPPER PLATES. A MINIMUM OF TWO PLATES SHOULD BE USED AND SHOULD REPLACE GROUND RODS ON AN EQUIVALENCY OF TWO GROUND ROD LENGTHS PER COPPER PLATE. THE COPPER PLATE SHOULD BE PLACED IN A MINIMUM 3" BENTONITE BASE AND COVERED WITH 3" OF BENTONITE FILL PRIOR TO BACKFILL.

B. AN ACTIVE TYPE CHEMICAL ROD SYSTEM MAY BE USED. THIS IS AN ENGINEERING JUDGMENT AND SHOULD BE USED ONLY WHERE NECESSARY, DUE TO EXPENSE. IN ALL CASES, THE STANDARD PRACTICES OUTLINED IN THIS DOCUMENT SHOULD BE FOLLOWED TO THE EXTENT THAT IS APPLICABLE, AND SHOULD BE MODIFIED AS TO THE QUANTITY OF GROUND RODS AND CONDUCTOR SIZE ONLY AS RECOMMENDED BY THE MANUFACTURER OF THE GROUND ROD SYSTEM.

C. A SYSTEM UTILIZING CORED SHAFTS, STANDARD GROUND RODS ON A TYPICAL LAYOUT, WITH A BENTONITE (CLAY) BACKFILL. IN THIS CASE EACH GROUND ROD SHOULD BE TESTED INDIVIDUALLY, AND EACH ROD SHOULD HAVE AN ACCESS BOX PLACED FOR FUTURE TESTING.

3.22 HIGH RISE BUILDING:

A. HIGH RISE BUILDINGS PRESENT A UNIQUE PROBLEM IN GROUNDING. A FACILITY INVESTIGATION SHOULD BE MADE INTO THE STRUCTURE OF THE BUILDING, AND AS TO THE POSSIBLE PRESENCE OF AN EXISTING LIGHTNING PROTECTION SYSTEM. IF ONE IS IN PLACE AND APPEARS ADEQUATE IN DESIGN, IT WILL BE NECESSARY TO CONNECT THE ANTENNA SYSTEM TO THE EXISTING SYSTEM, WITH A TEST TO THE SYSTEM AFTER INSTALLATION TO ENSURE THAT IT HAS NOT CAUSED THE SYSTEM TO EXCEED 5 OHMS.

B. STRUCTURAL STEEL BUILDINGS: IF THE BUILDING IS BUILT OF STRUCTURAL STEEL, IT MAY BE POSSIBLE TO GROUND THE ANTENNAS TO THE BUILDING SITE. IT IS PREFERABLE TO GROUND THE ANTENNAS AND THE SITE TO A DIRECT EARTH CONNECTION, BY USE OF SEPARATE DOWN LEADS OF CONSIDERABLE SIZE (250 MCM OR LARGER) COMING FROM GROUND BUSS BARS TO COLLECT THE GROUND INPUT, AND RUN DOWN A VERTICAL SHAFT OR STAIRWELL TO A PATTERN OF NO LESS THAN FOUR GROUND RODS. WHERE PRACTICAL, THE BUILDING STEEL SHOULD BE BONDED TO THE GROUND RING WITH A SEPARATE LEAD TO THE GROUND ROD FIELD.

C. STRUCTURAL CONCRETE BUILDINGS ARE MORE DIFFICULT TO GROUND PROPERLY. THE ANTENNAS SHOULD BE GROUNDED TO A SEPARATE BUSS BAR AND DOWN LEAD WHERE THE COAXIAL CABLES ENTER THE BUILDING. THE DOWN LEAD SHOULD BE RUN IN A SIMILAR FASHION AS IN THE STRUCTURAL STEEL EQUIPMENT ROOM. THE DOWN LEADS SHOULD BE PROTECTED IN CONDUIT AND SHOULD BE INSTALLED AS FAR APART AS IS PRACTICAL FROM EACH OTHER. THE SEPARATE DOWN LEADS SHOULD NOT CONTACT EACH OTHER UNTIL CONNECTION WITH THE FIRST GROUND ROD.

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AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
PCD0	02/19/20	SN	PRELIMINARY	ELG
PCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-17-2020

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SHEET NUMBER: N-4

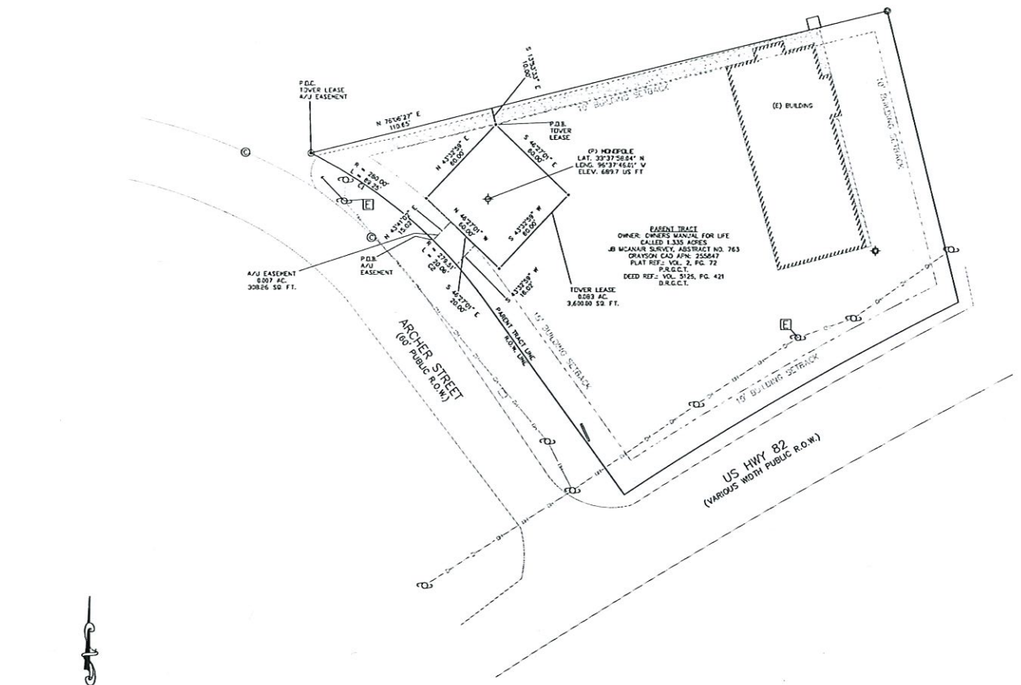
REVISION: FCD0

AREA TABLE	SQUARE FEET	ACREAGE
TOWER LEASE	3,600.00	0.083
A/U EASEMENT	308.26	0.007
PARENT TRACT	58,127.39	1.334

Curve Table					
Curve #	Length	Radius	Chord Bearing	Chord Length	Delta Angle
C1	89.25	280.00	S 54°46'16" E	88.88	18° 15' 49"
C2	20.06	279.51	N 43°35'11" W	20.06	4° 06' 47"

PROPOSED METAL MONOPOLE TOWER
LOCATION INFORMATION

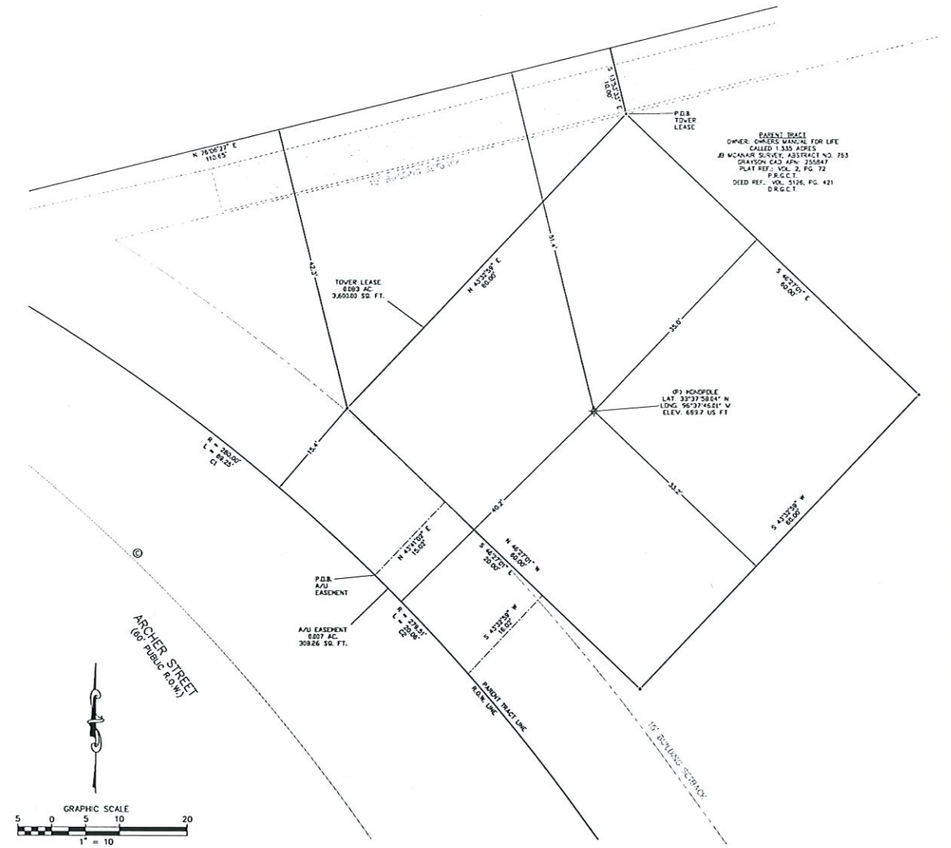
Horizontal Datum	NAD83
Latitude	33° 37' 58.04" N +/-30'
Longitude	96° 37' 46.01" W +/-30'
Vertical Datum	NAVD 1988
Ground Elevation at Base of Tower	689.7 feet



GRAPHIC SCALE
20 0 20 40 80
1" = 40'

SITE PLAN SCALE: 1" = 40'

NOTE: IF DRAWING IS 11"X17" REFER TO GRAPHIC SCALE.



GRAPHIC SCALE
5 0 5 10 20
1" = 10'

ENLARGED SITE PLAN SCALE: 1" = 10'

TOWER LEASE

BEING a 0.083 acre (3,600.00 square feet) tract of land situated in the JB Mcanair Survey, Abstract No. 763, out of a called 1.335 acres, being described in deed to Owners Manual for Life, recorded in deed Volume 5126, Page 421, in Deed Records, Grayson County, Texas, described in metes and bounds as follows;

COMMENCING at a found spike at northwest corner of said 1.335 acres, situated on the northwest right-of-way line of Highway 14 (50' public right-of-way);

THENCE North 76° 06' 27" East for a distance of 110.65 feet to a point for corner;

THENCE South 13° 53' 33" East for a distance of 10.00 feet to a set 1/2" iron rod for the POINT OF BEGINNING;

THENCE South 46° 27' 01" East for a distance of 60.00 feet to a set 1/2" iron rod for corner;

THENCE South 43° 32' 59" West for a distance of 60.00 feet to a set 1/2" iron rod for corner;

THENCE North 46° 27' 01" West for a distance of 60.00 feet to a set 1/2" iron rod for corner;

THENCE North 43° 32' 59" East a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.083 acre (3,600.00 square feet) of land, more or less.

ACCESS AND UTILITY EASEMENT

BEING a 0.007 acre (308.26 square feet) tract of land situated in the JB Mcanair Survey, Abstract No. 763, out of a called 1.335 acres, being described in deed to Owners Manual for Life, recorded in deed Volume 5126, Page 421, in Deed Records, Grayson County, Texas, described in metes and bounds as follows;

COMMENCING at a found spike at northwest corner of said 1.335 acres, situated on the northwest right-of-way line of Highway 14 (50' public right-of-way);

THENCE with said right-of-way and a curve turning to the right through an angle of 18° 15' 49", having a radius of 280.00 feet, an arc distance of 89.25 feet, and whose long chord bears South 54° 46' 16" East for a distance of 88.88 feet to a point for the POINT OF BEGINNING;

THENCE North 43° 41' 02" East, leaving said right-of-way to the south line of the described Tower Lease, for a distance of 15.02 feet to a point for corner;

THENCE South 46° 27' 01" East, along said Tower Lease, for a distance of 20.00 feet to a point for corner;

THENCE South 43° 32' 59" West, leaving said Tower Lease to said right-of-way, for a distance of 16.02 feet to the beginning of a curve;

THENCE along said right-of-way with said curve turning to the left through 04° 06' 47", having a radius of 279.51 feet, an arc distance of 20.06 feet, and whose long chord bears North 43° 35' 11" West for a distance of 20.06 feet to the POINT OF BEGINNING, and containing 0.007 acre (308.26 square feet) of land, more or less.

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

NAD83:
LAT 33° 37' 58.04"
LONG 96° 37' 46.01"
ELEV. 689.7 FEET (AMSL NAVD88)

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

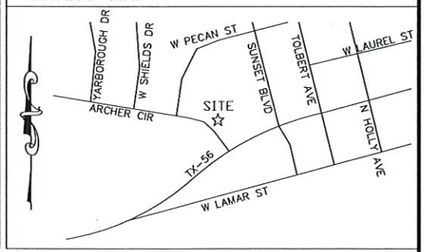
BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "AE", AREAS INSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48181C0270F, DATED SEPTEMBER 29, 2010. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

•	:SET 1/2" IRON ROD.
O	:FOUND PK NAIL.
⊗	:FOUND SPIKE.
⊕	:TOWER CENTER.
P.O.B.	:POINT OF BEGINNING.
P.O.C.	:POINT OF COMMENCEMENT.
—e—	:FENCE AS NOTED.
—o/h—	:OVER HEAD UTILITY LINES.
○	:WOOD UTILITY POLE.
E	:ELECTRIC TRANSFORMER.
C	:CABLE PEDESTAL.
R.O.W.	:RIGHT-OF-WAY.
B/W	:BARBED WIRE.
A/U	:ACCESS & UTILITY
(E)	:EXISTING.
D.R.G.C.T.	:DEED RECORDS GRAYSON COUNTY TEXAS
P.R.G.C.T.	:PLAT RECORDS GRAYSON COUNTY TEXAS

VICINITY MAP



SURVEYOR'S CERTIFICATE]

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the "Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas".

RONALD D. WIMBERLEY
R.P.L.S. #6005

WSP JOB NO: 19207

WIMBERLEY SURVEYING PROFESSIONALS
PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2902

SURVEY

OWNERS MANUAL FOR LIFE
DXL06157

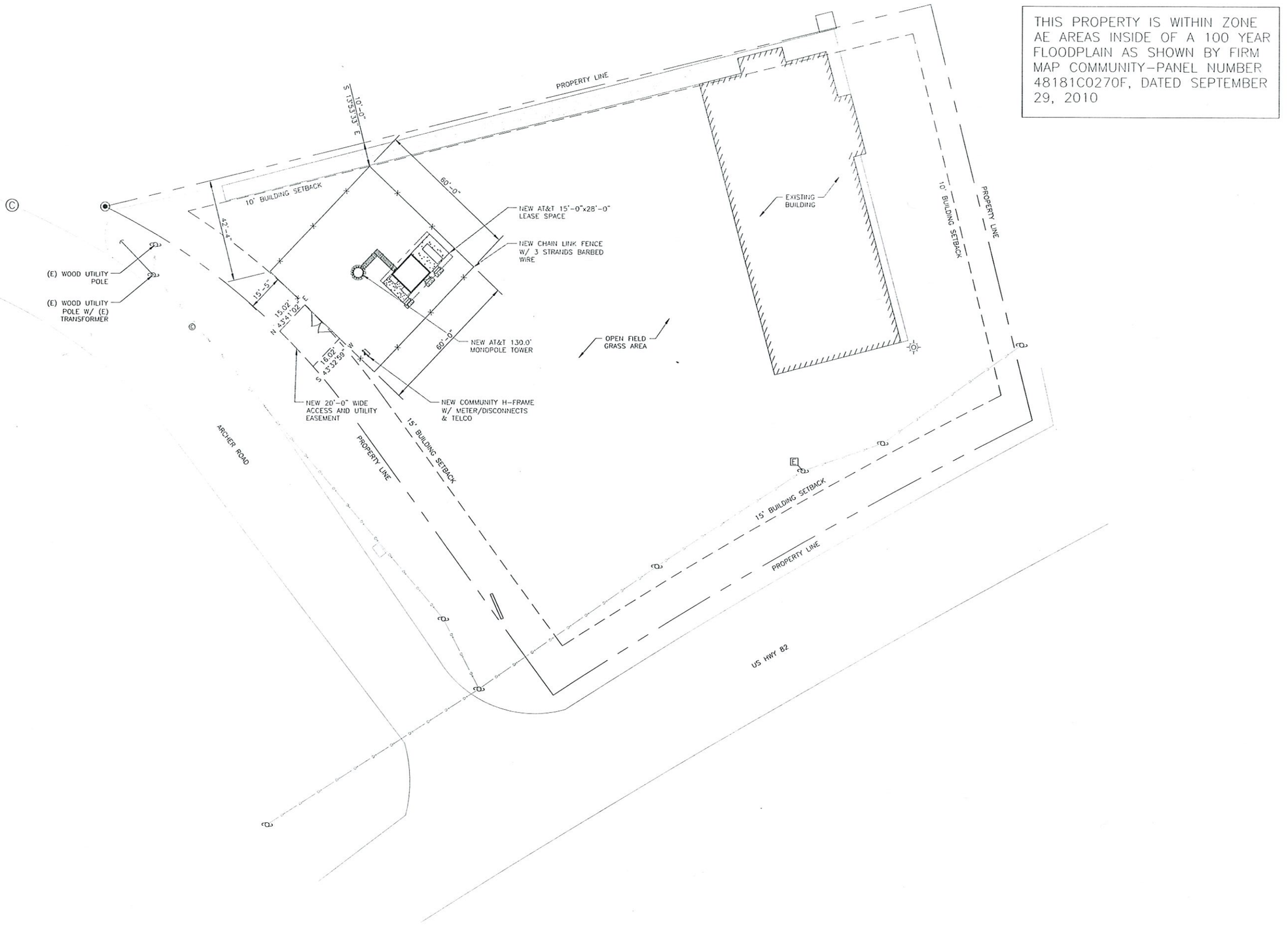
SUNSET BOULEVARD
Sherman, TX 75092

STATE OF TEXAS
REGISTERED
RONALD D. WIMBERLEY
6005
PROFESSIONAL
LAND SURVEYOR

DRWN: DJ
CK: RDW

NO:	DATE:	DESCRIPTION:
1	10-1-19	DATE OF SURVEY
2	10-11-19	ISSUED
3	2-11-20	REVISION
4	2-28-20	REVISION
5		
6		
7		

SV-1



THIS PROPERTY IS WITHIN ZONE AE AREAS INSIDE OF A 100 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48181C0270F, DATED SEPTEMBER 29, 2010

1 OVERALL SITE PLAN

SCALE: 30' 15' 0 30' 1"=30'-0" (FULL SIZE) 1"=60'-0" (11x17)

N

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SUNSET BOULEVARD AND
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8-11-2020

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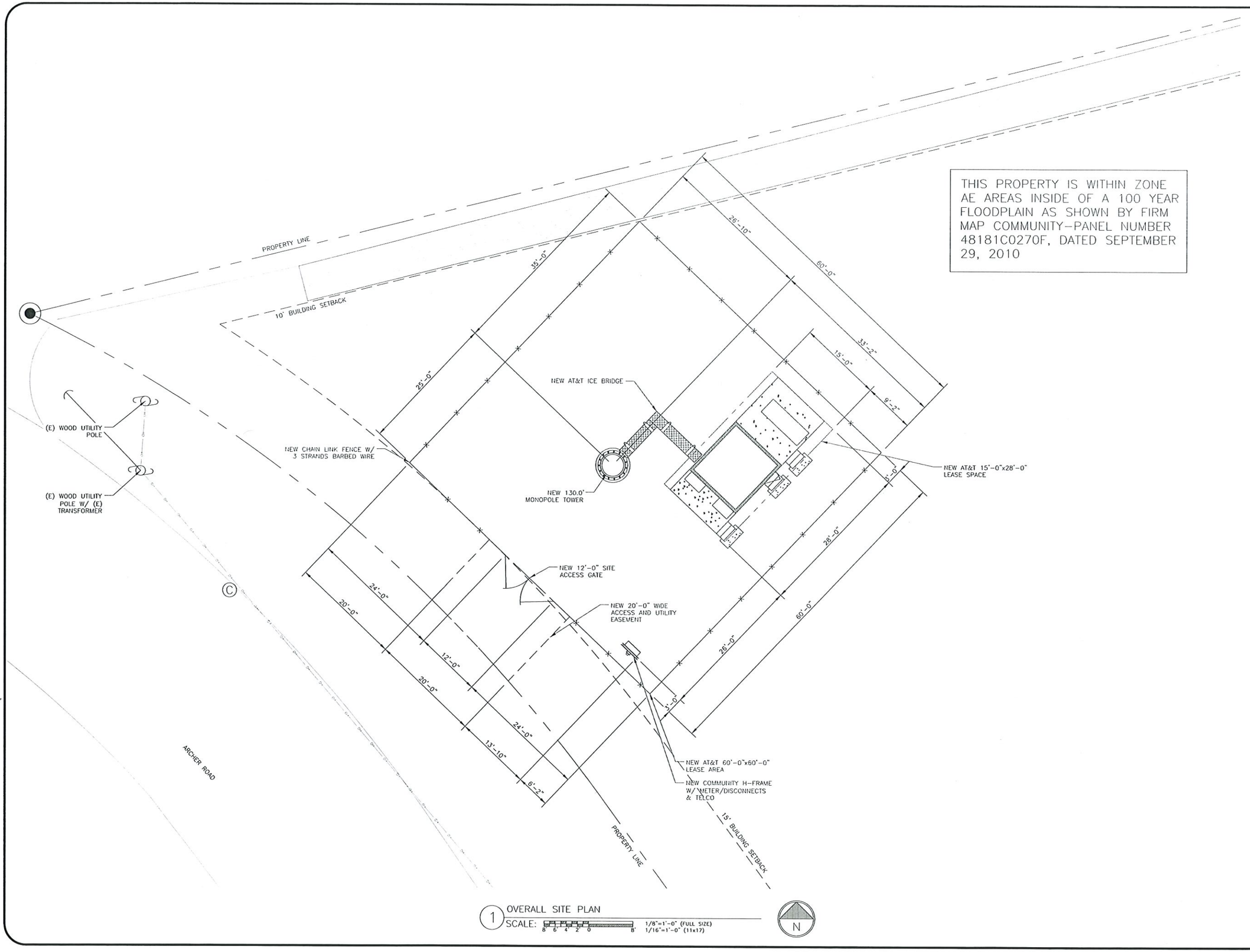
SHEET NUMBER: C-1

REVISION: FCD0



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1 OVERALL SITE PLAN

SCALE: 8' 6' 4' 2' 0 8' 1/8"=1'-0" (FULL SIZE) 1/16"=1'-0" (11x17)

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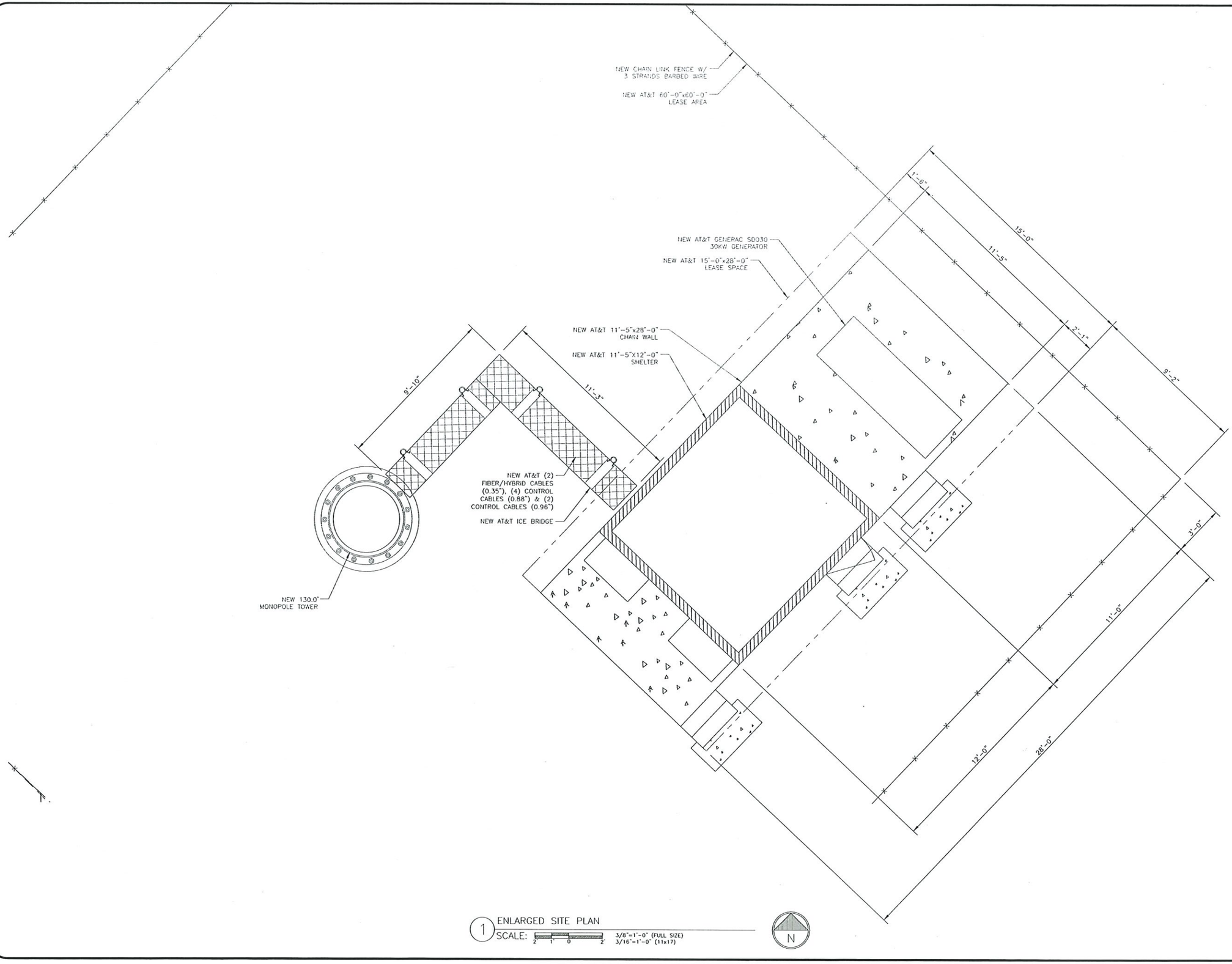
SHEET NUMBER: C-2

REVISION: FCD0



1 ENLARGED SITE PLAN

SCALE: 2' 1' 0 2' 3/8"=1'-0" (FULL SIZE) 3/16"=1'-0" (11x17)

N

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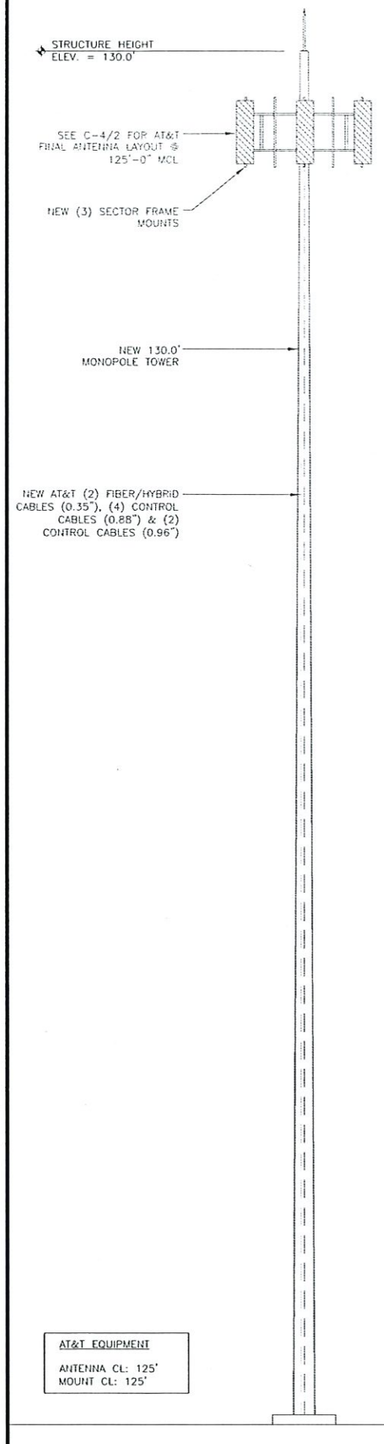
SHEET NUMBER: C-3

REVISION: FCD0



AT&T EQUIPMENT

ANTENNA CL: 125'
MOUNT CL: 125'

1 FINAL TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER & ANTENNA STANDARD NOTES:

A. TOWER STRUCTURAL ANALYSIS BY: DATED XX-XX-XX. PROJECT # XXXXXXXX/ NO NEW ANTENNAS OR EQUIPMENT INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

B. INSTALLED EQUIPMENT MUST HAVE A MATCHING STRUCTURAL ANALYSIS.

C. VERIFY AZIMUTHS WITH RFDS.

D. 2' ANTENNA SEPARATION REQUIRED. CONTRACTOR TO MOVE (E) ANTENNAS TO ENDS OF MOUNT AS REQUIRED.

E. MOUNT COMPLIANCE IS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT INSTALLED ON MOUNTS WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

F. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, (E) TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.

G. PROPOSED ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT (A&E VENDOR) FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

H. DO NOT OBSTRUCT BEACON IF TOWER LIT.

I. LOW PROFILE ANTENNA PLATFORM NEEDS TO ADD A NEW TOP RAIL.

J. TOPSIDE FIBERS TO BE SLEEVED IN FLEXIBLE INNERDUCT TYPE OR SPLIT CONDUIT TO PREVENT BIRDS FROM DAMAGING FIBER OPTIC CABLE.

K. TOP AND BOTTOM OF ALL COAX RUNS ARE TO BE LABELED WITH A BRASS TAG ID WITH NAME OF THE LESSEE ON IT.

INSTALLER NOTE:

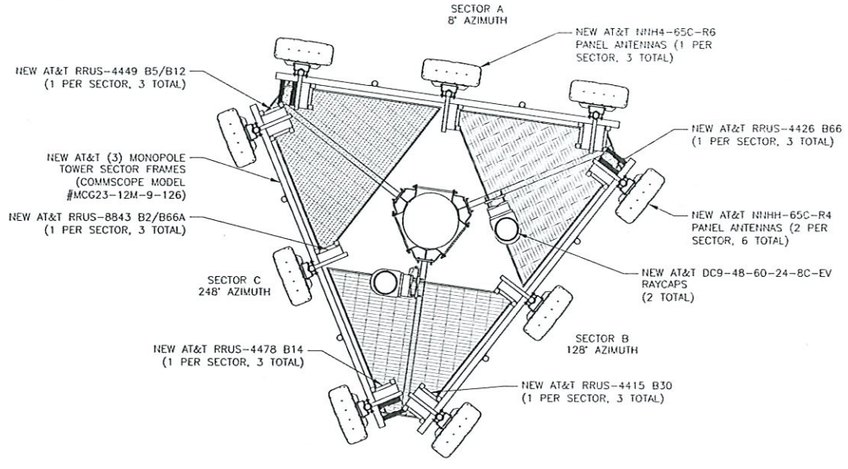
CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

INSTALLER NOTE:

- NEW EQUIPMENT CANNOT BE MOUNTED TO TOWER.
- RELOCATE EXISTING TOWER MOUNTED EQUIPMENT TO CUSTOMER MOUNT.

INSTALLER NOTE:

DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB.



2 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE

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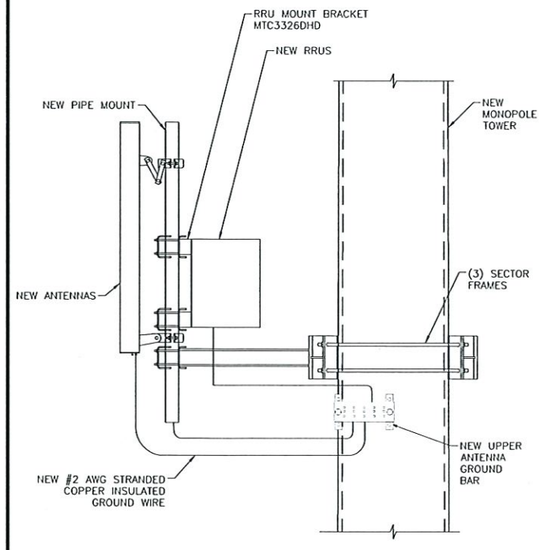

3 ANTENNA/RRU MOUNT DIAGRAM
SCALE: NOT TO SCALE

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SHEET NUMBER: C-4

REVISION: FCD0

Section 17A - FINAL TOWER CONFIGURATION - SECTOR A (OR OMNI)

ANTENNA POSITION # LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41					
ANTENNA SERVICE	Commscope				Commscope				Commscope					
ANTENNA SIZE (H x W x D)	30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0					
ANTENNA WEIGHT	99.2				99.2				99.2					
AZIMUTH	60				180				300					
MAGNETIC DECLINATION														
RAD CENTER (from TOWER)	125				125				125					
ANTENNA TIP HEIGHT	125				125				125					
MECHANICAL DOWNTILT	0				0				0					
FEEDER # (QUAD)														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (LEFT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (RIGHT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)														
Antenna RET Model (QTY MODEL)														
Multi-RET Model (QTY MODEL)														
DIPLEXER (QTY MODEL)														
DUPLEXER (QTY MODEL)														
Antenna RET CONTROL UNIT (QTY MODEL)														
DC BLOCK (QTY MODEL)														
TMA'S (QTY MODEL)														
CURRENT or ELECTRICAL TILTS (QTY MODEL)														
POLYPHASER (QTY MODEL)														
FILTERS (QTY MODEL)														
RAYCAP (QTY MODEL)														
FIBER TRUNK (QTY MODEL)														
DC TRUNK (QTY MODEL)														
REPEATERS (QTY MODEL)														
RRH - 700 band (QTY MODEL)	1	4478 B14							1	4449 B5/B12				
RRH - 850 band (QTY MODEL)									2	4449 B5/B12				
RRH - 1900 band (QTY MODEL)					1	1900 B25MIMO								
RRH - 2100 band (QTY MODEL)	1	4426 B66			3	1900 B25MIMO								
RRH - AWS band (QTY MODEL)									1	4415 B30				
Additional RRH #1 - qty band (QTY MODEL)														
Additional RRH #2 - qty band (QTY MODEL)														
Additional Component 1 (QTY MODEL)														
Additional Component 2 (QTY MODEL)														
Additional Component 3 (QTY MODEL)														

Section 17B - FINAL TOWER CONFIGURATION - SECTOR B

ANTENNA POSITION # LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41					
ANTENNA SERVICE	Commscope				Commscope				Commscope					
ANTENNA SIZE (H x W x D)	30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0					
ANTENNA WEIGHT	99.2				99.2				99.2					
AZIMUTH	120				120				120					
MAGNETIC DECLINATION														
RAD CENTER (from TOWER)	125				125				125					
ANTENNA TIP HEIGHT	125				125				125					
MECHANICAL DOWNTILT	0				0				0					
FEEDER # (QUAD)														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (LEFT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (RIGHT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)														
Antenna RET Model (QTY MODEL)														
Multi-RET Model (QTY MODEL)														
DIPLEXER (QTY MODEL)														
DUPLEXER (QTY MODEL)														
Antenna RET CONTROL UNIT (QTY MODEL)														
DC BLOCK (QTY MODEL)														
TMA'S (QTY MODEL)														
CURRENT or ELECTRICAL TILTS (QTY MODEL)														
POLYPHASER (QTY MODEL)														
FILTERS (QTY MODEL)														
RAYCAP (QTY MODEL)														
FIBER TRUNK (QTY MODEL)														
DC TRUNK (QTY MODEL)														
REPEATERS (QTY MODEL)														
RRH - 700 band (QTY MODEL)	1	4478 B14							1	4449 B5/B12				
RRH - 850 band (QTY MODEL)									2	4449 B5/B12				
RRH - 1900 band (QTY MODEL)					1	1900 B25MIMO								
RRH - 2100 band (QTY MODEL)	1	4426 B66			3	1900 B25MIMO								
RRH - AWS band (QTY MODEL)									1	4415 B30				
Additional RRH #1 - qty band (QTY MODEL)														
Additional RRH #2 - qty band (QTY MODEL)														
Additional Component 1 (QTY MODEL)														
Additional Component 2 (QTY MODEL)														
Additional Component 3 (QTY MODEL)														

Section 17C - FINAL TOWER CONFIGURATION - SECTOR C

ANTENNA POSITION # LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41				ERICSSON AIR 6419 B41					
ANTENNA SERVICE	Commscope				Commscope				Commscope					
ANTENNA SIZE (H x W x D)	30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0				30.0 X 20.0 X 9.0					
ANTENNA WEIGHT	99.2				99.2				99.2					
AZIMUTH	240				240				240					
MAGNETIC DECLINATION														
RAD CENTER (from TOWER)	125				125				125					
ANTENNA TIP HEIGHT	125				125				125					
MECHANICAL DOWNTILT	0				0				0					
FEEDER # (QUAD)														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (LEFT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA (RIGHT CENTER LINE to CENTER LINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)														
Antenna RET Model (QTY MODEL)														
Multi-RET Model (QTY MODEL)														
DIPLEXER (QTY MODEL)														
DUPLEXER (QTY MODEL)														
Antenna RET CONTROL UNIT (QTY MODEL)														
DC BLOCK (QTY MODEL)														
TMA'S (QTY MODEL)														
CURRENT or ELECTRICAL TILTS (QTY MODEL)														
POLYPHASER (QTY MODEL)														
FILTERS (QTY MODEL)														
RAYCAP (QTY MODEL)														
FIBER TRUNK (QTY MODEL)														
DC TRUNK (QTY MODEL)														
REPEATERS (QTY MODEL)														
RRH - 700 band (QTY MODEL)		4478 B14							1	4449 B5/B12				
RRH - 850 band (QTY MODEL)									2	4449 B5/B12				
RRH - 1900 band (QTY MODEL)					1	1900 B25MIMO								
RRH - 2100 band (QTY MODEL)		4426 B66			3	1900 B25MIMO								
RRH - AWS band (QTY MODEL)									1	4415 B30				
Additional RRH #1 - qty band (QTY MODEL)														
Additional RRH #2 - qty band (QTY MODEL)														
Additional Component 1 (QTY MODEL)														
Additional Component 2 (QTY MODEL)														
Additional Component 3 (QTY MODEL)														
Local Market Note 1														
Local Market Note 2														
Local Market Note 3														

1 RFDS
SCALE: NOT TO SCALE

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
FCD0	02/19/20	SN	PRELIMINARY	ELG
FCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

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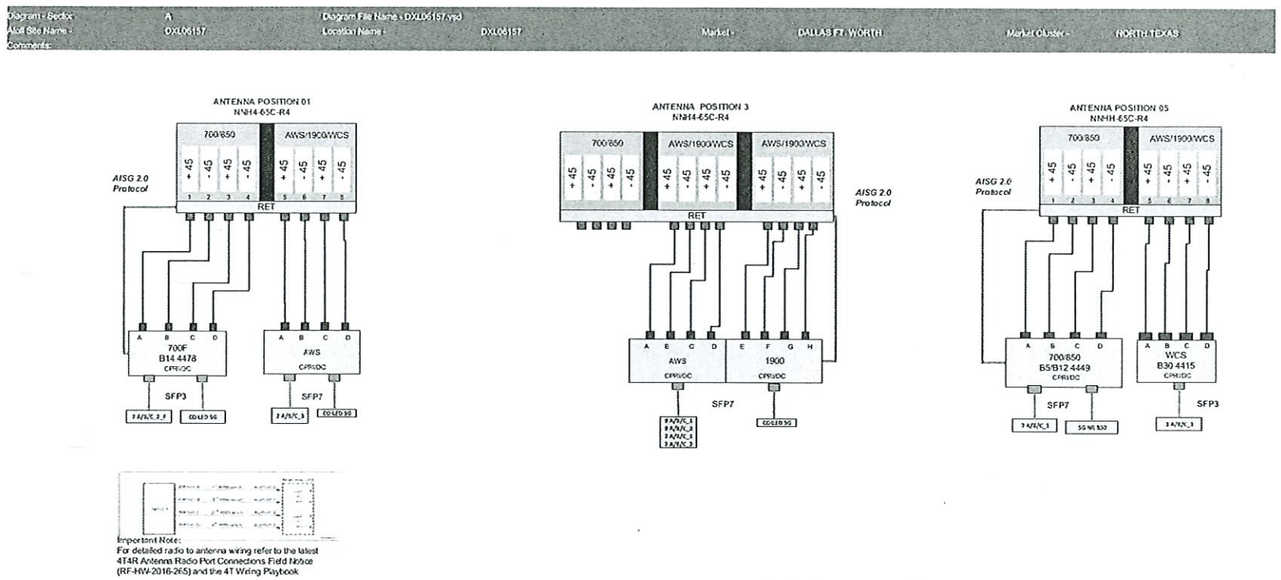
SHEET NUMBER: C-5.1

REVISION: FCD0



1 PLUMBING DIAGRAM
SCALE: NOT TO SCALE

at&t

1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
PCD0	02/19/20	SN	PRELIMINARY	ELG
PCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-17-2020

EPB ASSOCIATES, INC.

Civil + Structural Engineers
TX Registration No. F-9923
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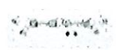
SHEET NUMBER: C-5.2

REVISION: FCD0

NNHH-65C-R4



8-port sector antenna, 4x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 4x RETs

- Array configuration provides capability for 4T4R (4x MIMO) on Low band and High band
- Optimized SPR performance across all operating bands
- Excellent wind loading characteristics

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	15.7	16.1	18.1	18.8	19.1	19.3
Beamwidth, Horizontal, degrees	73	71	58	53	61	59
Beamwidth, Vertical, degrees	9.8	8.6	5.4	5.0	4.7	4.2
Beam Tilt, degrees	2–12	2–12	2–12	2–12	2–12	2–12
USLS (First Lobe), dB	20	20	19	19	20	20
Front-to-Back Ratio at 180°, dB	36	37	37	38	39	36
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	25
VSWR Return Loss, dB	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	15.3	15.9	17.9	18.6	18.8	19.0
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.5	±0.8	±0.3	±0.4	±0.4
Gain by Beam Tilt, average, dBi	2° | 15.2 7° | 15.4 12° | 15.4	2° | 15.7 7° | 16.0 12° | 15.8	2° | 17.6 7° | 18.0 12° | 17.8	2° | 18.3 7° | 18.7 12° | 18.5	2° | 18.5 7° | 19.0 12° | 18.7	2° | 18.8 7° | 19.1 12° | 18.8
Beamwidth, Horizontal Tolerance, degrees	±3	±3.3	±4.4	±2.8	±3.6	±4.9
Beamwidth, Vertical Tolerance, degrees	±0.7	±0.6	±0.3	±0.2	±0.3	±0.2
USLS, beampeak to 20° above beampeak, dB	16	16	16	17	18	17
Front-to-Back Total Power at 180° ± 20°, dB	23	22	33	33	30	29
CPR at Boresight, dB	22	24	19	23	22	18
CPR at Sector, dB	10	7	8	9	8	7

Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	8
RF Connector Quantity, low band	4
RF Connector Quantity, high band	4
RF Connector Interface	4.3-10 Female
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	214.5 lbf @ 150 km/h | 954.0 N @ 150 km/h
Wind Loading, lateral	331.0 N @ 150 km/h | 74.4 lbf @ 150 km/h
Wind Loading, maximum	1,235.0 N @ 0 km/h | 277.6 lbf @ 0 km/h
Effective Projected Area (EPA), frontal	0.90 m² | 9.69 ft²
Effective Projected Area (EPA), lateral	0.31 m² | 3.34 ft²
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2438.0 mm | 96.0 in
Width	498.0 mm | 19.6 in
Depth	197.0 mm | 7.8 in
Net Weight, without mounting kit	45.5 kg | 100.3 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (2) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

1 NNHH-65C-R4
SCALE: NOT TO SCALE

NNH4-65C-R6

12-port sector antenna, 4x 698–896 and 8x 1695–2360 MHz, 65° HPBW, 6x RET.

- Features broadband Low Band (698-896 MHz) and High Band (1695-2360 MHz) arrays for 4T4R (4X MIMO) capability for Band 14, AWS, PCS and WCS applications.
- Independent tilt for all arrays.
- Array configuration provides capability for 4T4R (4x MIMO) on Low band and Dual 4T4R (4x MIMO) on High band
- Optimized SPR performance across all operating bands
- Excellent wind loading characteristics

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	15.7	16.1	17.0	17.5	17.7	17.8
Beamwidth, Horizontal, degrees	75	73	58	59	61	59
Beamwidth, Vertical, degrees	9.7	8.6	7.9	7.4	7.0	6.3
Beam Tilt, degrees	2–12	2–12	2–12	2–12	2–12	2–12
USLS (First Lobe), dB	19	18	17	18	20	18
Front-to-Back Ratio at 180°, dB	32	33	39	42	39	40
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	25	25	25	25	25	25
VSWR Return Loss, dB	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0	1.5:1 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	15.2	15.9	16.5	17.1	17.2	17.3
Gain by all Beam Tilts Tolerance, dB	±0.7	±0.4	±0.8	±0.6	±0.6	±0.7
Gain by Beam Tilt, average, dBi	2° | 15.2 7° | 15.3 12° | 15.1	2° | 15.9 7° | 16.0 12° | 15.7	2° | 16.6 7° | 16.8 12° | 16.2	2° | 17.2 7° | 17.4 12° | 16.7	2° | 17.1 7° | 17.6 12° | 16.9	2° | 17.1 7° | 17.6 12° | 16.9
Beamwidth, Horizontal Tolerance, degrees	±2.4	±2.1	±1.8	±2.4	±3.2	±3.8
Beamwidth, Vertical Tolerance, degrees	±0.8	±0.5	±0.4	±0.3	±0.5	±0.3
USLS, beampeak to 20° above beampeak, dB	16	17	14	15	16	16

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	12
RF Connector Quantity, low band	4
RF Connector Quantity, high band	8
RF Connector Interface	4.3-10 Female
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	214.5 lbf @ 150 km/h | 954.0 N @ 150 km/h
Wind Loading, lateral	331.0 N @ 150 km/h | 74.4 lbf @ 150 km/h
Wind Loading, maximum	1,235.0 N @ 150 km/h | 277.6 lbf @ 150 km/h
Effective Projected Area (EPA), frontal	0.90 m² | 9.69 ft²
Effective Projected Area (EPA), lateral	0.31 m² | 3.34 ft²
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	2438.0 mm | 96.0 in
Width	498.0 mm | 19.6 in
Depth	197.0 mm | 7.8 in
Net Weight, without mounting kit	46.8 kg | 103.2 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (4) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male

2 NNH4-65C-R6
SCALE: NOT TO SCALE

3 NOT USED
SCALE: NOT TO SCALE

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
PCD0	02/19/20	SN	PRELIMINARY	ELG
PCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CDS	ELG

STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED
PROFESSIONAL ENGINEER
8-11-2020

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

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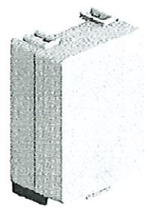
SHEET NUMBER: C-6

REVISION: FCD0

RRUS 4478 B14

Table of Contents
RRH/RRUS List

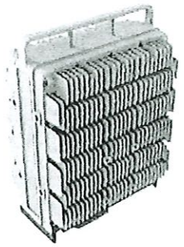
- B14
  - TX = 758 – 768 MHz
  - RX = 788 – 798 MHz
- CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. Install 1 SFP and connect 1 fiber pair to the RRUS 4478 during initial install.
- Only use Ericsson supplied and approved SFPs RDH102477/3
- 2 external alarm inputs
- Max wind load @ 50m/sec = 350N
- Breaker size = 30A, DC Power Consumption = 880W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio .
- 600mm/600mm vertical outdoor/indoor separation required
- Min, Max DC cable size from squid to radio = 10,8 AWG
  - Adapter is required for 2-wire connection
  - Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield)
  - Height: 15" (380 mm)
  - Width: 13.2" (335 mm)
  - Depth: 7.3" (186 mm)
- Weight, excl. mounting hardware = 59.4 lbs (27 kg)



130

1 RRUS–4478 B14
SCALE: NOT TO SCALE

RRUS 8843 B2, B66A



B2, B66A
- 62 TX x 1900 – 1990 MHz, B66A TX x2110 – 2180 MHz
- 62 RX x 1850 – 1910 MHz, B66A RX x 1710–1780 MHz

CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. Install 2 SFPTs and connect 2 fiber pair to the RRUS 8843 during initial install. 2nd CPRI is reserved for 5G NR deployment later. Do not connect SFP7 to DUL20

Only use Ericsson supplied and approved SFPTs RDH102552/5
- Install 2 SFP RDH 102552/5 for CPRI length 1 Km – 10 Km
- Install SFP type RDH 102 701 and RDH 102 702 bi-directional SFP7 for CPRI length > 10 Km

2 external alarm inputs

Max wind load @ 50m/sec = 260 N

Breaker size = 2x30A, DC Power Consumption = 1520 W (for dimensioning). Both power connections must be connected and operational for the radio to operate

40 mm horizontal separation required between radios mounted side by side

200mm separation required from antenna backplane to radio

400mm vertical outdoor/indoor separation required between 2 radios

500mm vertical separation below antenna

200mm horizontal separation between radio and side edge of antenna

Min, Max DC cable size from squid to radio = 10,8 AWG
- Adapter is required for 2-wire connection
- Shielded DC cable is required

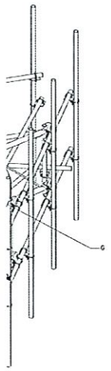
Ground cable size = 2AWG

Dimensions (incl. handles, feet and sunshield, w/o fan unit)
- Height: 14.9" (382 mm)
- Width: 13.2" (335 mm)
- Depth: 10.9" (277 mm)

Weight, excl. mounting hardware = 72 lbs (32.6 kg)

2 RRUS–8843 B2/B66A
SCALE: NOT TO SCALE

3 RRUS–4449 B5/B12
SCALE: NOT TO SCALE



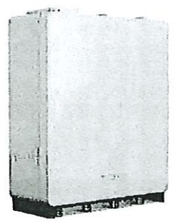
PATENT PENDING

COMMSCOPE, INC. OF NORTH CAROLINA	
TITLE: MONOPOLE COLOCATION SECTOR FRAME	
SIZE: C	SCALE: 1:20
DRAWING: MCG23 SERIES	
DRAWN:	CHK'D:
APP'D:	SHEET: 1 OF 1

6 MCG23 SERIES ANTENNA SECTOR FRAMES
SCALE: NOT TO SCALE

RRUS 4415 B30

- B30 A+ B
  - TX = 2350 – 2360 MHz
  - RX = 2305 – 2315 MHz
- CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. Install 2 SFPs and connect 2 fiber pair to the RRUS 4415 during initial install.
- Only use Ericsson supplied and approved SFP3 RDH102477/25
  - Exception: SFP7 RDH 102552/5 for CPRI 1 Km to 10km
  - Exception: SFP7 pair 1 RDH 102 701 and RDH 102 702 for CPRI > 10km
- 2 external alarm inputs
- Max wind load @ 50m/sec = 260N
- Breaker size = 25A, DC Power Consumption = 670 W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 400mm vertical outdoor/indoor separation required between 2 radios
- 500mm vertical separation below antenna
- Min, Max DC cable size from squid to radio = 10,8 AWG
  - Adapter is required for 2-wire connection
  - Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield, w/o fan unit)
  - Height: 16.5" (420 mm)
  - Width: 13.4" (342 mm)
  - Depth: 5.9" (149 mm)
- Weight, excl. mounting hardware = 46 lbs (21 kg)



5 RRUS 4415 B30
SCALE: NOT TO SCALE

RRUS 4426 B66

- B66
  - TX = 2110 – 2180 MHz
  - RX = 1710 – 1780 MHz
- CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. Install 2 SFP7s and connect 2 fiber pair to the RRUS 4426 during initial install.
- Only use Ericsson supplied and approved SFP7s RDH1026525
  - Install 2 SFP RDH 102552/5 for CPRI length 1 Km – 10 Km
  - Install SFP7 type RDH 102 701 and RDH 102 702 bi-directional SFP7 for CPRI length > 10 Km
- 2 external alarm inputs
- Max wind load @ 50m/sec = 260N
- Breaker size = 25A, DC Power Consumption = 870 W (for dimensioning)
- 200mm horizontal separation required for side by side mounting
- 200mm separation required from antenna backplane to radio
- 400mm vertical outdoor/indoor separation required between 2 radios
- 500mm vertical separation below antenna
- Min, Max DC cable size from squid to radio = 10,8 AWG
  - Adapter is required for 2-wire connection
  - Shielded DC cable is required
- Ground cable size = 2AWG
- Dimensions (incl. handles, feet and sunshield, w/o fan unit)
  - Height: 14.56" (380 mm)
  - Width: 13.19" (335 mm)
  - Depth: 5.8" (147. mm)
- Weight, excl. mounting hardware = 48.4 lbs (22 kg)

4 RRUS 4426 B66
SCALE: NOT TO SCALE

at&t

1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services

4 COUNTRY PLACE CIRCLE
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FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

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STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

EPB ASSOCIATES, INC.

Civil + Structural Engineers
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(972) 239-5495

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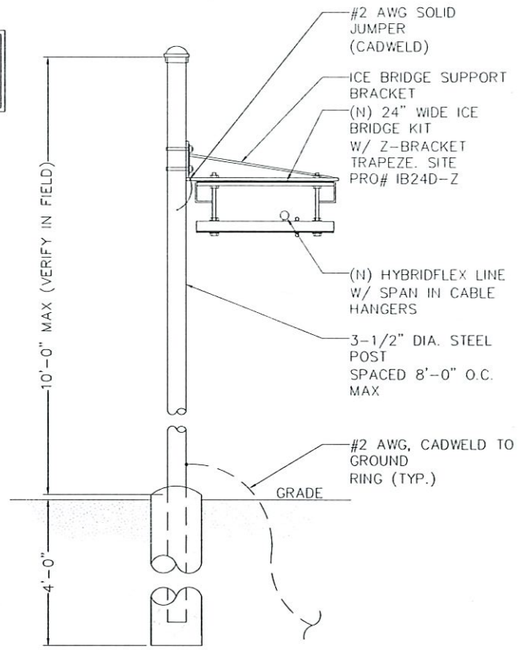
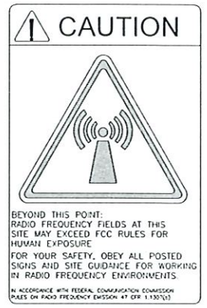
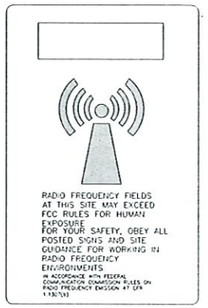
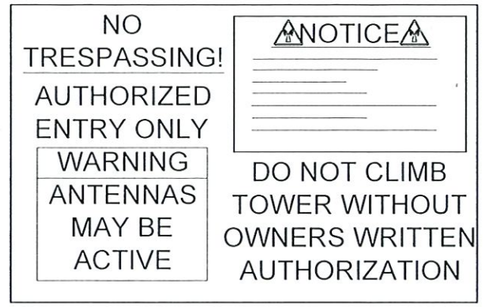
NOTE:
ALL MOUNTING HARDWARE IS INCLUDED IN ICE BRIDGE KIT CONTRACTOR TO VERIFY



1 ICE BRIDGE DETAIL
SCALE: NOT TO SCALE







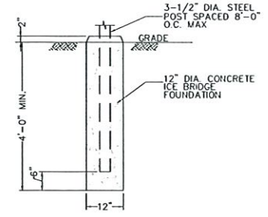
4"X18" 0.040 ALUMINUM

FCC #: --------

4"X18" 0.040 ALUMINUM

NOTE:
GENERAL CONTRACTOR TO INSTALL SIGNS BEFORE QA WALK. PROJECT MANAGER WILL PROVIDE SIGNS.

2 RF SIGNAGE NOTES
SCALE: NOT TO SCALE



NOTES:

1. WHEN USING COMPONENTS AS SHOWN IN STANDARD DETAIL, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE OF BRIDGE CHANNEL SHALL BE 8'-0"

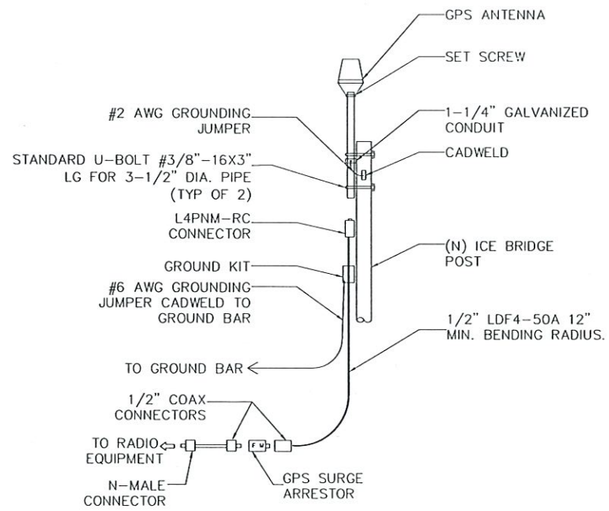
2. WHEN USING COMPONENTS FOR SLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.

3. WHEN USING COMPONENTS, SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE END OF THE ICE BRIDGE, WITH A MAXIMUM CANTILEVER OF 2' FROM THE SUPPORT AT THE END.

4. DEVIATIONS FROM STANDARDS FOR COMPONENTS INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.

5. CUT BRIDGE CHANNEL SECTIONS SHOULD HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THE CUT EDGES TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.

3 ICE BRIDGE (SECTION DETAIL)
SCALE: NOT TO SCALE



4 GPS ANENNA
SCALE: NOT TO SCALE

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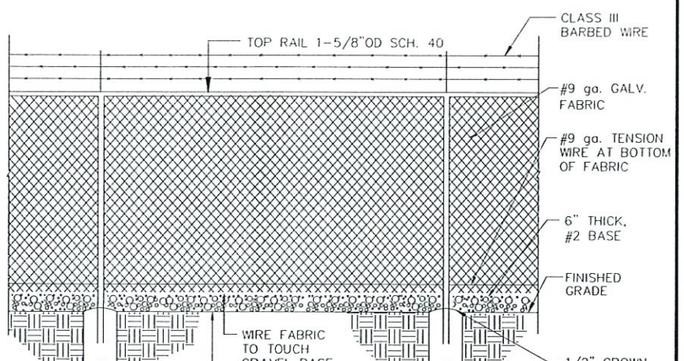
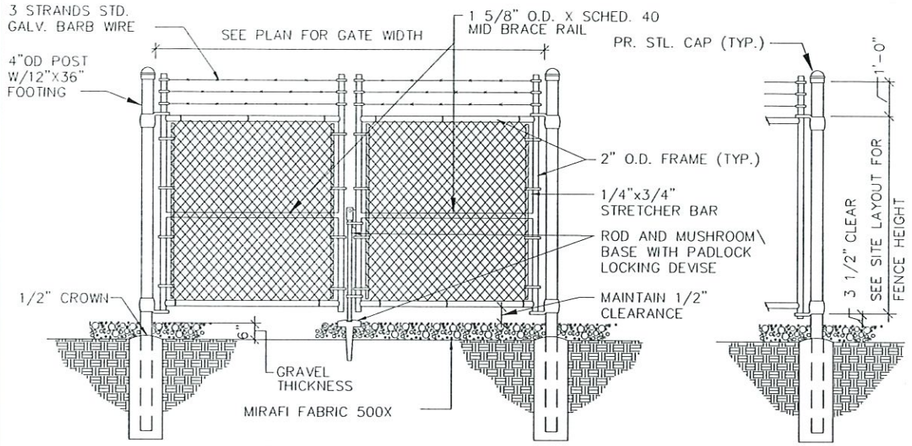


6' HIGH FENCE	FOOTINGS
LINE POST -2 " OD	9"X27"
CORNER POST -3" OD	12"X36"
GATE POST -4" OD	12"X36"

8' HIGH FENCE	FOOTINGS
LINE POST -2-3/8 " OD	12"X30"
CORNER POST -3" OD	12"X42"
GATE POST -4" OD	12"X42"

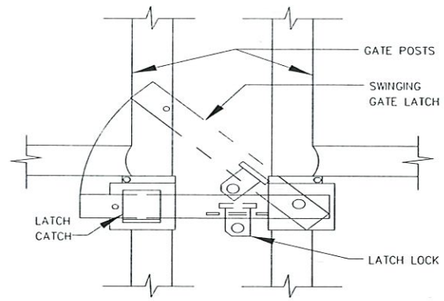
1 FENCE DETAIL
SCALE: NOT TO SCALE



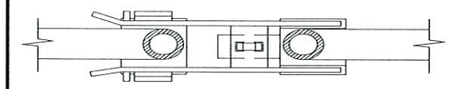
NOTE ! Immediately After Any Welding / Grinding / drilling Fabricator Shall Apply Three (3) Coats of Cold-Galvanizing Compound to cleaned surfaces.

2 GATE DETAIL
SCALE: NOT TO SCALE

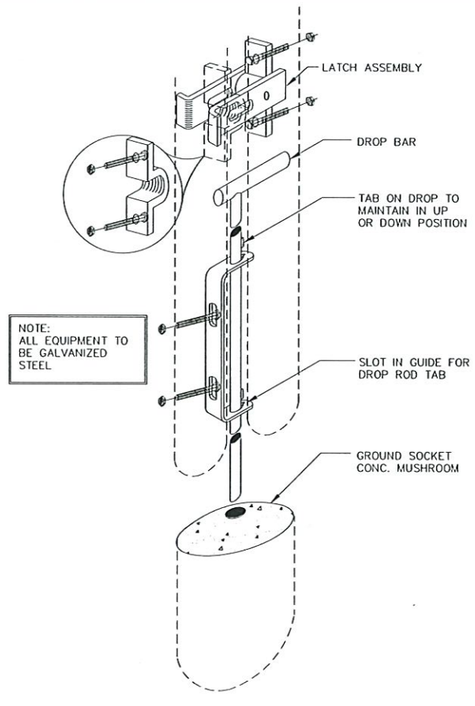
PIONEER LATCH DISTRIBUTED BY:
TAYLOR FENCE COMPANY OF PUEBLO
211 SANTA FE DRIVE / P.O. BOX 1756
PUEBLO, COLORADO – (or equal)
PHONE: 719.542.5076 FAX: 719.542.5078



ELEVATION

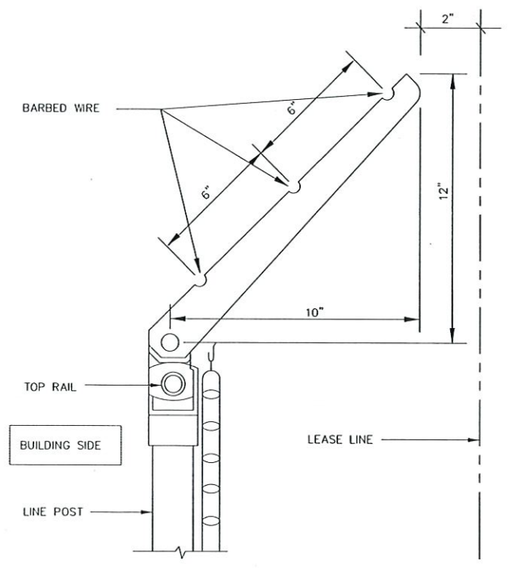


3 GATE LATCH DETAIL
SCALE: NOT TO SCALE

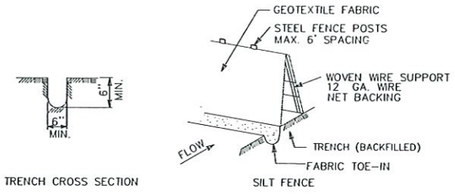


NOTE:
ALL EQUIPMENT TO BE GALVANIZED STEEL

4 GATE LATCH DETAIL
SCALE: NOT TO SCALE



5 FENCE CAP DETAIL
SCALE: NOT TO SCALE



TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

6 SILT FENCE DETAIL
SCALE: NOT TO SCALE

at&t
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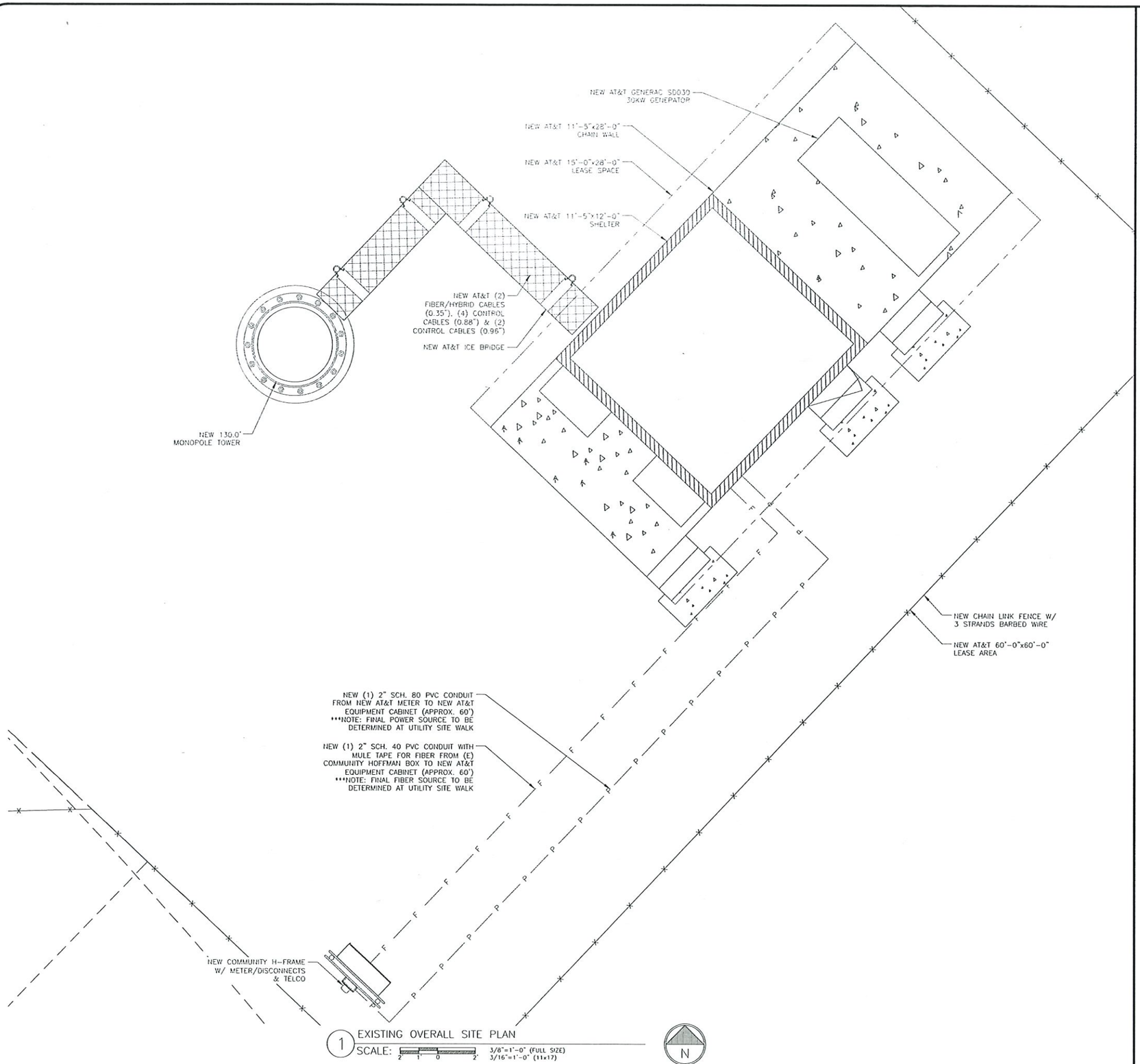
REVISION: FCD0



1 EXISTING OVERALL SITE PLAN

SCALE: 2' 1' 0 2' 3/8"=1'-0" (FULL SIZE) 3/16"=1'-0" (11x17)

9. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL.

10. SERVICE CONDUITS SHALL HAVE NO MORE THAN (3) 90 DEGREE BENDS IN ANY SINGLE RUN. THE CONTRACTOR SHALL PROVIDE PULL BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDITIONS. PULL WIRES AND CAPS SHALL BE PROVIDED AT ALL SPARE CONDUITS FOR FUTURE USE.

11. ALL ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO WITHSTAND 100 MPH WIND SPEED AND DESIGNED FOR OUTDOOR EXPOSURE.

12. ALL TELCO, FIBER AND TELEPHONE SYSTEM CONDUITS SHALL HAVE A MINIMUM 24" SCH. 80 PVC RADIUS SWEEPS BELOW GRADE UNLESS OTHERWISE NOTED, OR AS REQUIRED BY UTILITY COMPANIES. PROVIDE NEMA 3R WEATHER PROOF ENCLOSURES FOR ALL EXTERIOR LOCATIONS. CONDUIT ABOVE GRADE SHALL GALVANIZED METALLIC CONDUIT (RMC OR IMC).

13. FUSE TYPE SHALL BE BUSSMAN RKI LOW PEAK FUSE (LPU-RK-100).

14. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER.

15. GENERAL GROUNDING CRITERIA 1ST STEP: GROUND TO EXISTING GROUND RING. TEST GROUNDING RESISTANCE TO WITHIN 1 TO 5 OHMS OVERALL GROUND RESISTANCE. WHERE THE EFFECTIVE RESISTANCE DOES NOT MEET THIS CRITERIA, PROVIDE SUPPLEMENTAL GROUNDING AND RE-TEST UNTIL GROUND RESISTANCE FALLS BELOW THIS LEVEL. SUPPLEMENTAL GROUND MAY CONSIST OF ONE OR MORE OF THE FOLLOWING:
    1) COUNTERPOISE,
    2) UFER GROUND,
    3) GROUND ROD AND/OR GROUND WELL IN EXTREMELY ADVERSE SOIL CONDITIONS.

16. CONTRACTOR SHALL COLOR PHASE CONDUCTORS BLACK (B PHASE), RED (A PHASE), WHITE (NEUTRAL), AND GREEN (GROUND).

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STATE OF TEXAS
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85711
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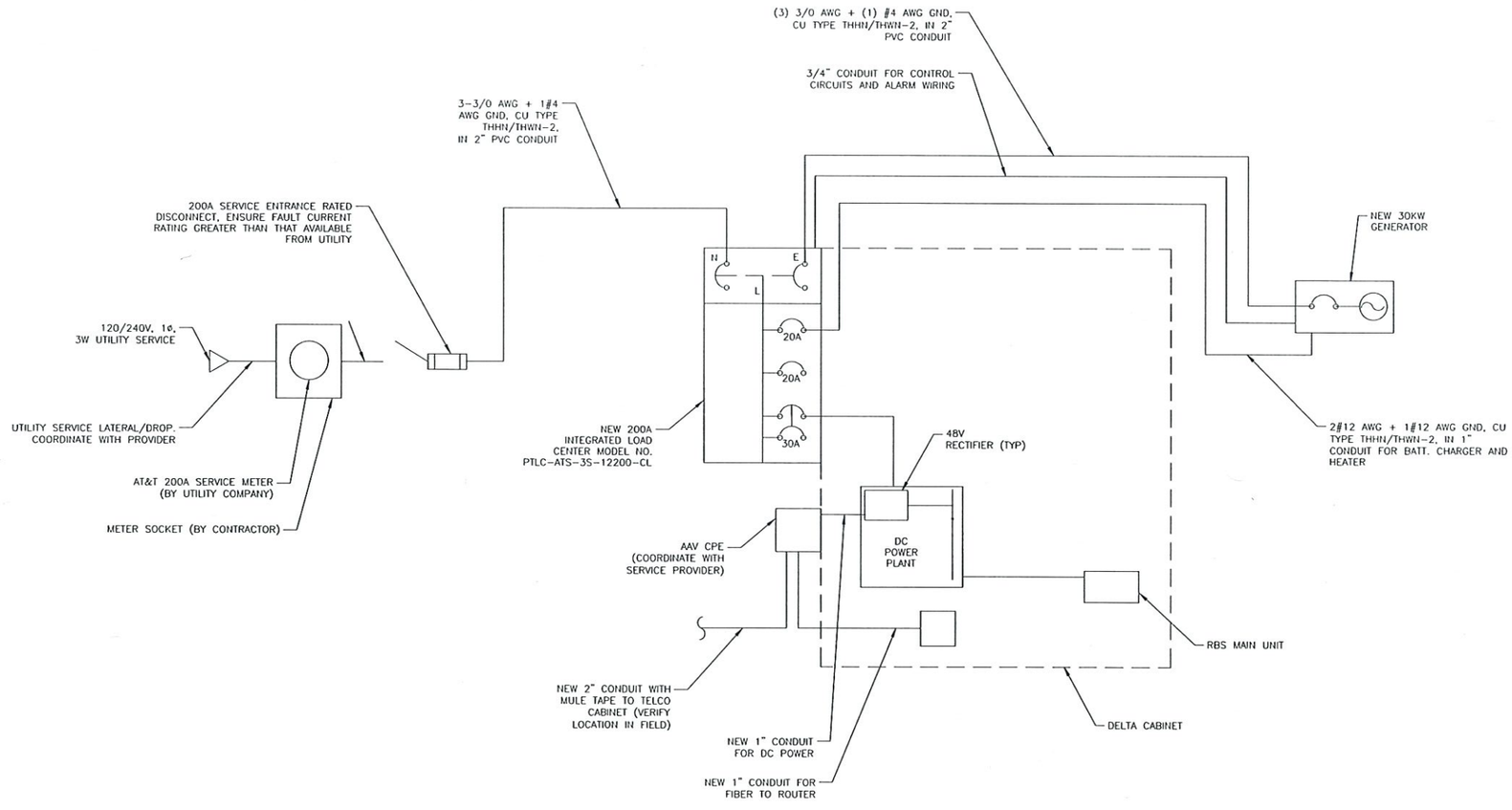

1 ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE

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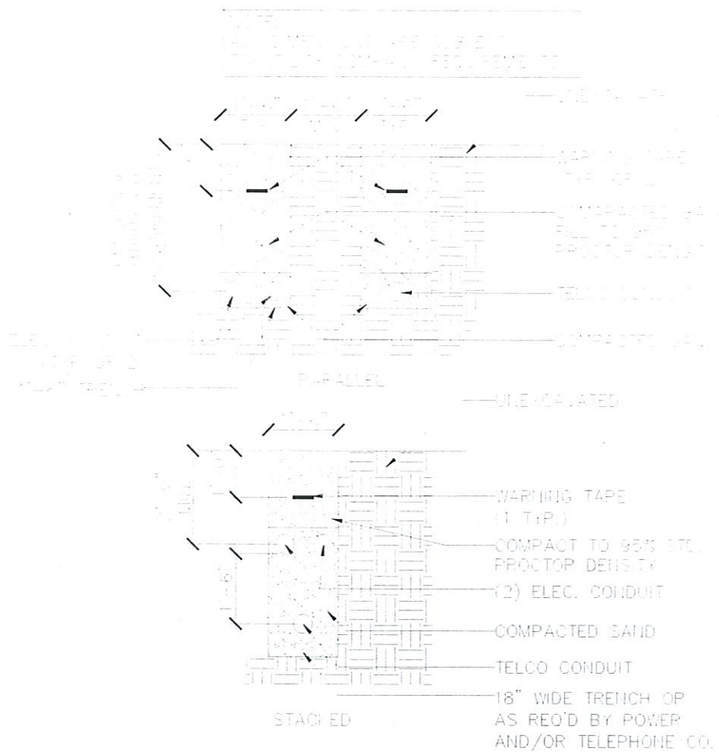
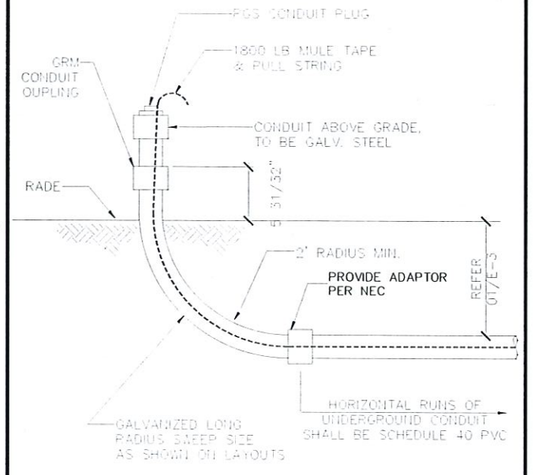
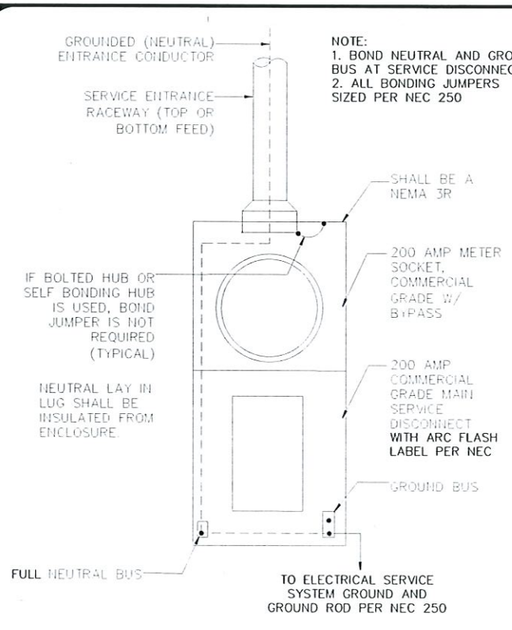


1 GROUNDING SITE PLAN
SCALE: N.T.S



2 UNDERGROUND CONDUIT STUB-UP
SCALE: N.T.S



3 SERVICE ENTRANCE GROUNDING
SCALE: N.T.S

4 NOT USED
SCALE: N.T.S

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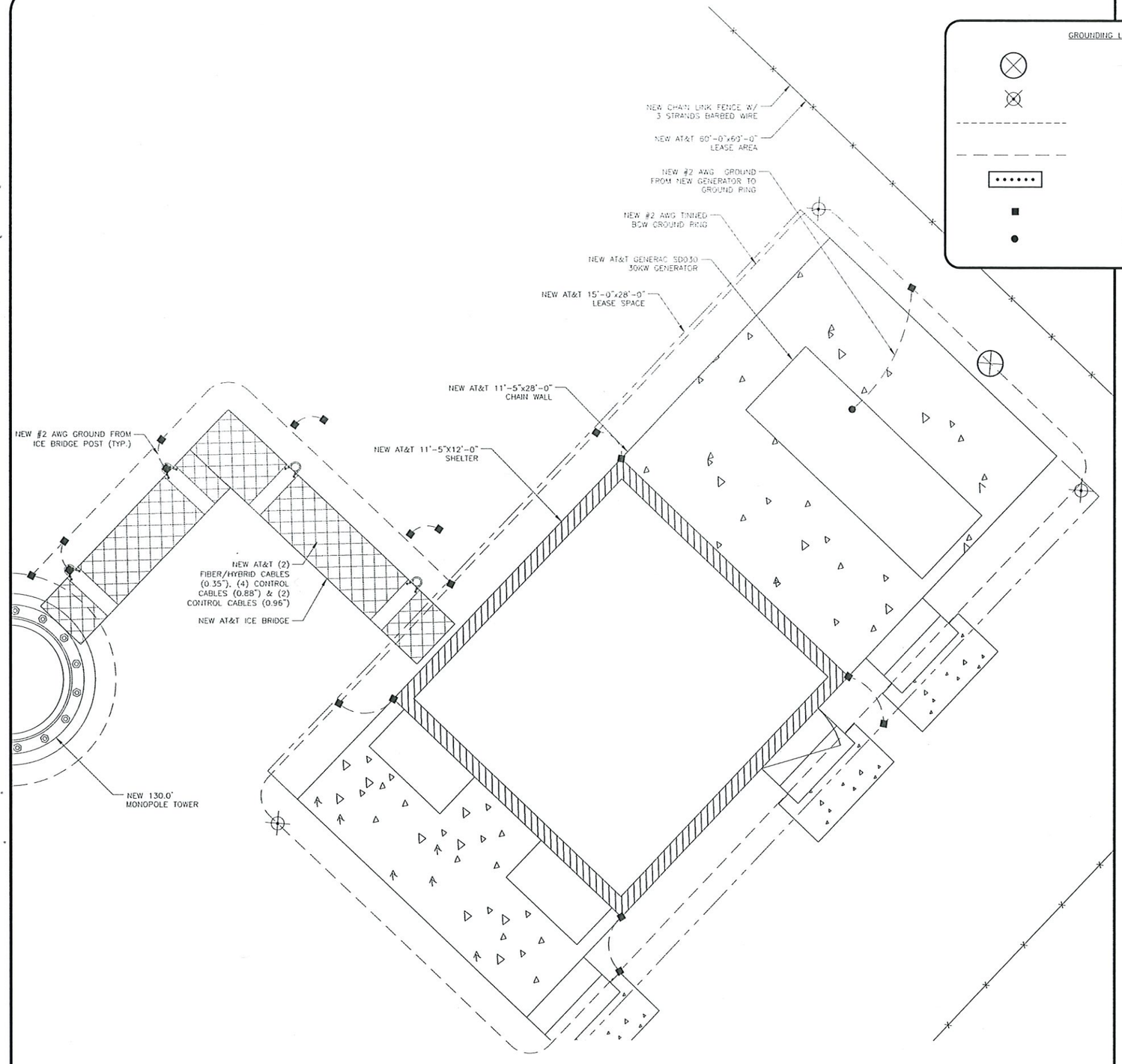
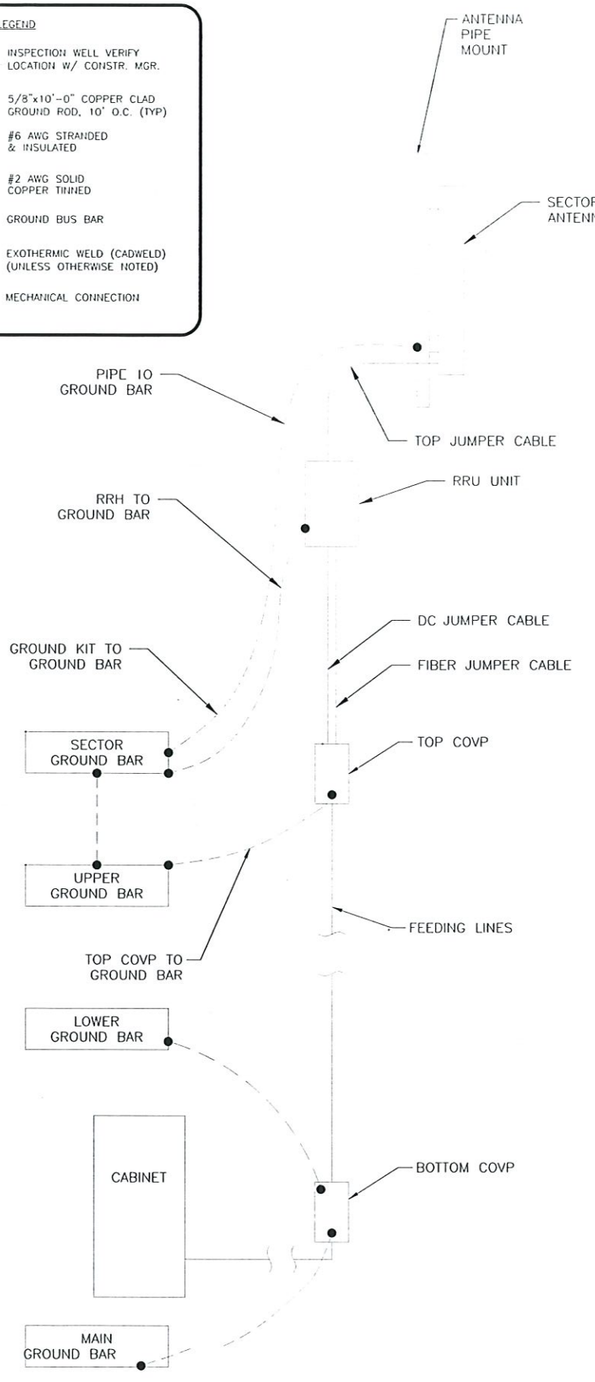


1 EQUIPMENT GROUNDING DIAGRAM
SCALE: NOT TO SCALE

GROUNDING LEGEND

- INSPECTION WELL VERIFY LOCATION W/ CONSTR. MGR.
- 5/8"x10'-0" COPPER CLAD GROUND ROD, 10' O.C. (TYP)
- #6 AWG STRANDED & INSULATED
- #2 AWG SOLID COPPER TINNED
- GROUND BUS BAR
- EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
- MECHANICAL CONNECTION



2 GROUNDING SCHEMATIC
SCALE: NOT TO SCALE

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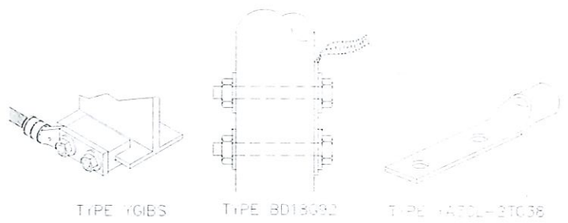
EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: G-1

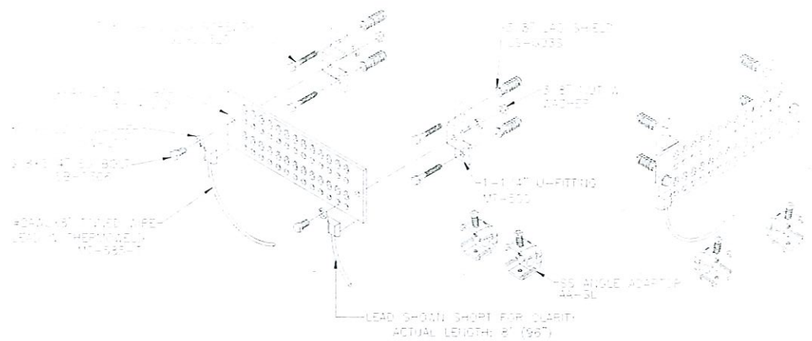
REVISION: FCD0

1 CADWELD DETAILS
SCALE: N.T.S



2 BURNDY DETAILS
SCALE: N.T.S

4 NOT USED
SCALE: N.T.S



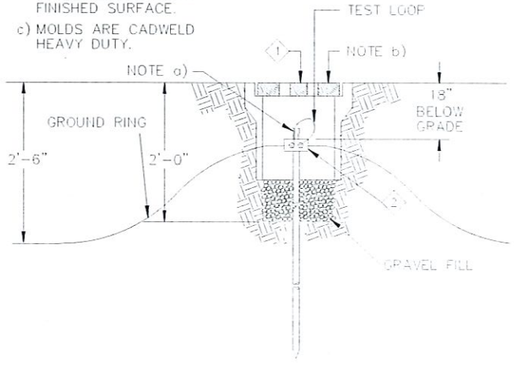
6 GROUNDING AND BUSS BAR
SCALE: N.T.S

NOTES:

1. LYNCOLE (OR EQUIVALENT) XB-11 OR XB-12 COVER BOX
2. GND. AND ROD CONN. (5/8")–#2 SOL– CAD WELD TYPE GT CONNECTION CAD MOLD #GTC161T CAD WELD METAL #90

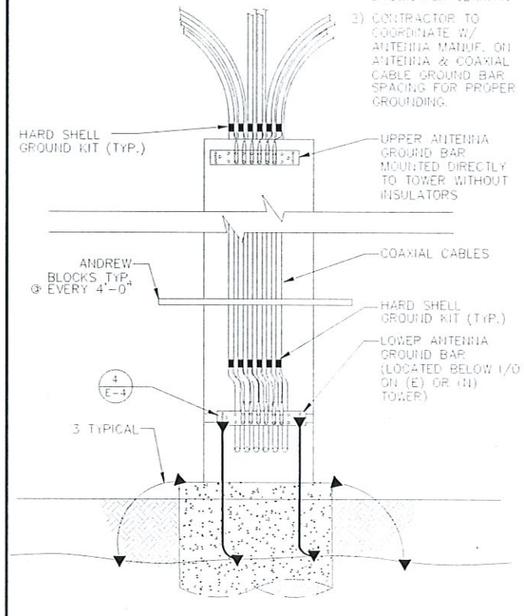
GENERAL:

a) LOCATE GROUND ROD 2" OFF CENTER TO PROVIDE ADEQUATE WORKING SPACE.
b) TOP OF GROUND TEST WELL TO BE FLUSHED WITH FINISHED SURFACE.
c) MOLDS ARE CADWELD HEAVY DUTY.

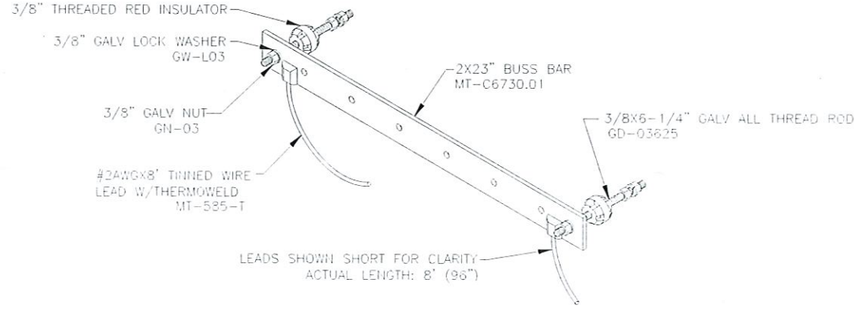


3 TEST WELL DETAILS
SCALE: N.T.S

NOTES
1) CABLE BRIDGE NOT SHOWN FOR CLARITY.
2) CONTRACTOR TO COORDINATE W/ ANTENNA MANUF. ON ANTENNA & COAXIAL CABLE GROUND BAR SPACING FOR PROPER GROUNDING.



5 UPPER/LOWER TYPICAL COAXIAL GROUNDING
SCALE: N.T.S



7 GROUNDING SITE PLAN
SCALE: N.T.S

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
FCD0	02/19/20	SN	PRELIMINARY	ELG
FCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

STATE OF TEXAS
JOSE J RIVERA
85717
LICENSED PROFESSIONAL ENGINEER

EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
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SHEET NUMBER: G-2
REVISION: FCD0

13. CONTRACTOR TO PROVIDE TELEPHONE CONDUIT AS SHOWN ON PLANS.

14. CONTRACTOR TO PROVIDE ELECTRIC CONDUIT AS SHOWN ON PLANS.

15. NOTIFY LOCAL UTILITY SERVICE PRIOR TO ANY INSTALLATION.

16. ALL EQUIPMENT PURCHASED BY OTHERS SHALL BE PROPERLY AND COMPLETELY WIRED AS REQUIRED FOR A COMPLETE, OPERATIONAL INSTALLATION. SEE TYPICAL WIRE DIAGRAMS AND AS REQUIRED BY EQUIPMENT MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL REQUIREMENTS OF EQUIPMENT PRIOR TO PURCHASE OF CONDUIT AND WIRE.

17. GROUNDING CONDUCTORS SHALL BE COPPER ONLY. ABOVE GROUND EITHER SOLID OR STRANDED CONDUCTORS ARE PERMITTED. (OR AND ALL EXTERNAL GROUNDING WITH THE EXCEPTION FOR GROUND WIRE BETWEEN THE TOP AND THE BOTTOM OF THE EXTERNAL TOWER) MUST BE BARE. EQUIPMENT GROUND LEADS #1 CABLE SHALL MUST BE USED INSULATED.

18. UTILITY COMPANY COORDINATION:
ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING HIS BID. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN HIS BID.

19. ALL CADWELDS ABOVE FINISHED GRADE SHALL BE PAINTED WITH COLD GALVANIZED ZINC ENRICHED PAINT TO MATCH COLOR OBJECT BONDED TO.

LEGEND

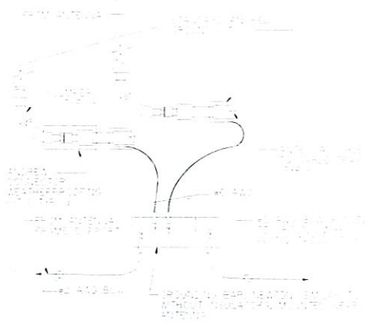
	EXISTING EQUIPMENT WITH SIZE AS NOTED	A	AMMETER
	PANELBOARD	C	CONDUIT
KWH	KILOWATT HOUR METER	G	GATE
T	TRANSFORMER	G	GROUND
	CIRCUIT BREAKER	P	POLE
	LIGHTING FIXTURE, SIZE AS NOTED	SPDB	SURGE PROTECTOR (IN TELCO BAY)
	COPPER GROUND BAR, SIZED AS NOTED	GUB	COLLECTOR GROUND BAR (TYP OF 4)
E	POWER WIRING, SIZED AS NOTED	EGB	EXTERNAL GROUND BAR (TYP OF 4)
T	TELCO WIRING, SIZED AS NOTED	MGB	MASTER GROUND BAR (TYP OF 4)
G	GROUND WIRING, SIZED AS NOTED	IGR	INTERNAL GROUND RING (TYP OF 4)
		EGR	EXTERNAL GROUND RING
		ACU	AIR CONDITIONER UNIT
		HWGC	HEAVY WALLED GALVANIZED CONDUIT

GROUNDING DETAIL NOTES:

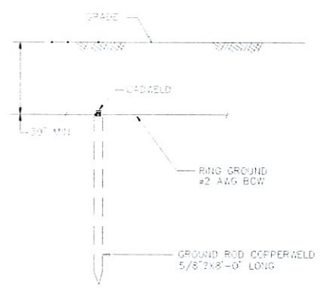
1. GROUNDING DETAILS AND REQUIREMENTS ARE GIVEN BY THE OWNER. CONTRACTOR SHALL COORDINATE ALL INSTALLATION WITH THE OWNER.

2. GROUNDING INSTALLATION SHALL BE IN ACCORDANCE WITH UTILITY COMPANIES, NEC, UL, IEEE, AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

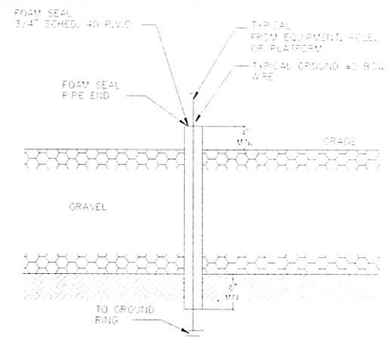
3. GROUND SYSTEM PROVIDED SHALL BE APPROVED BY THE CITY AND AHJ.



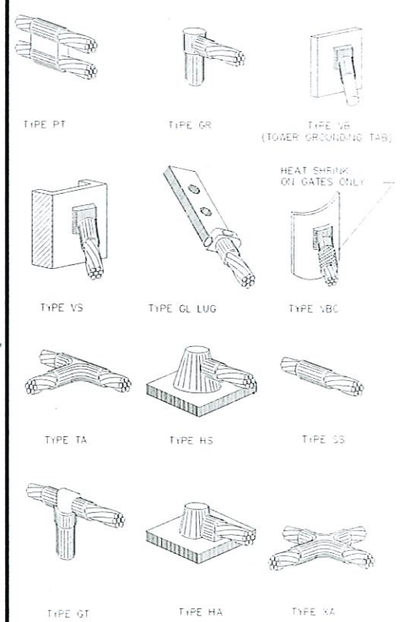
6 GROUND WIRE CONNECTION
SCALE: N.T.S



4 GROUND ROD
SCALE: N.T.S

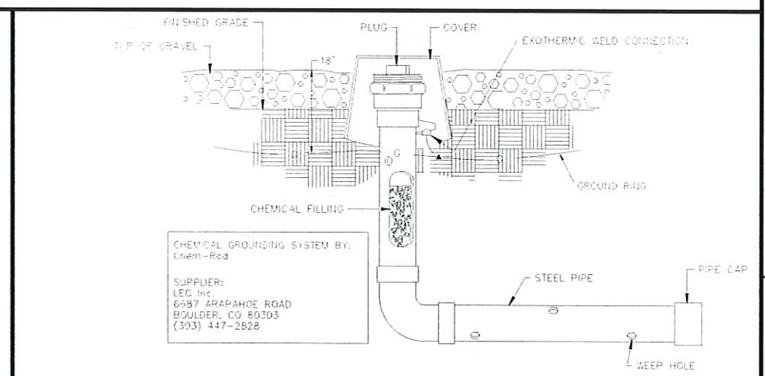


7 GROUND WIRE PIPE SLEEVE
SCALE: N.T.S

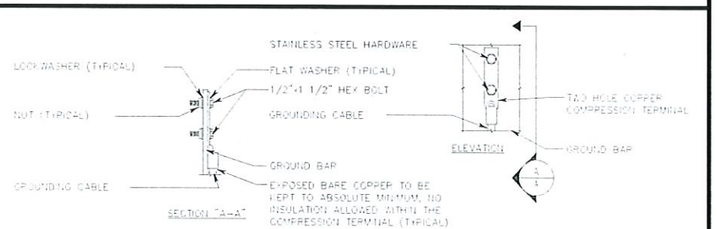


NOTE: CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED FOR THIS PROJECT.

1 CALWELD TYPES
SCALE: N.T.S

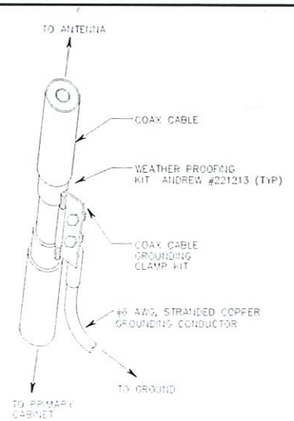


2 TYP. CHEMICAL GROUNDING DETAIL
SCALE: N.T.S

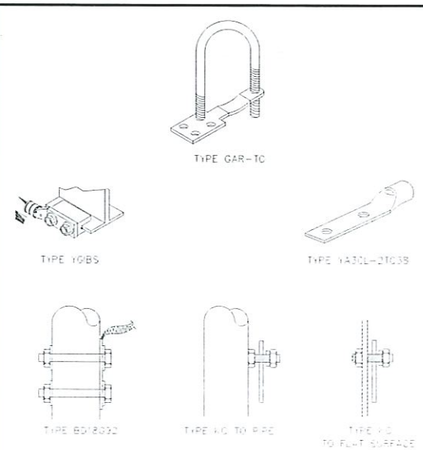


NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

3 TYPKCAL GROUND BAR CONNECTION DETAIL
SCALE: N.T.S



5 COAX CABLE GROUNDING DETAIL
SCALE: N.T.S



8 BURNDY DETAILS
SCALE: N.T.S

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016
OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
FCD0	02/19/20	SN	PRELIMINARY	ELG
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FCD0	07/29/20	SN	FINAL CD'S	ELG

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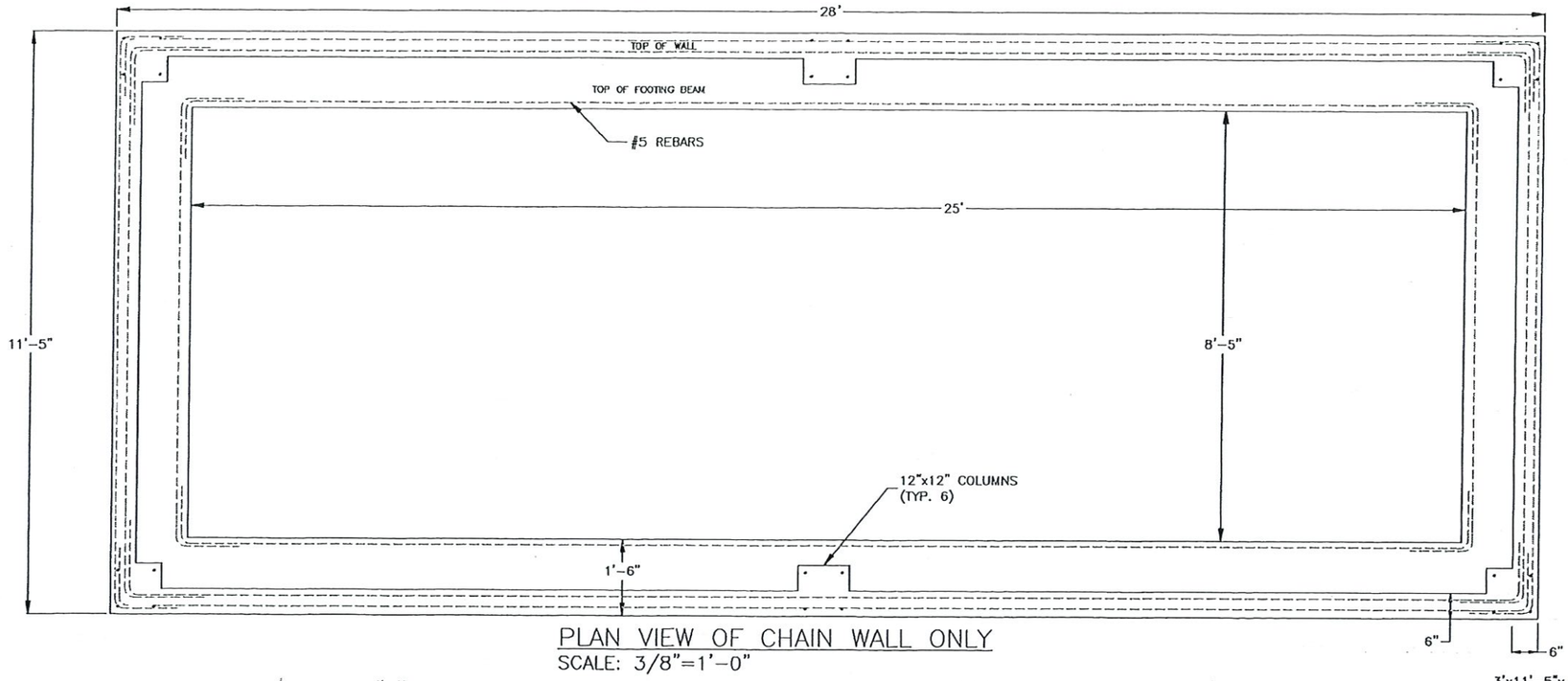
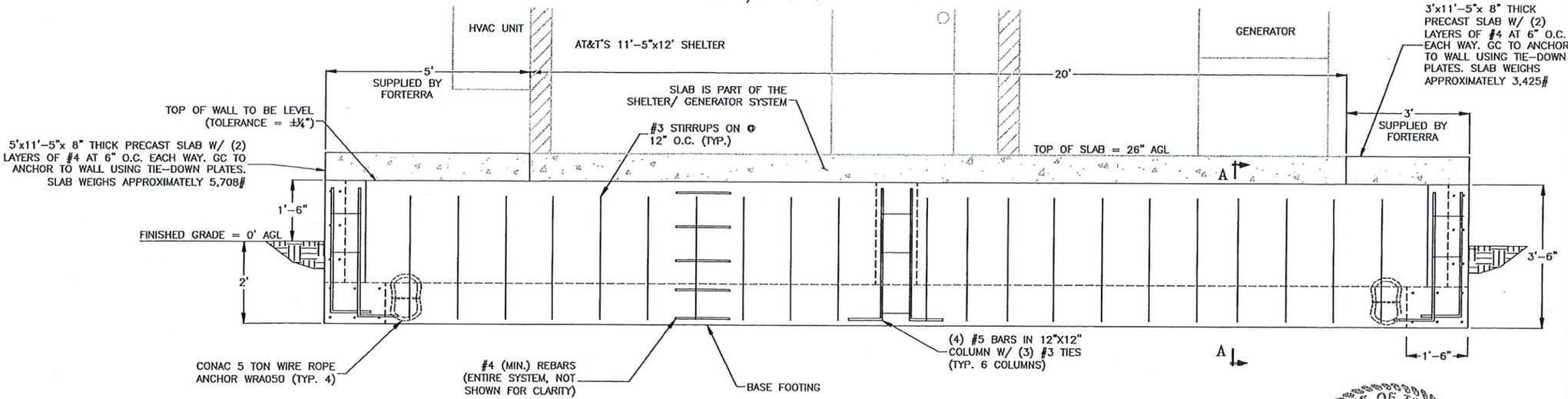
SHEET NUMBER: G-3

REVISION: FCD0



PLAN VIEW OF CHAIN WALL ONLY
SCALE: 3/8"=1'-0"



FRONT ELEVATION VIEW
SCALE: 3/8"=1'-0"

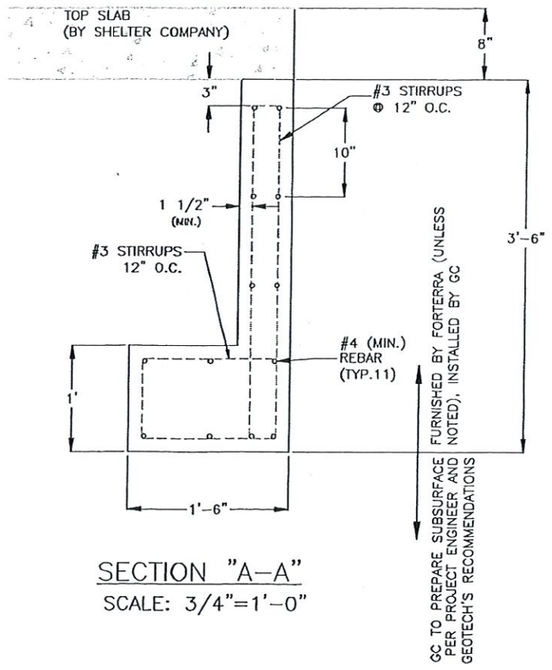
GC TO DIG LEVEL TRENCHES 6" WIDER THAN THE CONTINUOUS FOOTERS. SEE GEOTECH REPORT FOR ADDITIONAL SITE PREPARATIONS.

PREPARED FOR
at&t

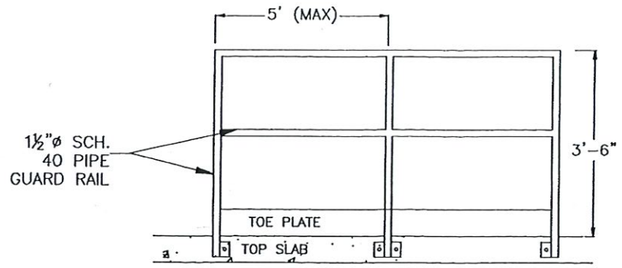
PREPARED BY
GILLEN DESIGN SYSTEMS, L.L.C.
4425 WADE DRIVE
METAIRIE, LA 70003
PHONE: (504) 512-3770
EMAIL: GLENN@GILLENDS.COM
TEXAS COA # 7733

SEAL

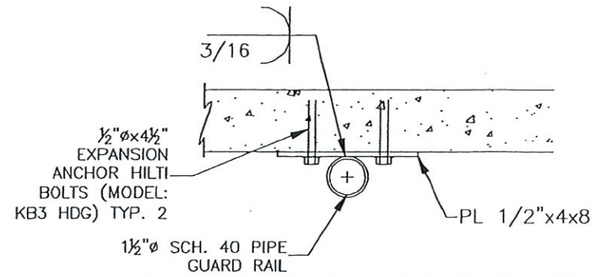
SITE NAME:	DXL06157
SITE ADDRESS:	1520 W. HOUSTON ST SHERMAN, TX 75092
LAT/LONG:	33.632381° -96.62726°
DATE	07/07/20
DRAWN BY	GPG
CHECKED BY	WFZ
APPROVED BY	GPG
PROJECT NO.	
DRAWING TITLE	11'-5" X 28' X 3'-6" TALL SOLID CHAIN WALL
SCALE:	AS SHOWN
DRAWING NO.	S-1
REV.	0



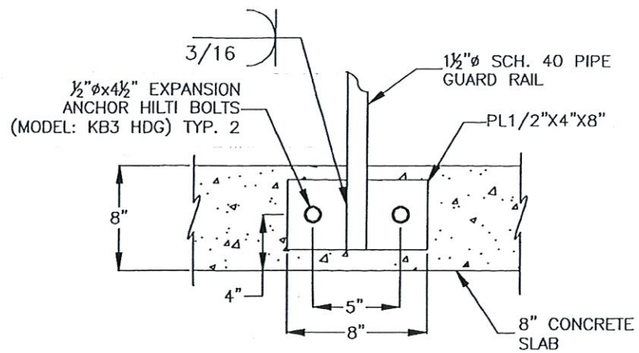
SECTION "A-A"
SCALE: 3/4"=1'-0"



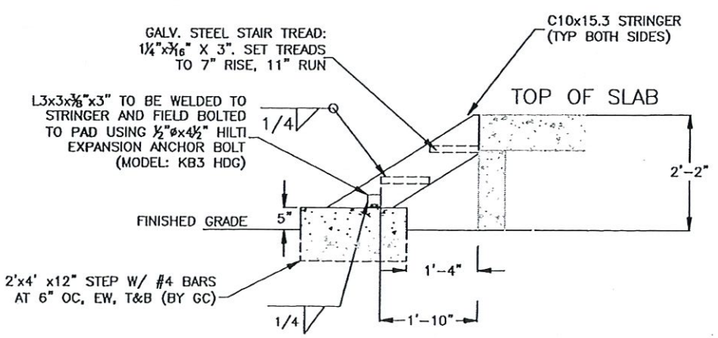
GUARD RAIL DETAIL ELEVATION VIEW
SCALE : NTS



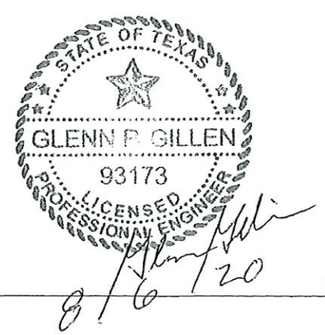
PLAN VIEW GUARD RAIL TO SLAB CONNECTION DETAIL
SCALE : NTS

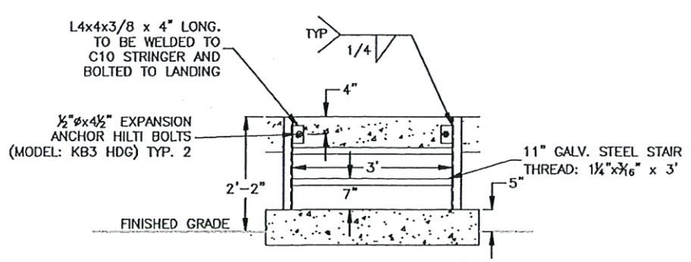


ELEVATION VIEW GUARD RAIL TO SLAB CONNECTION DETAIL
SCALE : NTS



STEPS TO PLATFORM (SIDE VIEW) TYP 3
SCALE: NTS





STEPS TO PLATFORM (FRONT VIEW)
SCALE: NTS

PREPARED FOR

at&t

PREPARED BY

GILLEN DESIGN SYSTEMS, L.L.C.
4425 WADE DRIVE
METAIRIE, LA 70003
PHONE: (504) 512-3770
EMAIL: GLENN@GILLENDS.COM

TEXAS COA # 7733

SEAL

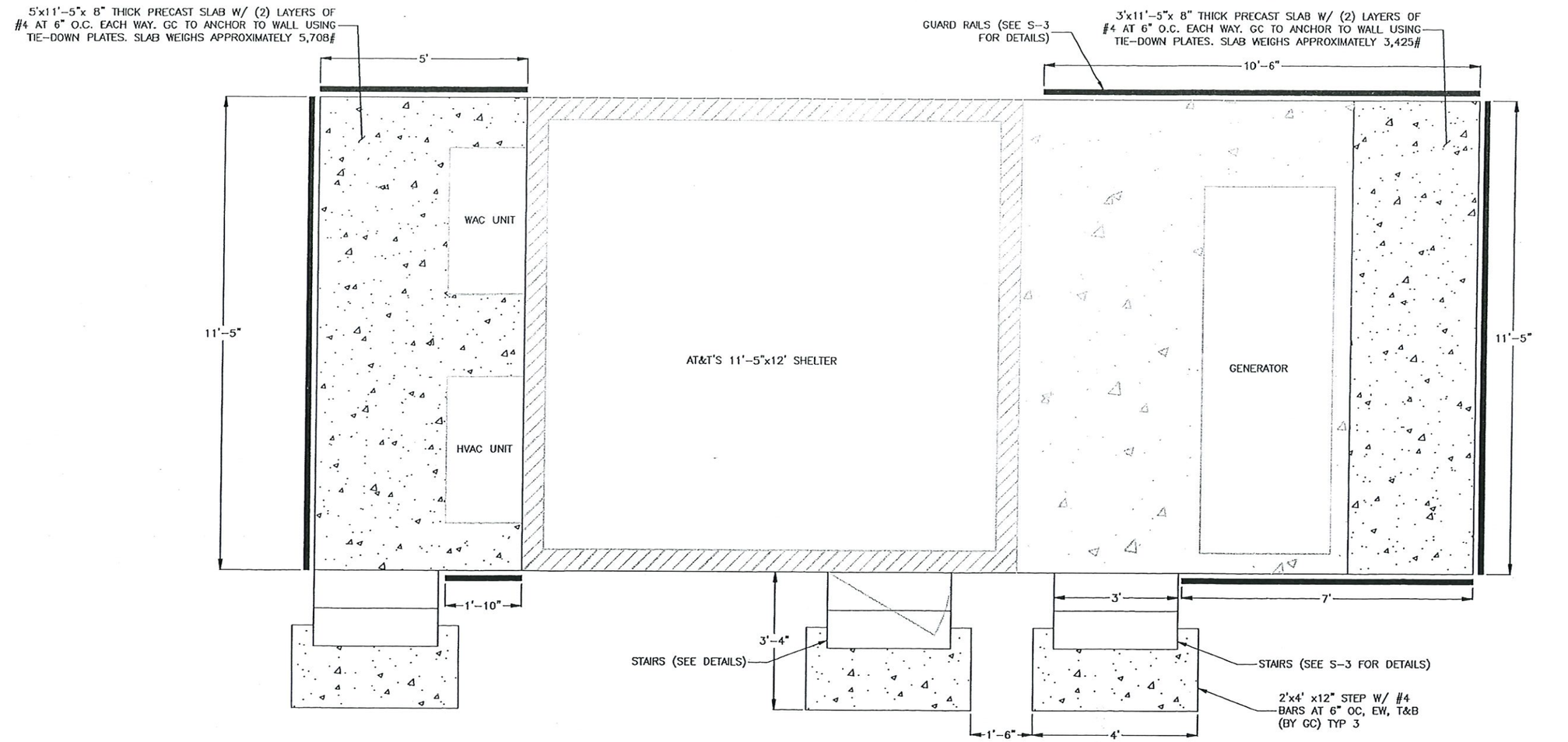
SITE NAME:	DXL06157
SITE ADDRESS:	1520 W. HOUSTON ST SHERMAN, TX 75092
LAT/LONG:	33.632381° -96.62726°
DATE	07/07/20
DRAWN BY	GPG
CHECKED BY	WFZ
APPROVED BY	GPG
PROJECT NO.	

DRAWING TITLE

STAIRS AND
GUARD RAIL DETAILS

SCALE: AS SHOWN

DRAWING NO.	REV.
S-3	0



PLAN VIEW
SCALE: NTS

NOTE:

- CONCRETE STRENGTH IS 5,000 PSI MIN. @ 28 DAYS.
- TOP 30" OF OUTER FACE OF WALL TO BE PAINTED SHERWIN WILLIAMS COLOR #4015 "TORQUE TAN"
- STEEL TO BE MIN. 60 KSI FOR REBARS AND STIRRUPS.
- BOTTOM OF EXCAVATED TRENCH TO BE LEVEL. SOIL IS SUITABLE TO SUPPORT DEAD AND LIVE LOADING OF SHELTER, SLAB, GENERATOR AND EQUIPMENT, ALSO LOADS DUE TO WINDS AS PER ASCE 7
- WALL DESIGNED TO WITHSTAND: SUSTAINED WIND LOADING OF 155 MPH LOCATED IN SEISMIC ZONE "D". CONTRACTOR TO GROUT VOIDS BETWEEN SHELTER AND SLABS. GROUT SHALL BE MINIMUM 10,000 PSI NON-SHRINK.
- THE BASE BEAM IS AN 18" WIDE CONTINUOUS FOOTING.
- WEIGHT OF THE PRECAST WALL SYSTEM IS 31,544#.

THIS PATENTED PRECAST CHAINWALL IS TO BE FABRICATED AND SUPPLIED BY FORTERRA PIPE AND PRECAST. PLEASE CONTACT MARTIN REULET AT (504) 559-3922 TO OBTAIN A QUOTE. PLEASE REFER TO WWW.KENNERCHAINWALL.COM FOR MORE INFORMATION

STATE OF TEXAS
GLENN F. GILLEN
93173
LICENSED
PROFESSIONAL ENGINEER
8/6/20

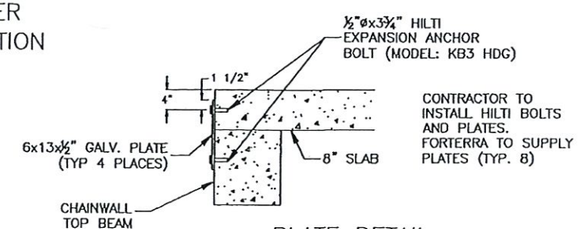


PLATE DETAIL
SCALE: NTS

PREPARED FOR
at&t

PREPARED BY
GILLEN DESIGN SYSTEMS, L.L.C.
4425 WADE DRIVE
METAIRIE, LA 70003
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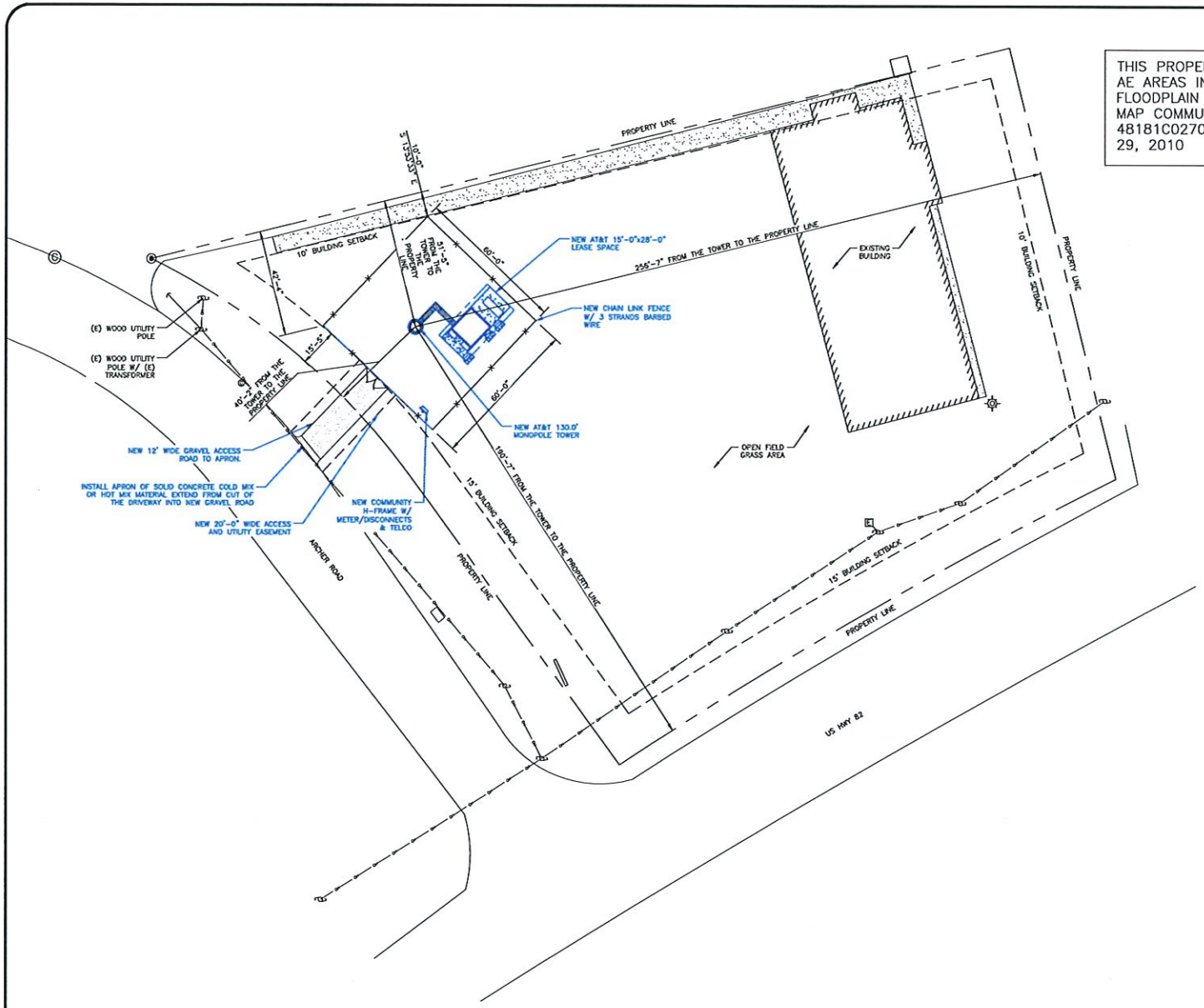
APPROVED BY	GPG
PROJECT NO.	
DRAWING TITLE	STAIRS AND GUARD RAIL DETAILS
SCALE:	AS SHOWN
DRAWING NO.	S-2
REV.	0



1 OVERALL SITE PLAN
SCALE: 30' 15' 0 30' 1"=30'-0" (FULL SIZE) 1"=60'-0" (11x17)

N

THIS PROPERTY IS WITHIN ZONE AE AREAS INSIDE OF A 100 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY–PANEL NUMBER 48181C0270F, DATED SEPTEMBER 29, 2010

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

BROADUS services
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
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OFFICE: (817) 349 3449
FAX: 800 401 4234

AT&T SITE NUMBER:
DXL06157

DXL06157

SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

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FCD0	02/19/20	SN	PRELIMINARY	ELG
FCD0	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CDS	ELG
FCD0	09/24/21	SN	FINAL CDS	JK

STATE OF TEXAS
121430
LICENSED PROFESSIONAL ENGINEER
FIRM #: 19170

CAA SOLUTIONS, PLLC
CONSULTING ENGINEER
FIRM # 19170
3400 STRATFORD ROAD
ATLANTA, GA 30326

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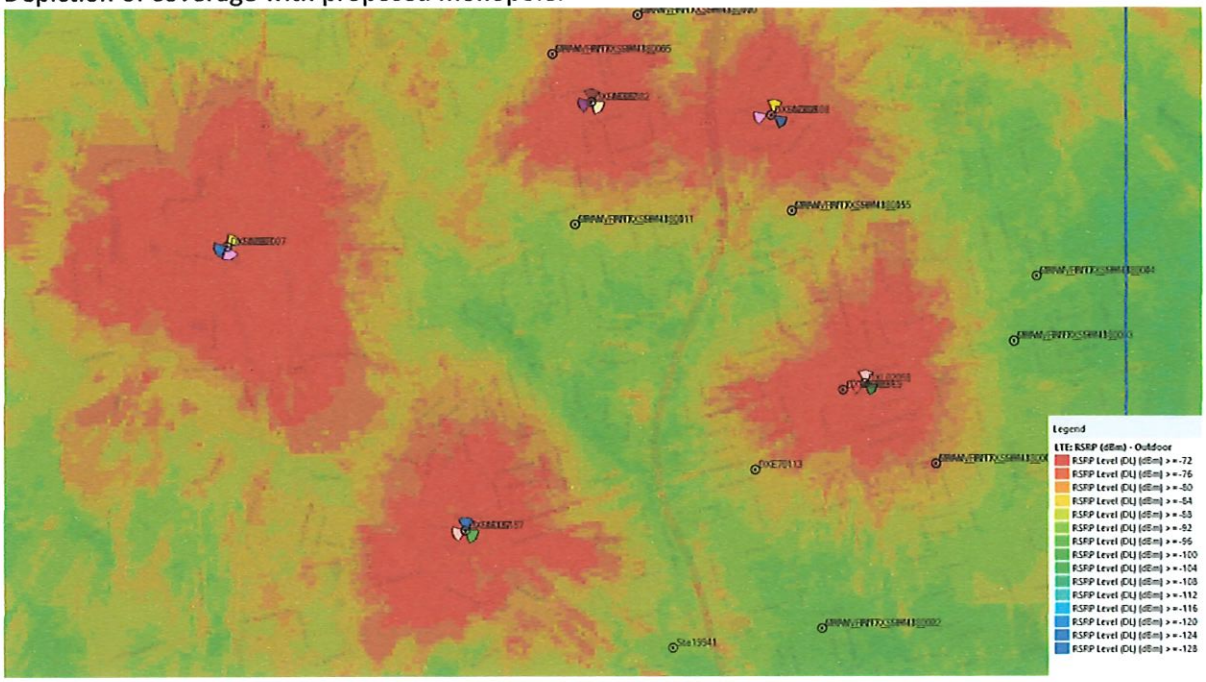
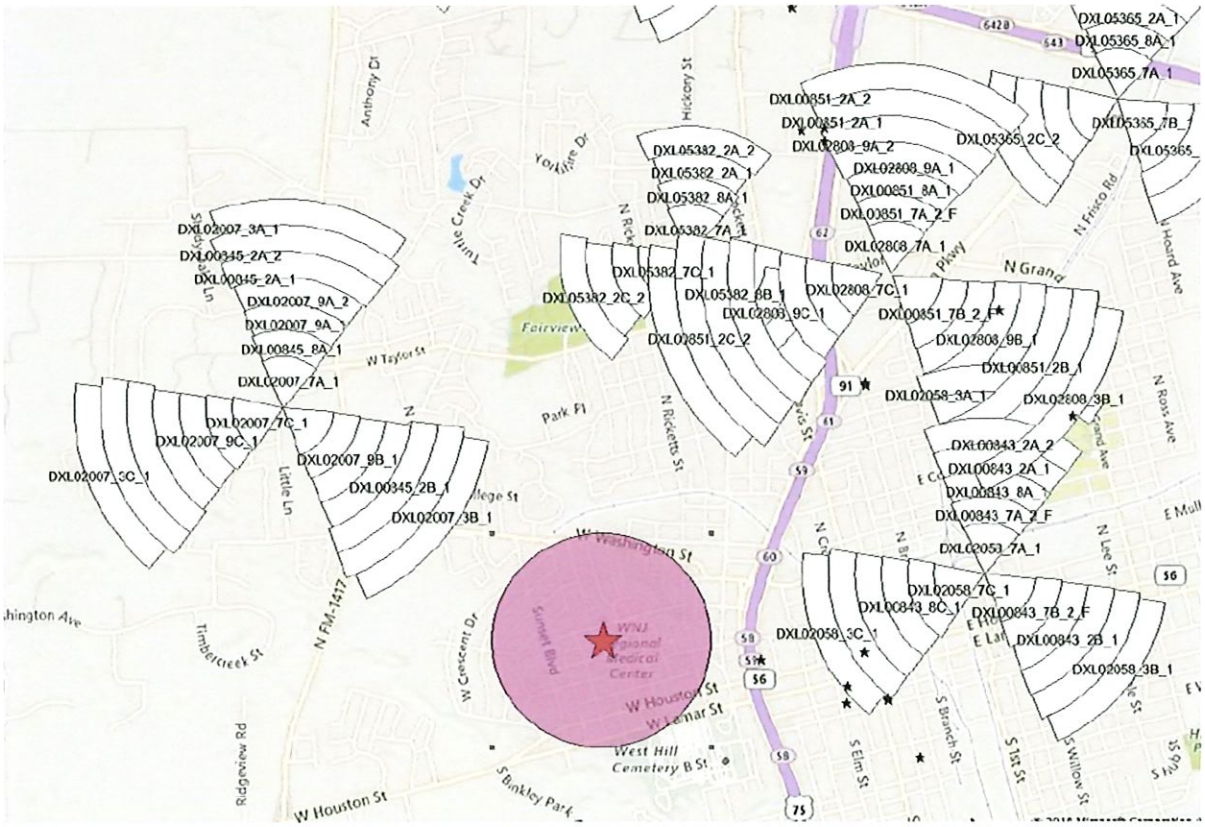
SHEET NUMBER: C-1

REVISION: FCD0

Depiction of coverage with proposed monopole.





Aaron Cornish
Site Acquisition Manager
(682) 216 6480
aaron.cornish@nexius.com

FA: 14679468

DXL06157

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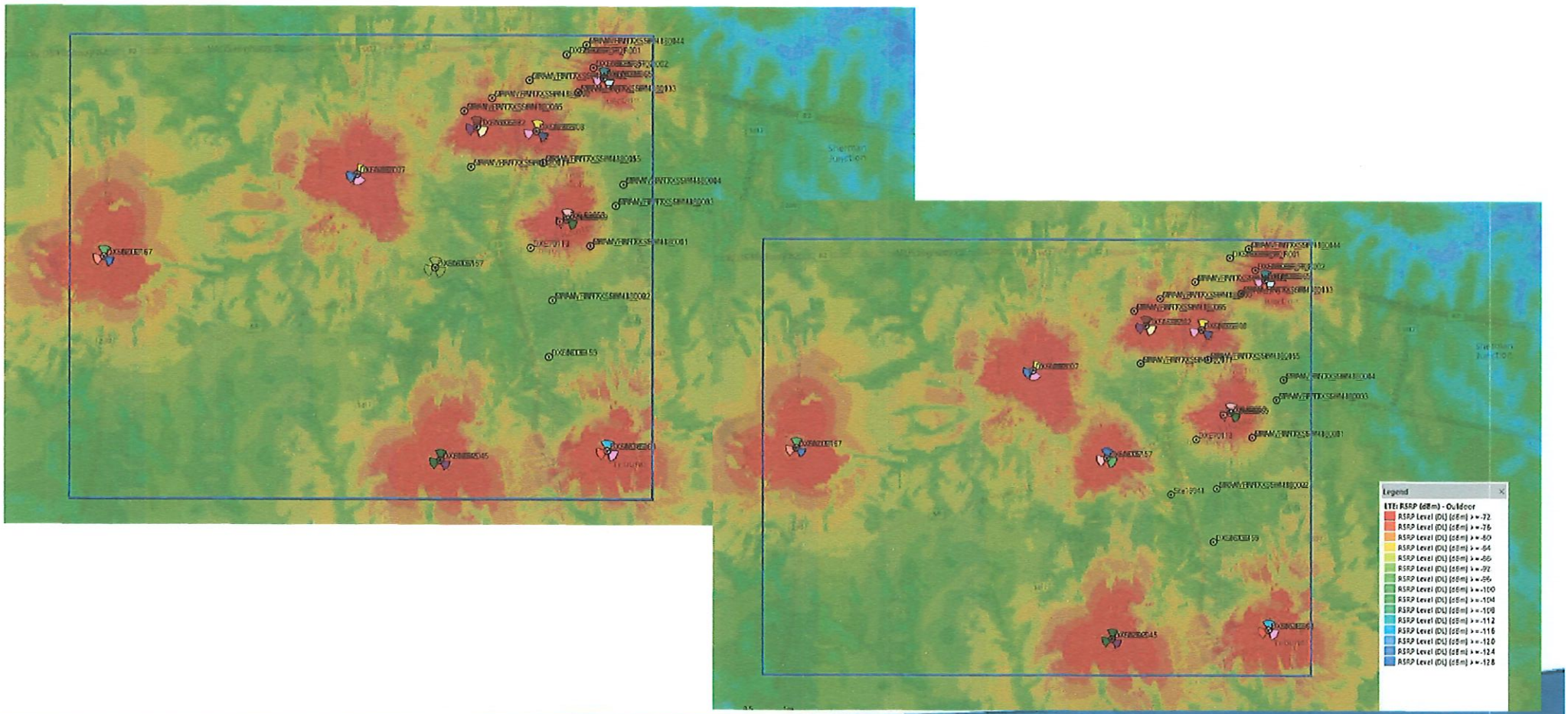
Outdoor Coverage



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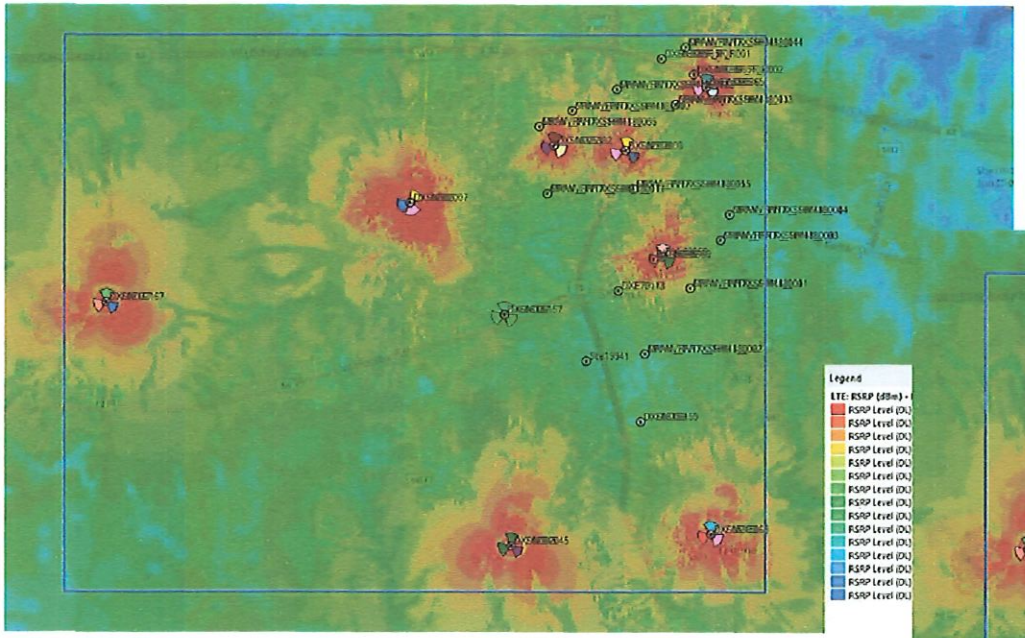
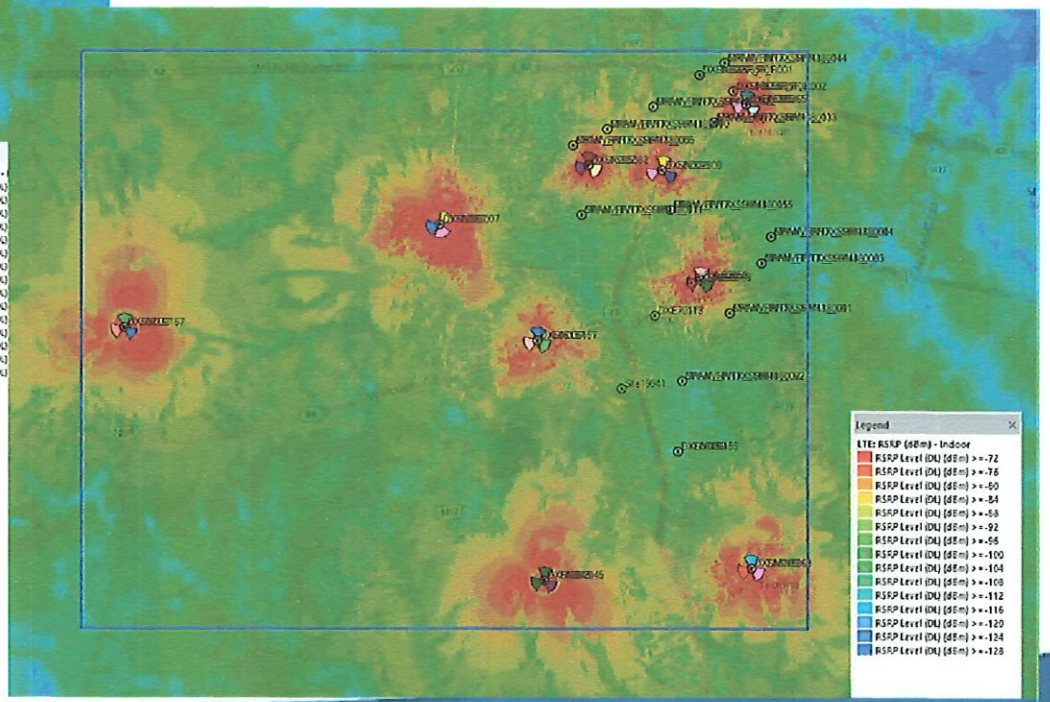
Indoor Coverage





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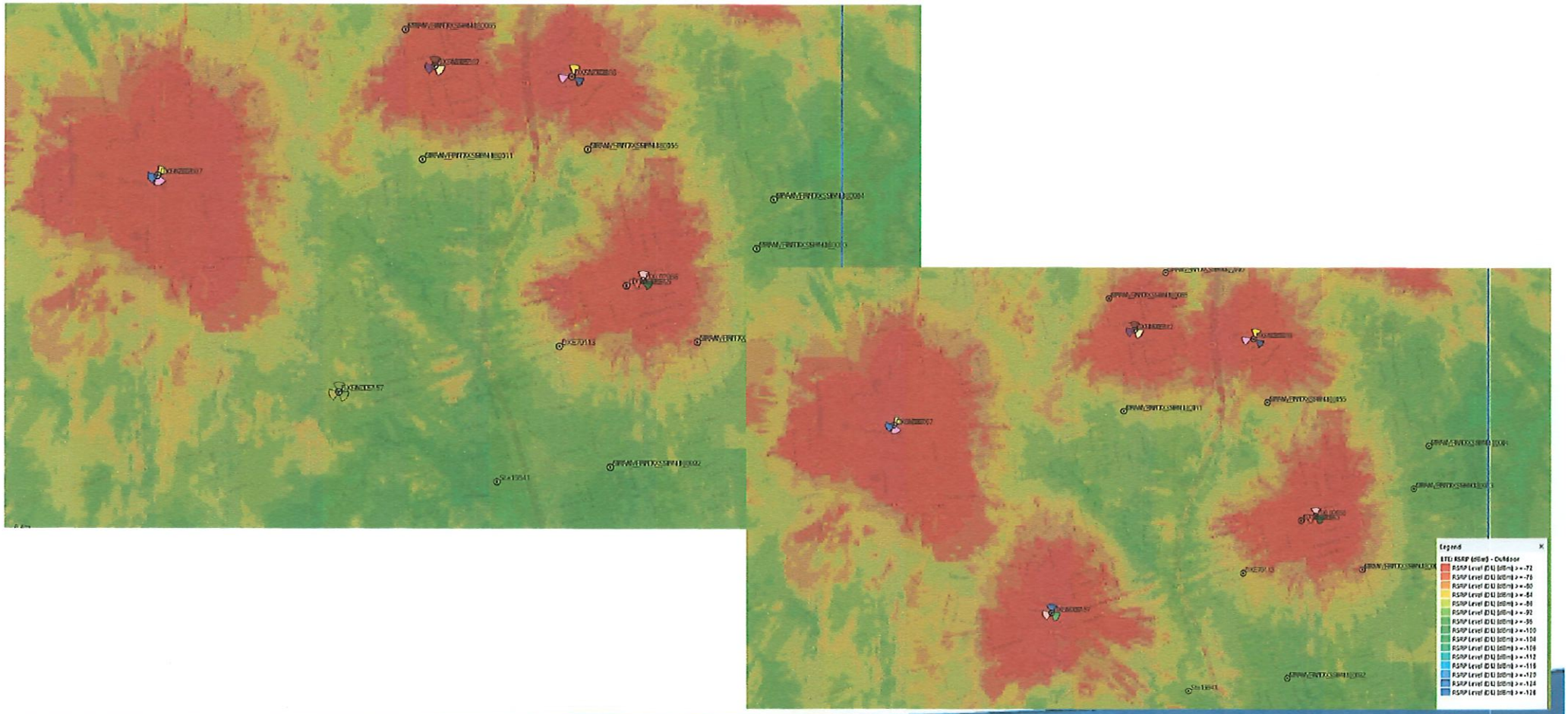
Outdoor Coverage (zoomed)



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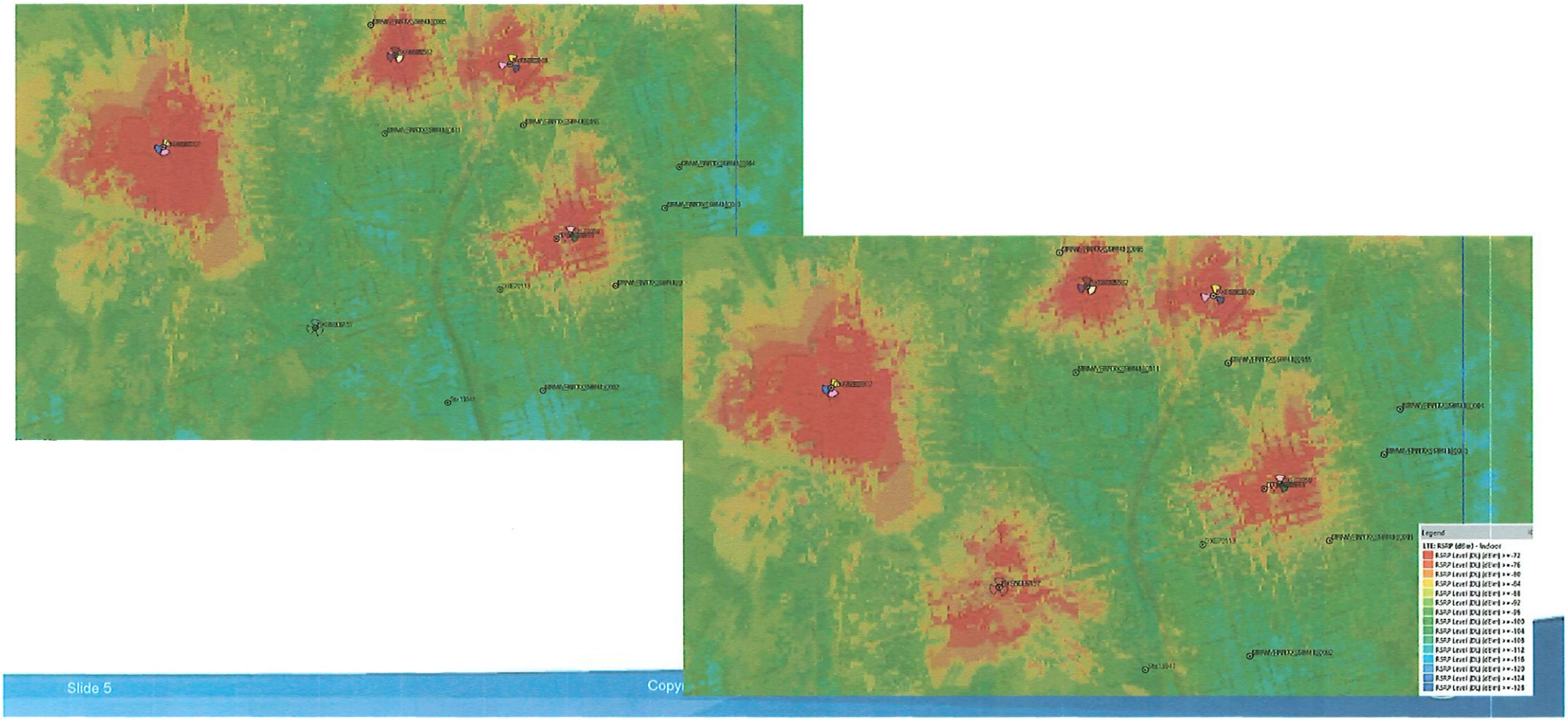
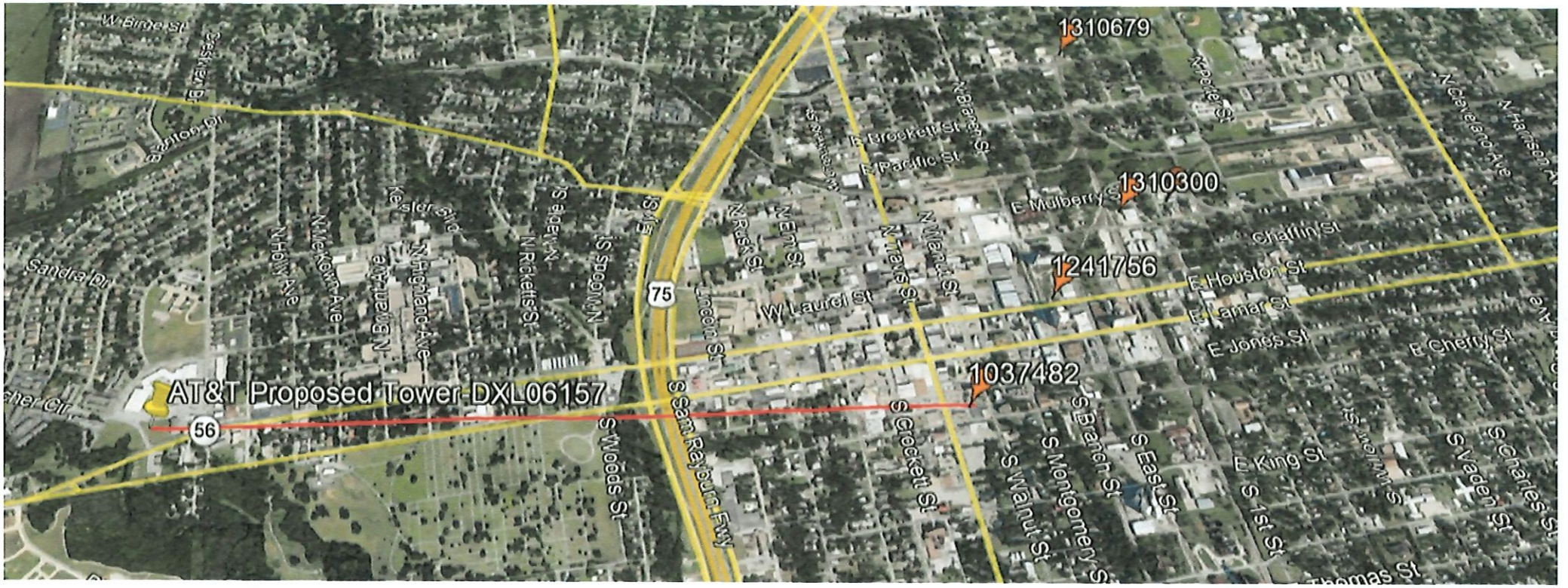
Indoor Coverage (zoomed)



Copy

Distance from proposed AT&T monopole to closest Telecommunicatons tower is 6,523'.



Distance from proposed monopole to closest Residential zone is 375'

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Owners Manual for Life
121 Woodcroft Ln.
Denison, TX 75021

AT&T
1801 Valley View Lane
Farmers Branch, TX 75234

Nexius Solutions, Inc.
1025 S. Beltline Rd., Ste. 100A
Coppell, TX 75019

Wimberley Surveying Professionals
PO Box 9237
Greenville, TX 75404

C.A. Bass
Lisa Smith
11710 FM 2661
Tyler, TX 75709

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 130' tall Telecommunications Tower for AT&T in a C-1 (Retail Business) District located at 111 Archer Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District; the Screening Ordinance and the Telecommunications Antennas and Towers Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec. 7(13) and Sec. 7(15)).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. 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.
5. Appropriate signage for hazards and contact information must be located at the site and visible at all times. Contact the Fire Marshal for direction.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A specific use permit is an amendment to the district regulations of the zoning ordinance that permits the permanent establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure discontinue or be abandoned for a period

of sixty (60) consecutive days in which event such specific use permit shall be void and such use may not thereafter be resumed unless a new specific use permit granted. *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*

9. The approval of the Specific Use Permit and 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.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Replatting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
12. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
13. FAA Form 7460-1 determination shall be submitted to City of Sherman Building & Zoning Department prior to receiving a building permit. Structure must comply to any and all requirements as indicated on Form 7460-1 determination. *Code of Ordinances Chapter 1, Article 1.07, Division 1,Sec. 1.07.098(b)(2)(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 Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

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

Meeting Date: 11/16/2021

Prepared by: Patsy Reeves, Development Services Coordinator
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:

2005 SOUTH SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant), Trisha Mollen (Applicant) and Bo Green, Symonds Flags & Poles, Inc. (Contractor) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Board of Adjustments

Exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130’ tall flag pole in lieu of the allowed 100’ in an M-1 (Light Manufacturing) District.

Background:

This request was denied at the September 21, 2021 meeting because no one was present to represent the request. The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District. Camping World would like to install a 130' tall flag pole to fly the American Flag.

The following has been approved for the property:

- Exception to allow a 6' fence in lieu of the allowed 4' - February 11, 1992
- Variance to allow a 2’ front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40’ front setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District. - January 19, 2016
- Specific Use Permit to allow a parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District. (P&Z Condition: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time of the Certificate of Occupancy Permit is issued. Ord. 6164

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

FRHP Lincolnshire, LLC (Owner)
Camping World (Tenant)
Trisha Mollen (Applicant)
Bo Green, Symonds Flags & Poles, Inc. (Contractor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

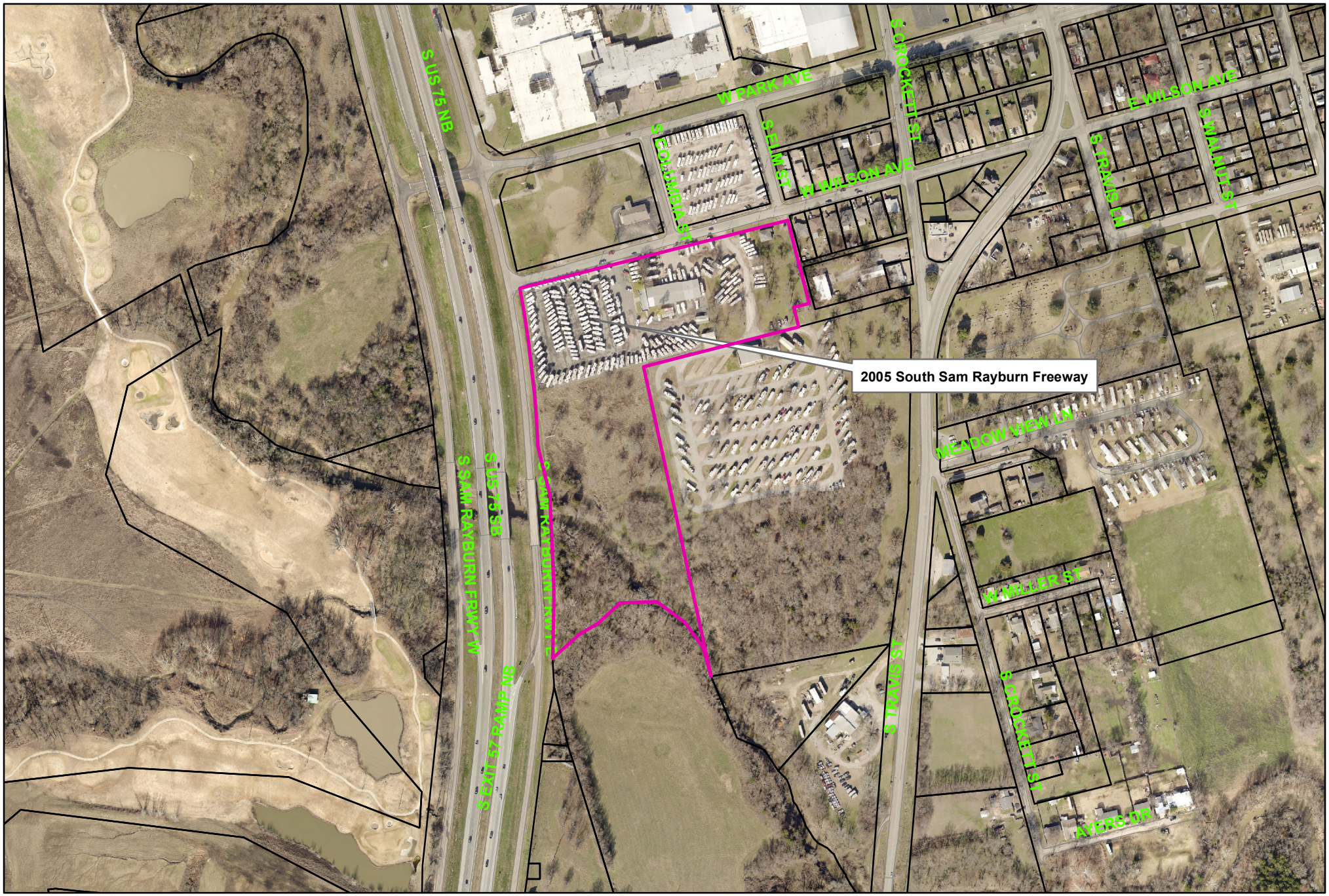
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Aerial of Proposed Flag Pole
Air Navigation No Hazard
Camping World Flag Example
Staff Review Letter



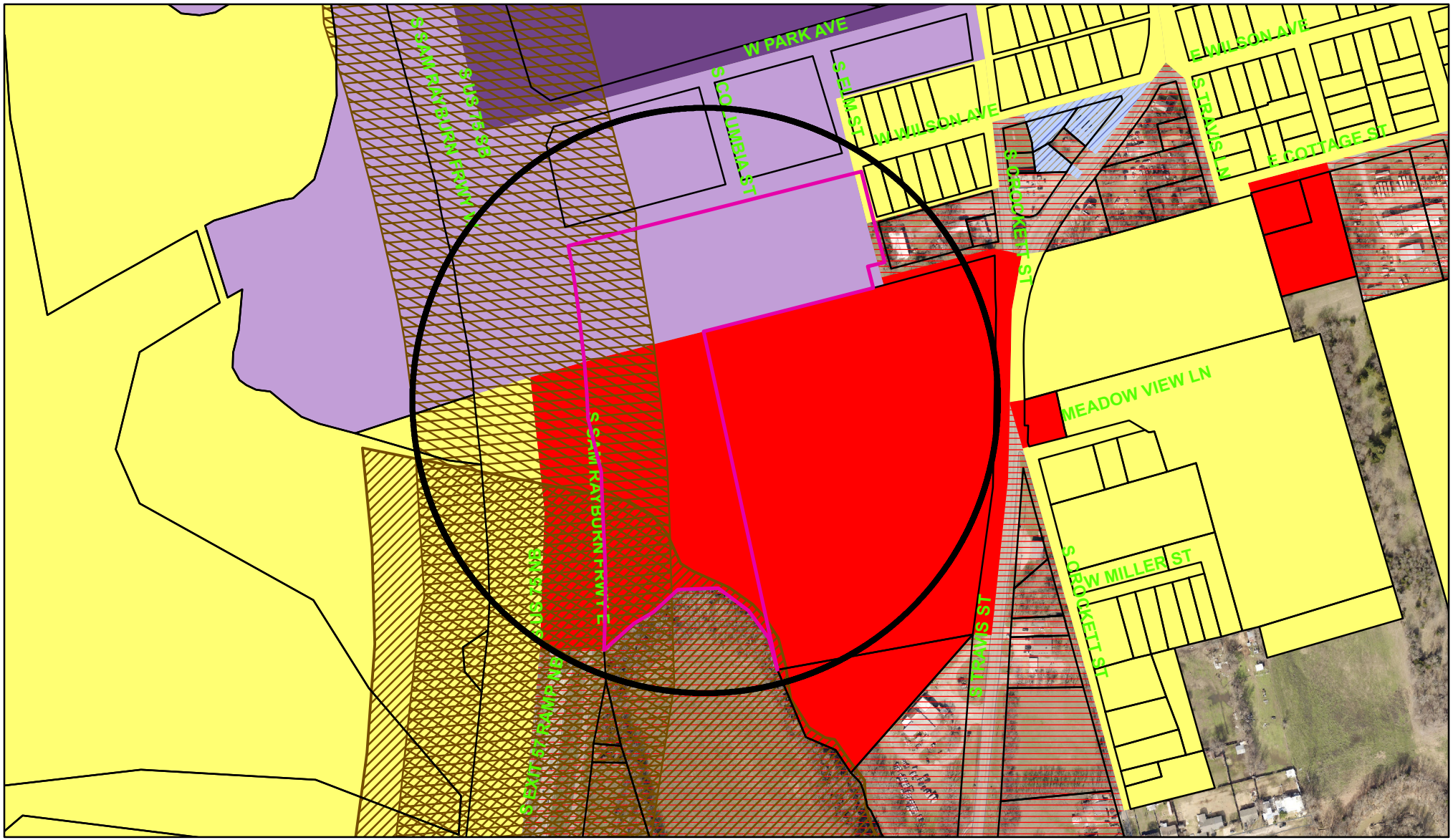
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 400 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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
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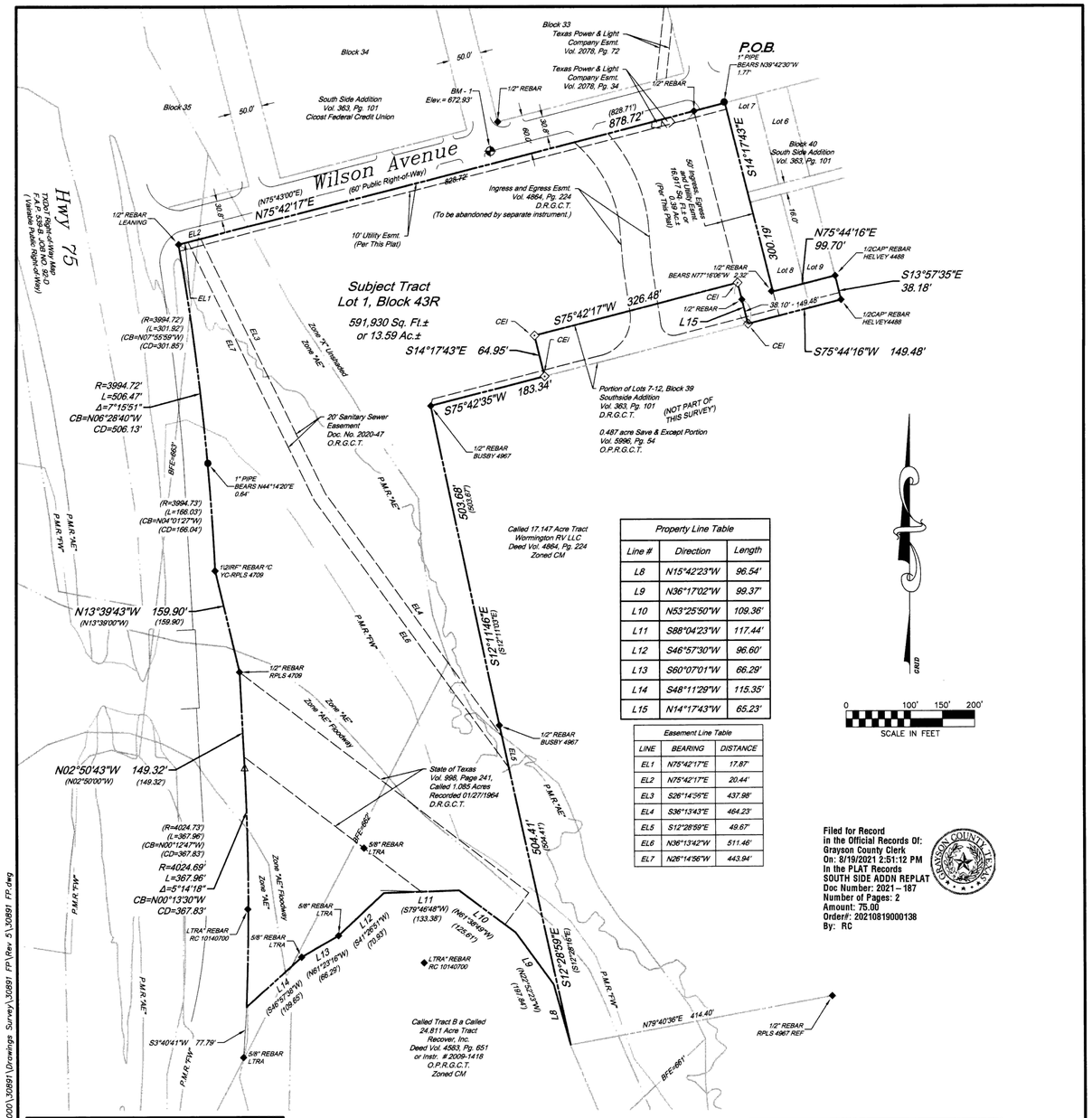
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

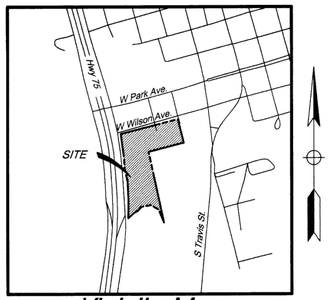
2005 South Sam Rayburn Freeway



Property Line Table		
Line #	Direction	Length
L8	N15°42'23"W	96.54'
L9	N36°17'02"W	99.37'
L10	N53°25'50"W	109.36'
L11	S88°04'23"W	117.44'
L12	S46°57'30"W	96.60'
L13	S60°07'01"W	66.29'
L14	S48°11'29"W	115.35'
L15	N14°17'43"W	65.23'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N75°42'17"E	17.87'
EL2	N75°42'17"E	20.44'
EL3	S26°14'56"E	437.98'
EL4	S36°13'43"E	464.23'
EL5	S12°28'59"E	49.67'
EL6	N36°13'42"W	511.46'
EL7	N26°14'56"W	443.94'

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SOUTH SIDE ADDN REPLAT Doc Number: 2021 – 187 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC



Vicinity Map

Not to Scale

Latitude: 33.613414°
Longitude: -96.608108°

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Benchmark
- Found Monument (as noted)
- ◇CEI — To be set by CEI ENG ASSOC INC.
- Sanitary Sewer Manhole
- Bearing Change
- (XXXX) — Record Bearing & Distance per Deed 5996, Page 54
- P.M.R."FW" — Proposed Map Revision "Floodway"
- P.M.R."AE" — Proposed Map Revision Zone "AE"

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: James Barnett	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 1 OF 2 — 22117

JOB # PROJ# DRAWING: 30891 FP.dwg LAST SAVED BY: GIOVANNI LOCATION: S:\30000\30891\Drawings Survey\30891 FP\Rev 5\30891 FP.dwg

PROPERTY DESCRIPTION:

BEING a 13.59 acre tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, also being multiple tracts granted to FRHP Lincolnshire, LLC., as recorded in Special Warranty Deed, Volume 5996, Page 54, Official Public Records of Grayson County, Texas (O.P.R.G.C.T.), said multiple tracts are referred to as follows:

Tract No. 1, being a called 7.036-acre tract, being a portion of a called 26.318-acre tract recorded in Vol. 2255, Pg. 473 Real Property Records of Grayson County, Texas (R.P.R.G.C.T.);

Tract No. 3, being all of Blocks 38, 39 and a portion of Block 37 as shown on the map entitled "Re-Plat of Block No. 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition to the City of Sherman, by the Sherman Manufacturing Co." as recorded in Vol. 363, Pg. 101, Deed Records of Grayson County, Texas (D.R.G.C.T.), being a called 5.809-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39;

Tract No. 4, being a called 0.888-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39, said Tract No. 4 being a being a portion of Cottage Avenue (Unimproved), abandoned by City Ordinance 4880, described in Quitclaim Deed, Vol. 2967, Pg. 608 O.P.R.G.C.T.;

Said herein described tract also being all of Elm Avenue (Rusk Street), a 50-foot Public R.O.W. (Unimproved), being a called 0.34 acre tract, abandoned by City Ordinance No. 6082, recorded in Instrument No. 2017-29238, O.P.R.G.C.T.;

More particularly described by metes and bounds based on the fieldwork that was completed on September 16, 2020 from an actual on the ground survey of the herein described tract, it was performed by CEI Engineering Associates, INC., under the supervision of James Barnett RPLS #6596, with the Basis of Bearings being established by NAD83, State Plane Coordinates, Texas North Central Zone, using the RTKNet.com network:

BEGINNING at the Northwest corner of Lot 7, Block 40 of aforementioned South Side Addition, from which a 1 Inch Iron Pipe found bears North 39°42'30 West 1.77 feet, for the Northeast corner of aforementioned Tract No. 3,also being the intersection of the South Right-of-Way (R.O.W.) line of Wilson Avenue, a 60-foot Public R.O.W with the East R.O.W. line of aforementioned Elm Avenue;

THENCE South 14°17'43" East, 300.19 feet along the West property line of Lot 7 and Lot 8 of Block 40, South Side Addition Vol. 363, Pg. 101 to a point on the East line of said Elm Avenue, being a common corner on the North R.O.W. line of aforementioned Cottage Avenue from which a 1/2-inch Rebar bears North 77°16'06" West, 2.32 feet;

THENCE departing said East line, along said North line, North 75°44'16" East 99.70 feet, to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being a point on the East line of said portion of Cottage Avenue;

THENCE departing said North line, along said East line,South 13°57'35" East, 38.18 feet to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being the Southeast corner of said portion of Cottage Avenue, also being a point on the North line of a called 17.147-acre tract, granted to Wormington RV, LLC., recorded in Vol. 4864, Pg. 224, D.R.G.C.T.;

THENCE with said North line, South 75°44'16" West, 149.48 feet to the Southeast corner of aforementioned 0.487-acre portion, being a set 5/8-inch Rebar with cap stamped "CEI ENG ASSOC INC." (CEI);

THENCE leaving said North line along the boundary of said 0.487-acre portion the following three (3) calls:

1. *North 14°17'43" West, 38.10 feet passing a found 1/2" rebar, with a total distance of 65.23 feet to a set 5/8-inch Rebar, CEI;*
2. *South 75°42'17" West, 326.48 feet to a set 5/8-inch Rebar, CEI;*
3. *South 14°17'43" East, 64.95 feet to a point on the aforementioned North line of aforementioned 17.147-acre tract, being a set 5/8-inch Rebar, CEI;*

THENCE leaving said 0.487-acre portion boundary along the said North line South 75°42'35" West, 183.34 feet to a 1/2-inch Rebar "Busby 4967" being the Northwest corner of said 17.147-acre tract, also being the previous Northeast corner of aforementioned Tract No. 1;

THENCE departing said North line, with the West line of said 17.147-acre tract, South 12°11'46" East, 503.68 feet to a 1/2-inch Rebar "Busby 4967";

THENCE continuing with said West line, South 12°28'59" East, 504.41 feet to a point in the center of Post Oak Creek, also being the Southwest corner of said 17.147-acre tract, also being the Northeast corner of a tract granted to Harvey Timothy Et. AL., recorded in Vol. 3514, Pg. 472, O.P.R.G.C.T., also being the Northwest corner of a called 8.429-acre tract granted to Recovery, Inc., recorded in Vol. 4583, Pg. 651, O.P.R.G.C.T., also being the previous Southeast corner of aforementioned Tract No. 1, also being the Southeast corner of herein described tract;

THENCE departing said West line, with the contiguous South line of said 8.429-acre tract and the herein described tract, along the center of Post Oak Creek, (field located January 29, 2020) the following seven (7) courses:

1. *North 15°42'23" West, 96.54 feet;*
2. *North 36°17'02" West, 99.37 feet;*
3. *North 53°25'50" West, 109.36 feet;*
4. *South 88°04'23" West, 117.44 feet;*
5. *South 46°57'30" West, 96.60 feet;*
6. *South 60°07'01" West, 66.29 feet;*
7. *South 48°11'29" West, 115.35 feet to a point on a curve to the left having a radius of 4,024.69 feet and a central angle of 5°14'18" and having a chord which bears North 00°13'30" West, and a chord distance of 367.83 feet, being on the East R.O.W. boundary of U.S. Highway No. 75, being the Northwest corner of said 8.429-acre tract, also being the Southwest corner of said Tract No. 1, also being the Southwest corner of herein described tract;*

THENCE in a Northerly direction with said R.O.W. boundary the following four courses:

1. *Along said curve to the left an arc distance of 229.33 feet passing a found 5/8" rebar with a red plastic cap stamped "LTRA 10140700", a total distance of 367.96 feet to a point;*
2. *North 02°50'43" West, 149.32 feet to a found 1/2-inch Rebar "RPLS 4709";*
3. *North 13°39'43" West, 159.90 feet to a found 1/2-inch Rebar with yellow cap "RPLS 4709", being the start of a curve to the left having a radius of 3994.72 feet and a central angle of 7°15'51" and having a chord which bears North 06°28'40" West, and a chord distance of 506.13 feet;*
4. *Along said curve to the left an arc distance of 506.47 feet to a found 1/2-inch Rebar, being the Southwest corner of aforementioned Wilson Avenue R.O.W., also being the previous Northwest corner of aforementioned Tract No. 3, also being the Northwest corner of herein described tract;*

THENCE departing said East R.O.W. boundary, with said South R.O.W. line, North 75°42'17" East, passing a 1/2-inch Rebar at 828.72 feet and continuing for a total distance of 878.72 feet to the POINT OF BEGINNING containing 591,930 square feet or 13.589 acres of land more or less.

CERTIFICATE OF ACCEPTANCE:

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas — *Date* 08/18/2021

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of Re-Plat of Block 43R, Lot 1, South Side Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th day of March, 2021, 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 further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 18th day of August, A.D. 2021.

Clerk, City of Sherman, Texas

PLANNING AND ZOINING COMMISSION CERTIFICATE OF ACCEPTANCE:

Accepted this 7th day of February, 2021, by Operation of the Law.

Chairman — *Secretary*

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Raul D Reyes
Raul Dominguez Reyes, TX RPLS No. 5390

Date July 27 2021

STATE OF TEXAS — REGISTERED — RAUL DOMINGUEZ REYES — 5390 — PROFESSIONAL LAND SURVEYOR

7/27/21

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FRHP LINCOLNSHIRE LLC, do hereby adopt this plat designating the hereinabove property as BLOCK 43R, LOT 1, SOUTH SIDE 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 depp 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 the 2 *day of* August *2021*

By: Brent Moody *Title* President

State of Texas
County of Grayson

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Brent Moody *, 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 the 2 *day of* August *2021.*

Notary Public in and for the State of IL — Jessica J Gorski

My commission expires: 3/5/22

JESSICA L GORSKI — Official Seal — Notary Public - State of Illinois — My Commission Expires Mar 5, 2022

CERTIFICATE OF COMPLIANCE:

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th *day of* March *, 2021, 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 the 18th *day of* August *2021.*

Linda Ashby
Clerk, City of Sherman, Texas

AVIGATION RELEASE:

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, FRHP LINCOLNSHIRE LLC, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as BLOCK 43R, LOT 1, SOUTH SIDE 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 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 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 BLOCK 43R, LOT 1, SOUTH SIDE 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 2 *day of* August *, 2021*

By: FRHP LINCOLNSHIRE LLC

By: Brent Moody *Title* President

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Re-Plat of Block 43R of South Side Addition, recorded in Doc. No. 2020-47, O.R.G.C.T.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
7. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
10. *By scaled map location and graphical plotting only. This property is located in Zone "X" Unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.*
    Map Number: 48181C0405F
    Map Revised: September 29, 2010

    By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Grayson County, Texas.
    Map Number: 48181C0405F
    Map Revised: September 29, 2010
11. *This Re-Plat was performed after the exhibit of the abandoning of Cottage Avenue from City Ordinance 4880 was presented to the surveyor.*

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SOUTH SIDE ADDN REPLAT Doc Number: 2021 – 187 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

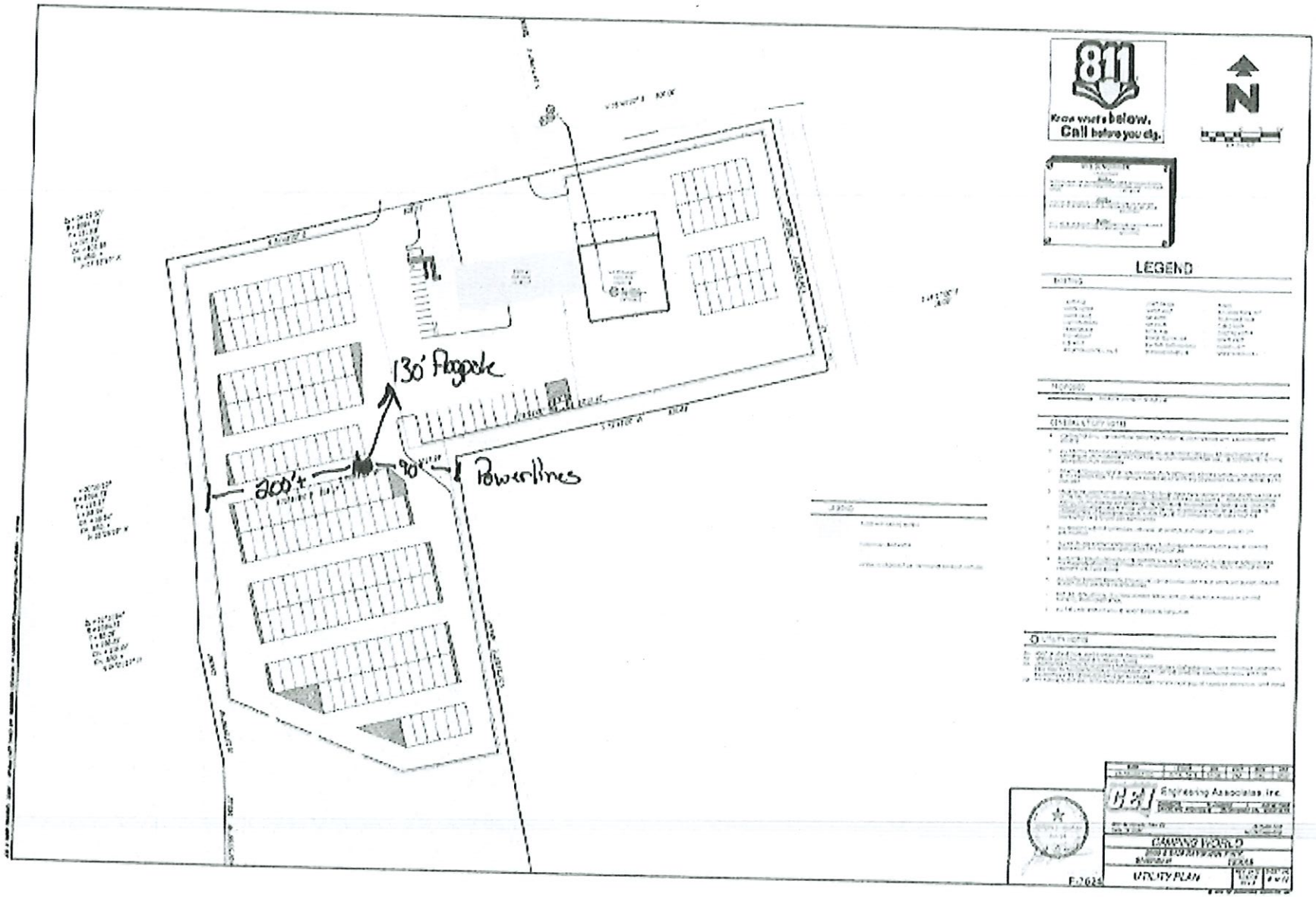
3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

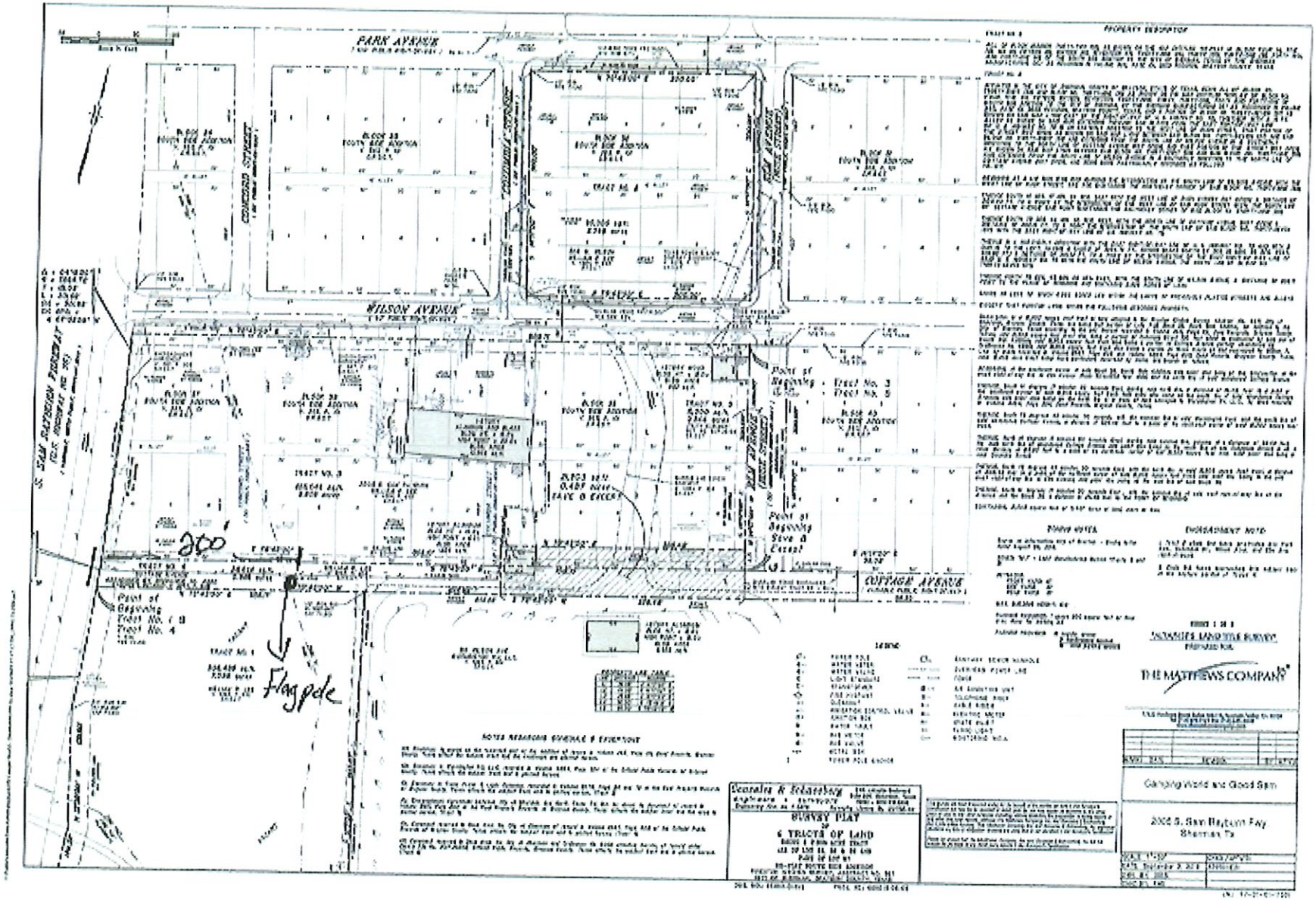
3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

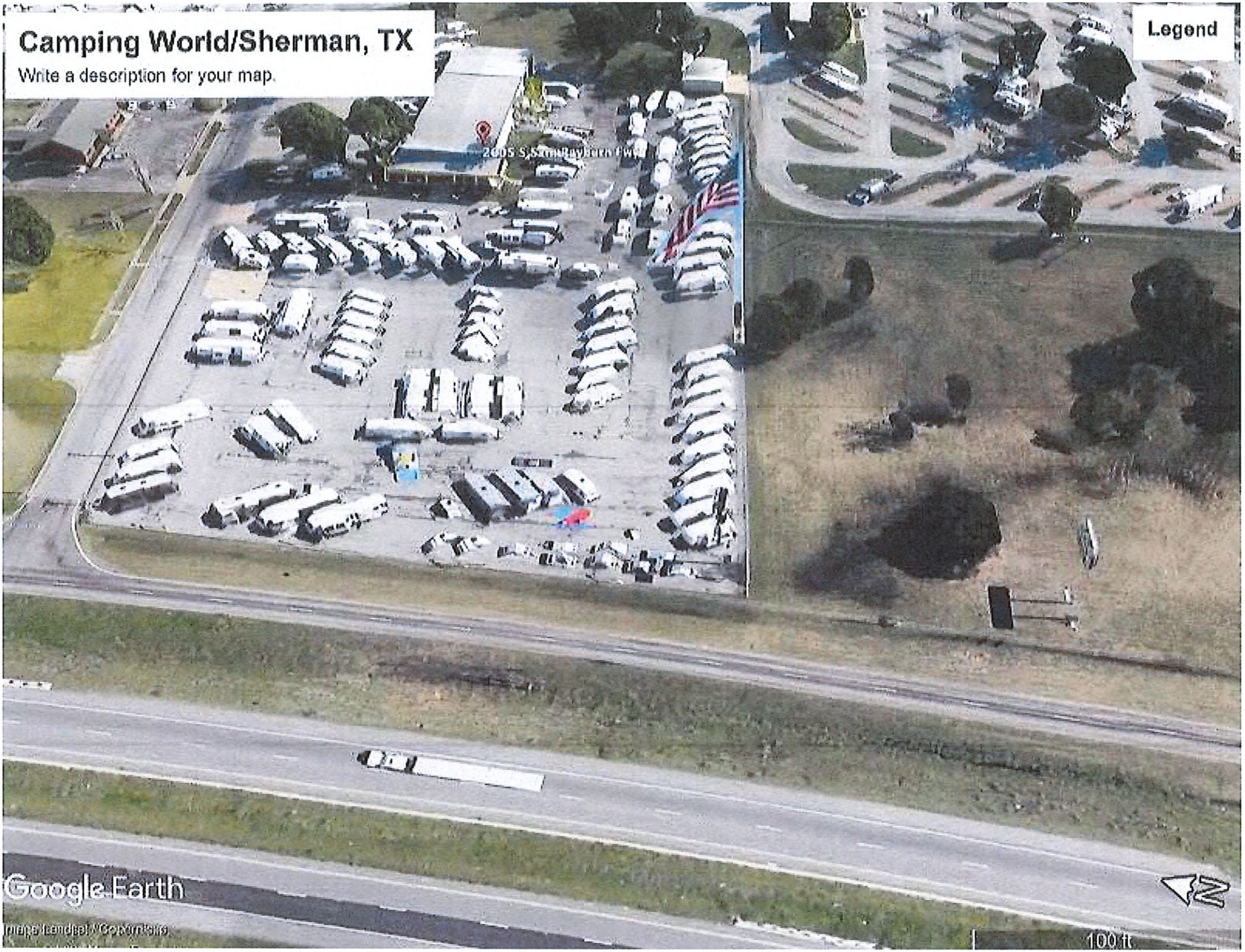
Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: Raul Dominguez Reyes	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 2 OF 2 — E-9-459

© 2021 CEI ENGINEERING ASSOCIATES, INC.


811
Know what's below.
Call before you dig.
N
LEGEND
130' Flagpole
200'±
90°
Powerlines
BEI Engineering Associates Inc.
UTILITY PLAN


PARK AVENUE
WILSON AVENUE
COTTAGE AVENUE
S. SAM RAYBURN TOLLWAY
Point of Beginning Tract No. 1 & Tract No. 4
Point of Beginning Tract No. 3 Tract No. 5
Point of Beginning Save & Except
300'
Flagpole
PROPERTY DESCRIPTION
SURVEY PLAT
OF
6 TRACTS OF LAND
THE MATTHEWS COMPANY
Camping World and Good Sam
2002 S. Sam Rayburn Fwy
Sherman, Tx


Camping World/Sherman, TX
Write a description for your map.
Legend
Google Earth
100 ft
N

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2021-ASW-9330-OE

Issued Date: 07/20/2021

Bo Green
Symonds Flags & Poles
7514 Pebble Dr., Bldg# 30
Fort Worth, TX 76118

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Flagpole Camping World/Sherman, TX
Location:	Sherman, TX
Latitude:	33-36-49.51N NAD 83
Longitude:	96-36-28.44W
Heights:	664 feet site elevation (SE)
	130 feet above ground level (AGL)
	794 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/20/2023 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

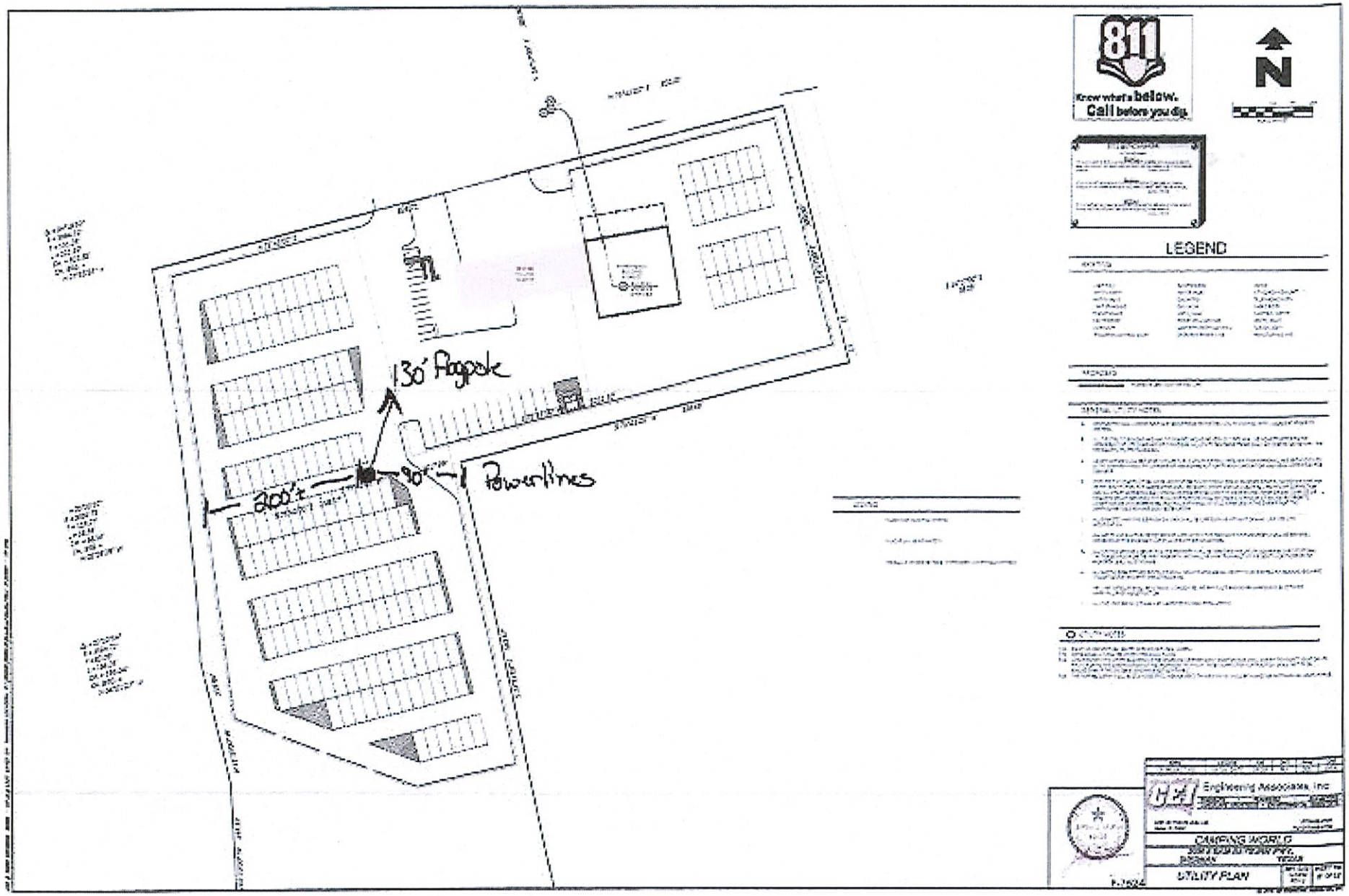
This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (817) 222-5922, or debbie.cardenas@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2021-ASW-9330-OE.

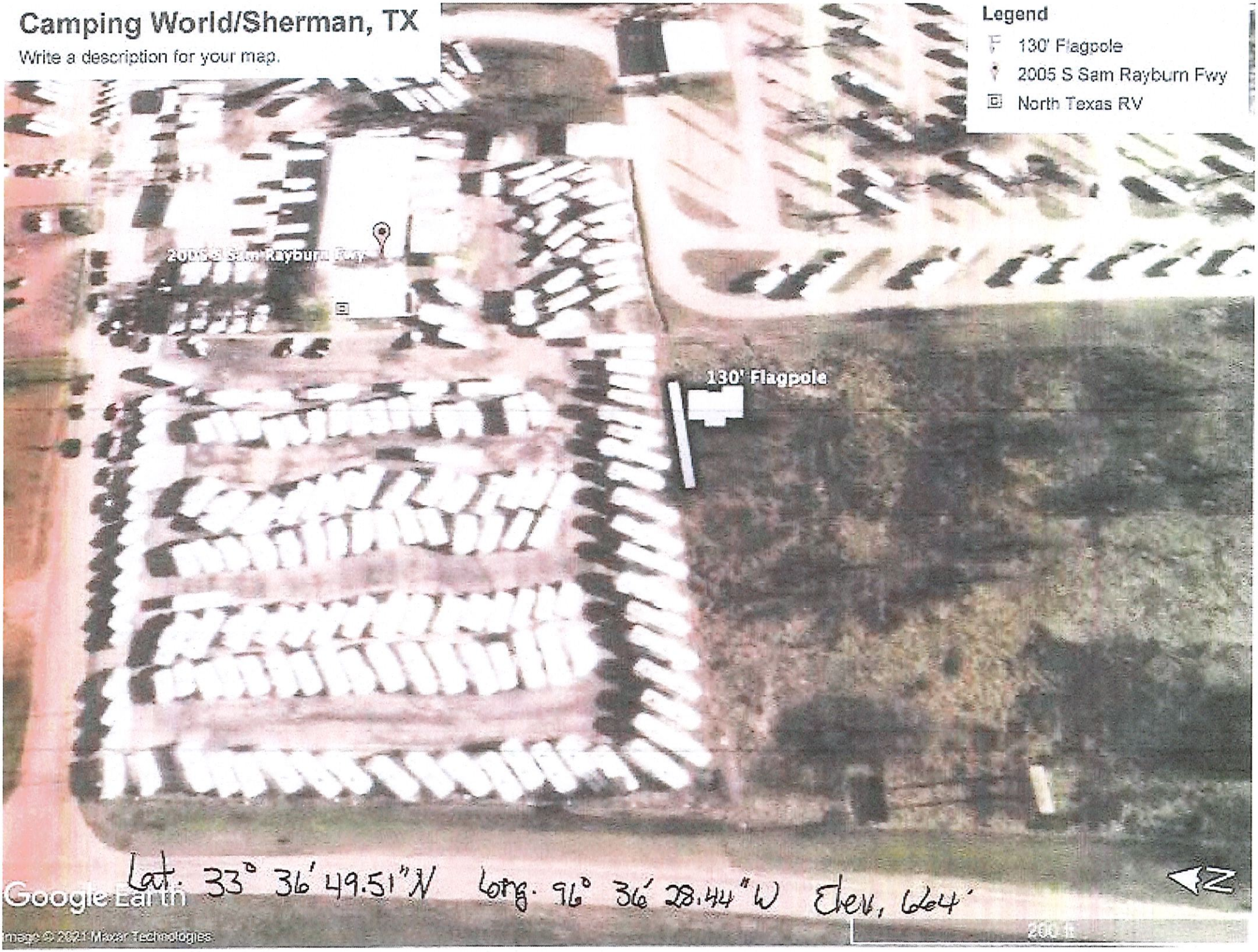
Signature Control No: 486202637-488594167 (DNE)
Debbie Cardenas
Technician

Attachment(s)
Map(s)


130' Flagpole
200'
90'
Powerlines
811
Know what's below.
Call before you dig.
N
LEGEND
Engineering Associates, Inc.
CAMPING WORLD
UTILITY PLAN

Camping World/Sherman, TX

Write a description for your map.



Lat. 33° 36' 49.51" N Long. 96° 36' 28.44" W Elev. 624'

Camping World/Sherman, TX
Write a description for your map.
Legend
Google Earth
2021 Google
10 ft

CAMPING WORLD in DENTON

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

FRHP Lincolnshire, LLC
Tricia Mollen
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Camping World of Sherman
Robert Burns
2005 S. Sam Rayburn Freeway
Sherman, TX 75090

Symonds Flags & Poles
Bo Green
250 W. Airport Freeway
Irving, TX 75062

Dear Applicants,

The request for an Exception under Ordinance No. 2280, Section 6.8, Subsection (6)(c) to allow a 130' tall flag pole in lieu of the allowed 100' in an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3 and 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. Only non-advertising flags shall be allowed (American or Texas Flag).
5. The flag pole shall have a minimum setback from all property lines of 128'. *(Chapter 14, Exhibit A, Sec. 6.8 (6)(d))*
6. The flag pole shall not be installed directly under or close to overhead electrical lines or inside any utility easements. Allowances should be made for the size of the flag.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

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

Meeting Date: 11/16/2021

Prepared by: Patsy Reeves, Development Services Coordinator
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:

2005 SOUTH SAM RAYBURN FREEWAY

The request of FRHP Lincolnshire, LLC (Owner), Camping World (Tenant) and Coree Corbin, Corbin Design Company (Representative) concerning the property located at 2005 South Sam Rayburn Freeway, being Lot 1, Block 43R of the Replat of Block 43R, Lot 1 South Side Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Paint Booth an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District.

Background:

The property is located at 2005 South Sam Rayburn Freeway, the southeast corner of Wilson Avenue and South Sam Rayburn Freeway; Camping World is the tenant. The property is zoned an M-1 (Light Manufacturing) District.

The following has been approved for the property:

- Exception to allow a 6' fence in lieu of the allowed 4' - February 11, 1992
- Variance to allow a 2’ front setback for an electronic message center addition to an existing freestanding sign for a total face area of 224 square foot in lieu of the required 40’ front setback in an M-1 (Light Manufacturing) District/O-1.2. (Sam Rayburn) Overlay District. - January 19, 2016
- Specific Use Permit to allow a parking lot extension for additional RV storage in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn Overlay) District. (P&Z Condition: Provide 8' wood fence on the east side adjacent to residential properties and review the SUP 1 year from the time of the Certificate of Occupancy Permit is issued. - November 5, 2018 (Ord. 6164)

Camping World would like to install a spray paint booth inside their Maintenance Facility to paint RV's and RV parts.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

FRHP Lincolnshire, LLC (Owner)
Camping World (Tenant)
Coree Corbin, Corbin Design Company (Representative)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

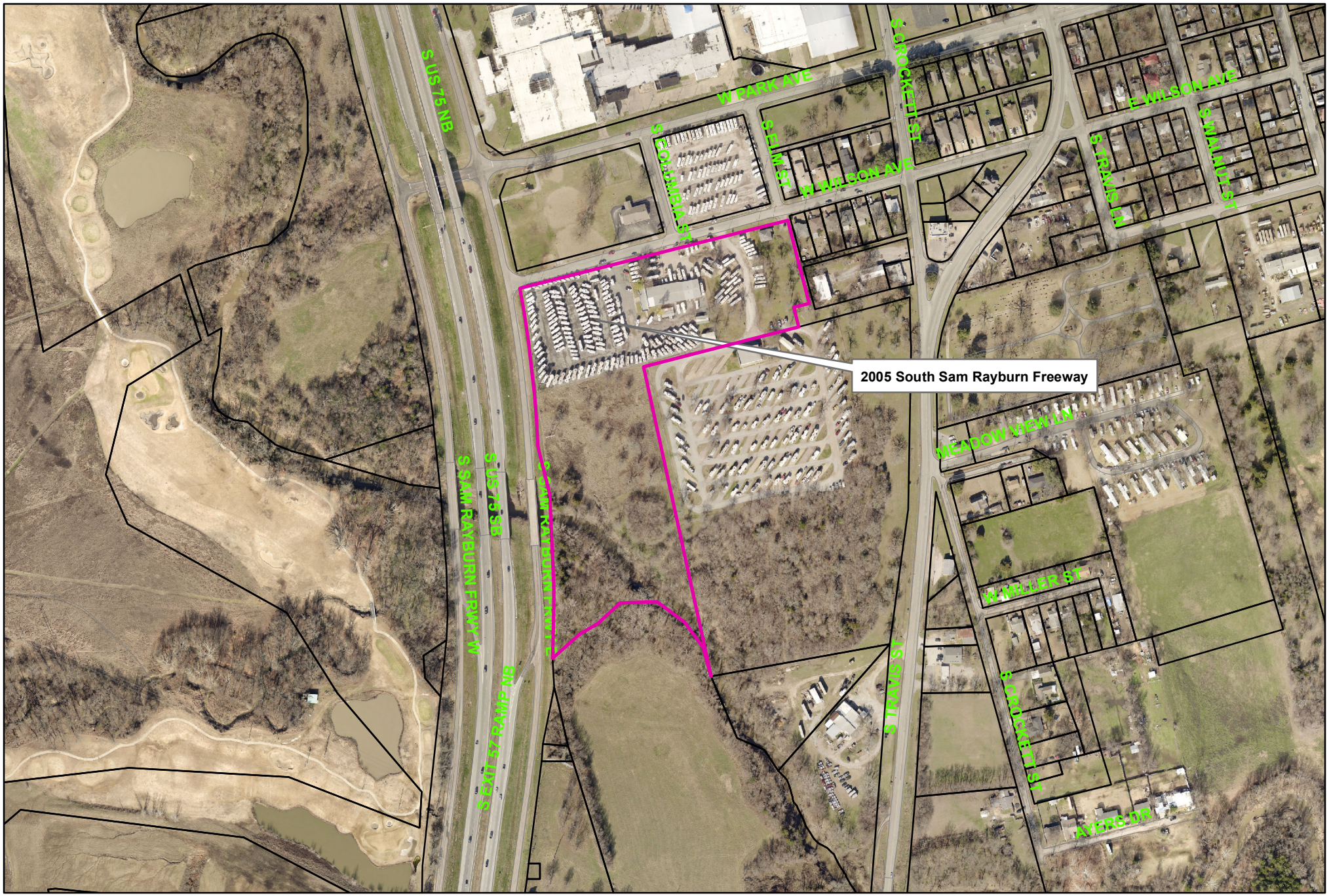
0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan/Submittals
Staff Review Letter



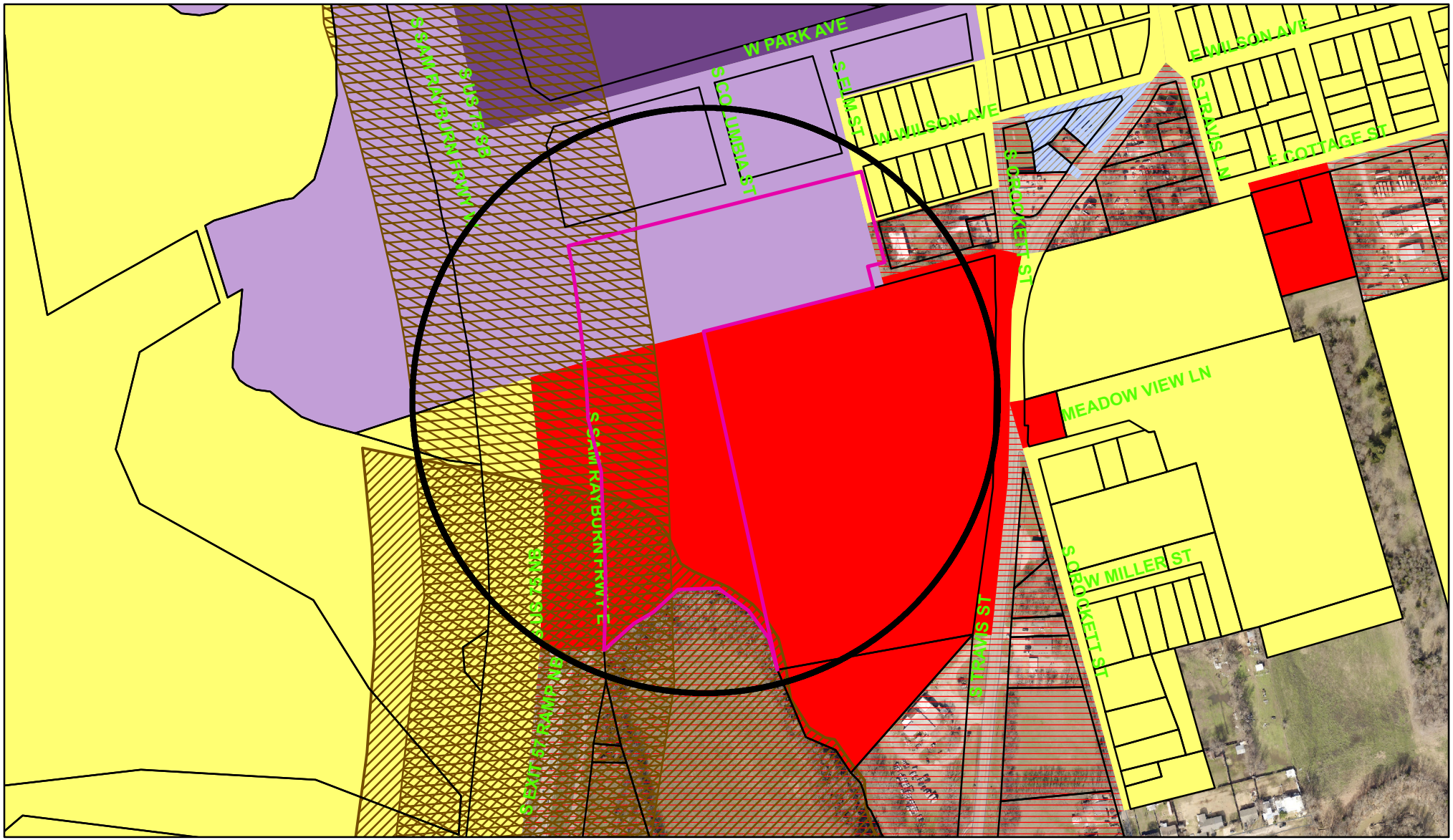
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2005 South Sam Rayburn Freeway

NOT TO SCALE

1 in = 400 ft



Zoning - 2005 South Sam Rayburn Freeway

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

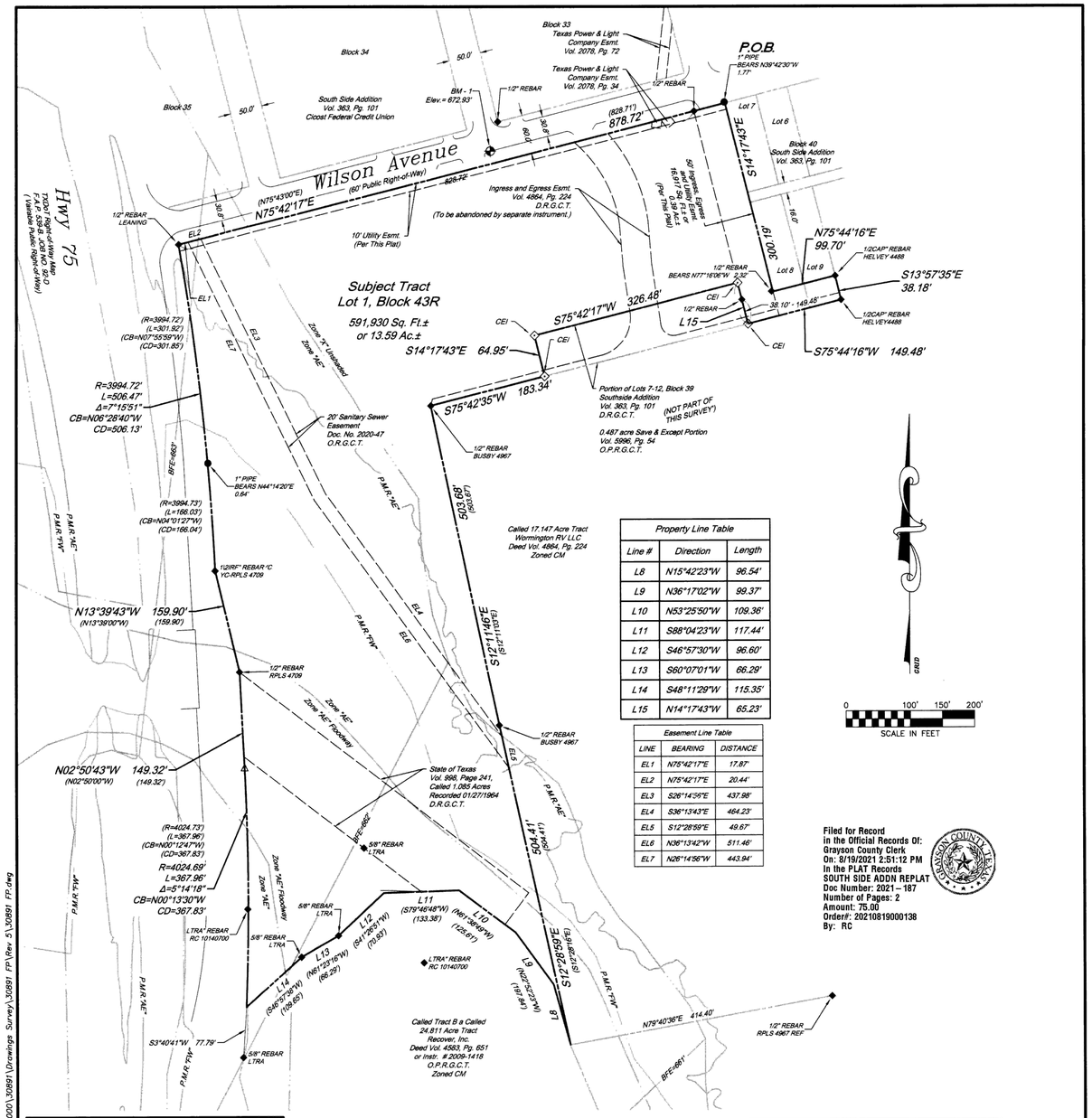
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

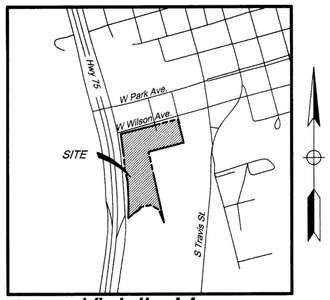
2005 South Sam Rayburn Freeway



Property Line Table		
Line #	Direction	Length
L8	N15°42'23"W	96.54'
L9	N36°17'02"W	99.37'
L10	N53°25'50"W	109.36'
L11	S88°04'23"W	117.44'
L12	S46°57'30"W	96.60'
L13	S60°07'01"W	66.29'
L14	S48°11'29"W	115.35'
L15	N14°17'43"W	65.23'

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N75°42'17"E	17.87'
EL2	N75°42'17"E	20.44'
EL3	S26°14'56"E	437.98'
EL4	S36°13'43"E	464.23'
EL5	S12°28'59"E	49.67'
EL6	N36°13'42"W	511.46'
EL7	N26°14'56"W	443.94'

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SOUTH SIDE ADDN REPLAT Doc Number: 2021 – 187 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC



Vicinity Map

Not to Scale

Latitude: 33.613414°
Longitude: -96.608108°

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Benchmark
- Found Monument (as noted)
- ◇CEI — To be set by CEI ENG ASSOC INC.
- Sanitary Sewer Manhole
- Bearing Change
- (XXXX) — Record Bearing & Distance per Deed 5996, Page 54
- P.M.R."FW" — Proposed Map Revision "Floodway"
- P.M.R."AE" — Proposed Map Revision Zone "AE"

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: James Barnett	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 1 OF 2 — 22117

JOB # PROJ# DRAWING: 30891 FP.dwg LAST SAVED BY: GIOVANNI LOCATION: S:\30000\30891\Drawings Survey\30891 FP\Rev 5\30891 FP.dwg

PROPERTY DESCRIPTION:

BEING a 13.59 acre tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, also being multiple tracts granted to FRHP Lincolnshire, LLC., as recorded in Special Warranty Deed, Volume 5996, Page 54, Official Public Records of Grayson County, Texas (O.P.R.G.C.T.), said multiple tracts are referred to as follows:

Tract No. 1, being a called 7.036-acre tract, being a portion of a called 26.318-acre tract recorded in Vol. 2255, Pg. 473 Real Property Records of Grayson County, Texas (R.P.R.G.C.T.);

Tract No. 3, being all of Blocks 38, 39 and a portion of Block 37 as shown on the map entitled "Re-Plat of Block No. 4, 5, 6, 15, 16, 17, 29, 31, 40 and 41 of South Side Addition to the City of Sherman, by the Sherman Manufacturing Co." as recorded in Vol. 363, Pg. 101, Deed Records of Grayson County, Texas (D.R.G.C.T.), being a called 5.809-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39;

Tract No. 4, being a called 0.888-acre tract, except a called for 0.487-acre portion of Lots 7-12 of said Block 39, said Tract No. 4 being a being a portion of Cottage Avenue (Unimproved), abandoned by City Ordinance 4880, described in Quitclaim Deed, Vol. 2967, Pg. 608 O.P.R.G.C.T.;

Said herein described tract also being all of Elm Avenue (Rusk Street), a 50-foot Public R.O.W. (Unimproved), being a called 0.34 acre tract, abandoned by City Ordinance No. 6082, recorded in Instrument No. 2017-29238, O.P.R.G.C.T.;

More particularly described by metes and bounds based on the fieldwork that was completed on September 16, 2020 from an actual on the ground survey of the herein described tract, it was performed by CEI Engineering Associates, INC., under the supervision of James Barnett RPLS #6596, with the Basis of Bearings being established by NAD83, State Plane Coordinates, Texas North Central Zone, using the RTKNet.com network:

BEGINNING at the Northwest corner of Lot 7, Block 40 of aforementioned South Side Addition, from which a 1 Inch Iron Pipe found bears North 39°42'30 West 1.77 feet, for the Northeast corner of aforementioned Tract No. 3,also being the intersection of the South Right-of-Way (R.O.W.) line of Wilson Avenue, a 60-foot Public R.O.W with the East R.O.W. line of aforementioned Elm Avenue;

THENCE South 14°17'43" East, 300.19 feet along the West property line of Lot 7 and Lot 8 of Block 40, South Side Addition Vol. 363, Pg. 101 to a point on the East line of said Elm Avenue, being a common corner on the North R.O.W. line of aforementioned Cottage Avenue from which a 1/2-inch Rebar bears North 77°16'06" West, 2.32 feet;

THENCE departing said East line, along said North line, North 75°44'16" East 99.70 feet, to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being a point on the East line of said portion of Cottage Avenue;

THENCE departing said North line, along said East line,South 13°57'35" East, 38.18 feet to a found 1/2-inch Rebar with cap stamped "HELVEY 4488", being the Southeast corner of said portion of Cottage Avenue, also being a point on the North line of a called 17.147-acre tract, granted to Wormington RV, LLC., recorded in Vol. 4864, Pg. 224, D.R.G.C.T.;

THENCE with said North line, South 75°44'16" West, 149.48 feet to the Southeast corner of aforementioned 0.487-acre portion, being a set 5/8-inch Rebar with cap stamped "CEI ENG ASSOC INC." (CEI);

THENCE leaving said North line along the boundary of said 0.487-acre portion the following three (3) calls:

1. *North 14°17'43" West, 38.10 feet passing a found 1/2" rebar, with a total distance of 65.23 feet to a set 5/8-inch Rebar, CEI;*
2. *South 75°42'17" West, 326.48 feet to a set 5/8-inch Rebar, CEI;*
3. *South 14°17'43" East, 64.95 feet to a point on the aforementioned North line of aforementioned 17.147-acre tract, being a set 5/8-inch Rebar, CEI;*

THENCE leaving said 0.487-acre portion boundary along the said North line South 75°42'35" West, 183.34 feet to a 1/2-inch Rebar "Busby 4967" being the Northwest corner of said 17.147-acre tract, also being the previous Northeast corner of aforementioned Tract No. 1;

THENCE departing said North line, with the West line of said 17.147-acre tract, South 12°11'46" East, 503.68 feet to a 1/2-inch Rebar "Busby 4967";

THENCE continuing with said West line, South 12°28'59" East, 504.41 feet to a point in the center of Post Oak Creek, also being the Southwest corner of said 17.147-acre tract, also being the Northeast corner of a tract granted to Harvey Timothy Et. AL., recorded in Vol. 3514, Pg. 472, O.P.R.G.C.T., also being the Northwest corner of a called 8.429-acre tract granted to Recovery, Inc., recorded in Vol. 4583, Pg. 651, O.P.R.G.C.T., also being the previous Southeast corner of aforementioned Tract No. 1, also being the Southeast corner of herein described tract;

THENCE departing said West line, with the contiguous South line of said 8.429-acre tract and the herein described tract, along the center of Post Oak Creek, (field located January 29, 2020) the following seven (7) courses:

1. *North 15°42'23" West, 96.54 feet;*
2. *North 36°17'02" West, 99.37 feet;*
3. *North 53°25'50" West, 109.36 feet;*
4. *South 88°04'23" West, 117.44 feet;*
5. *South 46°57'30" West, 96.60 feet;*
6. *South 60°07'01" West, 66.29 feet;*
7. *South 48°11'29" West, 115.35 feet to a point on a curve to the left having a radius of 4,024.69 feet and a central angle of 5°14'18" and having a chord which bears North 00°13'30" West, and a chord distance of 367.83 feet, being on the East R.O.W. boundary of U.S. Highway No. 75, being the Northwest corner of said 8.429-acre tract, also being the Southwest corner of said Tract No. 1, also being the Southwest corner of herein described tract;*

THENCE in a Northerly direction with said R.O.W. boundary the following four courses:

1. *Along said curve to the left an arc distance of 229.33 feet passing a found 5/8" rebar with a red plastic cap stamped "LTRA 10140700", a total distance of 367.96 feet to a point;*
2. *North 02°50'43" West, 149.32 feet to a found 1/2-inch Rebar "RPLS 4709";*
3. *North 13°39'43" West, 159.90 feet to a found 1/2-inch Rebar with yellow cap "RPLS 4709", being the start of a curve to the left having a radius of 3994.72 feet and a central angle of 7°15'51" and having a chord which bears North 06°28'40" West, and a chord distance of 506.13 feet;*
4. *Along said curve to the left an arc distance of 506.47 feet to a found 1/2-inch Rebar, being the Southwest corner of aforementioned Wilson Avenue R.O.W., also being the previous Northwest corner of aforementioned Tract No. 3, also being the Northwest corner of herein described tract;*

THENCE departing said East R.O.W. boundary, with said South R.O.W. line, North 75°42'17" East, passing a 1/2-inch Rebar at 828.72 feet and continuing for a total distance of 878.72 feet to the POINT OF BEGINNING containing 591,930 square feet or 13.589 acres of land more or less.

CERTIFICATE OF ACCEPTANCE:

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas — *Date* 08/18/2021

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of Re-Plat of Block 43R, Lot 1, South Side Addition, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th day of March, 2021, 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 further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 18th day of August, A.D. 2021.

Clerk, City of Sherman, Texas

PLANNING AND ZOINING COMMISSION CERTIFICATE OF ACCEPTANCE:

Accepted this 7th day of February, 2021, by Operation of the Law.

Chairman — *Secretary*

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

Raul D Reyes
Raul Dominguez Reyes, TX RPLS No. 5390

Date July 27 2021

STATE OF TEXAS — REGISTERED — RAUL DOMINGUEZ REYES — 5390 — PROFESSIONAL LAND SURVEYOR

7/27/21

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, FRHP LINCOLNSHIRE LLC, do hereby adopt this plat designating the hereinabove property as BLOCK 43R, LOT 1, SOUTH SIDE 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 depp 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 the 2 *day of* August *2021*

By: Brent Moody *Title* President

State of Texas
County of Grayson

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Brent Moody *, 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 the 2 *day of* August *2021.*

Notary Public in and for the State of IL — Jessica J Gorski

My commission expires: 3/5/22

JESSICA L GORSKI — Official Seal — Notary Public - State of Illinois — My Commission Expires Mar 5, 2022

CERTIFICATE OF COMPLIANCE:

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing SOUTH SIDE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 18th *day of* March *, 2021, 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 the 18th *day of* August *2021.*

Linda Ashby
Clerk, City of Sherman, Texas

AVIGATION RELEASE:

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, FRHP LINCOLNSHIRE LLC, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as BLOCK 43R, LOT 1, SOUTH SIDE 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 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 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 BLOCK 43R, LOT 1, SOUTH SIDE 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 2 *day of* August *, 2021*

By: FRHP LINCOLNSHIRE LLC

By: Brent Moody *Title* President

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Re-Plat of Block 43R of South Side Addition, recorded in Doc. No. 2020-47, O.R.G.C.T.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: NAD83, State Plane, Texas North Central Zone, established using a WDS network RTK observation. This observation was compared to an OPUS solution for accuracy.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
7. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
8. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
9. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
10. *By scaled map location and graphical plotting only. This property is located in Zone "X" Unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.*
    Map Number: 48181C0405F
    Map Revised: September 29, 2010

    By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Grayson County, Texas.
    Map Number: 48181C0405F
    Map Revised: September 29, 2010
11. *This Re-Plat was performed after the exhibit of the abandoning of Cottage Avenue from City Ordinance 4880 was presented to the surveyor.*

Re-Plat of Block 43R, Lot 1, South Side Addition

Being a Re-Plat of the Final Plat of Block 43R, Lot 1, South Side Addition

An Addition to the City of Sherman, Grayson County, Texas out of the Preston Kitchen Survey, Abstract No. 667, as recorded in Doc. No. 2020-47, O.R.G.C.T.

Plat Preparation Date: September, 2020

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SOUTH SIDE ADDN REPLAT Doc Number: 2021 – 187 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737 DALLAS OFFICE TBPLS FIRM: #10194234

Engineers/Surveyors:	Owner / Owners
CEI Engineering Associated, Inc. 3108 SW Regency Parkway, Suite 2 Bentonville, AR 72758 Phone: (479) 273-9472 Fax:(479) 271-0536 Engineering Contact: David Tipton Surveyor: Raul Dominguez Reyes	Parcel #168574 & #167090 FRHP Lincolnshire LLC 250 Parkway Dr. Ste 270 Lincolnshire, IL 60069

SHEET 2 OF 2 — E-9-459

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CAMPING WORLD

DRAWING INDEX		
A.0.0	COVER SHEET & OVERALL SITE PLAN	1 of 5
A.1.0	SITE PLAN	2 of 5
A2.0	FLOOR PLAN	3 of 5
A2.1	BUILDING SECTIONS	4 of 5
A3.0	PAINT BOOTH NOTES & SPECIFICATIONS	5 of 5

CODE ANALYSIS

APPLICABLE CODES in Sherman, Texas (INCLUDING, BUT LIMITED TO)

2018 INTERNATIONAL BUILDING CODE	(IBC)
2018 INTERNATIONAL FIRE CODE	(IFC)
2018 UNIFORM MECHANICAL CODE	(UMC)
2018 UNIFORM PLUMBING CODE	(UPC)
2020 NATIONAL ELECTRICAL CODE	(NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE	(IECC)

TEXAS ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION,

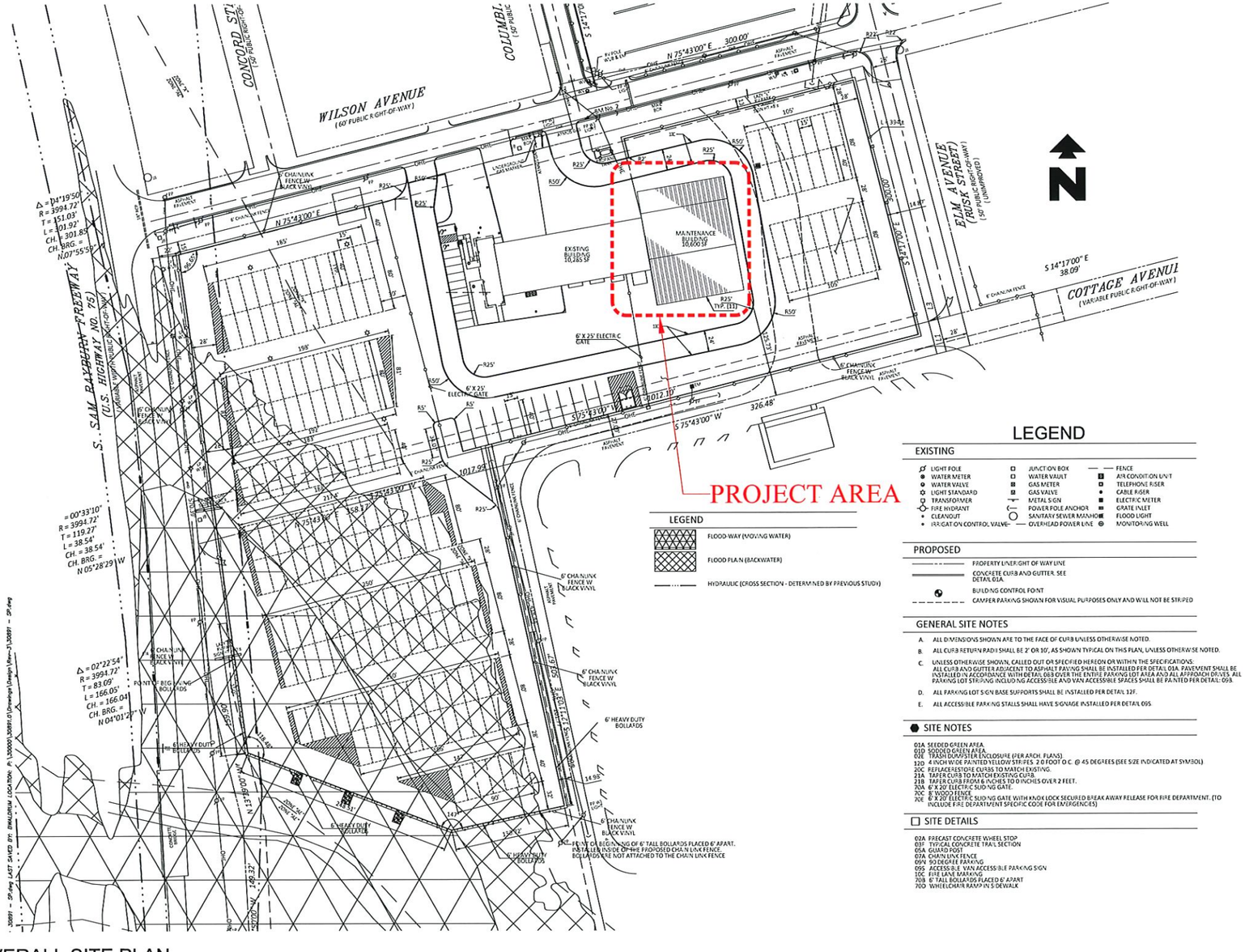
2404.6.1.2.1 INTERLOCKS.
THE SPRAYING APPARATUS, DRYING APPARATUS AND VENTILATING SYSTEM FOR THE SPRAY BOOTH OR SPRAY ROOM SHALL BE EQUIPPED WITH INTERLOCKS ARRANGED TO:

- PREVENT OPERATION OF THE SPRAYING APPARATUS WHILE DRYING OPERATIONS ARE IN PROGRESS.
- PURGE SPRAY VAPORS FROM THE SPRAY BOOTH OR SPRAY ROOM FOR A PERIOD OF NOT LESS THAN 3 MINUTES BEFORE THE DRYING APPARATUS IS RENDERED OPERABLE.
- HAVE THE VENTILATING SYSTEM MAINTAIN A SAFE ATMOSPHERE WITHIN THE SPRAY BOOTH OR SPRAY ROOM DURING THE DRYING PROCESS AND AUTOMATICALLY SHUT OFF DRYING APPARATUS IN THE EVENT OF A FAILURE OF THE VENTILATING SYSTEM.
- SHUT OFF THE DRYING APPARATUS AUTOMATICALLY IF THE AIR TEMPERATURE WITHIN THE BOOTH EXCEEDS 200DF (93OC).

PROJECT NARRATIVE

CAMPING WORLD
RV SALES & MAINTENANCE

INSTALLING SPRAY PAINT BOOTH INSIDE MAINTENANCE BUILDING TO PAINT RVS AND PARTS FOR RVS.



LEGEND

EXISTING

- LIGHT POLE
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TRANSFORMER
- FIRE HYDRANT
- CLEANOUT
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- WATER VAULT
- GAS METER
- GAS VALVE
- METAL SIGN
- POWER POLE ANCHOR
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- FENCE
- AIR CONDITION UNIT
- TELEPHONE RISER
- CABLE RISER
- ELECTRIC METER
- GRATE INLET
- FLOOD LIGHT
- MONITORING WELL

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A
- BUILDING CONTROL POINT
- CAMPER PARKING SHOWN FOR VISUAL PURPOSES ONLY AND WILL NOT BE STRIPED

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 06B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09B.
D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09B.

SITE NOTES

01A SEEDED GREEN AREA
01D SODDED GREEN AREA
01E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12D 4 INCH WIDE PAINTED YELLOW STRIPES 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
20C REFACE/RESTORE CURBS TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A 6' X 20' ELECTRIC SLIDING GATE.
70C 6' WOOD FENCE
70E 6' X 20' ELECTRIC SLIDING GATE WITH KNOX LOCK SECURED BREAK AWAY RELEASE FOR FIRE DEPARTMENT. (TO INCLUDE FIRE DEPARTMENT SPECIFIC CODE FOR EMERGENCIES)

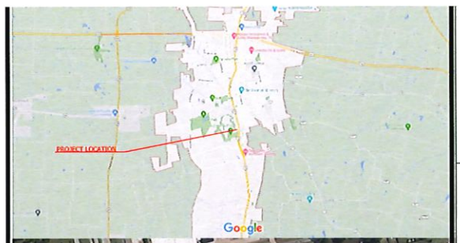
SITE DETAILS

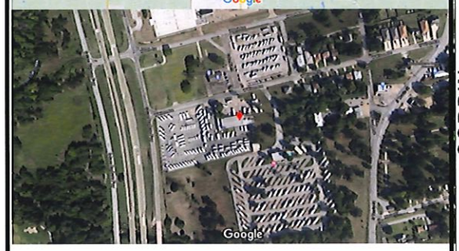
02A PRECAST CONCRETE WHEEL STOP
03F TYPICAL CONCRETE TRAIL SECTION
05A GUARD POST
07A CHAIN LINK FENCE
09N 90 DEGREE PARKING
09S ACCESSIBLE VAN ACCESSIBLE PARKING SIGN
10C FIRE LANE MARKING
70B 6' TALL BOLLARDS PLACED 6' APART
70D WHEELCHAIR RAMP IN SIDEWALK

LEGEND

- FLOOD-WAY (MOVING WATER)
- FLOOD PLAIN (BACKWATER)
- HYDRAULIC (CROSS SECTION - DETERMINED BY PREVIOUS STUDY)

OVERALL SITE PLAN





LEGAL DESCRIPTION

DESCRIPTION OF A 7.036 ACRE TRACT OF LAND OUT OF THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 26.318 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. I CONVEYED BY AMERICAN ANTIQUAL BANK OF POTTSBORO TO WILLIAM P. LEE, TO WILLIAM P. LEE, ET UX, BY DEED DATED FEBRUARY 9, 1993, RECORDED IN VOLUMN 2255, PAGE 473, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

SITE

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY THE CLIENT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE.

GENERAL

1. PAINT BOOTH & OR PAINT ROOMS SHALL COMPLY WITH THE REQUIREMENTS CONCERNING DISTANCES OF EXHAUST FROM ANY PROPERTY LINE BEING A MIN. OF 30'-0" AND 10'-0" FROM ANY INTAKE OF OPENING BACK INTO THE BUILDING.
2. ALL SPRAYING OPERATIONS & PAINT MIXING (SEE OWNERS STATEMENT STAPLED FRONT OF PLANS) WILL BE CONFINED TO AN ENCLOSED SPRAY BOOTH OR SPRAY ROOM.
3. THE SPACE WITHIN THREE (3) FT. IN ALL DIRECTIONS FROM ANY OPENING SHALL BE CONSIDERED CLASS 1 DIVISION 2. THIS SPACE WILL BE FREE FROM CLUTTER AND DEBRIS ALLOWING SPACE TO MAINTENANCE APPLIANCE.

SEWER

EXEMPTION
1. NEW PAINT BOOTH INSTALLATION IS IN EXISTING MFG. OR AUTOMOTIVE SHOP WITH NO NEW ADDITIONAL SPACE OR FOOTAGES WHICH IN TURN HAS NO "IMPACT". (SHORT FORM ATTACHED TO PLANS)

SCOPE OF WORK

1. INSTALLATION OF CLOSED SPRAY PAINT BOOTH.
2. INSTALLATION OF PAINT MIXING ROOM

EXISTING BUILDING **10,600 SQ. FT.**

GLOBAL FINISHING SOLUTIONS
ENCLOSED CROSS DRAFT - LECDW-181860-PDT-IHS-BB-CUF

OUTSIDE		INSIDE	
LENGTH	60' - 4"	LENGTH	60' - 0"
WIDTH	19' - 3 1/2"	WIDTH	18' - 0"
HEIGHT	18' - 8"	HEIGHT	18' - 0"

GLOBAL FINISHING SOLUTIONS
PAINT MIXING ROOM-IMRW-090908-N

OUTSIDE		INSIDE	
LENGTH	10' - 4"	LENGTH	9' - 0"
WIDTH	9' - 4"	WIDTH	9' - 0"
HEIGHT	9' - 6"	HEIGHT	8' - 0"

GENERAL CONSTRUCTION NOTES
1. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED DURING CONSTRUCTION AND SHALL RESTORE AEAA OR EQUIPMENT TO ORIGINAL CONDITION OR BETTER.
3. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN(14) CALENDAR DAYS

- DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROL MEASURES.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

4. CONTRACTOR SHALL MAINTAIN A SET PERMITTED DRAWINGS AND RECORD OF AS-BUILT CONDITIONS DURING CONSTRUCTION AT ALL TIMES. THESE DRAWINGS WILL BE AVAILABLE DURING INSPECTIONS AND KEPT ON SITE.
5. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS BEFORE STARTING CONSTRUCTION. THE OWNER & DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

NO OTHER WORK IS PROPOSED.

ELECTRICAL
THERE WILL BE CHANGES & MODIFICATIONS (AS INDICATED ON ELECTRICAL SHEET) TO THE ELECTRICAL LOADS & PANELS. ANALYSIS TO BE DONE BY MASTER ELECTRICIAN, STAMPED, SIGNED, DATED. WORK TO BE DONE BY OWNERS CHOICE. ALL ELECTRICAL AND EQUIPMENT MEET OR EXCEED NFPA-NEC-UMC-UFC-UBC CODES.....SHALL COMPLY WITH NEC 516.

H.V.A.C.
INSTALLATION OF EXHAUST STACKS & (IF NEEDED)INTAKE VENTS PER PLAN / MANUFACTURERS SPECIFICATIONS AND ADDITIONAL WALL MOUNTED EXHAUST FANS (IF NEEDED OR INDICATED ON PLANS)

STRUCTURAL
NO STRUCTURAL WORK WILL BE NEEDED.

CORBIN DESIGN Co.
2601 Cartwright Rd Ste D #129
Missouri City,TX 77489
Coree Corbin
P:832.594.4134
coree@corbindesignco.com

Revisions:

CAMPING WORLD

CAMPING WORLD RV SERVICE
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

©2021

PROJECT	PAINT BOOTH PERMIT
START DATE	9-29-2021
DRAWN BY	Coree
CD JOB #	040921
SCALE	1/64"=1'-0"
DESCRIPTION	COVER SHEET & OVERALL SITE PLAN
PROJECT #	
SHEET NUMBER	A0.0

1 of 6

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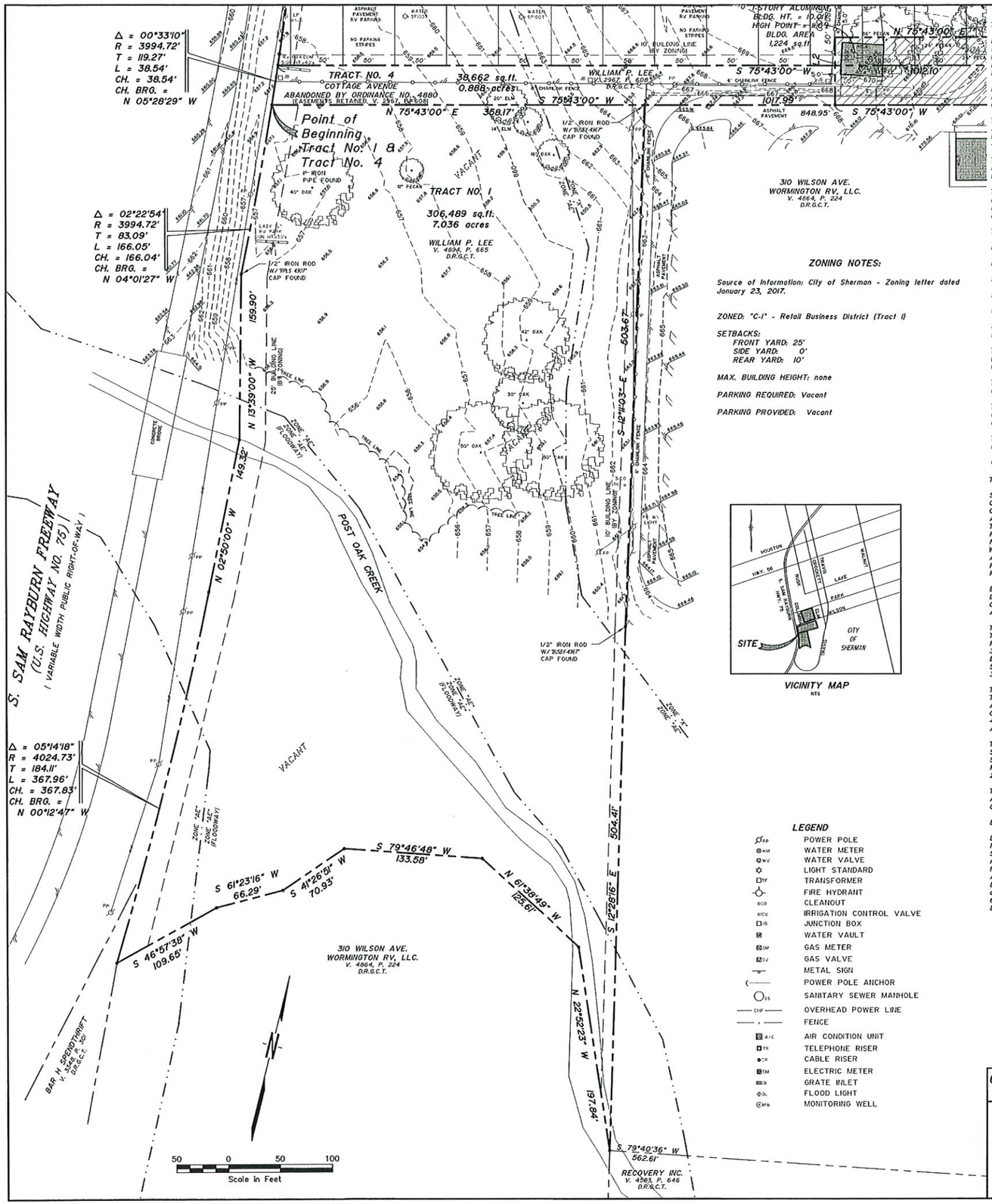


ZONING NOTES:

Source of Information: City of Sherman - Zoning letter dated January 23, 2017.

ZONED: "C-1" - Retail Business District (Tract I)

SETBACKS:
FRONT YARD: 25'
SIDE YARD: 0'
REAR YARD: 10'

MAX. BUILDING HEIGHT: none

PARKING REQUIRED: Vacant

PARKING PROVIDED: Vacant

PROPERTY DESCRIPTION

TRACT NO. 1

Description of a 7.036 acre tract of land out of the Preston Kitchen Survey, Abstract No. 667, situated in the City of Sherman, Grayson County, Texas, and being a portion of that called 26.318 acre tract of land described as Tract No. 1 conveyed by American National Bank of Pottsboro to William P. Lee, et ux, by deed dated February 9, 1993, recorded in Volume 2255, Page 473, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1-inch iron pipe found for the northwest corner of said Tract No. 1 and the intersection of the east right-of-way line of U. S. Highway No. 75 with the south right-of-way line of Cottage Avenue (abandoned);

THENCE, North 75 degrees 43 minutes 0 seconds East, with said south right-of-way line of Cottage Avenue, a distance of 358.17 feet to a 1/2-inch iron rod with a cap marked "RPLS 4967" found for the northwest corner of a tract of land conveyed to Wormington RV, LLC by deed recorded in Volume 4864, Page 224, Real Property Records, Grayson County, Texas

THENCE, South 12 degrees 18 minutes 03 seconds East, parallel and 10.00 feet west of an existing chain link fence, a distance of 503.67 feet to a 1/2-inch iron rod with a cap marked "BUSBY-4967" found for an angle point, said point being 10.00 feet west of an existing chain link fence corner post;

THENCE, South 12 degrees 28 minutes 16 seconds East, a distance of 504.41 feet to a point for corner on the east boundary line of a tract of land conveyed to Recovery, Inc. by a deed filed for record in Volume 4283, Page 646, Deed Records, Grayson County, Texas, said corner lying in the centerline of Post Oak Creek;

THENCE, with the original course of said centerline of Post Oak Creek, the following metes and bounds;

North 22 degrees 52 minutes 23 seconds West, a distance of 197.84 feet to a point for corner;

North 61 degrees 38 minutes 49 seconds West, a distance of 125.61 feet to a point for corner;

South 79 degrees 46 minutes 48 seconds West, a distance of 133.58 feet to a point for corner;

South 41 degrees 26 minutes 51 seconds West, a distance of 70.93 feet to a point for corner;

South 61 degrees 23 minutes 16 seconds West, a distance of 66.29 feet to a point for corner;

South 46 degrees 57 minutes 38 seconds West, a distance of 109.65 feet to the southwest corner of said Tract No. 1 on said east right-of-way line of Highway No. 75;

THENCE, northerly, with said right-of-way line and a curve to the left having a radius of 4024.73 feet (chord bears North 00 degrees 12 minutes 47 seconds West, 367.83 feet), an arc distance of 367.96 feet to a point for the end of said curve;

THENCE, North 02 degrees 50 minutes 00 seconds West, continuing with said east right-of-way line, a distance of 149.32 feet to a point for an angle corner;

THENCE, North 13 degrees 39 minutes 00 seconds West, continuing with said right-of- way line a distance of 159.90 feet to a 1/2-inch iron rod with a cap marked "BUSBY-4967" found for the beginning of a non-tangent curve to the left having a radius of 3994.73 feet;

THENCE, northerly, continuing with said right- of-way line and curve, (chord bears North 04 degrees 01 minutes 27 seconds West, 166.04 feet) an arc distance of 166.05 feet to the POINT OF BEGINNING;

CONTAINING, 306,489 square feet or 7.036 acres of land, more or less.

TRACT NO. 4

SITUATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, BEING A STRIP OF LAND KNOWN AS COTTAGE AVENUE (UNIMPROVED) AND PLATTED AS A CITY STREET, AS SHOWN ADJACENT TO AND ALONG THE SOUTH SIDE OF BLOCKS 37 THROUGH 40, OF THE RE-PLAT OF A PART OF THE SOUTH SIDE ADDITION, TO THE CITY OF SHERMAN, TEXAS, RECORDED IN VOLUME 363, PAGE 101, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND ADJACENT TO AND ALONG THE NORTH SIDE OF THE 26.318 ACRE TRACT OF LAND DESCRIBED AS TRACT NO. 1 IN THE WARRANTY DEED FROM AMERICAN NATIONAL BANK OF POTTSBORO, TEXAS, TO WILLIAM P. LEE AND BETTY LEE, DATED FEBRUARY 9, 1993, RECORDED IN VOLUME 2255, PAGE 473, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAID STRIP OF COTTAGE AVENUE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HWY. 75 AND THE SOUTH LINE OF COTTAGE AVENUE, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE LEE 26.318 ACRES;

THENCE NORTHERLY, WITH THE EAST RIGHT-OF-WAY LINE OF U.S. HWY. 75, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEG. 33 MIN. 10 SEC. AND A RADIUS OF 3994.72 FT. (CHORD BEARS NORTH 05 DEG. 29 MIN. 29 SEC. WEST, 38.54 FT.), AN ARC DISTANCE OF 38.54 FT. TO A POINT IN THE NORTH LINE OF COTTAGE AVENUE AND THE SOUTH LINE OF BLOCK 37, AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF THE WILLIAM P. LEE AND BETTY LEE 5.801 ACRES IN VOL. 2069, PG. 376;

THENCE NORTH 75 DEG. 43 MIN. 00 SEC. EAST, WITH THE NORTH LINE OF COTTAGE AVENUE, THE SOUTH LINES OF BLOCKS 37 THROUGH 40 AND THE SOUTH LINE OF THE LEE 5.801 ACRES, PASSING THE SOUTHEAST CORNER OF THE LEE 5.801 ACRES AT 862.10 FT., AND CONTINUING FOR A TOTAL DISTANCE OF 1012.10 FT. TO A POINT IN THE SOUTH LINE OF BLOCK 40 AND THE SOUTHERN SOUTH LINE OF THE MICHAEL HASTINGS AND JUDY HASTINGS 0.924 ACRES IN VOL. 1727, 236, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 14 DEG. 17 MIN. 00 SEC. EAST, A DISTANCE OF 38.09 FT. TO A POINT IN THE SOUTH LINE OF COTTAGE AVENUE AND THE NORTH LINE OF THE LEE 26.318 ACRES, AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID REBAR BEING SOUTH 75 DEG. 43 MIN. 00 SEC. WEST, 169.30 FT. FROM A POINT AT THE NORTHEAST CORNER OF THE LEE 26.318 ACRES, IN THE WEST RIGHT-OF-WAY LINE OF STATE HWY. 5;

THENCE SOUTH 75 DEG. 43 MIN. 00 SEC. WEST, WITH THE SOUTH LINE OF COTTAGE AVENUE AND THE NORTH LINE OF THE LEE 26.318 ACRES, A DISTANCE OF 1017.99 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.888 ACRES OF LAND.

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

Description of a 21,203 square foot tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and being that portion of Lots 7-12, Block 39, South Side Addition, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 363, Page 101, Deed Records, Grayson County, Texas; said 21,203 square foot tract also being a portion ofColumbia Street (50 feet wide) as dedicated by said plat of South Side Addition; said 21,203 square foot tract also being a portion of Cottage Avenue partially abandoned by Ordinance No. 4880; said 21,203 square foot tract also being a portion of those tracts of land conveyed to William P. Lee by deeds recorded in Volume 2967, Page 608 and Volume 4894, Page 665, Deed Records, Grayson County, Texas; said 21,203 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at the southeast corner of said Block 39, South Side Addition; said point also being at the intersection of the west right-of-way line of Elm Avenue (Rusk Street)(50 feet wide) and the north line of said abandoned Cottage Avenue;

THENCE, North 14 degrees 17 minutes 00 seconds West, leaving said common line, passing at a distance of 38.09 feet, the said north line of abandoned Cottage Avenue; said point also being on the south line of said Columbia Street; in all, a total distance of 64.95 feet to a point at the northwest corner of said 21,203 square foot tract; said point also being in said Columbia Street;

THENCE, North 75 degrees 43 minutes 00 seconds East, with the north line of said 21,203 square foot tract, a distance of 326.48 feet to a point at the northeast corner of said 21,203 square foot tract; said point also being in the said west right-of-way line of Elm Avenue; said point also being on the east line of said Block 39;

THENCE, South 14 degrees 17 minutes 00 seconds East , with the common line of said west right-of-way line of Elm Avenue and the Block 39, a distance of 26.86 feet to the POINT OF BEGINNING;

CONTAINING, 21,203 square feet or 0.487 acres of land, more or less.

SURVEYOR'S CERTIFICATION

To: FRHP Lincolnshire, LLC, a Minnesota limited liability company, FreedomRoads, LLC, a Minnesota limited liability company, CWI, Inc., a Kentucky corporation, First American Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, and 20 of Table A thereof. The fieldwork was completed on December 19, 2016.

Date of Plat or Map: January 21, 2017

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
660 N. Central Expressway, Suite 250
Plano, Texas 75074
Phone (972) 516-8855 Fax (972) 516-8901
email: robert.schneeberg@gs-engineers.com
GSES 6590-17-01-02
Date: January 30, 2017
Date of Last Revision: June 5, 2017

STATE OF TEXAS — REGISTERED — ROBERT W. SCHNEEBERG — 4804 — PROFESSIONAL LAND SURVEYOR

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment GF No. NCS-830693-PHX1, effective date January 26, 2017, issued May 8, 2017.

GENERAL NOTES:

1. Bearing system for this survey are based upon the south right-of-way line of Park Avenue, bearing North 75 degrees 43 minutes 00 seconds East, according to the deed referenced hereon.

2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not obstruct the subject property. This survey was performed with the benefit of a current title commitment provided by First American Title Insurance Company Title Commitment GF No. NCS-830693-PHX1, effective date January 26, 2017, issued May 5, 2017.

3. Subject tract has direct access to Park Ave., Elm Ave., Wilson Ave., and Columbia Ave., all public rights-of-way.

4. All utilities appear to enter subject tract via public right-of-way.

5. Subject tract is located in Zone "AE" (Floodway), areas within a flood hazard area; Zone "AE", areas within a flood hazard area with Base Flood Elevations determined and Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48181C0402 F, dated September 29, 2010.

6. There is no observable evidence of earth moving work, building construction or building additions within recent months.

7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

8. There is no observable evidence of recent street or sidewalk construction or repairs.

9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

10. Subject tract appears to drain into a public right-of-way.

11. No evidence of cemeteries, gravesites or burial grounds.

12. Current Zoning allows for current use.

13. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers found at the time of this survey.

SHEET 2 OF 2

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

SITE BENCHMARKS:

BM No. 1
"X" CUT FOUND AT THE SOUTHEAST PROPERTY CORNER OF A BLOCK 33 SOUTH SIDE ADDITION AT THE WEST INTERSECTION OF COLUMBIA STREET AND WILSON AVENUE.
ELEV.= 672.99

BM No. 2
"⊞" CUT SET SET ON BACK OF CURB ON THE SOUTH CURB LINE OF WILSON AVENUE AT THE INTERSECTION OF COLUMBIA STREET AND WILSON AVENUE
ELEV.= 672.93

BM No. 3
"⊞" CUT SET SET ON BACK OF CURB ON THE NORTH CURB LINE OF PARK AVENUE AT THE INTERSECTION OF COLUMBIA STREET AND PARK AVENUE
ELEV.= 675.84

MARK	DATE	REVISION	BY	AP'VD
4	6/5/17	added topographic info	GSES	GSES
3	5/8/17	revised title	GSES	GSES
2	3/30/17	updated title	GSES	GSES
1	2/13/17	as requested	GSES	GSES

Camping World and Good Sam

2005 S. Sam Rayburn Fwy.
Sherman, Tx

SCALE: 1"=50'	CHKD./AP'V'D:
DATE: January 30, 2017	APPROVED:
DWN. BY: GSES	
CHKD.BY: RWS	

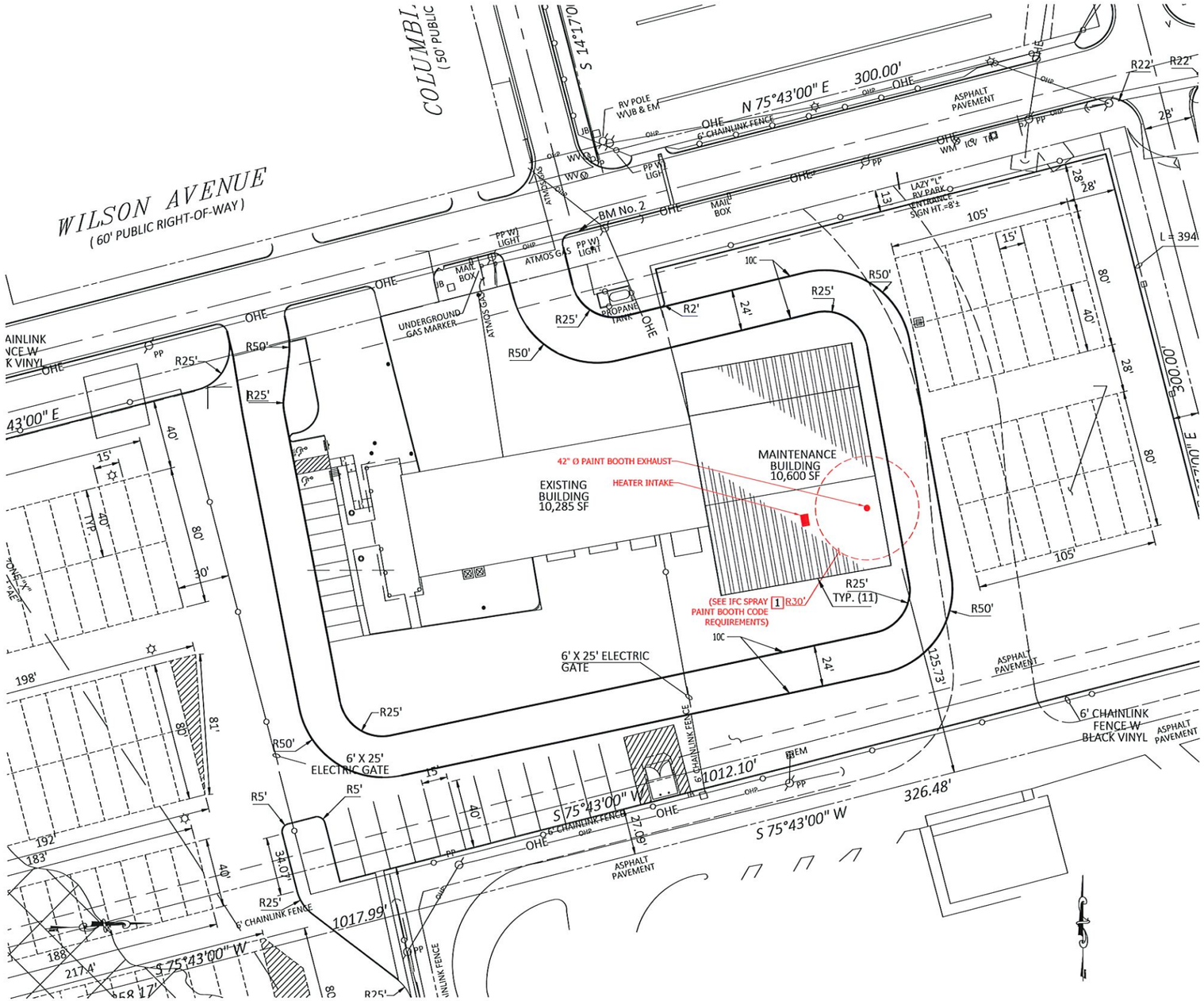
Gonzalez & Schneeberg engineers ▪ surveyors
660 N. Central Expressway Suite 250, Dallas, Texas 75074 (972) 516-8855 Fax:(972) 516-8901

SURVEY PLAT
OF
4 TRACTS OF LAND
BEING A 7.036 ACRE TRACT
ALL OF LOT 32, 38 & 39 AND
PART OF LOT 37
RE-PLAT SOUTH SIDE ADDITION
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc.'s prior written consent. The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

DWG. NO.: S6590.dwg PROJ. NO.: 6590-17-01-02 J.N.: 17-01-01-11001



BLOW-UP SITE PLAN

CODE ANALYSIS

APPLICABLE CODES in Sherman, Texas (INCLUDING, BUT LIMITED TO)

2018 INTERNATIONAL BUILDING CODE	(IBC)
2018 INTERNATIONAL FIRE CODE	(IFC)
2018 UNIFORM MECHANICAL CODE	(UMC)
2018 UNIFORM PLUMBING CODE	(UPC)
2020 NATIONAL ELECTRICAL CODE	(NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE	(IECC)

TEXAS ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION,

2404.6.1.2.1 INTERLOCKS.
THE SPRAYING APPARATUS, DRYING APPARATUS AND VENTILATING SYSTEM FOR THE SPRAY BOOTH OR SPRAY ROOM SHALL BE EQUIPPED WITH INTERLOCKS ARRANGED TO:

- PREVENT OPERATION OF THE SPRAYING APPARATUS WHILE DRYING OPERATIONS ARE IN PROGRESS.
- PURGE SPRAY VAPORS FROM THE SPRAY BOOTH OR SPRAY ROOM FOR A PERIOD OF NOT LESS THAN 3 MINUTES BEFORE THE DRYING APPARATUS IS RENDERED OPERABLE.
- HAVE THE VENTILATING SYSTEM MAINTAIN A SAFE ATMOSPHERE WITHIN THE SPRAY BOOTH OR SPRAY ROOM DURING THE DRYING PROCESS AND AUTOMATICALLY SHUT OFF DRYING APPARATUS IN THE EVENT OF A FAILURE OF THE VENTILATING SYSTEM.
- SHUT OFF THE DRYING APPARATUS AUTOMATICALLY IF THE AIR TEMPERATURE WITHIN THE BOOTH EXCEEDS 200ºF (930C).

IFC PAINT SPRAY BOOTH CODE REQUIREMENTS

IFC 2403.2.1.3
AREAS ADJACENT TO SPRAY BOOTHS.
ELECTRICAL WIRING AND EQUIPMENT LOCATED OUTSIDE OF, BUT WITHIN 5 FEET HORIZONTALLY AND 3 FREE VERTICALLY OF OPENINGS IN A SPRAY BOOTH OR A SPRAY ROOM, SHALL BE APPROVED FOR CLASS I, DIVISION 2 OR CLASS II, DIVISION 2 HAZARDOUS LOCATIONS, WHICHEVER IN APPLICABLE

IFC 2404.3.2.1 CONSTRUCTION.
SPRAY BOOTHS SHALL BE CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS. ALUMINUM SHALL NOT BE USED. WHERE WALLS OR CEILING ASSEMBLIES ARE CONSTRUCTED OF SHEET METAL, SINGLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.0478 INCH (18 GAGE) (1.2 MM) AND EACH SHEET OF DOUBLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.0359 INCH (20 GAGE) (0.9 MM). STRUCTURAL SECTIONS OF SPRAY BOOTHS ARE ALLOWED TO BE SEALED WITH LATEX-BASED OR SIMILAR CAULKS AND SEALANTS.

IFC 2404.3.2.2 SURFACES.
THE INTERIOR SURFACES OF SPRAY BOOTHS SHALL BE SMOOTH; SHALL BE CONSTRUCTED SO AS TO PERMIT THE FREE PASSAGE OF EXHAUST AIR FROM ALL PARTS OF THE INTERIOR, AND TO FACILITATE WASHING AND CLEANING; AND SHALL BE DESIGNED TO CONFINE RESIDUES WITHIN THE BOOTH. ALUMINUM SHALL NOT BE USED.

IFC 2404.3.2.3 FLOOR.
COMBUSTIBLE FLOOR CONSTRUCTION IN SPRAY BOOTHS SHALL BE COVERED BY APPROVED, NONCOMBUSTIBLE, NONSPARKING MATERIAL, EXCEPT WHERE COMBUSTIBLE COVERINGS, INCLUDING BUT NOT LIMITED TO THIN PAPER OR PLASTIC AND STRIPPABLE COATINGS, ARE UTILIZED OVER NONCOMBUSTIBLE MATERIALS TO FACILITATE CLEANING OPERATIONS IN SPRAY BOOTHS.

IFC 2404.3.2.4 MEANS OF EGRESS.
MEANS OF EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 10.

EXCEPTION:
MEANS OF EGRESS DOORS FROM PRE-MANUFACTURED SPRAY BOOTHS SHALL NOT BE LESS THAN 30 INCHES (762 MM) IN WIDTH BY 80 INCHES (2032 MM) IN HEIGHT.

IFC 2404.3.3 SPRAYING SPACES.
SPRAYING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, AND SECTION 2404.3.3.1 AND SECTIONS 2404.4 THROUGH 2404.8 OF THIS CODE.

IFC 2404.3.2.5 - CLEAR SPACE
SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING. A CLEAR SPACE OF NOT LESS THAN 3 FEET (914 MM) SHALL BE MAINTAINED ON ALL SIDES OF THE SPRAY BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION

EXCEPTIONS
1. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, PROVIDED THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.
2. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

2404.3.2.6 Size.
THE AGGREGATE AREA OF SPRAY BOOTHS IN A BUILDING SHALL NOT EXCEED THE LESSER OF 10 PERCENT OF THE AREA OF ANY FLOOR OF A BUILDING OR THE BASIC AREA ALLOWED FOR A GROUP H-2 OCCUPANCY WITHOUT AREA INCREASES, AS SET FORTH IN THE INTERNATIONAL BUILDING CODE. THE AREA OF AN INDIVIDUAL SPRAY BOOTH IN A BUILDING SHALL NOT EXCEED THE LESSER OF THE AGGREGATE SIZE LIMIT OR 1,500 SQUARE FEET (139 M2).

EXCEPTION: ONE INDIVIDUAL BOOTH NOT EXCEEDING 500 SQUARE FEET (46 M2).

PERMIT FOR FIRE SUPPRESSION: "BY OTHERS"

IFC 2404.4 FIRE PROTECTION.
SPRAY BOOTHS AND SPRAY ROOMS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM COMPLYING WITH CHAPTER 9. PROTECTION SHALL ALSO EXTEND TO EXHAUST PLENUMS, EXHAUST DUCTS AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED.
NOTE:
SPRAY BOOTHS FIRE SUPPRESSION SYSTEM WILL BE TYPE (AMEREX PRE-ENGINEERED DRY CHEMICAL) . . . .NFPA-17 (SEPARATE PERMIT BY OTHERS, REQUIRED PER FIRE MARSHALL.)

IFC 2404.4.1 FIRE EXTINGUISHERS.
PORTABLE FIRE EXTINGUISHERS COMPLYING WITH SECTION 906 SHALL BE PROVIDED FOR SPRAYING AREAS IN ACCORDANCE WITH THE REQUIREMENTS FOR AN EXTRA (HIGH) HAZARD OCCUPANCY.

IFC 2404.7.6 - TERMINATION POINT
THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING TO THE ATMOSPHERE SHALL NOT BE LESS THAN THE FOLLOWING DISTANCES:
1. DUCTS CONVEYING EXPLOSIVE OR FLAMMABLE VAPORS FUMES OR DUSTS: 30' FROM THE LOT LINE; 10 FEET FROM OPENINGS INTO THE BUILDINGS; 6' FROM EXTERIOR WALLS AND ROOFS; 30 FEET FROM COMBUSTIBLE WALLS OR OPENINGS INTO THE BUILDING THAT ARE IN THE DIRECTION OF EXHAUST DISCHARGE; 10 FEET ABOVE ADJOINING GRADE.
2. OTHER PRODUCT-CONVEYING OUTLETS; 10 FEET FROM THE LOT LINE; 3 FEET FROM EXTERIOR WALLS AND ROOFS; 10' FROM OPENINGS INTO THE BUILDING; 10' ABOVE ADJOINING GRADE

1

EXCEPTIONS

IFC 2404.3.2.5 - CLEAR SPACE
1. SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING. A CLEAR SPACE OF NOT LESS THAN 3 FEET (914 MM) SHALL BE MAINTAINED ON ALL SIDES OF THE SPRAY BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION

   1.1. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, PROVIDED THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.
   1.2. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

2. SEWER - NEW PAINT BOOTH INSTALLATION IS IN EXISTING MFG. OR AUTOMOTIVE SHOP WITH NO NEW ADDITIONAL SPACE OR FOOTAGES WHICH IN TURN HAS NO "IMPACT".

3. EXEMPT FROM ENERGY CODE. NO CHANGES TO ENVELOPE, INTERIOR LIGHTING OR HVAC.

4. TDLR REGISTRATION - THE PAINT BOOTH, PREP BOOTH AND MIXING ROOM ARE EMPLOYEE ONLY SPACES WITHIN A LARGER EMPLOYEE WORK SPACE AND WOULD BE CONSIDERED EQUIPMENT USED BY EMPLOYEES DURING THE COURSE OF THEIR WORK. ALSO, THESE STRUCTURES ARE EXEMPT FROM COMPLIANCE BASED ON SECTION 203.9 OF THE 2012 TAS

   ROBERT L. POSEY
   PROGRAM MANAGER
   ARCHITECTURAL BARRIERS PROGRAM, COMPLIANCE DIVISION
   512.539-5670 - DIRECT LINE

2404.3.2.6 Size.
5. THE AGGREGATE AREA OF SPRAY BOOTHS IN A BUILDING SHALL NOT EXCEED THE LESSER OF 10 PERCENT OF THE AREA OF ANY FLOOR OF A BUILDING OR THE BASIC AREA ALLOWED FOR A GROUP H-2 OCCUPANCY WITHOUT AREA INCREASES, AS SET FORTH IN THE INTERNATIONAL BUILDING CODE. THE AREA OF AN INDIVIDUAL SPRAY BOOTH IN A BUILDING SHALL NOT EXCEED THE LESSER OF THE AGGREGATE SIZE LIMIT OR 1,500 SQUARE FEET (139 M2).

EXCEPTION: ONE INDIVIDUAL BOOTH NOT EXCEEDING 500 SQUARE FEET (46 M2).

CORBIN DESIGN Co.
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Coree Corbin
(832) 594-4134
coree@corbindesignco.com

Revisions:

CAMPING WORLD

CAMPING WORLD RV SERVICE
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

©2021

PROJECT
PAINT BOOTH PERMIT

START DATE
9-29-2021

DRAWN BY
Coree

CD JOB #
040921

SCALE
1/32"=1'-0"

DESCRIPTION
BLOW-UP SITE PLAN

PROJECT #

SHEET NUMBER
A1.0
3 of 6

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GENERAL NOTES:

1. BOOTH IS FABRICATED FROM 18 GAGE GALVANIZED SHEET STEEL; PRE-PUNCHED AND COMPANION FLANGED FOR.
2. MEANS OF EGRESS DOORS FROM PRE-MANUFACTURED SPRAY BOOTHS SHALL NOT BE LESS THAN 30 INCHES IN WIDTH BY 80 INCHES IN HEIGHT.
3. PAINT BOOTH & OR PAINT ROOMS SHALL COMPLY WITH THE REQUIREMENTS CONCERNING DISTANCES OF EXHAUST FROM ANY PROPERTY LINE BEING A MIN. OF 30'-0" AND 10'-0" FROM ANY INTAKE OF OPENING BACK INTO THE BUILDING.
4. THESE BOOTHS BEING INSTALLED IS NOT HEATED OR INVOLVED WITH POWDER COATING.
5. THERE WILL BE NO WELDING NEAR OR AROUND AREAS OF PAINT BOOTHS.
6. ALL SPRAYING OPERATIONS & PAINT MIXING (SEE OWNERS STATEMENT STAPLED FRONT OF PLANS) WILL BE CONFINED TO AN ENCLOSED SPRAY BOOTH OR SPRAY ROOM.
7. THE SPACE WITHIN THREE (3) FT. IN ALL DIRECTIONS FROM ANY OPENING SHALL BE CONSIDERED CLASS 1 DIVISION 2. THIS SPACE WILL BE FREE FROM CLUTTER AND DEBRIS ALLOWING SPACE TO MAINTENANCE APPLIANCE. (IFC 2404.3.2.5 - CLEAR SPACE)
8. CLOSED BOOTH OPENINGS ARE CONSIDERED CLASS I DIV II WITHIN 3' OF THE OPENINGS.....
9. PAINT BOOTHS, PAINT ROOMS AND PAINT STORAGE CABINETS SHALL COMPLY WITH THE REQUIREMENTS OF N.E.C. 516 - FIRE CODE - U.B.C. - I.B.C. -& U.M.C.
10. SOLENOID VALVE REQUIRED FOR INTERLOCKING SPRAY AIR WITH LIGHT LIMIT SWITCH AND EXHAUST.
11. INSIDE THE BOOTH ELECTRICAL SHALL BE CLASS I DIV.....

IFC 2403.2.1.3
AREAS ADJACENT TO SPRAY BOOTHS.
ELECTRICAL WIRING AND EQUIPMENT LOCATED OUTSIDE OF, BUT WITHIN 5 FEET HORIZONTALLY AND 3 FREE VERTICALLY OF OPENINGS IN A SPRAY BOOTH OR A SPRAY ROOM, SHALL BE APPROVED FOR CLASS I, DIVISION 2 OR CLASS II, DIVISION 2 HAZARDOUS LOCATIONS, WHICHEVER IN APPLICABLE

FIRE SUPPRESSION : BY OTHERS

IFC 2404.4 FIRE PROTECTION.
SPRAY BOOTHS AND SPRAY ROOMS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM COMPLYING WITH CHAPTER 9. PROTECTION SHALL ALSO EXTEND TO EXHAUST PLENUMS, EXHAUST DUCTS AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED.
NOTE: SPRAY BOOTHS FIRE SUPPRESSION SYSTEM WILL BE TYPE (AMEREX PRE-ENGINEERED DRY CHEMICAL) . . . NFPA-17 (SEPARATE PERMIT REQUIRED PER FIRE MARSHALL.)

IFC 2404.4.1 FIRE EXTINGUISHERS.
PORTABLE FIRE EXTINGUISHERS COMPLYING WITH SECTION 906 SHALL BE PROVIDED FOR SPRAYING AREAS IN ACCORDANCE WITH THE REQUIREMENTS FOR AN EXTRA (HGH) HAZARD OCCUPANCY.

IFC 2404.3.3 SPRAYING SPACES.

SPRAYING SPACES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, AND SECTION 2404.3.3.1 AND SECTIONS 2404.4 THROUGH 2404.8 OF THIS CODE.

EXCEPTIONS

IFC 2404.3.2.5 - CLEAR SPACE
SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING. A CLEAR SPACE OF NOT LESS THAN 3 FEET (914 MM) SHALL BE MAINTAINED ON ALL SIDES OF THE SPRAY BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION

THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, PROVIDED THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

EXCEPTIONS

12. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.
13. THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 3 FEET (914 MM) TO AN EXTERIOR WALL OR A ROOF ASSEMBLY, PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL AND THE SPRAY BOOTH CAN BE ADEQUATELY MAINTAINED AND CLEANED.

MECHANICAL NOTES:

SEE A3 FOR MECHANICAL CODE COMPLIANCE NOTES

ELECTRICAL NOTES:

1. ALL ELECTRICAL COMPONENTS ARE UL LISTED.
2. ALL ELECTRICAL AND EQUIPMENT MEET OR EXCEED CODES COMPLYING WITHIN THE NEC 516.

SEE A3 FOR ELECTRICAL CODE COMPLIANCE NOTES

AGGREGATE AREA

IFC 2404.3.2.6 SIZE.
THE AGGREGATE AREA OF SPRAY BOOTHS IN A BUILDING SHALL NOT EXCEED THE LESSER OF 10 PERCENT OF THE AREA OF ANY FLOOR OF A BUILDING OR THE BASIC AREA ALLOWED FOR A GROUP H-2 OCCUPANCY WITHOUT AREA INCREASES, AS SET FORTH IN THE INTERNATIONAL BUILDING CODE. THE AREA OF AN INDIVIDUAL SPRAY BOOTH IN A BUILDING SHALL NOT EXCEED THE LESSER OF THE AGGREGATE SIZE LIMIT OR 1,500 SQUARE FEET (139 M2).

EXCEPTION:
ONE INDIVIDUAL BOOTH NOT EXCEEDING 500 SQUARE FEET (46 M2).

EXISTING SQUARE FOOTAGE

EXISTING BLDG 10,600 SQ.FT. TOTAL

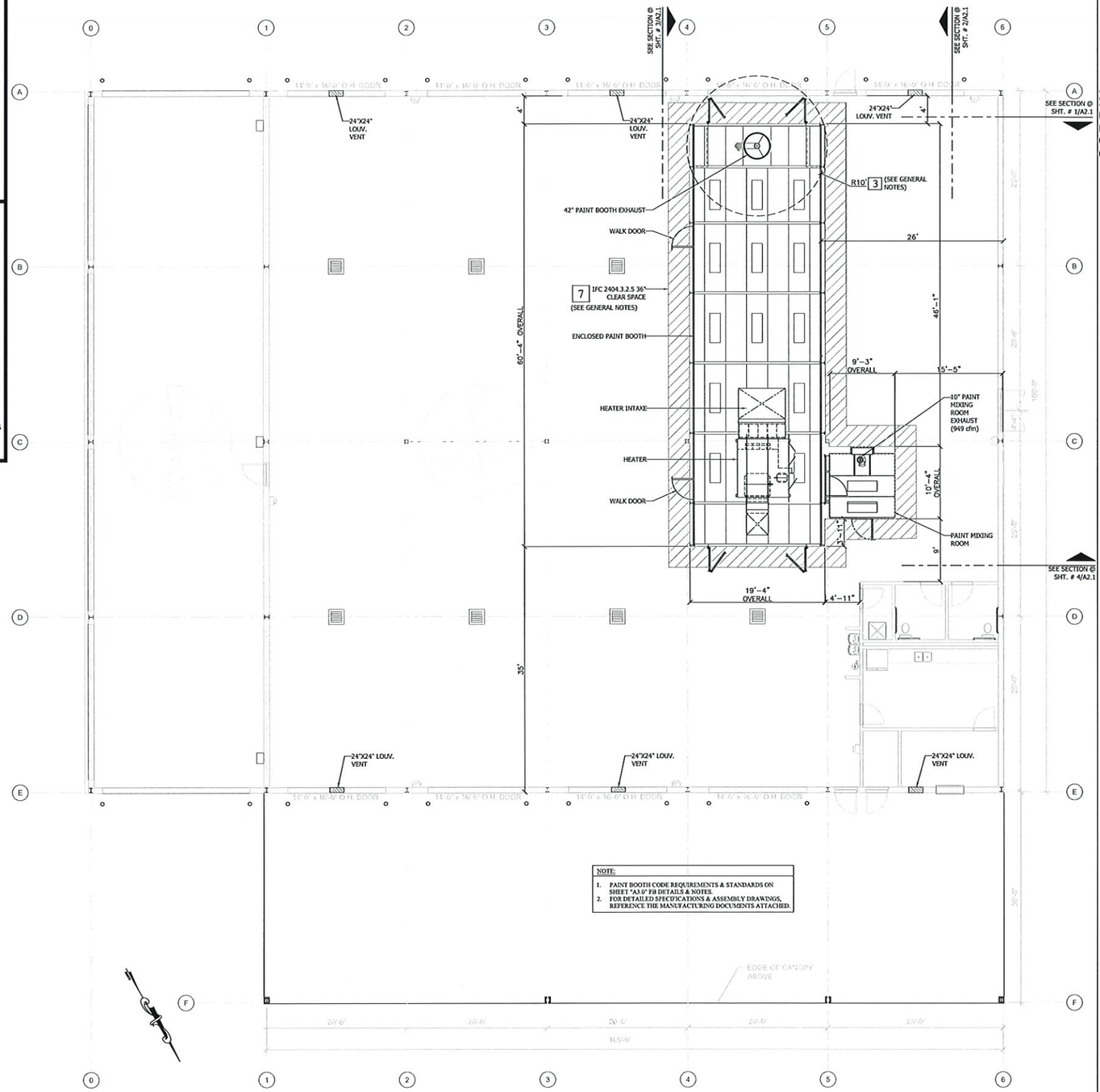
GLOBAL FINISHING SOLUTIONS
ENCLOSED CROSS DRAFT - LECDW-181860-PDT-IHS-B8-CUF

AGGREGATE AREA OF PAINT BOOTH
SHOP 10,600 SQ. FT. / PAINT BOOTH 983 SQ. FT.

= 9.27%

PAINT BOOTH FIRE SEPARATION CODE COMPLIANCE

MAXIMUM AMOUNT OF PAINT BOOTHS ALOUD ACCORDING TO CODE COMPLIANCE IS 10% OF AGGREGATE AREA OF THE BUILDING OR 7,000 SQ.FT. OF TOTAL PAINT BOOTHS. WHICH EVER COMES FIRST. ONCE LIMIT IS REACHED, THERE MUST BE A FIRE WALL SEPARATING THE PAINT BOOTH(S) OR CHANGE THE OCCUPANCY TO H (HAZARD).



FLOOR PLAN

CORBIN DESIGN Co.
2601 Cartwright Rd Ste D #129
Missouri City, TX 77489
Coree Corbin
P:832.594.4134
coree@corbindesignco.com

Revisions:

CAMPING WORLD

CAMPING WORLD RV SERVICE
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

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PROJECT
PAINT BOOTH PERMIT

START DATE
9-29-2021

DRAWN BY
Coree

CD JOB #
040921

SCALE
1/8"=1'-0"

DESCRIPTION
FLOOR PLAN

PROJECT #

SHEET NUMBER
A2.0
4 of 6

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PAINT SPRAY BOOTH GENERAL MECHANICAL NOTES:

1. PAINT BOOTH & OR PAINT ROOMS SHALL COMPLY WITH THE REQUIREMENTS CONCERNING DISTANCES OF EXHAUST FROM ANY PROPERTY LINE BEING A MIN. OF 30'-0" AND 10'-0" FROM ANY INTAKE OF OPENING BACK INTO THE BUILDING.
2. SPRAY BOOTHS FIRE SUPPRESSION SYSTEM WILL BE TYPE (AMEREX PRE-ENGINEERED DRY CHEMICAL) NFPA-17 (SEPARATE PERMIT REQUIRED PER FIRE MARSHALL.
3. EXHAUST STACK & MOTOR VENTILATION AND EXHAUST SYSTEMS ARE DESIGNED AND INSTALLED PER NFPA 91.
4. AIR VELOCITY SHALL BE DESIGNED, INSTALLED AND MAINTAINED SUCH THAT THE AVERAGE AIR VELOCITY ACROSS THE FILTER SECTION OF THE SPRAY BOOTH DURING SPRAYING SHALL BE NOT LESS THAN 100 LIN. FPM.
5. MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIMES WHILE SPRAYING OPERATIONS ARE CONDUCTED AND FOR A SUFFICIENT TIME THEREAFTER TO ALLOW VAPORS FROM DRYING COATED ARTICLES AND FINISHING MATERIAL RESIDUE TO BE EXHAUSTED.... ELECTRICAL INTERLOCK IS REQUIRED SO THAT SPRAYING CANNOT BE CONDUCTED UNLESS THE VENTILATION AND SUPPLY (DIRECT FIRED HEATER) FANS ARE IN OPERATION
6. ALL VENTILATION & INTAKE WILL BE ADEQUATE TO SUPPLY ANY REQUIREMENTS OF CFM NEEDED AND SPECIFIED BY NEW PAINT BOOTH EXHAUST

EXHAUST FAN- PAINT BOOTH
1- TUBE AXIAL FAN, INDUSTRIAL HEAVY DUTY, PRECISION MACHINED ALUMINUM, NON SPARKING BALANCED BLADE. TEFC, UL LISTED

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1. DUCTWORK MUST BE SIZED AND INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AS WELL AS PER NFPA 91.
   1.1. A SIZE VARIATION MAY EXIST FROM RECOMMENDED DUCT SIZE TO UNIT FLANGE SIZE. RECOMMENDED DUCT SIZE APPLIES TO THE SIZE OF THE DUCT AT THE CONNECTION TO THE EQUIPMENT.
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GUY WIRE KIT (If Applicable)

INCLUDES 1/8" CABLE, ANCHORS, TURNBUCKLES AND CLAMPS FOR INSTALLATION OF 3 GUY WIRES TO EXHAUST STACK. CONNECTOR RING SOLD SEPARATELY. (BY INSTALLER)

GUYING AND BRACING

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METAL STIFFENER

1. THE METAL STIFFENER IS USED TO STABILIZE THE CHIMNEY WHERE IT EXTENDS MORE THAN 10' ABOVE THE ROOF.
2. IT CONSISTS OF ONE BAND (RB) AND TWO BRACES (SUPPLIED BY THE INSTALLER).
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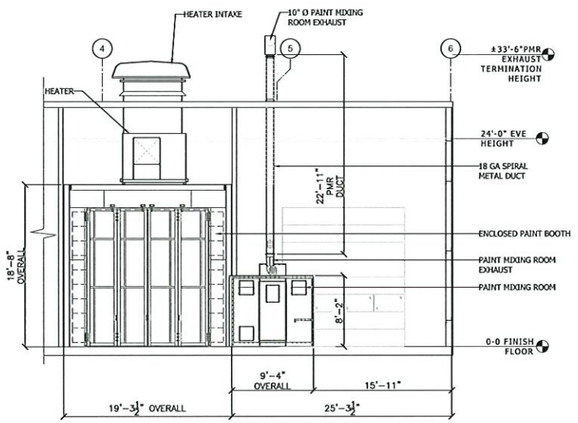
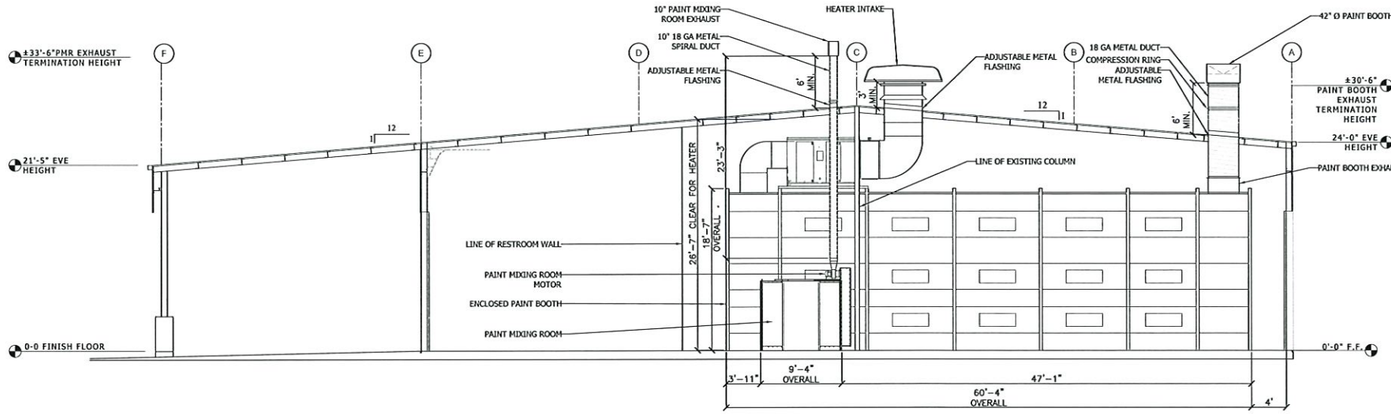
4. BEGIN BY ATTACHING THE BRACES TO THE BAND WITH SUPPLIED BOLTS AND NUTS. NEXT, INSTALL THE BAND ON THE CHIMNEY AND TIGHTEN THE BAND. FIX THE BRACES TO THE METAL STIFFENER AT DESIRED DEGREE'. MAKE SURE YOU HAVE A RIGID STRUCTURE ON THE ROOF.



4 SECTION



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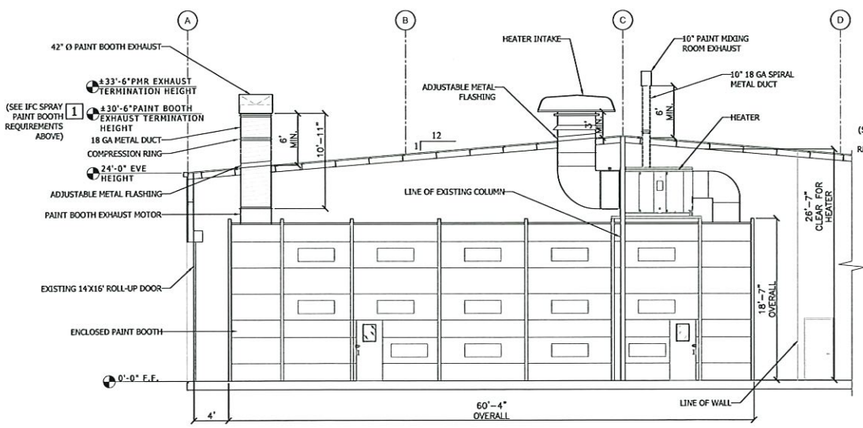

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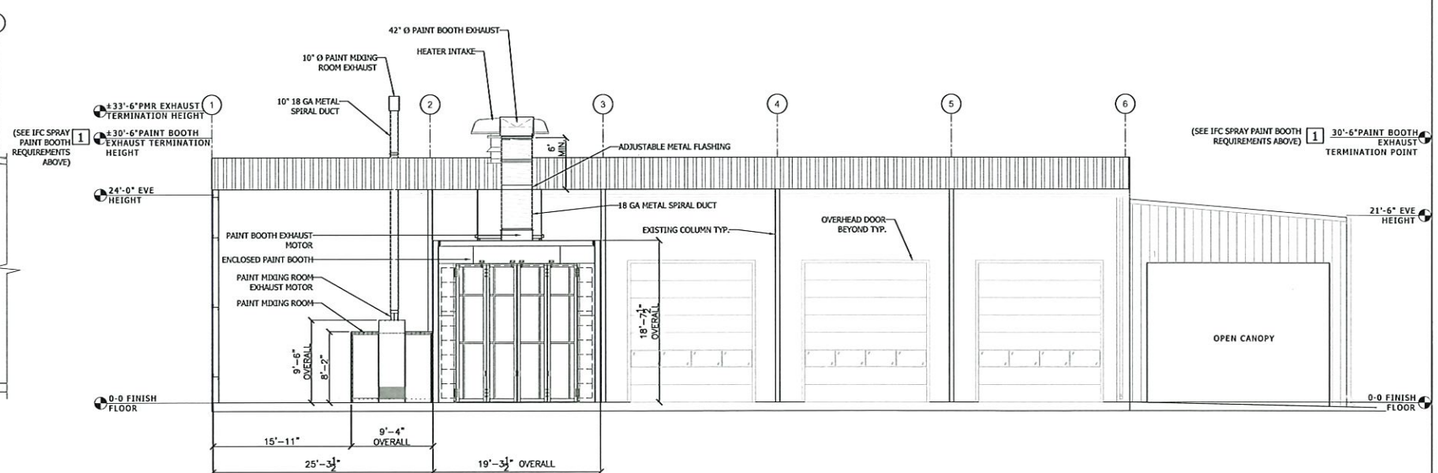

1 SECTION

CORBIN DESIGN Co.
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(832) 567-8134
Coree@corbindesignco.com

Revisions:

CAMPING WORLD

CAMPING WORLD RV SERVICE
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

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PROJECT	PAINT BOOTH PERMIT
START DATE	9-29-2021
DRAWN BY	Coree
CD JOB #	040921
SCALE	1/8"=1'-0"
DESCRIPTION	BUILDING SECTIONS
PROJECT #	
SHEET NUMBER	A2.1

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PAINT SPRAY BOOTH GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL SHALL COMPLY WITH N.E.C. 516, ARTICLE 511.3 OF THE N.E.C., AND FIRE CODE AND U.B.C.
4. ELECTRICAL INTERLOCK IS REQUIRED SO THAT SPRAYING CANNOT BE CONDUCTED UNLESS THE VENTILATION FANS ARE IN OPERATION VIA AIR SOLENOID.
5. INSIDE THE BOOTH ELECTRICAL SHALL BE CLASS I DIV. II
6. ALL ELECTRICAL COMPONENTS ARE UL LISTED.
7. CLOSED BOOTH OPENINGS ARE CONSIDERED CLASS I DIV II WITHIN 3' OF THE OPENINGS.
8. ALL ELECTRICAL, RECEPTACLES AND EQUIPMENT MEET OR EXCEED NFPA-NEC-UMC-UFC-UBC CODES.
9. THE PAINT BOOTHS LIGHT FIXTURES AND WIRING ON THE INTERIOR AND EXTERIOR WILL BE COMPLETELY SEALED.
10. ELECTRIC MOTORS DRIVING EXHAUST FANS SHALL NOT BE PLACED IN BOOTHS OR DUCTS.... FANS ROTATING ELEMENTS SHALL BE NON FERROUS OR NON SPARKING OR CASING SHALL BE LINES WITH SUCH MATERIAL.....
11. ELECTRICAL GROUNDING IS REQUIRED FOR METAL PARTS OF SPRAY BOOTH, EXHAUST DUCTS AND PIPING SYSTEMS CONVEYING CLASS I OR II LIQUIDS IN ACCORDANCE WITH THE ELECTRICAL CODE.
12. ALL 125 VOLT RECEPTACLES LOCATED IN SHOP AREA SHALL BE GFCI PROTECTED AND SHALL BE MOUNTED AT 46" AFF.
13. ALL SHOP LIGHTING SHALL BE FLORESCENT STRIP FIXTURES MOUNTED AT 14FT. AFF.
14. NO ELECTRICAL BOXES, SWITCHES, RECEPTACLES, ETC. SHALL BE MOUNTED WITH IN 3 FT OF ANY OPENING OF THE SPRAY BOOTH.

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PAINT SPRAY BOOTH GENERAL PLUMBING NOTES: (GAS LINE)

GAS LINE
1. 30V - 0" APPROXIMATE TOTAL LENGTH OF BLACK IRON SCHEDULED 40 GAS LINE FROM EXISTING METER BY CENTER POINT, TO EQUIPMENT.

APPROXIMATE DIMENSIONS.
2. DO NOT SCALING THESE GAS LINES FOR EXACT LENGTHS.
3. FIELD VERIFY FOR EXACT LENGTHS

GENERAL NOTES

4. PAINT BOOTHS HAVE BUILT IN REGULATORS
5. REFERENCE SPECIFICATIONS FOR LOCATION ON GAS TRAIN
6. NATURAL GAS CAPACITY TO PROVIDE FOR RATED BTU AT GAS TRAIN INLET, A MINIMUM GAS PRESSURE OF 1/4 PSI IS REQUIRED, A MAXIMUM OF 1/2 PSI IS PREFERRED.
7. ALLOW ADEQUATE SPACE AROUND THE BOOTH IN ACCORDANCE TO THE CURRENT NFPA 33, EDITION
8. MEANS OF EGRESS TO CONFORM TO THE CURRENT NFPA 101, EDITION.
9. PROVIDE FOR UNOBSTRUCTED EXPLOSION RELIEF IN ACCORDANCE TO THE CURRENT NFPA 85, EDITION
10. AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE PROVIDED BY OTHERS. IN ACCORDANCE TO THE CURRENT NFPA 33, EDITION.

SUPPLY PRESSURE

THE INSTALLER WILL PROVIDE A 1/8" N.P.T. PLUGGED TAPPING, ACCESSIBLE FOR TEST GAUGE CONNECTION IMMEDIATELY UPSTREAM
OF THE GAS SUPPLY CONNECTION TO THE HEATER.

11. SUPPLY GAS PIPING , INCLUDING UNION AND DRIP LEG (IF APPLICABLE) (RECOMMEND DEDICATED LINE FROM METER WHEN POSSIBLE) THE GAS TAKE OFF FROM THE DROP LINE MUST BE PARALLEL TO THE BURNER GAS INLET CONNECTION. IF THE MAXIMUM SUPPLY PRESSURE IS LESS THAN 1/2 PSIG, A SECOND STAGE REGULATOR IS NOT REQUIRED.

12. GAS PRESSURE MUST BE A MINIMUM OF 1/4" PSI (7" W.C.) AND A MAXIMUM OF 3/4". CAPACITY TO PROVIDE FOR BURNER.
12.1. IF SUPPLY PRESSURE IS MEDIUM OR HIGH, A "STEP-DOWN" REGULATOR MUST BE INSTALLED A MINIMUM OF 10' AWAY FROM GAS TRAIN. IN ACCORDANCE WITH ANSI Z21.80, (NFPA 54:8.2)

13. VENTING OF REGULATOR AND VALVES ON GAS TRAIN TO THE EXTERIOR OF BUILDING –MINIMUM OF 10' FROM INTAKE.

14. DO NOT INSTALL GAS PIPING TO OBSTRUCT ANY ACCESS DOORS, ACCESS PANELS, WALKWAYS, OR VENT STACKING.

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3. FOR STACK HEIGHT ABOVE THE ROOF THAT NEEDS GUYING OR BRACING, A SUPPORT, A SMALL LENGTH AND A EXPANSION LENGTH MUST BE INSTALLED NEAR THE ROOF LEVEL TO ABSORB THE THERMAL EXPANSION AND MINIMIZE THIS EFFECT ON THE GUY WIRES OR BRACE.
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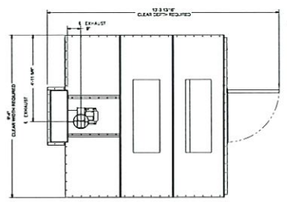
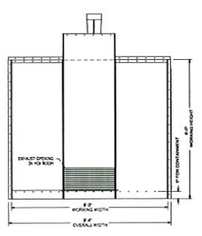
NOTE:
1. FRONT MIX ROOM IS FABRICATED FROM 18 GAGE WHITE PRE-COAT SHEET STEEL; PRE-PUNCHED AND COMPANION FLANGED FOR BOLT TOGETHER ASSEMBLY.
2. DUCT SUPPORT NOT SUPPLIED OR DESIGNED BY GFS. EQUIPMENT IS NOT DESIGNED TO SUPPORT DUCT. DUCT SUPPORTS SHALL BE DESIGNED TO RELIEVE THE EQUIPMENT OF ALL DUCT LOAD.
3. INCLUDED, BUT NOT SHOWN:
(1) CP-1995

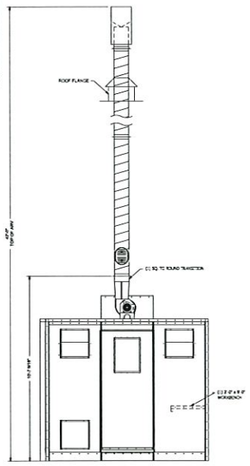
BUILDING ROOF HEIGHT		28 FT	
BUILDING EDSTANCE TO WALL		FT	
BUILDING ROOF FITCH		FLAT	
AMJ INTAKE	NA	NA	NA
AMJ DISCHARGE	NA	NA	NA
EXHAUST	SPIRAL	10 GA	19 x 18
COMPONENT	TYPE	SIZE	OPENING (RECOMMENDED)

DUCT INFO - ROOF/WALL OPENINGS



PLAN VIEW





BOOTH EQUIPMENT SPECIFICATIONS	
EXHAUST FAN	
PART #	206-141-A
DIAMETER	33"
CFM	549
STATIC PRESSURE	1/2"
HORSEPOWER	1/2
VOLTAGE	120
PHASE	1
ENCLOSURE	TEFC
QUANTITY	1
LIGHTS	
PART #	LAB612-4-LED
SIZE	4'-0"
TUBES - (INCL.)	4
TYPE	LED
VOLTAGE	120/277
RATING	CLASS 1 ECV. 2
ACCESS	INSIDE ACCESS
QUANTITY	2
INTAKE FILTERS	
PART #	217-013
SIZE	20"x20"x1"
QUANTITY	3
MAN ACCESS DOOR	
SIZE	2 x 3'
TYPE	UNIV. w/WINDOW
QTY	1
STACK WEIGHTS	
DUCT	4.86 lbs/linear ft.
FAN	lbs
MOTOR	lbs
RINGS	5.5 lbs/pair of rings
SILENCER	lbs
NO-LOSS	lbs
ASV	24 lbs
HOOD	lbs
ELECTRICAL INFO	
OPERATING VOLTAGE	120 VOLT 1PH 3W 60HZ
FULL LOAD AMPS	15
LARGEST MOTOR HP	1/2
TOTAL HP	1/2
LIGHTING VOLTAGE	120
	25 AMP MIN SERVICE REQ

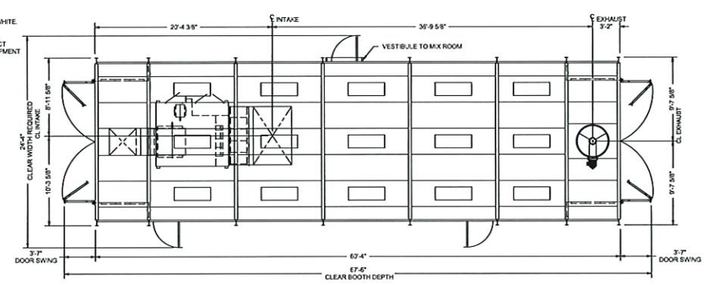
FRONT ELEVATION

SIDE ELEVATION

BACK ELEVATION

PAINT MIXING ROOM
1/4"=1'-0"

NOTES
1. BOOTH IS FABRICATED FROM 18 GAGE WHITE PRE-COAT SHEET STEEL; PRE-PUNCHED AND COMPANION FLANGED FOR BOLT TOGETHER ASSEMBLY.
2. BOOTH'S SUPPORT STRUCTURE IS FABRICATED FROM I-BEAMS, PRE-DRILLED AND FACTORY PAINTED WHITE.
3. DUCT SUPPORT NOT SUPPLIED OR DESIGNED BY GFS. EQUIPMENT IS NOT DESIGNED TO SUPPORT DUCT. DUCT SUPPORTS SHALL BE DESIGNED TO RELIEVE THE EQUIPMENT OF ALL DUCT LOAD.
4. INCLUDED, BUT NOT SHOWN:
(1) CONTROL PANEL w/AUTO BALANCE
(1) MANOMETER
(1) 2" SOLENOID VALVE
(1) AIR PROVING SWITCH
(7) DOOR LIMIT SWITCHES

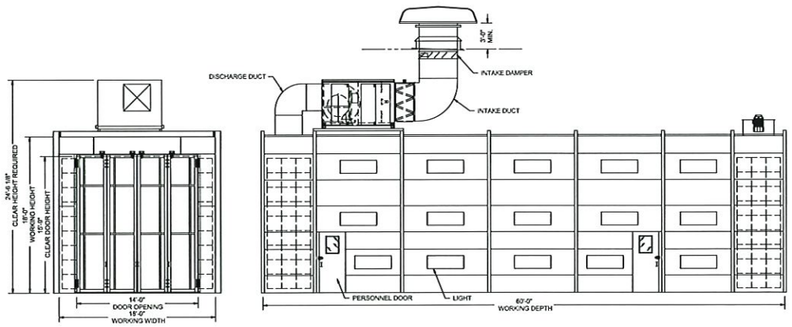


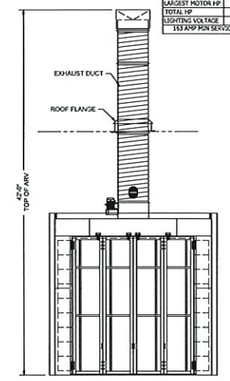
AIR MAKE-UP UNIT		EXHAUST FAN	
MODEL #	225-00363	PART #	ATA-48-310TH
ARRANGEMENT	H1	DIAMETER	48
LOCATION	INDOOR	CFM	32,400
HEAT SOURCE	DIRECT FIRED	STATIC PRESSURE	3/4"
BTU'S/HOUR	3,499,200	HORSEPOWER	10
TEMP. RISE	100	VOLTAGE	208/230/460
GAS PRESSURE	1-5#	PHASE	3
GAS TYPE	NG	ENCLOSURE	TEFC
CFM	32,400	QUANTITY	1
DUCT ESP	1/2"	**LIGHTS**	
HORSEPOWER	25	PART #	LAB412-4-LED
VOLTAGE	208	SIZE	4'0"
PHASE	3	TUBES - (INCL.)	4
MOTOR	ODP	TYPE	LED
GAS INLET SIZE	1.5	VOLTAGE	120/277
VPD REQUIRED	YES	RATING	CLASS 1 ECV. 2
UNIT WEIGHT	3453	ACCESS	INSIDE
QUANTITY	1	QUANTITY	45
		INTAKE FILTERS	
		PART #	217-013
		SIZE	20" x 20" x 1"
		QUANTITY	72
		EXHAUST FILTERS	
		PART #	FB-499-2020-W
		SIZE	20" x 20" x 2"
		QUANTITY	72
STACK WEIGHTS		**MAN ACCESS DOOR**	
DUCT	23.4 lbs/linear ft.	SIZE	3'W x 7'H
FAN	283 lbs	TYPE	SOLID w/GBS
MOTOR	159 lbs	QUANTITY	1
RINGS	53 lbs/pair of rings	**PRODUCT DOORS**	
SILENCER	lbs	SIZE	14'W x 16'H
NO-LOSS	lbs	TYPE	SOLID
ASV	133 lbs	STYLE	BI-FOLD
HOOD	lbs	QUANTITY	1
		ELECTRICAL INFO	
		OPERATING VOLTAGE	230 VOLT 3PH 4W 60HZ
		FULL LOAD AMPS	133
		LARGEST MOTOR HP	25
		TOTAL HP	35
		LIGHTING VOLTAGE	120 4W
			153 AMP MIN SERVICE REQ

PLAN VIEW

BUILDING ROOF HEIGHT		28FT	
BUILDING DISTANCE TO WALL		FT	
BUILDING ROOF PITCH		FLAT	
AMJ INTAKE	18 GA	54 3/4 x 80 1/4	61 x 89
AMJ DISCHARGE	18 GA	37 1/4 x 37 1/4	40 x 40
EXHAUST	SPIRAL	42	50 x 50
COMPONENT	TYPE	SIZE	OPENING (RECOMMENDED)

DUCT INFO - ROOF/WALL OPENINGS





PAINT BOOTH
1/8"=1'-0"

CORBIN DESIGN Co.
2601 Cartwright Rd Ste D #129
Missouri City, TX 77489
Coree Corbin
713.932.6944
Coree@CorbinDesignCo.com

Revisions:

CAMPING WORLD

CAMPING WORLD RV SERVICE
2005 S SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

©2021

PROJECT
PAINT BOOTH PERMIT

START DATE
9-29-2021

DRAWN BY
Coree

CD JOB #
040921

SCALE
VARIES

DESCRIPTION
PAINT BOOTH DETAILS & NOTES

PROJECT #

SHEET NUMBER
A3.0
6 of 6

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

FRHP Lincolnshire, LLC
Tricia Mollen
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Coree Corbin
2601 Cartwright Rd., Ste. D #129
Missouri City, TX 77459

Camping World of Sherman
Robert Burns
2005 S. Sam Rayburn Freeway
Sherman, TX 75090

Dear Applicants,

The request for an Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Paint Booth an M-1 (Light Manufacturing) District/O-1.2 (Sam Rayburn) Overlay District located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the M-1 (Light Manufacturing) District, the O-1.2 (Sam Rayburn) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.8; Sec. 6.13.3, 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. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. The trash dumpster must be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The property and use shall comply with all City, Federal and State regulations.
9. Violations of the conditions of the SUP will terminate the Specific Use Permit.
10. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts allowed.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

13. Approved fire lane shall be striped prior to issuance of Certificate of Occupancy.
14. Drainage and dumpster items to be addressed prior to issuance of Certificate of Occupancy.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

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

Meeting Date: 11/16/2021

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

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

Requested Action/Proposed Use:

*** 1808 NORTH LOCKHART STREET**

The request of The Durham Group, LLC and Katelyn Davis, LLC (Owners) ELD Engineering, Inc. (Civil Engineer/Surveyor) concerning the property at 1808 North Lockhart Street, being Lots 57 and 59, Block F, Maxey Addition, as follows:

Planning and Zoning Commission

Replat approval of L.R. Kane Addition, Lots 1 & 2, Block A, Being a Replat of Lots 57 & 59, Block F, Maxey Addition.

Background:

The property is located at 1808 North Lockhart Street, the southwest corner of Taylor and Lockhart Streets, across the street from Fairview Elementary School and is zoned an 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:

The Durham Group, LLC and Katelyn Davis, LLC (Owners)
ELD Engineering, Inc. (Civil Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

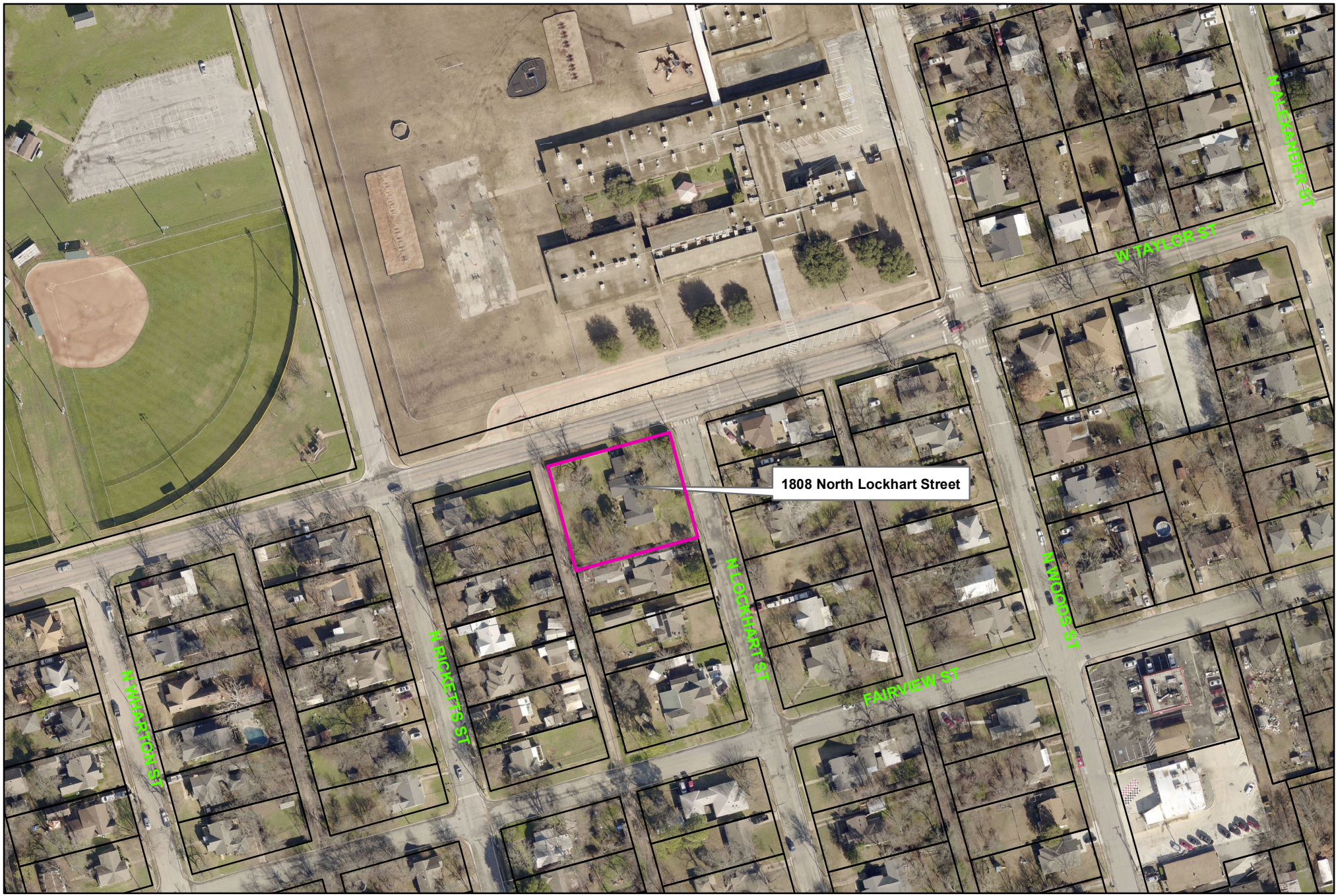
48

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat LR Kane Addition, Lots 1 & 2, Block A, A Replat of Lots 57 & 59, Blk. F. Maxey Addn
Staff Review Letter



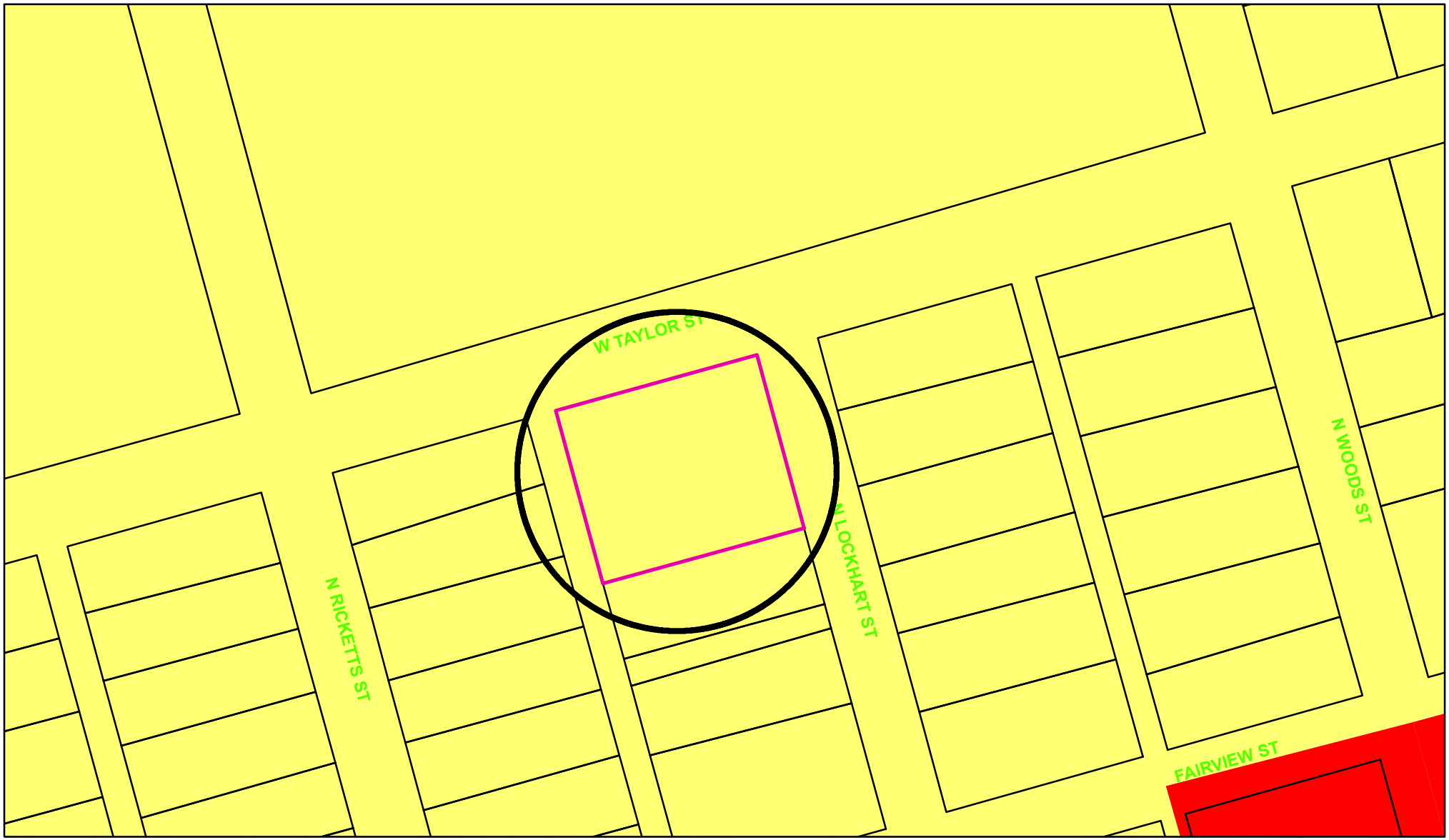
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1808 North Lockhart Street

NOT TO SCALE

1 in = 153 ft



Zoning - 1808 North Lockhart 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

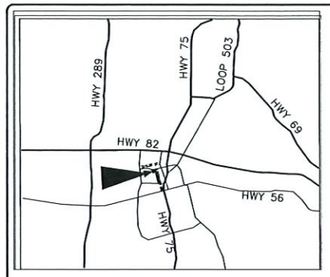
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

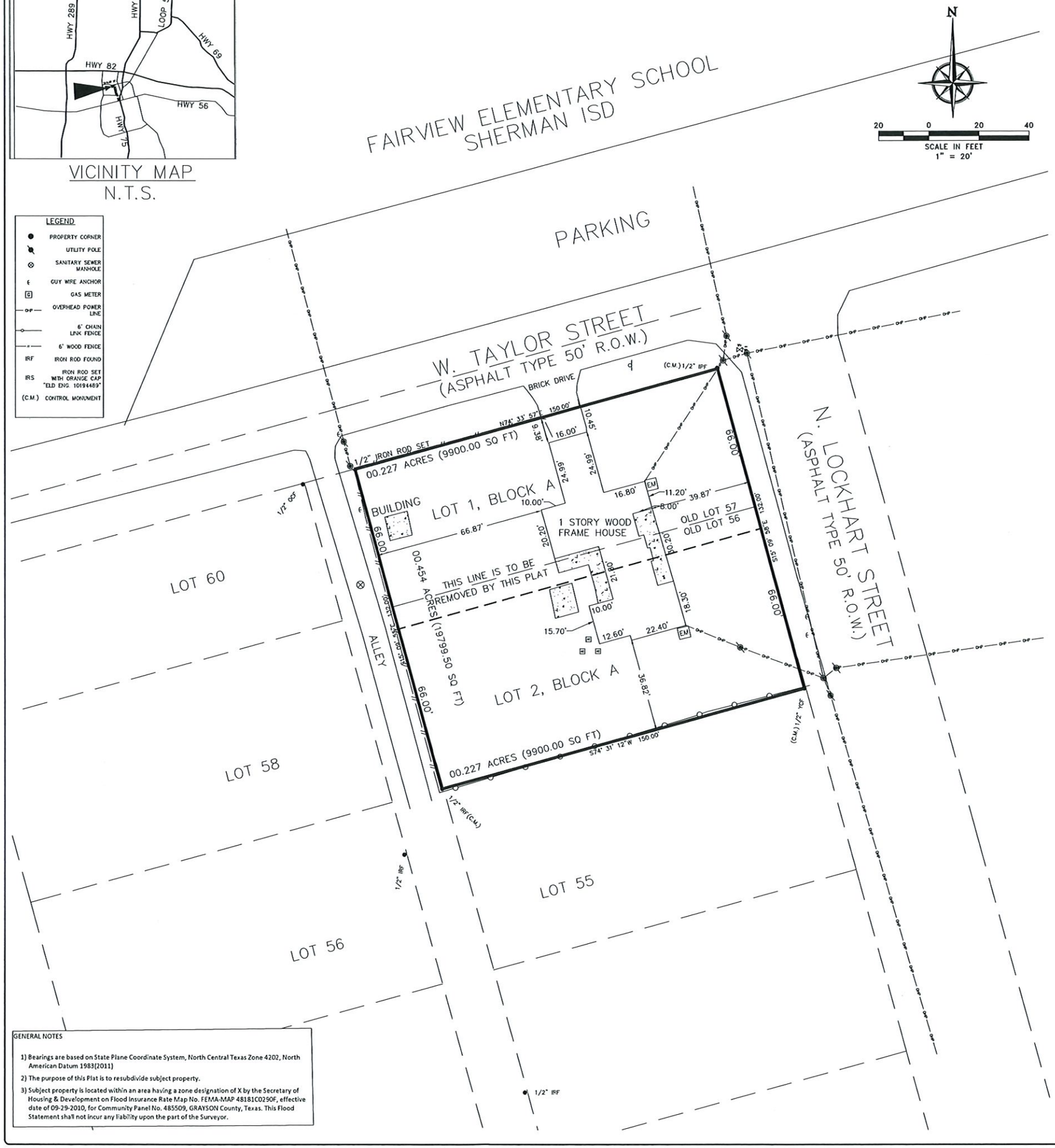
1808 North Lockhart Street



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY CORNER
- UTILITY POLE
- SANITARY SEWER MANHOLE
- GUY WIRE ANCHOR
- GAS METER
- OHP — OVERHEAD POWER LINE
- 6' CHAIN LINK FENCE
- 6' WOOD FENCE
- IRF — IRON ROD FOUND
- IRS — IRON ROD SET WITH ORANGE CAP "ELD ENG 10194489"
- (C.M.) — CONTROL MONUMENT



GENERAL NOTES

1) Bearings are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011)

2) The purpose of this Plat is to resubdivide subject property.

3) Subject property is located within an area having a zone designation of X by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48181C0290F, effective date of 09-29-2010, for Community Panel No. 485509, GRAYSON County, Texas. This Flood Statement shall not incur any liability upon the part of the Surveyor.

City of Sherman
Tax Status

Paid_____ Unpaid_____

Manager of Collections

To the Clerk of Grayson County

This Plat approved subject to all platting ordinances, rules, regulations, & resolutions of City of Sherman, Texas.
Under ordinances adopted by the City of Sherman on MONTH 1, YEAR. The Approval of this plat by the City of Sherman is automatically terminated after the _____ day of _____, 20____, and unless this plat is presented for filing on or before said date, it should not be accepted for filing.

By_____
Commission Officer

Attest_____
Secretary

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF GRAYSON

BEING ALL OF LOTS 57 AND 59, BLOCK F OF THE MAXEY ADDITION, AN ADDITION TO THE CITY OF SHERMAN, RECORDED IN VOLUME 406, PAGE 281 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

DECLARATION OF COVENANTS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That We_____ do hereby adopt this plat designating the herein described property as L. R. KANE ADDITION , an addition to the City of Sherman, Texas & do hereby dedicate to the public use forever the streets & alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements shall be constructed, reconstructed or placed upon , over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using , or desiring to use same. All and any public utility shall have the full right to removed and keep removed all or parts of any buildings, fences, trees , shrubs or any other improvements or growths which in any way may endanger or interfere with construction , maintenance and efficiency or its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing inspecting, patrolling, maintaining and addition to or removing all parts of its respective system without the necessary at any time procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement are is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

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

WITNESS OUR HAND AT _____ TEXAS, this the _____day of _____2021.

BY: _____

BY: _____

BY: _____

BY: _____

State of Texas

County of Grayson Before me, the undersigned , a notary public for said County and State , appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2021.

_____
Notary Public in and for the County of Grayson, Texas.

State of Texas

County of Grayson

Before me, the undersigned, a notary public for said County and State, appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for purposes and considerations therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE this the _____day of _____2021

_____
Notary Public in and for the County of GRAYSON, Texas

L. R. KANE ADDITION
LOT 1 & 2, BLOCK A

BEING A REPLAT OF
LOT 57 & 59, BLOCK F
MAXEY ADDITION
VOL. 406, PG. 281
PRGCT
19800 SQFT/ .454 ACRES
SITUATED IN J.B.MCANAIR SURVEY
ABSTRACT NO. – 763
CITY OF SHERMAN, GRAYSON COUNTY TEXAS

SURVEYORS CERTIFICATE

I, Larry A. Probeck, A Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Sherman, Grayson County, Texas.

WITNESS MY HAND AT GRAYSON COUNTY, TEXAS this the _____ day of _____2021

PRELIMINARY-FOR REVIEW ONLY

LARRY A. PROBECK

Texas Registered Professional Land Surveyor # 5187

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 Larry A. Probeck, known to me as the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of _____2021

ERIC L. DAVIS ENGINEERING, INC.
FIRM SURVEY NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

The Durham Group, LLC
Katelyn Davis, LLC
3700 Melrose Trail
Sherman, TX 75090

Eric L. Davis Engineering, Inc.
120 East Main Street
Forney, TX 75126

Dear Applicants,

The request for approval of the L.R. Kane Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. The width of the pavement for streets shall be shown on the plat.
3. Sidewalks are required along both Taylor Street and Lockhart Street and an ADA compliant pedestrian ramp is required on the corner of Taylor Street and Lockhart Street. *Code of Ordinances Chapter 3, Division 4, Sec. 3.10*
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 1, Block A. *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 10' Utility Easement along Taylor Street and Lockhart Street. Ensure 10' Utility Easement parallels the new right of way established by the corner clip required in Item 2.*Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Simplify Addition name to omit Lot and Block numbers for clarity.
7. Remove direction from Street Names.
8. Remove improvements from plat.
9. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
10. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Add ownership and surveyor blocks to both pages of final plat. *Code of Ordinances Chapter 10.05, Section 6*
12. Dedication statement does not meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
13. Plat layout does not meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
14. The City of Sherman does not maintain alleys.

15. 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)*
16. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 702 SOUTH MONTGOMERY STREET**

The request of James Garza (Owner), George Odwesso (Developer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property at 702 South Montgomery Street, being 0.269 acres in the Samuel Blagg Survey, Abstract No. 56, also being all of Lot 1 and part of Lot 3, Block 3, Robert A. King's Addition, as follows:

Planning and Zoning Commission

Replat approval of Lot 1 and part of Lot 3, Block 3, R.A. King Addition, being a Replat of Lot 1 and part of Lot 3, Block 3 of the R.A. King Addition

Background:

The property is located at 702 South Montgomery Street, the southwest corner of Wells Avenue and Montgomery Street and is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into (1) one lot for residential development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

James Garza (Owner)
George Odwesso (Developer
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
62

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lot 1 & pt. Lot 3, Blk.3, R.A. King Addition
Staff Review Letter

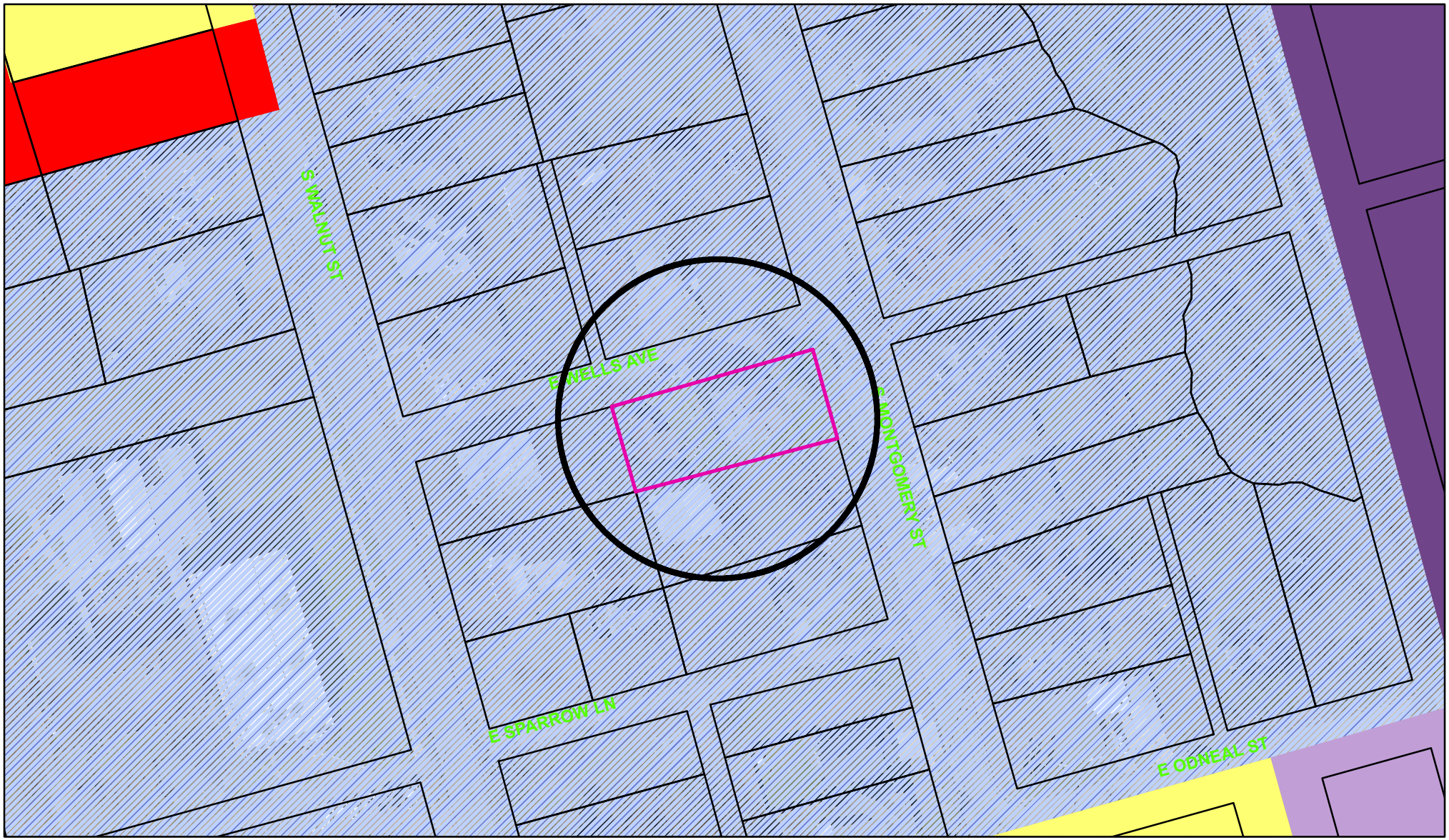
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

702 South Montgomery Street

NOT TO SCALE

1 in = 200 ft



Zoning - 702 South Montgomery 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

702 South Montgomery Street

JOB NO. 21100900

REPLAT OF LOT 1 AND PART LOT 3, BLOCK 3 OF R. A. KING ADDITION.

BEING A REPLAT OF LOT 1 AND PART OF LOT 3, BLOCK 3 OF THE R.A. KING ADDITION IN VOLUME 25, PAGE 559, D.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.269 ACRES

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
JAMES K. GARZA
5225 TOWN AND COUNTRY BLVD.
APT. 136, FRISCO, TEXAS 75034

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

10-19-2021

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

SHEET 1 OF 2

JOB NO. 21100900

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 1 and part of Lot 3, Block of the Robert A. Kings Addition as recorded in Volume 25, Page 559, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at found ½" steel rod in the West Right-of-Way of Montgomery Street;

Thence South 74°37'09" West, with the North line of a tract of land conveyed to Rivera and Cintron LLC. Recorded in Document Number 2021-26781 of said Official Public Records a distance of 150.00 feet to a set ½" steel rod;

Thence North 15°22'51" West, with the East line of a tract of land conveyed to SMCP RC, Recorded in Document Number 2019-16953 of said Official Public Records a distance of 78.00 feet to a found ½" steel rod in the South Right-of-Way of a 20.0' alley known as Wells Avenue;

Thence North 74°37'09" East, with the South line of said alley a distance of 150.00 feet to a set ½" steel rod;

Thence South 15°22'51" East, with said West line of Montgomery Street a distance of 78.00 feet to the Point-of-Beginning and containing 0.269 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2021, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

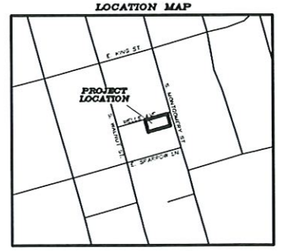
KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JAMES K. GARZA do hereby adopt this plat designating the hereinabove property as REPLAT OF LOTS 1 AND PART OF LOT 3, BLOCK 3 OF THE R.A. KING 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 _____, 2021.

_____ JAMES K. GARZA

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 JAMES K. GARZA, known to me to be the person whose names are 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 _____, 2021.

_____ Notary Public in and for the State of Texas

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, REPLAT OF LOTS 1 AND PART OF LOT 3, BLOCK 3 OF THE R.A. KING ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2021, 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 _____, 2021.

_____ Clerk, City of Sherman, Texas

~ 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.

REPLAT OF LOT 1 AND PART LOT 3, BLOCK 3 OF R. A. KING ADDITION.

BEING A REPLAT OF LOT 1 AND PART OF LOT 3, BLOCK 3 OF THE R.A. KING ADDITION IN VOLUME 25, PAGE 559, D.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 0.269 ACRES

OWNERS/DEVELOPER
JAMES K. GARZA
5225 TOWN AND COUNTRY BLVD.
APT. 136, FRISCO, TEXAS 75034

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

10-19-2021

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

James K. Garza
5225 Town and Country Blvd.
Apt. 136
Frisco, TX 75034

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of Lot 1 and Part Lot 3, Block 3 of the R.A. King Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Graphically show edge of pavement on plat.
3. Simplify Plat Name.
4. Remove Utility Easement from South and West property lines.
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Show and adequately label a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
7. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. 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))*
9. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
10. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
11. Parking requirement is one space per bedroom, minimum two per unit *(Chapter 14, Exhibit A, Section 6.4, Subsection (4))*
12. If the existing building does not meet current setback ordinances, approval of a variance is required before filing the plat. *(Chapter 14, Exhibit A, Section 6.4, Subsection (1))*
13. 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.

14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Patsy Reeves, Development Services Coordinator
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:

911 OSPREY DRIVE

The request of Riverside Homebuilders, LTD (Owner), Coleen Gray Turner (Representative) and Terry G. Hawkins (Surveyor) concerning the property at 911 Osprey Drive, being Lot 10, Block A, Quail Run, Phase 1, as follows;

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16'11" rear setback for a single-family residential dwelling in lieu of the required 25'in an R-1 (One-Family Residential) District.

Background:

This request was denied at the September 21, 2021 meeting because no one was present to represent the request. The property is located at 911 Osprey Drive off Quail Run Road in southwest Sherman off FM 1417 (Heritage Parkway). The property is zoned an R-1 (One-Family Residential) District.

The lot is located in a cul-de-sac and is an irregular shaped lot; the owners have multiple plans to fit odd lots, however, none will fit this lot due to the 25' rear building line. The owners are requesting a variance to allow the left rear of the home to be 16' 11" from the property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Riverside Homebuilders, LTD (Owner)
Coleen Gray Turner (Representative)
Terry G. Hawkins (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

Objections Received:

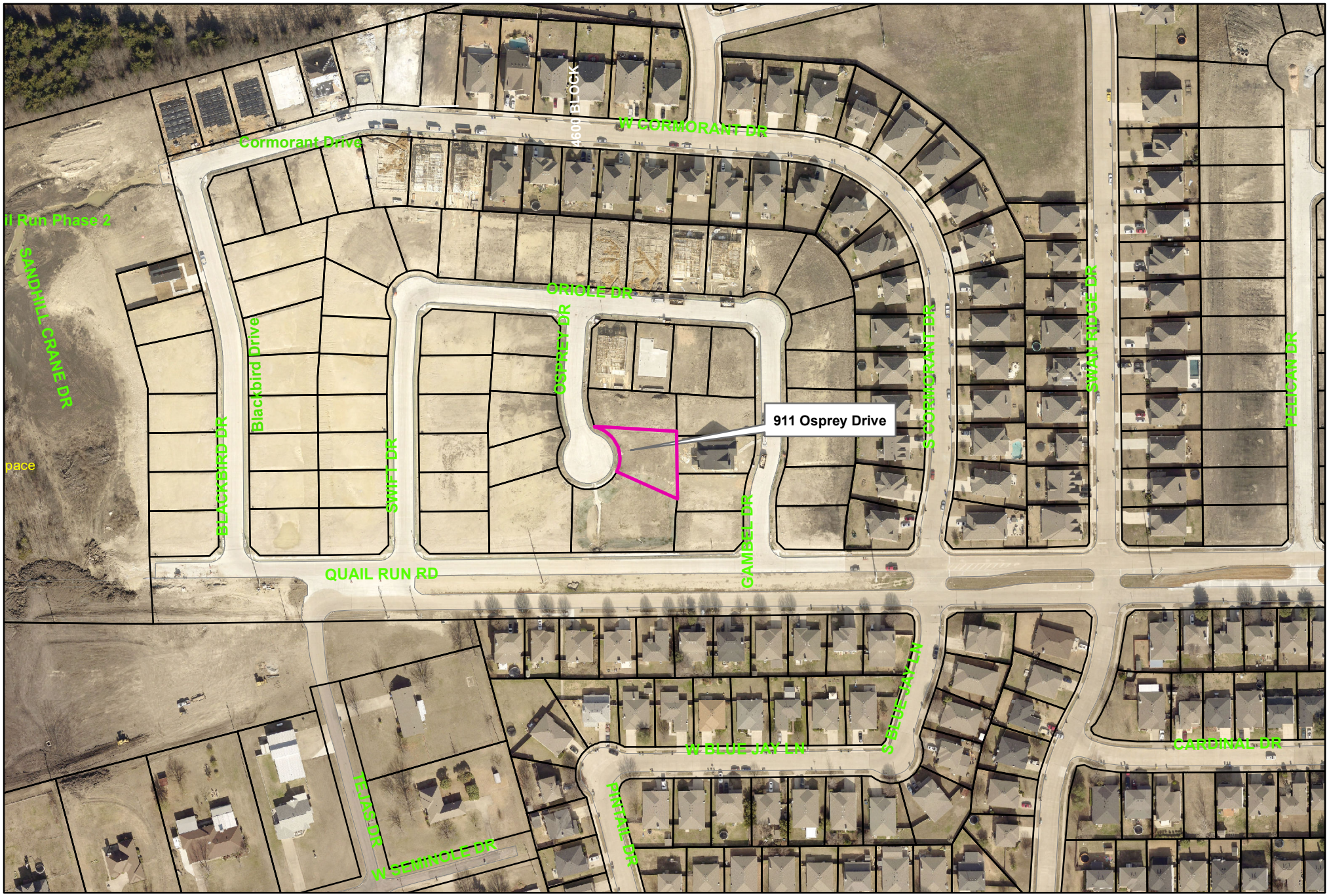
0

Development Review Meeting:

No

Attachments

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



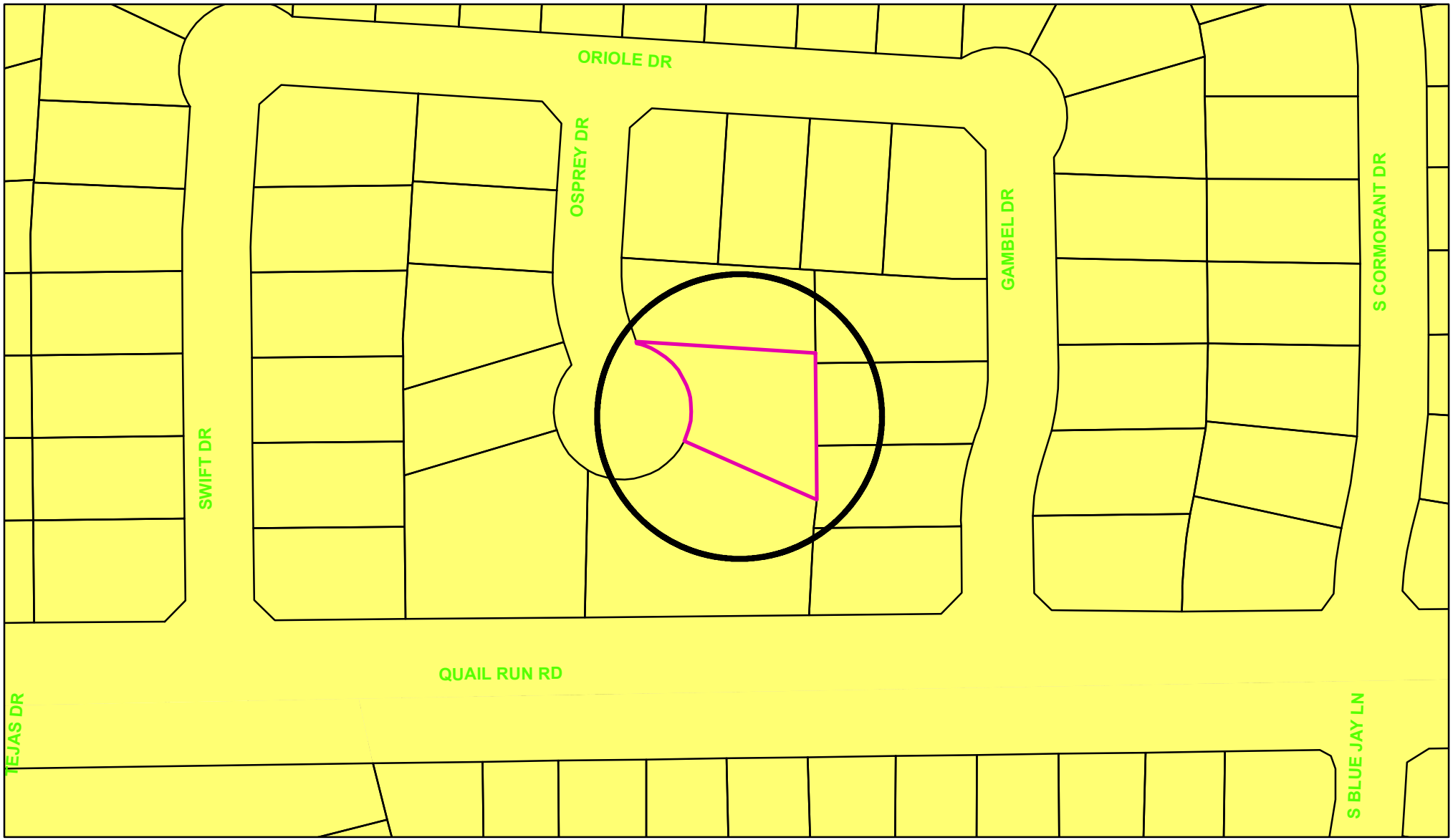
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

911 Osprey Drive

NOT TO SCALE

1 in = 200 ft



Zoning - 911 Osprey Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
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Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
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- M-1 Light Manufacturing District
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- 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

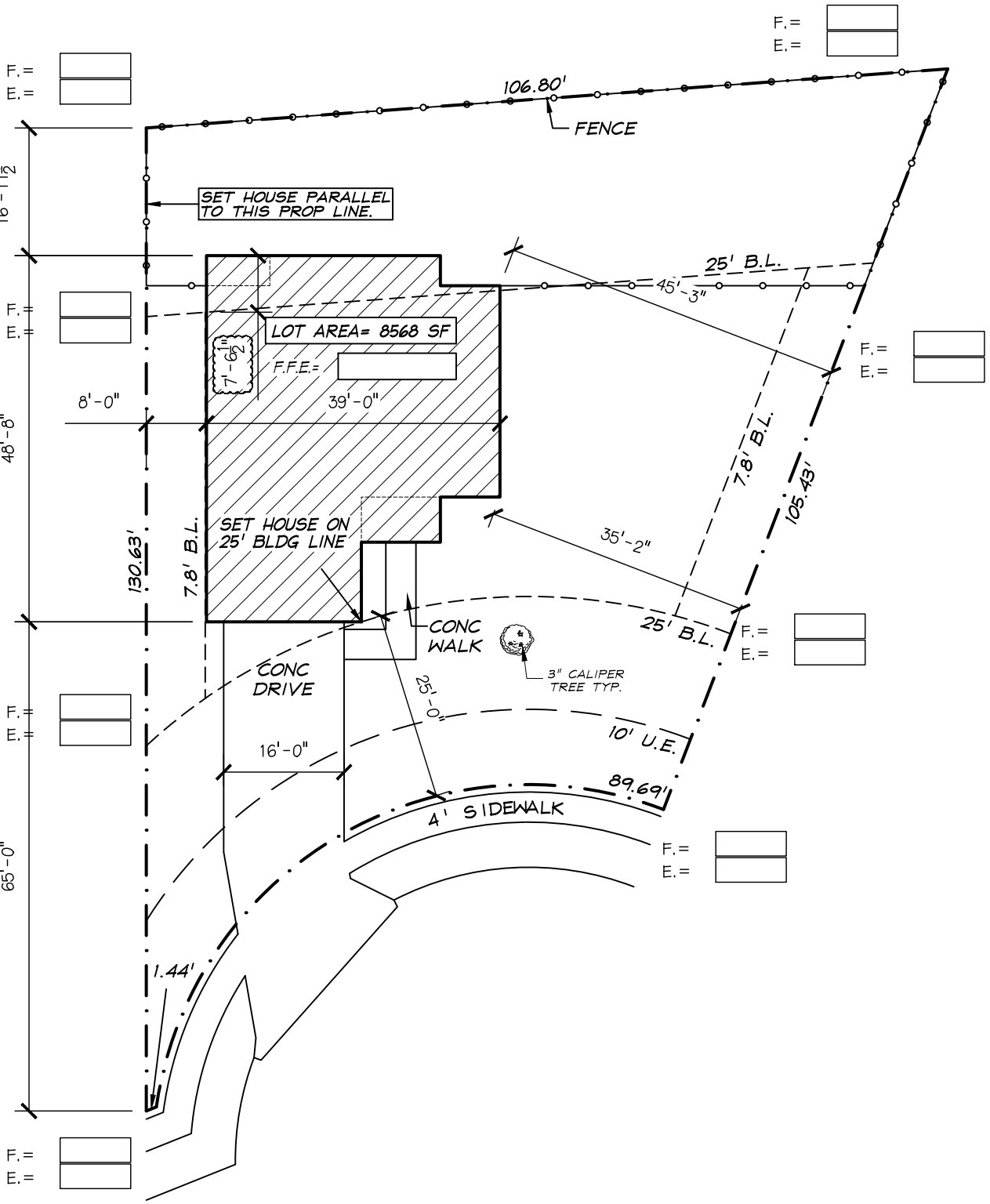
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

911 Osprey Drive



JOB NO. 210579	SUBDIV. QUAIL RUN PHASE 1	FLATWORK:		
DATE: 2-4-2021	ADDRESS: OSPREY DRIVE		CITY WALK: 285	TOTAL SOD: 6323
7-27-2021	LOT: 10		APPROACH: 309	TOTAL SLAB: 1624
8-12-2021	BLOCK: A		DRIVEWAY: 537	LOT COVERAGE: 19%
	CITY: SHERMAN STATE: TEXAS		LEAD WALK: 85	
	COUNTY: GRAYSON		FENCE (L.F.) 216	
	NAME: SPEC			
	PLAN: BRILEY 'A' L/H			
DRAWN BY: RAFAEL				

REGISTERED ARCHITECT
TERRY G. HAWKINS
13649
STATE OF TEXAS

2-4-2021

OSPREY DRIVE

PLOT PLAN 1"=20.0'

NOTE: ALL LOT DIMENSIONS, SETBACKS, AND EASEMENTS TO BE VERIFIED BY CITY FOR PERMIT PRIOR TO CONSTRUCTION.

FLATWORK CALCULATIONS ASSUME:
18'0" WIDE CONCRETE DRIVE TO GARAGE:
FRONT APPROACH - ASSUME 5'0" CURB RADIUS
REAR APPROACH - ASSUME 2'0" FLARE
11'0" PROPERTY LINE TO CURB
PATIOS AND PORCHES NOT IN FLATWORK CALCULATIONS

N

No.10 DESIGN GROUP
214 N. WALNUT CREEK DRIVE MANSFIELD TEXAS 76063

8/12/2021 - RAFAEL
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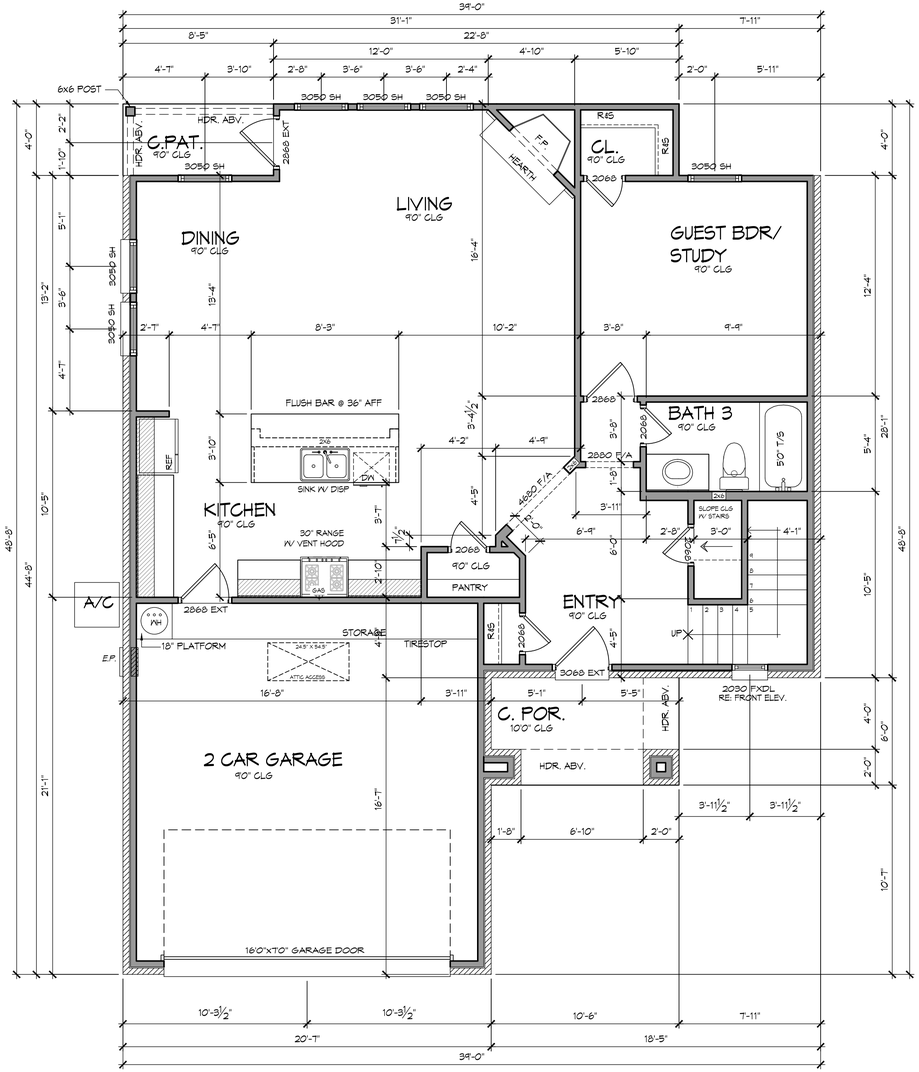

LOWER FLOOR PLAN

1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

1/19/21

REGISTERED ARCHITECT
JEFFREY G. HARRIS
STATE OF TEXAS
13641

BRILEY

RIVERSIDE HOMEBUILDERS

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL EXTERIOR ELEVATIONS TO BE BRICK FROM FOUNDATION TO BE 6'-1".
4. ALL EXTERIOR DOORS & OPENINGS TO BE 4" FROM PERPENDICULAR WALL.
5. ALL GLAZING WITHIN 24" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
7. ALL EXTERIOR WALLS TO BE 4" BRICK OVER 2" AIR SPACE OVER 1/2" SHEATHING OVER 2X6 STUD FRAME W/ R-19 BATT INSULATION UNLESS NOTED OTHERWISE.
8. PROVIDE 110V WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT MOST 1 DOOR LOCATIONS.

BUYER SHALL REVIEW PLANS CAREFULLY

RE WILL BE BUILDING YOUR HOME IN SUBSTANTIAL
CONFORMANCE WITH THESE PLANS EXCEPT AS SUPERSEDED
BY THE CHANGES ADDED ON ANOTHER SET OF PLANS OR
BY THE CHANGES NOTED ON THE CONTRACT. ADDITIONALLY
TO DATE BUYER ACKNOWLEDGES THAT INDIVIDUAL
DIMENSIONS WILL VARY. RIVERSIDE HOMEBUILDERS RESERVES
THE RIGHT TO MAKE CHANGES AS NECESSARY TO COMPLY TO
LOCAL BUILDING CODES, ARCHITECTURAL REVIEW
COMMITTEE REQUIREMENTS, MATERIAL AVAILABILITY AND
FIELD CONDITIONS.
BUYERS INITIALS: _____

ELECTRICAL LEGEND

110 V. DUPLEX	VENT/LIGHT	80 CFM	SMOKE DET.
220 V.	DIRECT L. CAN		FAN ONLY
LIGHT SWITCH	CABLE TV		FAN & LT. KIT
PHONE JACK	WALL MT.LT.		1'X4', 2'X4' LED FLUOR.
SURFACE MT.LT.	DBL. FLOOD LT.		STRIP AS NOTED
RECESSED CAN LT.	GAS		CARBON MONOXIDE ALARM

INITIAL WALK THROUGH, AGREED AND ACCEPTED:

BUYER _____ DATE _____ SUPERINTENDENT / SALES CONSELOR

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

No.19 DESIGN GROUP
2191 N. MAIN ST. CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1324
FAX 817.477.3383

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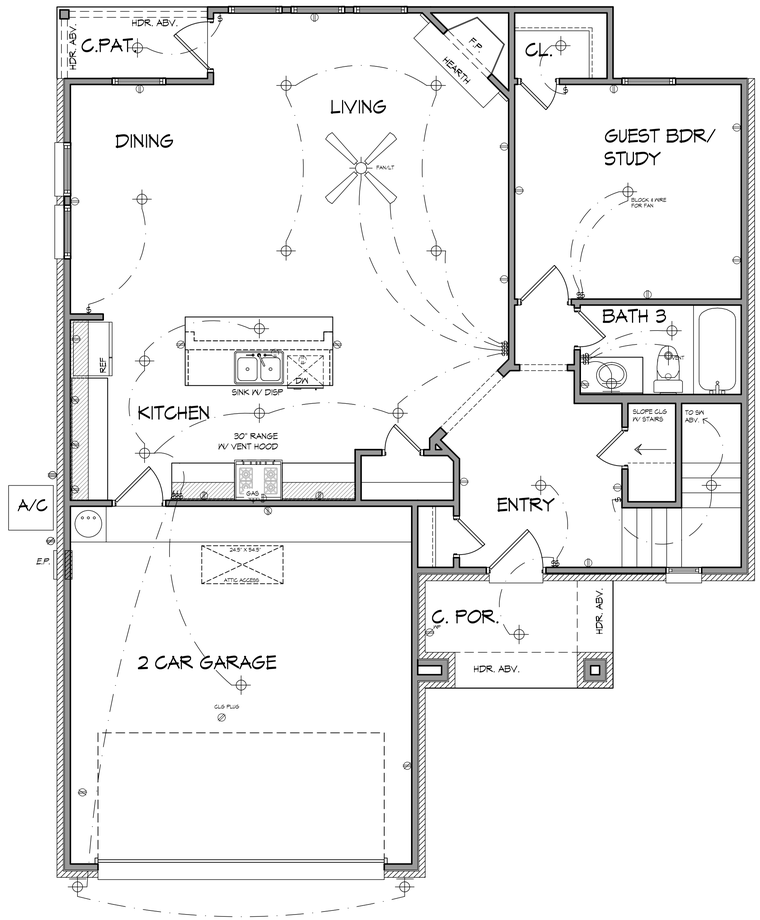

LOWER FLOOR PLAN - ELECTRICAL
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

ELECTRICAL LEGEND

110 V.DUPLEX		VENT/LIGHT		SMOKE DET.	
220 V.		DIRECT'L CAN		FAN ONLY	
LIGHT SWITCH		CABLE TV		FAN & LT. KIT	
PHONE JACK		WALL MT.LT.		1"x4.2"x4' 4"x4' FLUOR. STRIP AS NOTED	
SURFACE MT.LT.		DBL. FLOOD LT.			
RECESSED CAN LT.		GAS		CARBON MONOXIDE ALARM	

BUYER SHALL REVIEW PLANS CAREFULLY

WE WILL BE BUILDING YOUR HOME IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS EXCEPT AS SUPERSEDED BY THE FEATURE ADDENDUM AND ANY OTHER ADDITIONAL ADDENDUMS APPROVED IN WRITING BY RIVERSIDE HOMEBUILDERS TO DATE. BUYER ACKNOWLEDGES THAT INDIVIDUAL DIMENSIONS WILL VARY. RIVERSIDE HOMEBUILDERS RESERVES THE RIGHT TO MODIFY CONSTRUCTION TO CONFORM TO LOCAL BUILDING CODES, ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS, MATERIAL AVAILABILITY AND FIELD CONDITIONS.

BUYERS INITIALS: _____

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT WET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2x6 STUDS.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
8. PROVIDE 110V WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT WDW. & DOOR LOCATIONS.

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

RIVERSIDE HOMEBUILDERS

No. 10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1329 FAX 817.477.3853

REGISTERED ARCHITECT
TERRY G. HAMMONS
3649
STATE OF TEXAS

1/19/21

BRILEY

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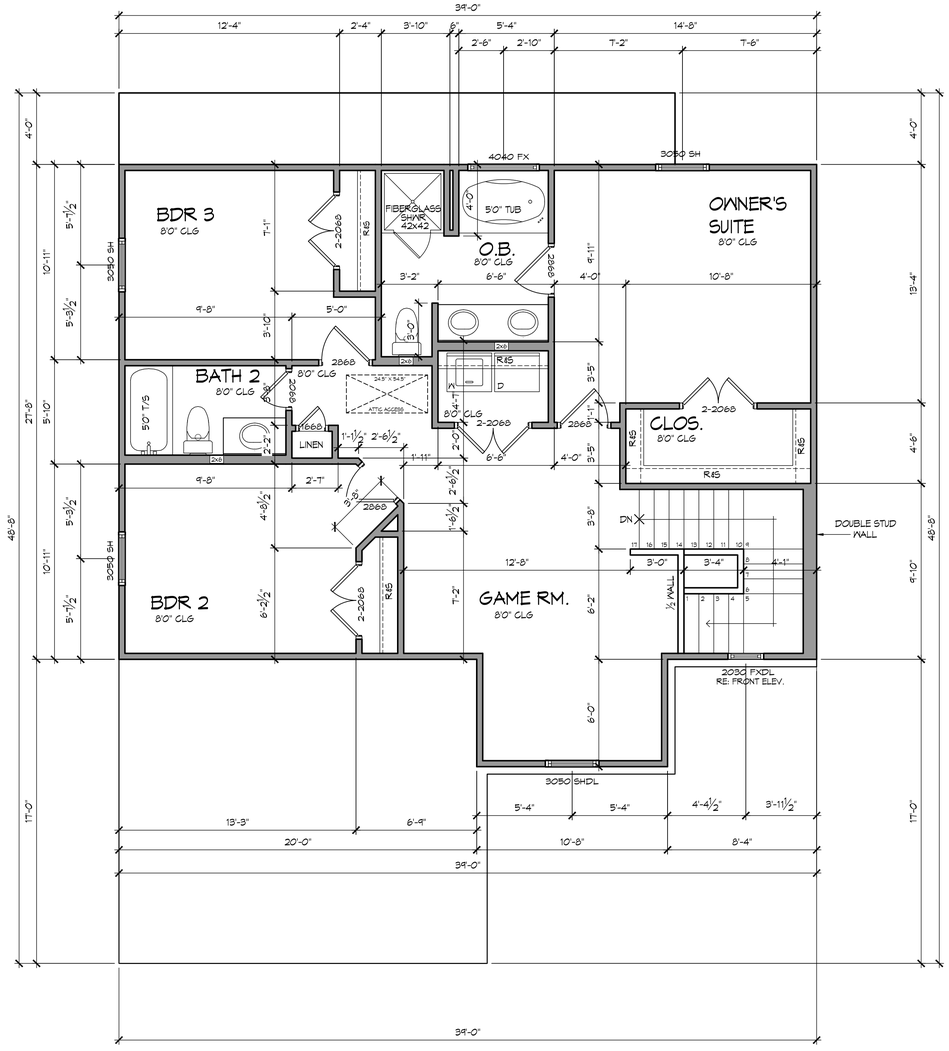

UPPER FLOOR PLAN
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

ELECTRICAL LEGEND

110 V DUPLEX	VENT/LIGHT	SMOKE DET.	
220 V.	DIRECT'L CAN	FAN ONLY	
LIGHT SWITCH	CABLE TV	FAN & LT. KIT	
PHONE JACK	WALL MT.LT.	1'X4' 2'X4' 4'X4' FLUOR. STRIP AS NOTED	
SURFACE MT.LT.	DBL. FLOOD LT.	CARBON MONOXIDE ALARM	
RECESSED CAN LT.	GAS		

BUYER SHALL REVIEW PLANS CAREFULLY

WE WILL BE BUILDING YOUR HOME IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS EXCEPT AS SUPERSEDED BY THE FEATURE ADDENDUM AND ANY OTHER ADDITIONAL ADDENDUM AS APPROVED IN WRITING BY RIVERSIDE HOMEBUILDERS TO DATE. BUYER ACKNOWLEDGES THAT INDIVIDUAL DIMENSIONS WILL VARY. RIVERSIDE HOMEBUILDERS RESERVES THE RIGHT TO MODIFY CONSTRUCTION TO CONFORM TO LOCAL BUILDING CODES, ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS, MATERIAL AVAILABILITY AND FIELD CONDITIONS. BUYERS INITIALS: _____

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT PET AREAS (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
6. PLUMBING WALLS AT TOILETS TO BE 2X6 STUDS.
7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3-1/2" STUD).
8. PROVIDE 110V WIRED IN SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
9. WINDOW AND DOOR SIZES ARE AS INDICATED ON PLANS AT WDW. & DOOR LOCATIONS.

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

1/19/21

REGISTERED ARCHITECT
TERRY G. HAMMONS
3649
STATE OF TEXAS

BRILEY

RIVERSIDE HOMEBUILDERS

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1329 FAX 817.477.3853

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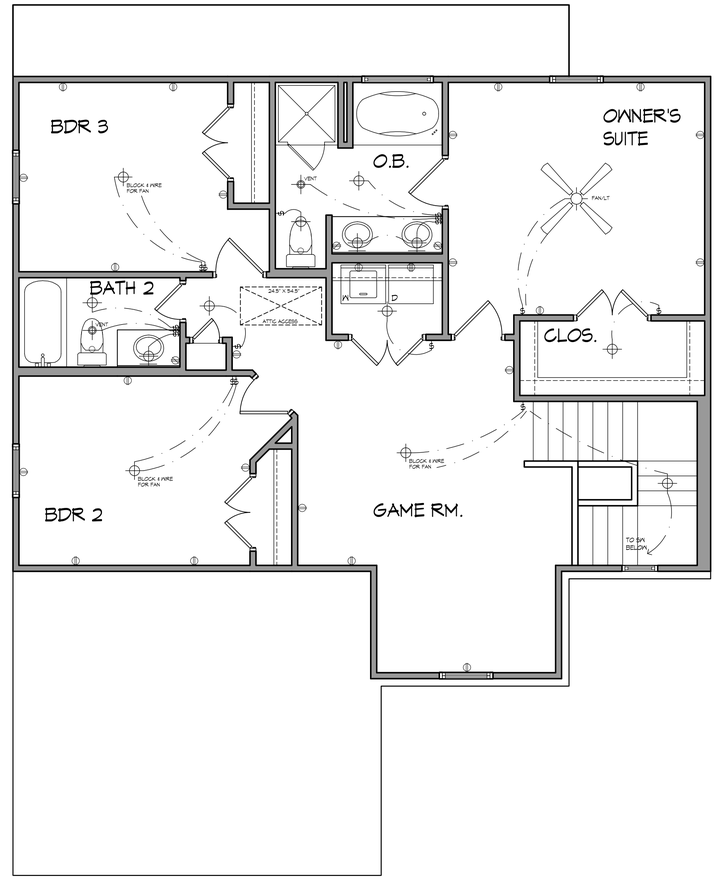

UPPER FLOOR PLAN - ELECTRICAL
1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

1/19/21

BRILEY

REGISTERED ARCHITECT
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BUYERS INITIALS: _____

110 V DUPLEX	VENT/LIGHT	SMOKE DET.	
220 V.	DIRECTL CAN	FAN ONLY	
LIGHT SWITCH	CABLE TV	FAN & LT. KIT	
PHONE JACK	WALL MT.LT.	1'X4' 2'X4' 4'X4' FLUOR. STRIP AS NOTED	
SURFACE MT.LT.	DBL. FLOOD LT.	CARBON MONOXIDE ALARM	
RECESSED CAN LT.	GAS		

ELECTRICAL LEGEND

JOB NO. 210579 STOCK NO.
DATE: 1-19-21
CHK. BY: JRS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

No.10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1329 FAX 817.477.3853

INITIAL WALK THROUGH, AGREED AND ACCEPTED.

BUYER DATE SUPERINTENDENT / SALES COUNSELOR

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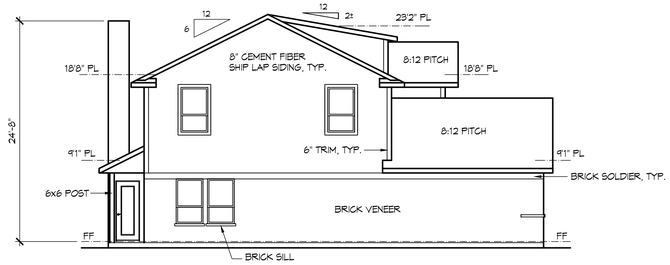
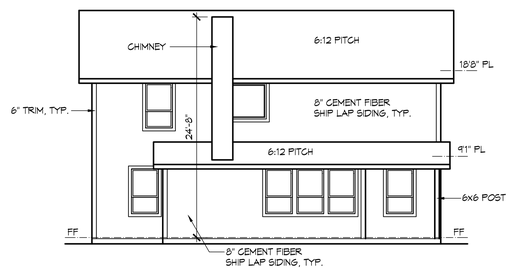
Aug 12, 2021 - 2:57pm



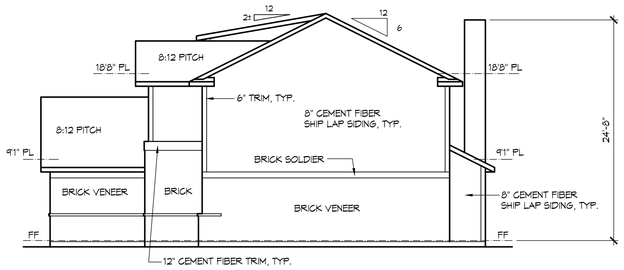
LEFT ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)



REAR ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

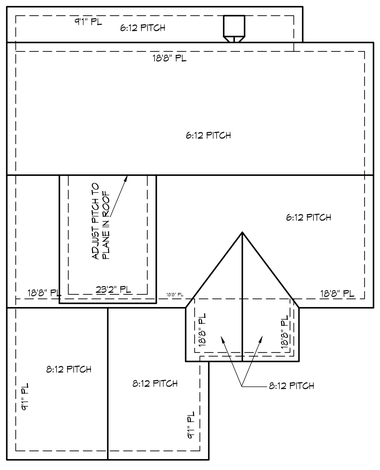


RIGHT ELEVATION

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

	FRONT ELEVATION	RIGHT ELEVATION	LEFT ELEVATION	REAR ELEVATION
1. Gross Area	571	697	674	576
2. Gross Area of Brick	288	358	343	0
3. Area of Brick Openings	129	0	30	0
4. Net Brick Area	159	358	313	0
5. Gross Area of Siding	283	339	331	576
6. Area of Siding Openings	31	0	48	106
7. Net Siding Area	252	339	283	470
8. Total Net Area	411	697	596	470
9. Brick %	39%	51%	53%	0%
			TOTAL BRICK COVERAGE =	38%

*ALL SIDING INDICATIONS TO BE CEMENTIOUS FIBER = 100% MASONRY



ROOF PLAN

1/8" = 1'-0" (22x34 PRINT SIZE)
1/16" = 1'-0" (11x17 PRINT SIZE)

OUTSIDE OF BRICK	
LIVING AREAS	SQ. FT.
COV. PORCH	63 SF
GARAGE	424 SF
COV'D PATIO	34 SF
LOWER FLOOR	1103 SF
UPPER FLOOR	1064 SF
TOTAL	2688 SF

SHEETROCK TO SHEETROCK	
AREAS	SQ. FT.
LOWER FLOOR	1028 SF
UPPER FLOOR	1016 SF
TOTAL	2044 SF

EXTERIOR FRAMING SQUARE FOOTAGE	
AREAS	SQ. FT.
LOWER FLOOR	1573 SF
UPPER FLOOR	1064 SF
TOTAL	2638 SF

EXTERIOR FRAMING INCLUDE LIVING AREA, GARAGE, AND COVERED PORCH/PATIO

A FRONT ELEVATION

1/4" = 1'-0" (22x34 PRINT SIZE)
1/8" = 1'-0" (11x17 PRINT SIZE)

BRILEY

RIVERSIDE HOMEBUILDERS

ADDRESS: OSPREY DRIVE
LOT: 10
BLOCK: A
SUBDIVISION: QUAIL RUN PHASE 1
NAME: SPEC

JOB NO. 210579 STOCK NO.
DATE: 1-19-21

CHK. BY: JRS

NO. 10 DESIGN GROUP
219 N. WALNUT CREEK DR. MANSFIELD TX. 76063
METRO 817.477.1324 FAX 817.477.3953

1/19/21

REGISTERED ARCHITECT JERRY G. HANKINS 10449 STATE OF TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Riverside Homebuilders, LTD
Coleen Gray Turner
3045 Lackland Road
Ft. Worth, TX 76116

Dear Applicants,

The request for a Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 16'11" rear setback for a single family residential dwelling in lieu of the required 25'in an R-1 (One-Family Residential) District located at 911 Osprey Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(1) & (13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. The side setback should be 9'8".
4. 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))*
5. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
6. 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.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

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

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 409 WANDA DRIVE**

The request of Mary T. Hendrickson (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 409 Wanda Drive, being 2.185 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Preliminary Plat approval of A.J. Hendrickson Addition.

Background:

The property is located at 409 Wanda Drive between East Cherry and South Hillbrook Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 5 lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Mary T. Hendrickson (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
A.J. Hendrickson Addition
Staff Review Letter

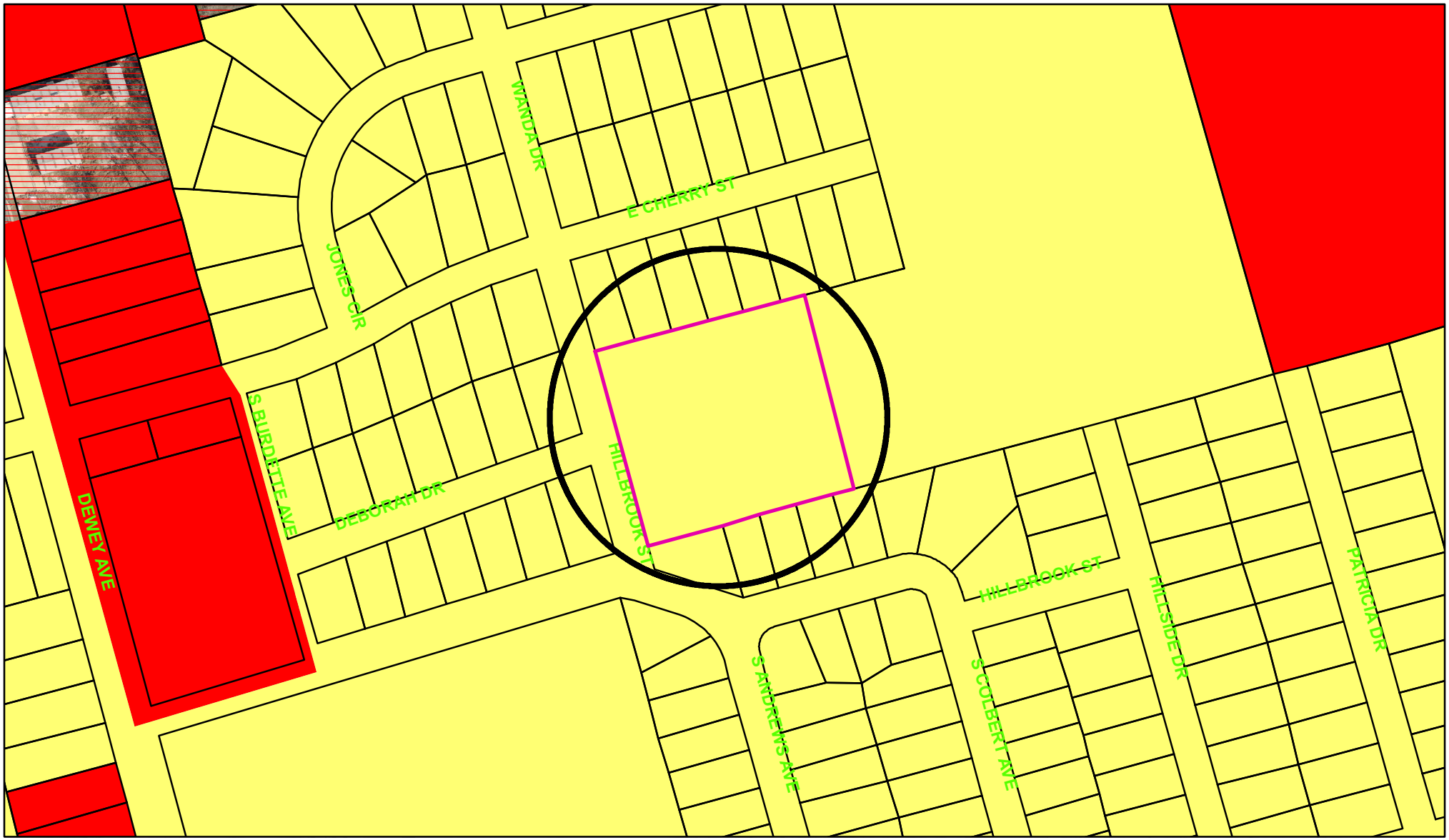
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

409 Wanda Drive

NOT TO SCALE

1 in = 409 ft



Zoning - 409 Wanda Drive

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

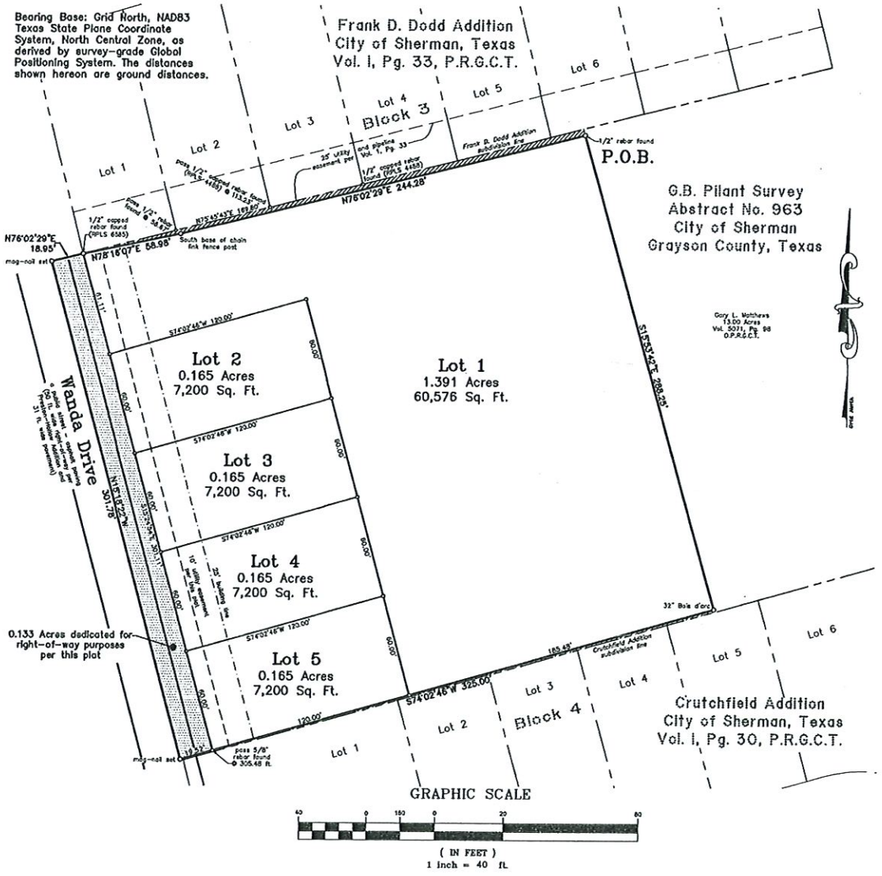
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 200 ft

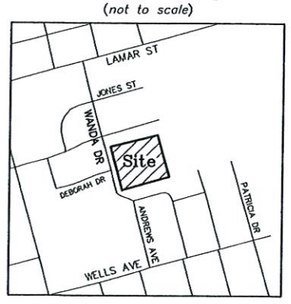


A.J. Hendrickson Addition
to the
City of Sherman, Texas
2.185 Acres
in the
George B. Pilant Survey
Abstract No. 963

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 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 26, 2008.
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. CGS311021

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:
Mary T. Hendrickson
409 S. Wanda Drive
Sherman, Texas 75090

Z:\Shared Projects\Land Projects RZ\409-S-Wanda-Sherman\Civil 3D\409 S Wanda Sherman.dwg Layout: Plat Plot Date: Oct 15 21 Time: 4:08 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the George B. Pilant Survey, Abstract No. 963, and being all of a "called" 2.18 acre tract of land conveyed to Mary T. Hendrickson by John M. Moseley and Linda K. Moseley by Warranty Deed dated March 26, 2013 and recorded in Volume 5271, Page 835, 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 rebar found for the most Western Northwest corner of a 13.00 acre tract of land conveyed to Gary L. Matthews in Volume 5071, Page 98, said Official Public Records and the Northeast corner of said Hendrickson 2.18 ac.;

THENCE South 15 deg. 53 min. 42 sec. East, along a West line of said Matthews 13.00 ac. and the East line of said Hendrickson 2.18 ac., for a distance of 288.25 ft. to a 32 inch Bois D'Arc tree for corner, at the Southwest corner of said Matthews 13.00 ac. and the Southeast corner of said Hendrickson 2.18 ac., FROM said Bois D'Arc a 1 inch pipe found for the Northeast corner of Lot 5 and the Northwest corner of Lot 6 of the Crutchfield Addition to the City of Sherman in Volume 1, Page 30, Plat Records Grayson County Texas bears North 77 deg. 31 min. 50 sec. a distance of 26.82 ft.;

THENCE South 74 deg. 02 min. 46 sec. West, along the South line of said Hendrickson 2.18 ac., at 305.48 ft pass a 5/8 inch rebar found for witness, and for a TOTAL distance of 325.00 ft. to a mag-nail set in the pavement of Wanda Drive, at the Southwest corner of said Hendrickson 2.18 ac.;

THENCE North 15 deg. 18 min. 22 sec. West, along the pavement of said Wanda Drive, with the West line of said Hendrickson 2.18 ac., for a distance of 301.78 ft. to a mag-nail set at the Northwest corner of the herien described tract;

THENCE North 76 deg. 02 min. 29 sec. East, passing the Esat edge of pavement of said Wanda Drive and continuing on for a total distance of 18.95 ft. to a 1/2 inch capped rebar found (RPLS 6585) at the Southwest corner of Lot 1, Block 3, Frank D. Dodd Addition to the City of Sherman, Texas as per plat of record in Volume 1, Page 33, said Plat Records;

THENCE North 78 deg. 16 min. 07 sec. East, a distance of 58.98 ft. to the South base of a chain link fence post at an angle point of the herien described tract;

THENCE North 76 deg. 02 min. 29 sec. East, along the North line of said Hendrickson 2.18 ac., a distance of 244.28 ft. to the **PLACE OF BEGINNING** and containing **2.185 ACRES** and/or **95,171 sq. ft.** of land.

I, Billy F. Helvey, 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.

Billy F. Helvey, R.P.L.S. No. 4488 Date:

STATE OF TEXAS · BILLY F. HELVEY · 4488 · REGISTERED PROFESSIONAL LAND SURVEYOR

I, Mary T. Hendrickson, owner of A.J. Hendrickson Addition, to the City of Sherman, do hereby dedicate the streets and easements shown hereon to the public use forever.

Mary T. Hendrickson

AVIGATION RELEASE

WHEREAS, Mary Hendrickson, 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 A.J. Hendrickson 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 A.J. Hendrickson 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 _____, 2021.

By:_____

By: Mary Hendrickson, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mary T. Hendrickson, 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 _____, 2021

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON

This, the final plat of A.J. Hendrickson Addition to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of A.J. Hendrickson Addition to City of Sherman, is hereby approved this _____ day of _____, 2021, 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 A.J. Hendrickson Addition to City of Sherman, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

A.J. Hendrickson Addition
to the
City of Sherman, Texas
2.184 Acres
in the
George B. Pilant Survey
Abstract No. 963

Job No. CGS311021

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:
Mary T. Hendrickson
409 S. Wanda Drive
Sherman, Texas 75090

Z:\Shared Projects\Land Projects RZ\409-S-Wanda-Sherman\Civil 3D\409 S Wanda Sherman.dwg Layout: Plat Plot Date: Oct 15 21 Time: 4:08 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Mary T. Hendrickson
409 S. Wanda Drive
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the A.J. Hendrickson Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. 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. Remove building line from plat.
4. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
5. Dedicate a 10' Water Line Easement along centerline of existing water line on southern portion of subject property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Indicate purpose of hatched areas north and south of proposed addition on plat.
7. Dedicate a 20' Sanitary Sewer Easement over existing sanitary sewer line to north of property. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Permanent structures will not be permitted to encroach into any easements.
9. 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.*
10. 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)*

11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

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

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

Requested Action/Proposed Use:

*** 901, 903, 917 & 921 EAST HOUSTON STREET AND 910 EAST CHAFFIN STREET (RECEIVED EMAIL FROM GAIL UTTER 11/9/2021, 10:34 a.m. REQUESTING TO MOVE TO DECEMBER MEETING)**

The request of Hope on Houston, Inc, (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 901, 903, 917 and 921 East Houston Street and 910 East Chaffin Street, being 1.695 acres in the J.B. McAnair Survey, Abstract No. 763 and being part of Block 19, Chaffin's Addition, as follows:

Planning and Zoning Commission

Replat approval of Hope on Houston Addition, being a Replat of a part of Block 19, Chaffin's 2nd Addition.

Background:

The property is located at 901, 903. 917 & 921 East Houston Street and 910 East Chaffin Street; the northeast corner of Houston and Willow Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into (2) two lots.

The following has been approved for the property at 901 E. Houston Street:

July 11, 1958 - An exception to allow a 5' side yard setback on the East, on the South maintain the existing building line, on the West maintain the existing building line except the Northwest corner of the existing building shall not extend closer than 25' to the north property line and the said 25' to be maintained for a distance of 40' beginning at the northwest corner and going east along the north property line, being an open space of 25'x40' and a 5' open space shall be maintained beginning 40' east of the northwest corner of the Church property and going East with the north property line to the southeast corner of the Ed Holmes tract.

Adjacent Zoning:

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

Origination:

Hope on Houston, Inc. (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.
and
Public/Institutional– The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

Number of notices mailed:

99

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Hope on Houston Addition, a Replat of part of Blk. 19, Chaffin's 2nd Addition
Staff Review Letter

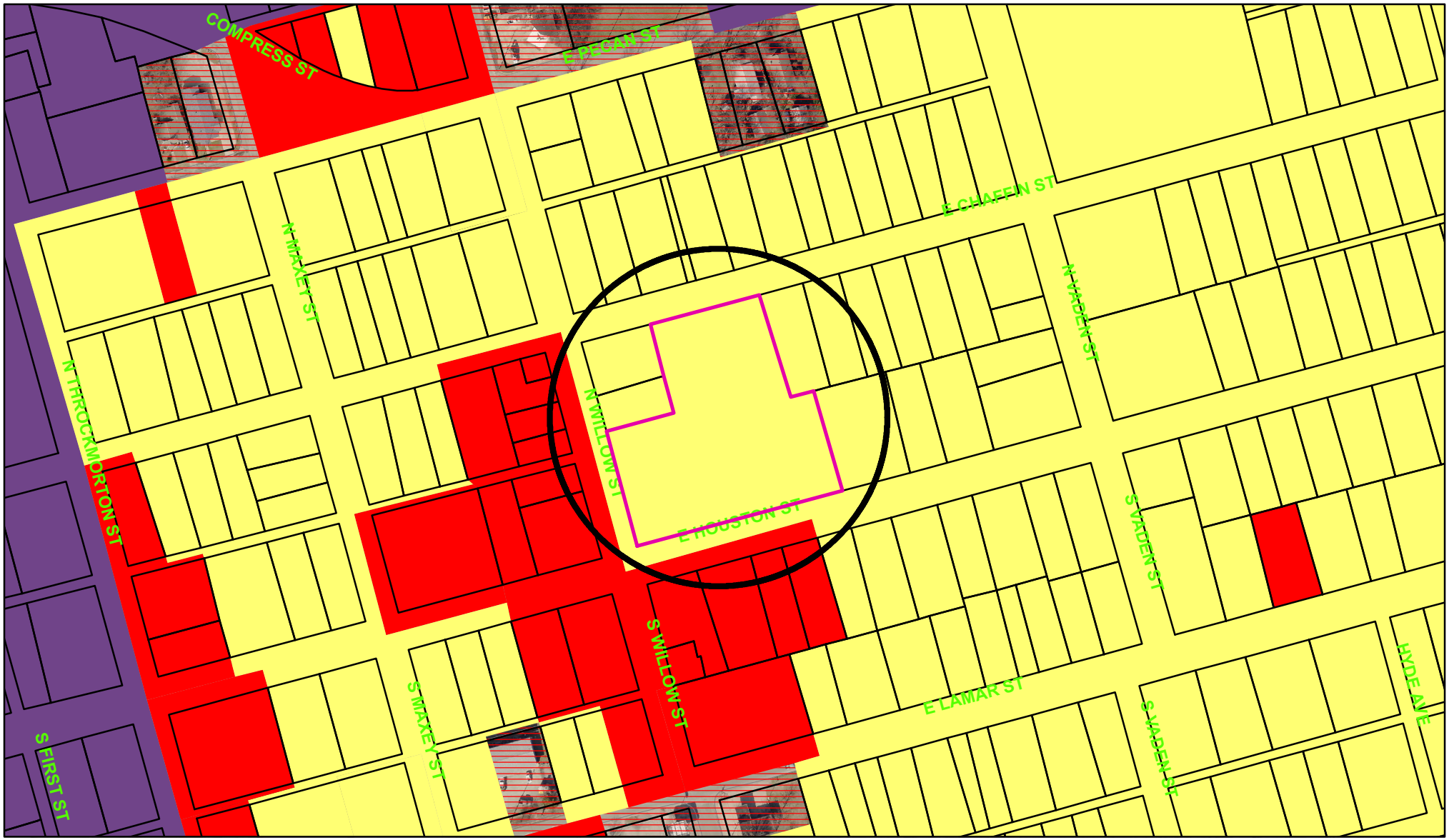
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

901, 903, 917 & 921 East Houston Street & 910 East Chaffin Street

NOT TO SCALE

1 in = 200 ft



Zoning - 901, 903, 917 & 921 East Houston Street & 910 East Chaffin 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.

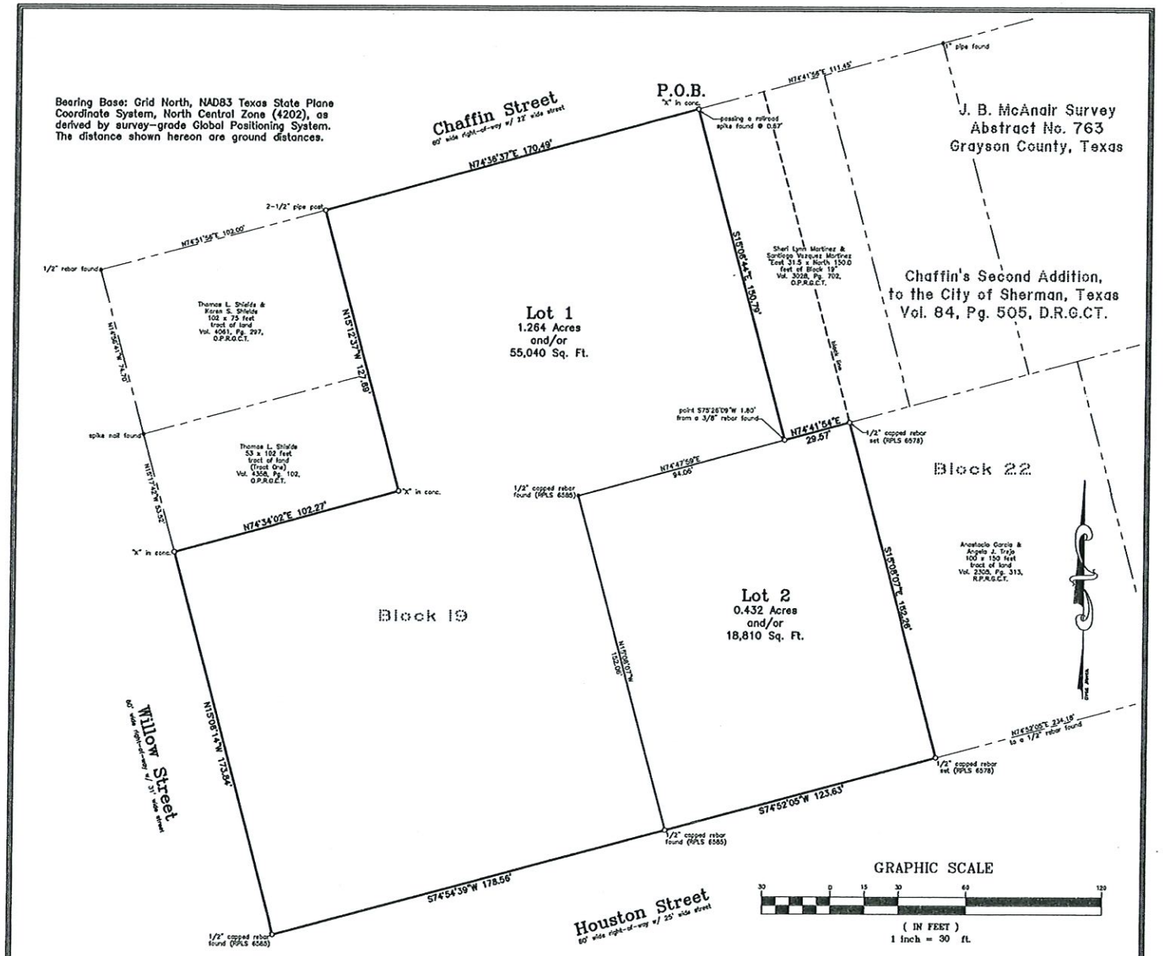
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

901, 903, 917, 921 East Houston Street &

910 East Chaffin Street



Hope on Houston Addition
(being a Replat of a part of Block 19, Chaffin's Addition)
to the
City of Sherman, Texas
1.695 Acres
in the
J. B. McAnair Survey
Abstract No. 763

General Notes:

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

Job No. CGS021021

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:
Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, Texas 75092

Vicinity Map
(not to scale)

Z:\Shared Projects\Land Projects R2\Part-of-Block-19-Chaffins-Addition\Drawings\Replat.dwg 10/1/2021 9:20 AM

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 part of Block 19, Chaffin's Addition, to the City of Sherman, Texas, as per plat of record in Volume 84, Page 505, Deed Records, Grayson County, Texas, said Part of Block 19 also being described as 1.263 acres (*Tract 1*), and 121.50 ft. by 150 ft. tract of land (*Tract 2*), conveyed by Correction General Warranty Deed from Wattman Holdings, LLC, to Hope on Houston, Inc., on April 16, 2020, recorded in Instrument No. 2020-10440, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a "X" found in concrete on the South right-of-way line of Chaffin Street, a North line of said Block 19, at the Northwest corner of the Sheri Lynn Martinez and Santiago Vazquez Martinez "East 31.5 x North 150.0 feet of Block 19", recorded in Volume 3028, Page 702, said Official Public Records, the Northeast corner of said Hope 1.263 ac. and the most Northern Northeast corner of the herein described tract, **SAID** "X" being South 74 deg. 41 min. 58 sec. West, 111.45 ft. from a 1 inch pipe found;

THENCE South 15 deg. 06 min. 44 sec. East, with an East line of said Hope 1.263 ac. and the West line of said Martinez tract, **PASSING** a railroad spike found at 0.67 ft., and continuing for a **TOTAL** distance of 150.79 ft. to a point that bears South 75 deg. 26 min. 09 sec. West, 1.80 ft. from a 3/8 inch rebar found at the Southwest corner of said Martinez tract, an angle point of said Hope Tract 2 and an Ell corner of both said Hope 1.263 ac. and the herein described tract;

THENCE North 74 deg. 41 min. 54 sec. East, with a North line of said Hope Tract 2 and the South line of said Martinez tract, a distance of 29.57 ft. to a 1/2 inch capped rebar set stamped (*RPLS 6578*) in the "apparent" East line of said Block 19 and the "apparent" West line of Block 22, said Choffin's Addition, at the Northwest corner of tje Anastacio Garcia and Angela J. Trejo 100 x 150 feet tract of land, recorded in Volume 2305, Page 313, Real Property Records, Grayson County, Texas and the most Eastern Northeast corner of the herein described tract;

THENCE South 15 deg. 08 min. 07 sec. East, with the "apparent" East line of said Block 19 and the "apparent" the West line of said Block 22, a distance of 152.26 ft. to a 1/2 inch capped rebar set stamped (*RPLS 6578*) in the North right-of-way line of Houston Street, at the "apparent" Southeast corner of said Block 19 and the "apparent" Southwest corner of both said Block 22 and Garcia tract, at the Southeast corner of the herein described tract;

THENCE South 74 deg. 52 min. 05 sec. West, with the North right-of-way line of said Houston Street and a South line of both said Block 19 and said Hope Tract 2, a distance of 123.63 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the Southwest corner of said Hope Tract 2 and the most Southern Southeast corner of said Hope 1.263 ac., at an angle point of the herein described tract;

THENCE South 74 deg. 54 min. 39 sec. West, continuing with the North right-of-way line of said Houston Street and a South line of both said Block 19 and said Hope 1.263 ac., a distance of 178.56 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the intersection of the North line of said Houston Street with the East line of Willow Street, at the Southwest corner of all said Block 19, Hope 1.263 ac. and the herein described tract;

THENCE North 15 deg. 06 min. 14 sec. West, with the East right-of-way line of said Willow Street and a West line of said Hope 1.263 ac., a distance of 173.84 ft. to a "X" found in concrete at the Southwest corner of the Thomas L. Shields 53 x 102 feet tract of land (*Tract One*), recorded in Volume 4358, Page 102, said Official Public Records and the most Western Northwest corner of both said Hope 1.263 ac. and the herein described tract, **SAID** "X" being South 15 deg. 17 min. 42 sec. West, 53.52 ft. from a spike nail found;

THENCE North 74 deg. 34 min. 02 sec. East, with a North line of said Hope 1.263 ac. and the South line of said Shields Tract One, a distance of 102.27 ft. to a "X" found in concrete at the Southeast corner of said Shields Tract One, an Ell corner of both said Hope 1.263 ac. and the herein described tract;

THENCE North 15 deg. 12 min. 37 sec. West, with a West line of said Hope 1.263 ac. and the East line of said Shields Tract One, a distance of 127.69 ft. to a 2-1/2 inch pipe post found in the South right-of-way line of said Chaffin Street and the North line of said Block 19, at the Northeast corner of the Thomas L. Shields and Karen S. Shields 102 x 75 feet tract of land, recorded in Volume 4061, Page 297, said Official Public Records, the most Northern Northwest corner of both said Hope 1.263 ac. and the herein described tract, **SAID** post being North 74 deg. 51 min. 58 sec. East, 102.00 ft. from a 1/2 inch rebar found;

THENCE North 74 deg. 36 min. 37 sec. East, with the South right-of-way line of said Chaffin Street and the North line of both said Block 19 and said Hope 1.263 ac., a distance of 170.49 ft. to the **PLACE OF BEGINNING** and containing **1.695 ACRES and/or 73,850 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
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

I, Hope on Houston, Inc., sole owner of Hope on Houston 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.

_____
Gail Utter, Authorized Representative for Hope on Houston, Inc.

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Gail Utter, 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 _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON

This, the final plat of Hope on Houston Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Hope on Houston Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, 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 Hope on Houston Addition to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Hope on Houston Addition
(being a Replat of a part of Block 19, Chaffin's Addition)
to the
City of Sherman, Texas
1.695 Acres
in the
J. B. McAnair Survey
Abstract No. 763

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:
Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\Part-of-Block-19-Chaffins-Addition\Drawings\Replat.dwg 10/1/2021 9:20 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Hope on Houston Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
2. Sidewalks are required along Chaffin Street, Willow Street, and Houston Street and an ADA compliant pedestrian ramp is required on the corner of Willow Street and Houston Street. *Code of Ordinances Chapter 3, Division 4, Sec. 3.10*
3. Graphically show edge of pavement on drawing.
4. Dedicate a 15'x15' Right of Way corner clip on Southwest 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)*
5. Dedicate a 10' Utility Easement along all street frontage. Easement to be parallel to new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 20' Sanitary Sewer Easement along center line of existing sewer main. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Permanent structures will not be permitted to encroach into any easements.
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

11. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

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

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

Requested Action/Proposed Use:

921 EAST HOUSTON STREET (RECEIVED EMAIL FROM GAIL UTTER 11/9/2021, 10:34 a.m. REQUESTING TO MOVE TO DECEMBER MEETING)

The request of Hope on Houston, Inc, (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 921 East Houston Street, being 0.432 acres in the J.B. McAnair Survey, Abstract No. 763 and being Lot 2 of the proposed Hope on Houston Addition, a Replat of a part of Block 19, Chaffin's Addition, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located at 921 East Houston Street; the northeast corner of Houston and Willow Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to change the zoning on the property to a C-1 (Retail Business) District and renovate the existing building for Vecinos Ministry, a ministry of First United Methodist Church. They will sell baked goods, tortillas and coffee.

Adjacent Zoning:

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

Origination:

Hope on Houston, Inc. (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

17

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Hope on Houston Addition, a Replat of part of Blk. 19, Chaffin's 2nd Addition

Site Plan

Photos

Staff Review Letter

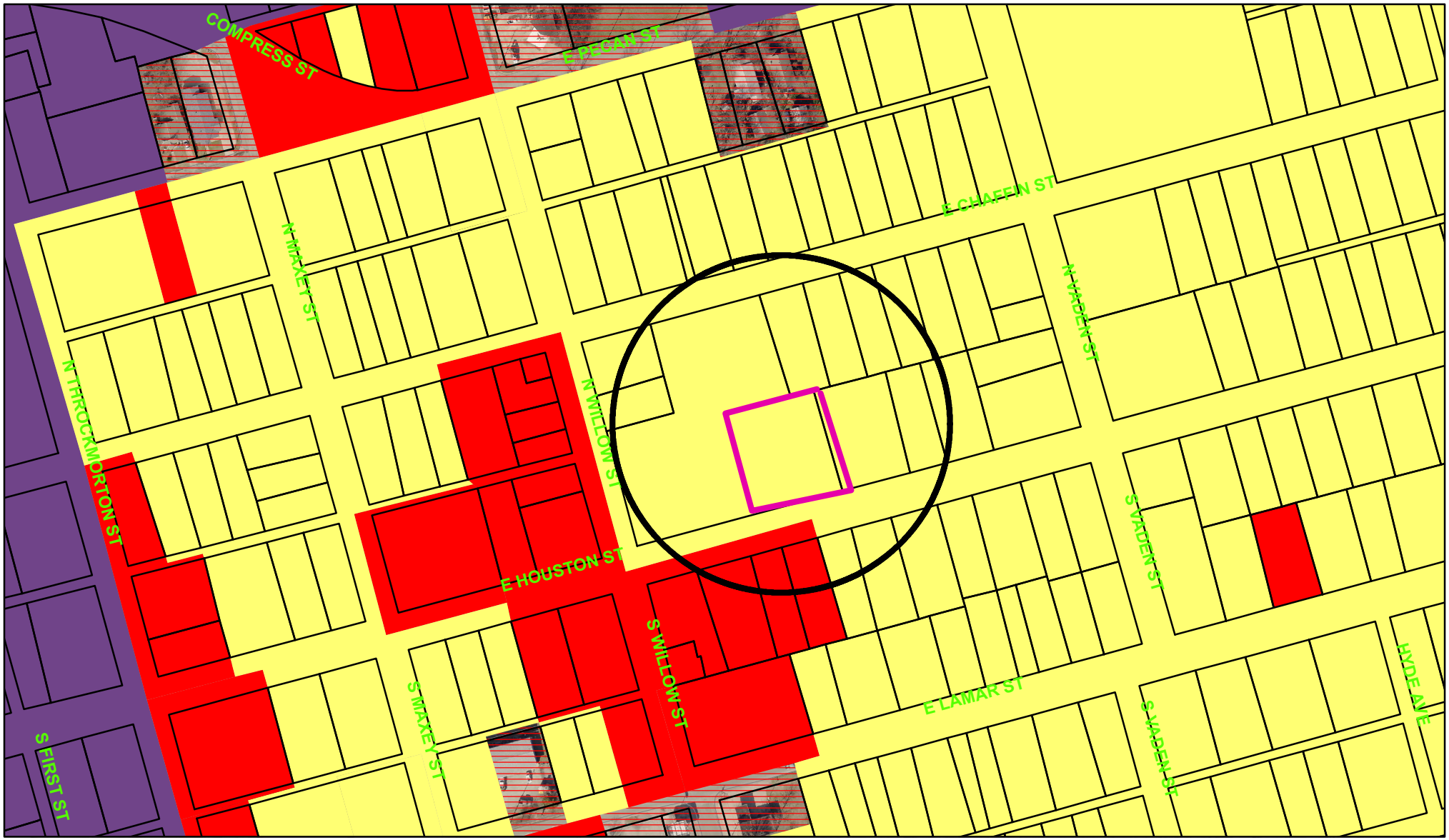
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

921 East Houston Street

NOT TO SCALE

1 in = 147 ft



Zoning - 921 East Houston 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
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Zoning Districts
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

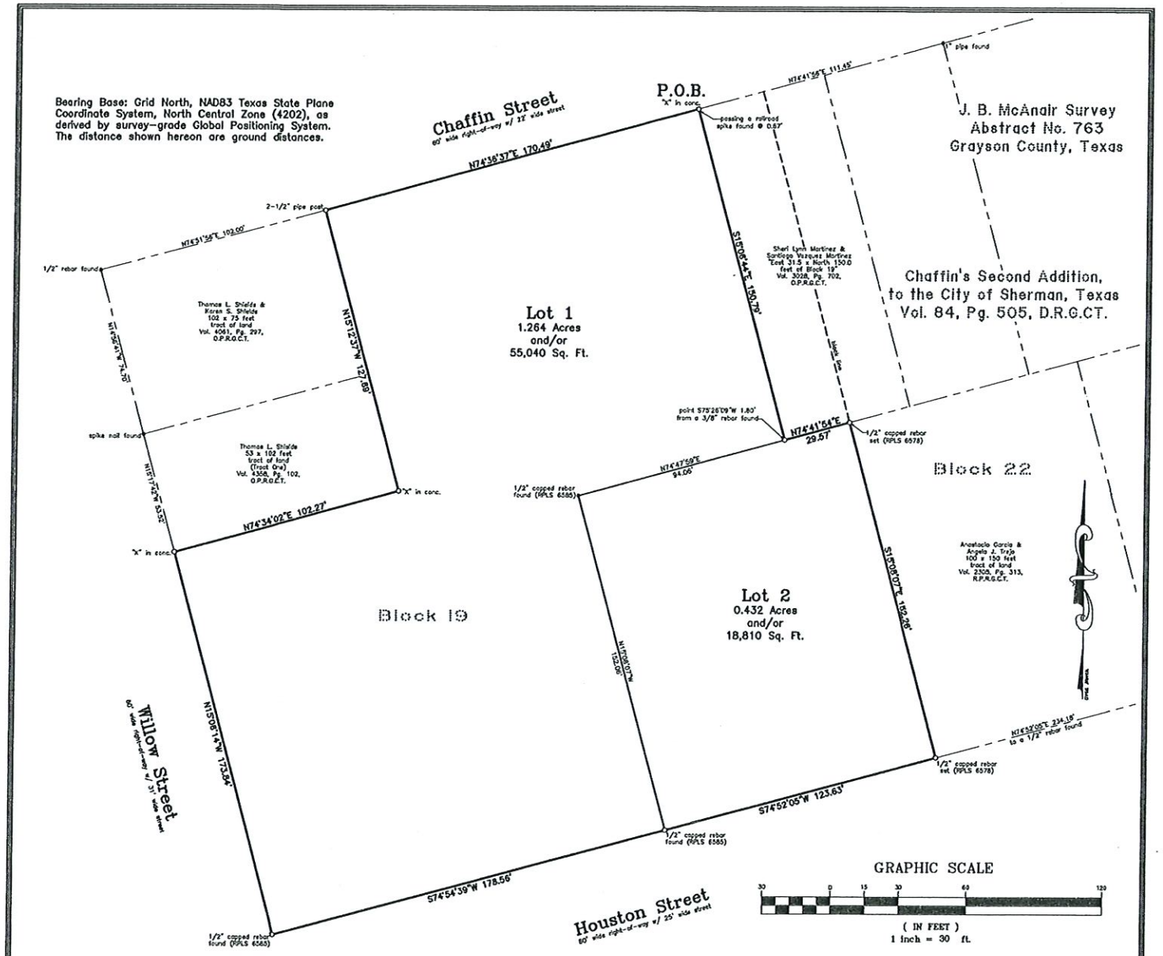
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

921 East Houston Street



Hope on Houston Addition
(being a Replat of a part of Block 19, Chaffin's Addition)
to the
City of Sherman, Texas
1.695 Acres
in the
J. B. McAnair Survey
Abstract No. 763

General Notes:

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

Job No. CGS021021

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Phone (903) 463-6191
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Owner:
Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, Texas 75092

Vicinity Map
(not to scale)

Z:\Shared Projects\Land Projects R2\Part-of-Block-19-Chaffins-Addition\Drawings\Replat.dwg 10/1/2021 9:20 AM

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 part of Block 19, Chaffin's Addition, to the City of Sherman, Texas, as per plat of record in Volume 84, Page 505, Deed Records, Grayson County, Texas, said Part of Block 19 also being described as 1.263 acres (*Tract 1*), and 121.50 ft. by 150 ft. tract of land (*Tract 2*), conveyed by Correction General Warranty Deed from Wattman Holdings, LLC, to Hope on Houston, Inc., on April 16, 2020, recorded in Instrument No. 2020-10440, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a "X" found in concrete on the South right-of-way line of Chaffin Street, a North line of said Block 19, at the Northwest corner of the Sheri Lynn Martinez and Santiago Vazquez Martinez "East 31.5 x North 150.0 feet of Block 19", recorded in Volume 3028, Page 702, said Official Public Records, the Northeast corner of said Hope 1.263 ac. and the most Northern Northeast corner of the herein described tract, **SAID** "X" being South 74 deg. 41 min. 58 sec. West, 111.45 ft. from a 1 inch pipe found;

THENCE South 15 deg. 06 min. 44 sec. East, with an East line of said Hope 1.263 ac. and the West line of said Martinez tract, **PASSING** a railroad spike found at 0.67 ft., and continuing for a **TOTAL** distance of 150.79 ft. to a point that bears South 75 deg. 26 min. 09 sec. West, 1.80 ft. from a 3/8 inch rebar found at the Southwest corner of said Martinez tract, an angle point of said Hope Tract 2 and an Ell corner of both said Hope 1.263 ac. and the herein described tract;

THENCE North 74 deg. 41 min. 54 sec. East, with a North line of said Hope Tract 2 and the South line of said Martinez tract, a distance of 29.57 ft. to a 1/2 inch capped rebar set stamped (*RPLS 6578*) in the "apparent" East line of said Block 19 and the "apparent" West line of Block 22, said Choffin's Addition, at the Northwest corner of tje Anastacio Garcia and Angela J. Trejo 100 x 150 feet tract of land, recorded in Volume 2305, Page 313, Real Property Records, Grayson County, Texas and the most Eastern Northeast corner of the herein described tract;

THENCE South 15 deg. 08 min. 07 sec. East, with the "apparent" East line of said Block 19 and the "apparent" the West line of said Block 22, a distance of 152.26 ft. to a 1/2 inch capped rebar set stamped (*RPLS 6578*) in the North right-of-way line of Houston Street, at the "apparent" Southeast corner of said Block 19 and the "apparent" Southwest corner of both said Block 22 and Garcia tract, at the Southeast corner of the herein described tract;

THENCE South 74 deg. 52 min. 05 sec. West, with the North right-of-way line of said Houston Street and a South line of both said Block 19 and said Hope Tract 2, a distance of 123.63 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the Southwest corner of said Hope Tract 2 and the most Southern Southeast corner of said Hope 1.263 ac., at an angle point of the herein described tract;

THENCE South 74 deg. 54 min. 39 sec. West, continuing with the North right-of-way line of said Houston Street and a South line of both said Block 19 and said Hope 1.263 ac., a distance of 178.56 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the intersection of the North line of said Houston Street with the East line of Willow Street, at the Southwest corner of all said Block 19, Hope 1.263 ac. and the herein described tract;

THENCE North 15 deg. 06 min. 14 sec. West, with the East right-of-way line of said Willow Street and a West line of said Hope 1.263 ac., a distance of 173.84 ft. to a "X" found in concrete at the Southwest corner of the Thomas L. Shields 53 x 102 feet tract of land (*Tract One*), recorded in Volume 4358, Page 102, said Official Public Records and the most Western Northwest corner of both said Hope 1.263 ac. and the herein described tract, **SAID** "X" being South 15 deg. 17 min. 42 sec. West, 53.52 ft. from a spike nail found;

THENCE North 74 deg. 34 min. 02 sec. East, with a North line of said Hope 1.263 ac. and the South line of said Shields Tract One, a distance of 102.27 ft. to a "X" found in concrete at the Southeast corner of said Shields Tract One, an Ell corner of both said Hope 1.263 ac. and the herein described tract;

THENCE North 15 deg. 12 min. 37 sec. West, with a West line of said Hope 1.263 ac. and the East line of said Shields Tract One, a distance of 127.69 ft. to a 2-1/2 inch pipe post found in the South right-of-way line of said Chaffin Street and the North line of said Block 19, at the Northeast corner of the Thomas L. Shields and Karen S. Shields 102 x 75 feet tract of land, recorded in Volume 4061, Page 297, said Official Public Records, the most Northern Northwest corner of both said Hope 1.263 ac. and the herein described tract, **SAID** post being North 74 deg. 51 min. 58 sec. East, 102.00 ft. from a 1/2 inch rebar found;

THENCE North 74 deg. 36 min. 37 sec. East, with the South right-of-way line of said Chaffin Street and the North line of both said Block 19 and said Hope 1.263 ac., a distance of 170.49 ft. to the **PLACE OF BEGINNING** and containing **1.695 ACRES and/or 73,850 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
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

I, Hope on Houston, Inc., sole owner of Hope on Houston 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.

_____
Gail Utter, Authorized Representative for Hope on Houston, Inc.

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Gail Utter, 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 _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON

This, the final plat of Hope on Houston Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Hope on Houston Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, 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 Hope on Houston Addition to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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.

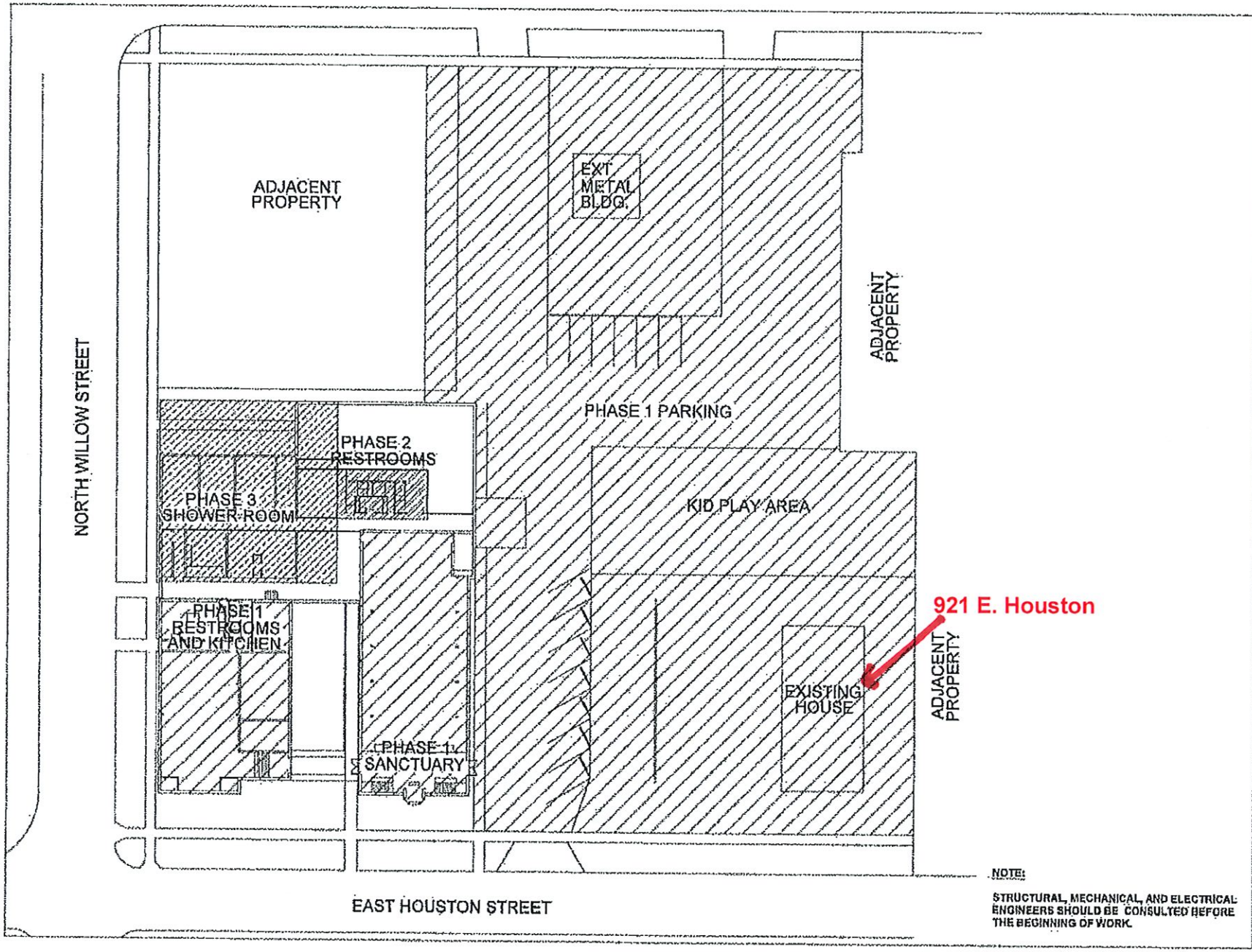
WITNESS MY HAND THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Hope on Houston Addition
(being a Replat of a part of Block 19, Chaffin's Addition)
to the
City of Sherman, Texas
1.695 Acres
in the
J. B. McAnair Survey
Abstract No. 763

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:
Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\Part-of-Block-19-Chaffins-Addition\Drawings\Replat.dwg 10/1/2021 9:20 AM



NOTE:

STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERS SHOULD BE CONSULTED BEFORE THE BEGINNING OF WORK.

BLUESTONE DRAFTING + DESIGN

JOB TITLE: KEY MEMORIAL CHURCH RENOVATION
900 BLK. E. HOUSTON ST, SHERMAN, TX 75092
CONSTRUCTION DOCUMENTS

REVISION:

SCALE: 1/16" = 1'

DATE: 3/19/2018

SHEET NO.: A0.1

OVERALL PLAN

921 E. Houston Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, TX 75090

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

Dear Applicants,

The request for a zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District located at 921 East Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*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. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. The trash dumpster must be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The property and use shall comply with all City, Federal and State regulations.
9. The building must be brought up to commercial building codes before a Certificate of Occupancy Permit will be issued.
10. A minimum six (6) foot solid screening device shall be provided abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(2))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. 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*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 310 & 324 WEST U.S. HIGHWAY 82**

The request of Anthony and Lane Aleman (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 310 and 324 West U.S. Highway 82, being 1.574 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Aleman Addition.

Background:

The property is located at 310 and 324 West U.S. Highway 82, the southwest corner of U.S. Highway 82 and Hickory Street and is zoned a C-2 (General Commercial) District. The owner would like to plat the property into (2) two lots for commercial development.

The following has been approved for the property at 310 W. Highway 82:

- August 13, 1979 - Zone change to a C-2 (General Commercial) District (Ordinance 3351)
- June 7, 2010 - Specific Use Permit to allow a single faced digital billboard in a C-2 (General Commercial) District (Ordinance 5652)
- May 18, 2021 - Variance to allow a 25' front setback for a 50' tall digital billboard
- October 19, 2020 - Specific Use Permit to allow a Contractor's Office/Warehouse in a C-2 (General Commercial) District (Ordinance 6329)

The following has been approved for the property at 324 West Highway 82:

- January 22, 1991 - Zone change to a C-2 (General Commercial) District (Ordinance 4196)
- October 18, 1994 - To not require a screening device between C-2 (General Commercial) District and R-1 (One Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Anthony and Lane Aleman (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Aleman Addition
Staff Review Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

310 & 324 West U.S. Highway 82

NOT TO SCALE

1 in = 300 ft

Zoning - 310 & 324 West U.S. Highway 82

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

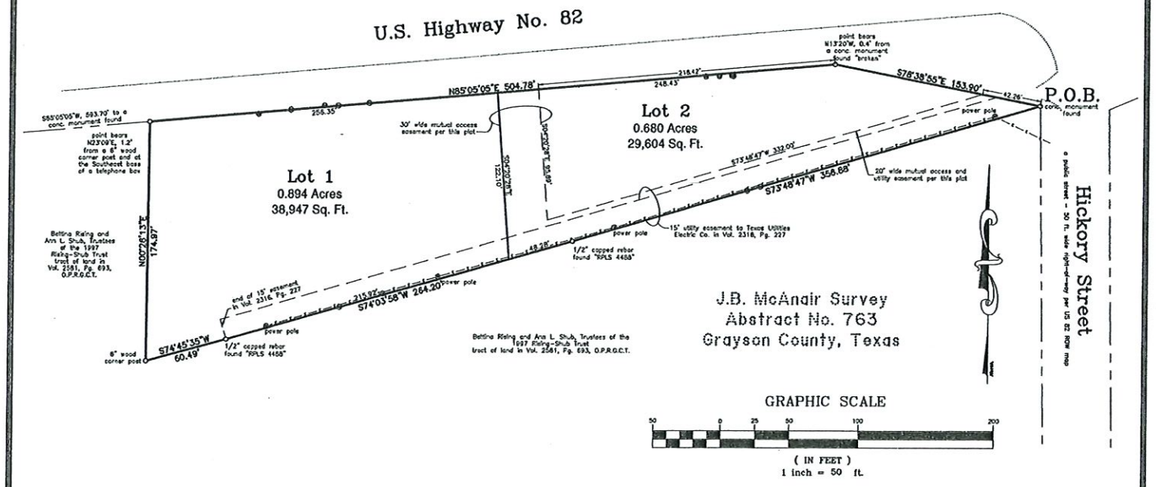
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

Bearing Base: Grid North, NAD83 Texas
State Plane Coordinate System, North
Central Zone, as derived by survey-grade
Global Positioning System.



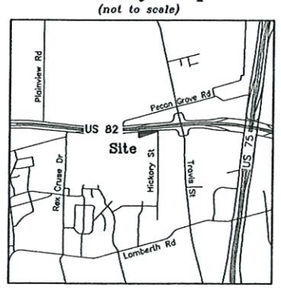
Aleman Addition
to
the City of Sherman
Grayson County, Texas
1.574 Acres
in the
J.B. McAnair Survey
Abstract No. 763

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County, Texas.
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 26, 2008.
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. CGS381021

Vicinity map
(not to scale)



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:
Anthony Aleman and Lane Aleman
6 Timbercreek
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\1.56-Acres-J.B.-McAnair-Survey\Civil 3D\Plat.dwg 10/19/2021 3:29 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J.B. McAnair Survey, Abstract No. 763, being all of the 1.574 acre tract of land conveyed by Warranty Deed with Vendor's Lien from Edgar Wayne McCarley, Trustee of the Edgar Wayne McCarley Revocable Trust to Anthony Aleman and Lane Aleman on October 21, 2020 and recorded in Instrument No. 2020-30130, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a concrete monument found at the intersection of the South right-of-way line of U.S. Highway No. 82 with the West line of Hickory Street, a public street, at the Southeast corner of said Aleman 1.574 ac.;

THENCE South 73 deg. 48 min. 47 sec. West, with the general course of a wire fence maintaining the South line of said Aleman 1.574 ac., a distance of 356.68 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at an angle point;

THENCE South 74 deg. 03 min. 58 sec. West, continuing with the general course of a wire fence maintaining the South line of said Aleman 1.574 ac., a distance of 264.20 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at an angle point;

THENCE South 74 deg. 45 min. 35 sec. West, continuing with the general course of a wire fence maintaining the South line of said Aleman 1.574 ac., a distance of 60.49 ft. to a 6 inch wood corner post at the Southwest corner of said Aleman 1.574 ac.;

THENCE North 00 deg. 26 min. 13 sec. East, continuing with the general course of a wire fence maintaining the West line of said Aleman 1.574 ac., passing East 0.5 ft. of a 6 inch wood corner post at a distance of 173.9 ft., continuing on and leaving said fence for a TOTAL distance of 174.97 ft. to a point in the South right-of-way line of said U.S. Highway No. 82, at the Northwest corner of said Aleman 1.574 ac., SAID point bears North 85 deg. 05 min. 05 sec. East, 593.70 ft. from a concrete monument found;

THENCE North 85 deg. 05 min. 05 sec. East, with the South right-of-way line of said U.S. Highway No. 82 and the North line of said Aleman 1.574 ac., a distance of 504.78 ft. to a point at the Northeast corner of said Aleman 1.574 ac., SAID point bears North 13 deg. 20 min. West, 0.4 ft. from a broken concrete monument found;

THENCE South 78 deg. 38 min. 55 sec. East, continuing with the South right-of-way line of said U.S. Highway No. 82 and the North line of said McCarley 1.560 ac., a distance of 153.90 ft. to the **PLACE OF BEGINNING** and containing **1.574 ACRES and/or 68,561 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Billy F. Helvey, 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.

Billy F. Helvey, R. P. L. S. No. 4488 Date:

STATE OF TEXAS REGISTERED KATE A. WAGNER 6078 PROFESSIONAL LAND SURVEYOR

We, Anthony Aleman and Lane Aleman, sole owners of Aleman 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.

Anthony Aleman Lane Aleman

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Anthony Aleman, 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 _____, 2021.

Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Lane Aleman, 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 _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Aleman Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Aleman Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, 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 Aleman Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Aleman Addition
to
the City of Sherman
Grayson County, Texas
1.574 Acres
in the
J.B. McAnair Survey
Abstract No. 763

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:
Anthony Aleman and Lane Aleman
6 Timbercreek
Sherman, Texas 75092

Z:\Shared Projects\Land Projects R2\1.56-Acres-J.B.-McAnair-Survey\Civil 3D\Plat.dwg 10/19/2021 3:29 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Anthony Aleman and Lane Aleman
6 Timbercreek
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Aleman Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
2. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
3. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required.
4. Privately owned and maintained detention in accordance with City criteria may be required upon development. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 1225, 1229, 1233 & 1237 NORTH BROUGHTON STREET**

The request of Moran Developments, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1225, 1229, 1233 and 1237 North Broughton Street, being 0.230 acres in the J.B. McAnair Survey, Abstract No.763, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Moran on Broughton Addition.

Background:

The property is located at 1225, 1229, 1233 and 1237 North Broughton Street, the southeast corner of Sycamore and Broughton Streets and is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into (1) one lot for residential development of a four-plex.

The following has been approved for the property:

- July 19, 2021 - Zone change from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District (Ord. 6399)

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Moran Development, LLC (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Moran on Broughton Addition
Staff Review Letter

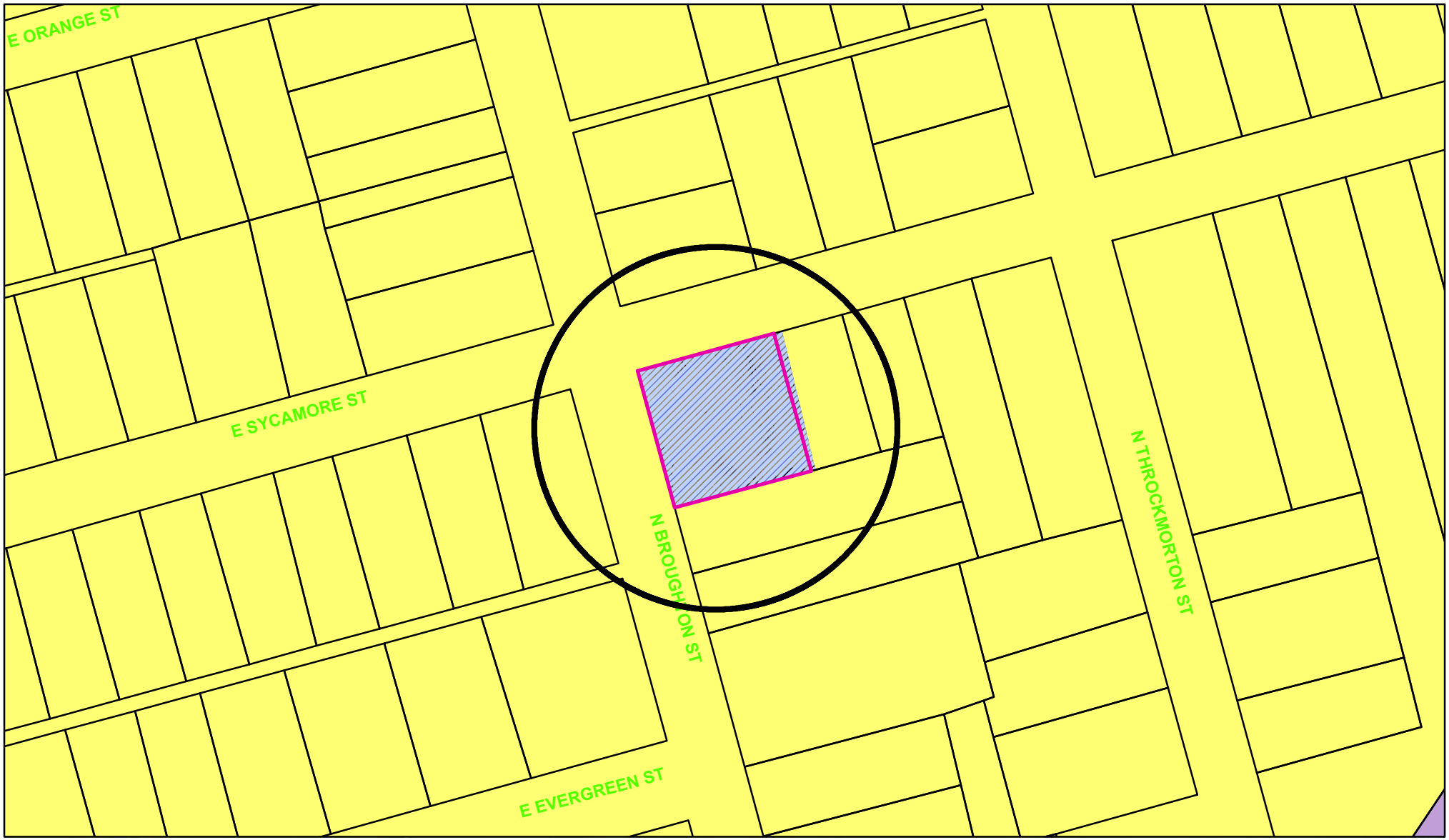
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1225, 1229, 1233 & 1237 North Broughton Street

NOT TO SCALE

1 in = 226 ft



Zoning - 1225, 1229, 1233 & 1237 North Broughton 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

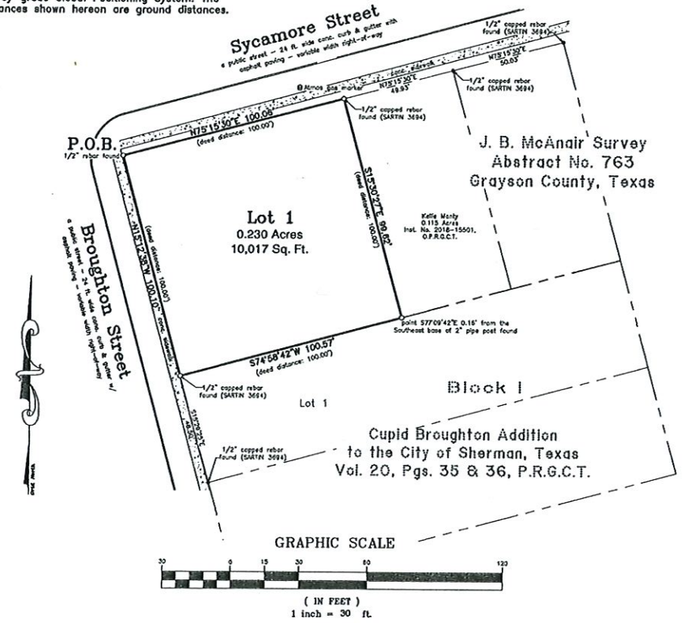
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

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



Moran on Broughton Addition
to
the City of Sherman
Grayson County, Texas
0.230 Acres
in the
J.B. McAnair Survey
Abstract No. 763

General Notes:

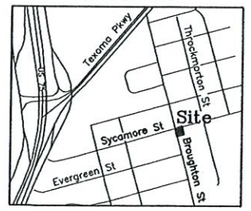
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway 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.

Job No. CGS361021

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:
Moran Developments, LLC
910 S Travis Street
Sherman, Texas 75090

Location Map
(not to scale)



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 all of the "called" 100 ft. by 100 ft. tract of land conveyed by Warranty Deed from Jamie Vandagriff to Moran Developments, LLC on May 24, 2021, recorded in Instrument No. 2021-17385, 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 rebar found at the intersection of the South right-of-way line of Sycamore Street with the East right-of-way line of Broughton Street, at the Northwest corner of said Moran Developments tract;

THENCE North 75 deg. 15 min. 30 sec. East, with the South right-of-way line of said Sycamore Street and the North line of said Moran Developments tract, a distance of 100.08 ft. to a 1/2 inch capped rebar found stamped (SARTIN 3694) at the Northwest corner of the Kellie Manty 0.115 acre tract of land, recorded in Instrument No. 2018-15501, said Official Public Records and the Northeast corner of said Moran Developments tract, SAID rebar being South 75 deg. 15 min. 30 sec. West, 49.93 ft. from a 1/2 inch capped rebar found stamped (SARTIN 3694) at the Northeast corner of said Manty 0.115 ac.;

THENCE South 15 deg. 30 min. 27 sec. East, with the East line of said Moran Developments tract and the West line of said Manty 0.115 ac., a distance of 99.62 ft. to a point in the North line of Lot 1, Block 1, Cupid Broughton Addition, to the City of Sherman, Texas, as per plat of record in Volume 20, Pages 35 & 36, Plat Records, Grayson County, Texas, at the Southwest corner of said Manty 0.115 ac. and the Southeast corner of said Moran Developments tract, SAID point bears South 77 deg. 09 min. 42 sec. East, 0.18 ft. from the Southeast base of a 2 inch pipe post found;

THENCE South 74 deg. 58 min. 42 sec. West, with the South line of said Moran Developments tract and the North line of said Lot 1, a distance of 100.57 ft. to a 1/2 inch capped rebar found stamped (SARTIN 3694) in the East right-of-way line of said Broughton Street, at the Northwest corner of said Lot 1 and the Southwest corner of said Moran Developments tract, SAID rebar being North 15 deg. 29 min. 25 sec. West, 48.50 ft. from a 1/2 inch capped rebar found stamped (SARTIN 3694) at the Southwest corner of said Lot 1;

THENCE North 15 deg. 12 min. 38 sec. West, with the East right-of-way line of said Broughton Street and the West line of said Moran Developments tract, a distance of 100.10 ft. to the **PLACE OF BEGINNING** and containing **10,017 SQUARE FEET** and **0.230 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:

I, Moran Developments, LLC, sole owner of Moran on Broughton 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.

_____
Luis Moran - Moran Developments, LLC

WHEREAS, Moran Developments, 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 Moran on Broughton 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 Moran on Broughton 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 _____, 2021.

By:_____

By: Luis Moran - Moran Developments, LLC, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Luis Moran, 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 _____, 2021.

_____
Notary Public, Grayson County, Texas

This, the final plat of Moran on Broughton Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Moran on Broughton Addition to the City of Sherman, Texas is hereby approved this _____ day of _____, 2021, 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 Moran on Broughton Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the ____ day of _____, 2019, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Moran on Broughton Addition
to
the City of Sherman
Grayson County, Texas
0.230 Acres
in the
J.B. McAnair Survey
Abstract No. 763

Job No. CGS361021

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

Z:\Shared Projects\Land Projects R2\100'-by-100'-Tract-J-B-McAnair-Survey\Drawings\Plat.dwg 10/18/2021 10:41 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Moran Developments, LLC
910 S. Travis Street
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Moran on Broughton Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Dedicate a 15'x15' 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)*
3. Dedicate a 10' Utility Easement along street on Broughton Street and Sycamore Street. Easement must parallel new right of way created by corner clip. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Avigation Release language on plat must be titled as AVIGATION RELEASE. *Code of Ordinances Chapter 14, Article 14.02*
5. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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 & 622 SOUTH FIRST STREET

The request of M&G Home Builders (Owner) 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:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsections (1) to allow the following lot widths and area in lieu of the required 60' lot width, 6,000 square foot lot area for the proposed Mora's Addition in an R-1 (One-Family Residential) District:

Lot 1 – 40.00' lot width, 4,000 sq. ft. lot area
Lot 2 – 43.00' lot width, 4,300 sq. ft. lot area

Planning and Zoning Commission

B. Preliminary Plat approval of Mora's on First Street Addition.

Background:

The property is located at 620 and 622 South First Street between King Street and Wells Avenue and is zoned an R-1 (One-Family Residential) District. The owner is requesting exceptions on the lot width and area to plat the property into (2) two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District
M-2 (Heavy Manufacturing) District

Origination:

M&G Home Builders (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

13

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Mora on First Addition
Site Plan
Building Elevations
Staff Review Letter

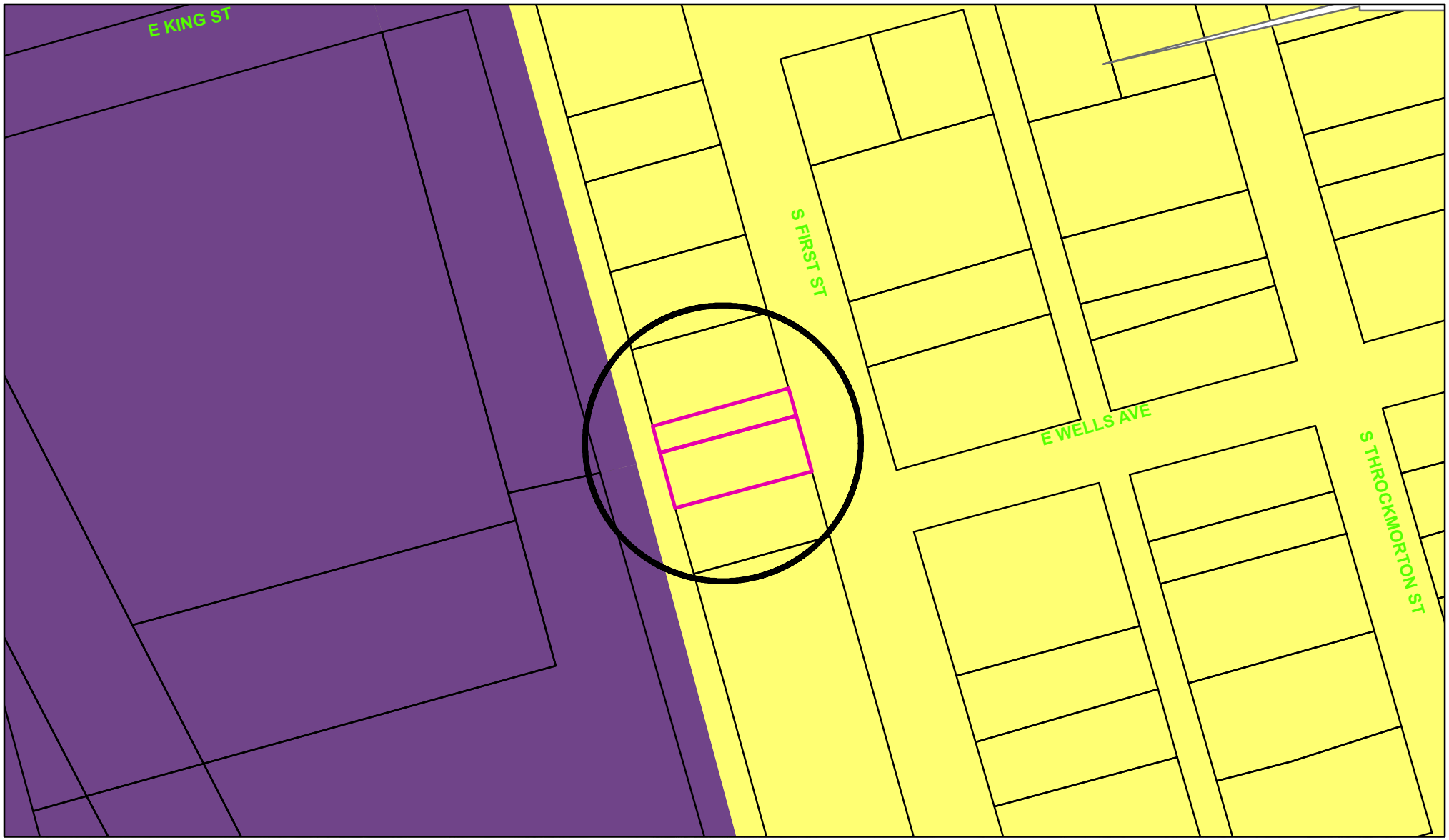
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

620 & 622 South First Street

NOT TO SCALE

1 in = 226 ft



Zoning - 620 & 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
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- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
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- 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

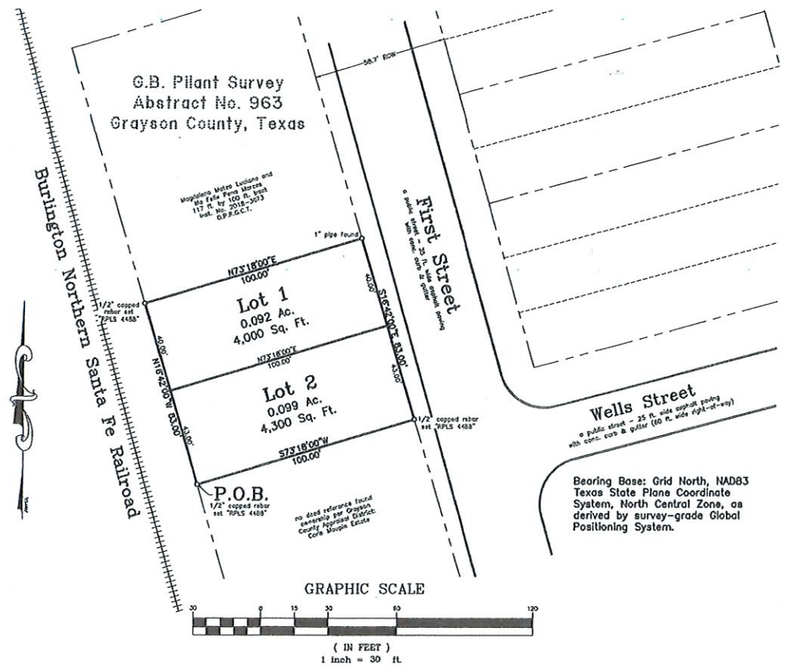
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

620 & 622 South First Street

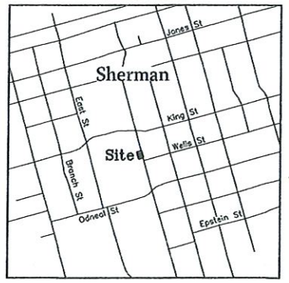


Preliminary Plat
Mora on First Addition
to
the City of Sherman
Grayson County, Texas
0.191 Acres
in the
G.B. Pilant Survey
Abstract No. 963

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 to be 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. 48181C0230 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. CGS351021

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

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. Seidlitz 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 set, stamped "RPLS 4488" at the Southwest corner of the "called" 117 ft. by 100 ft. tract of land conveyed to Magdalena 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, Billy F. Helvey, 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.

_____
Billy F. Helvey, R. P. L. S. No. 4488 Date:

STATE OF TEXAS · REGISTERED · BILLY F. HELVEY · 4488 · PROFESSIONAL LAND SURVEYOR

I, M&G Home Builders, sole owner 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 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 Preliminary 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 _____, 2021.

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 _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Preliminary Plat of Mora on First Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, 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 Mora on First Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Preliminary 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. CGS351021

Helvey-Wagner Surveying, Inc.
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Ph (903) 463-6191
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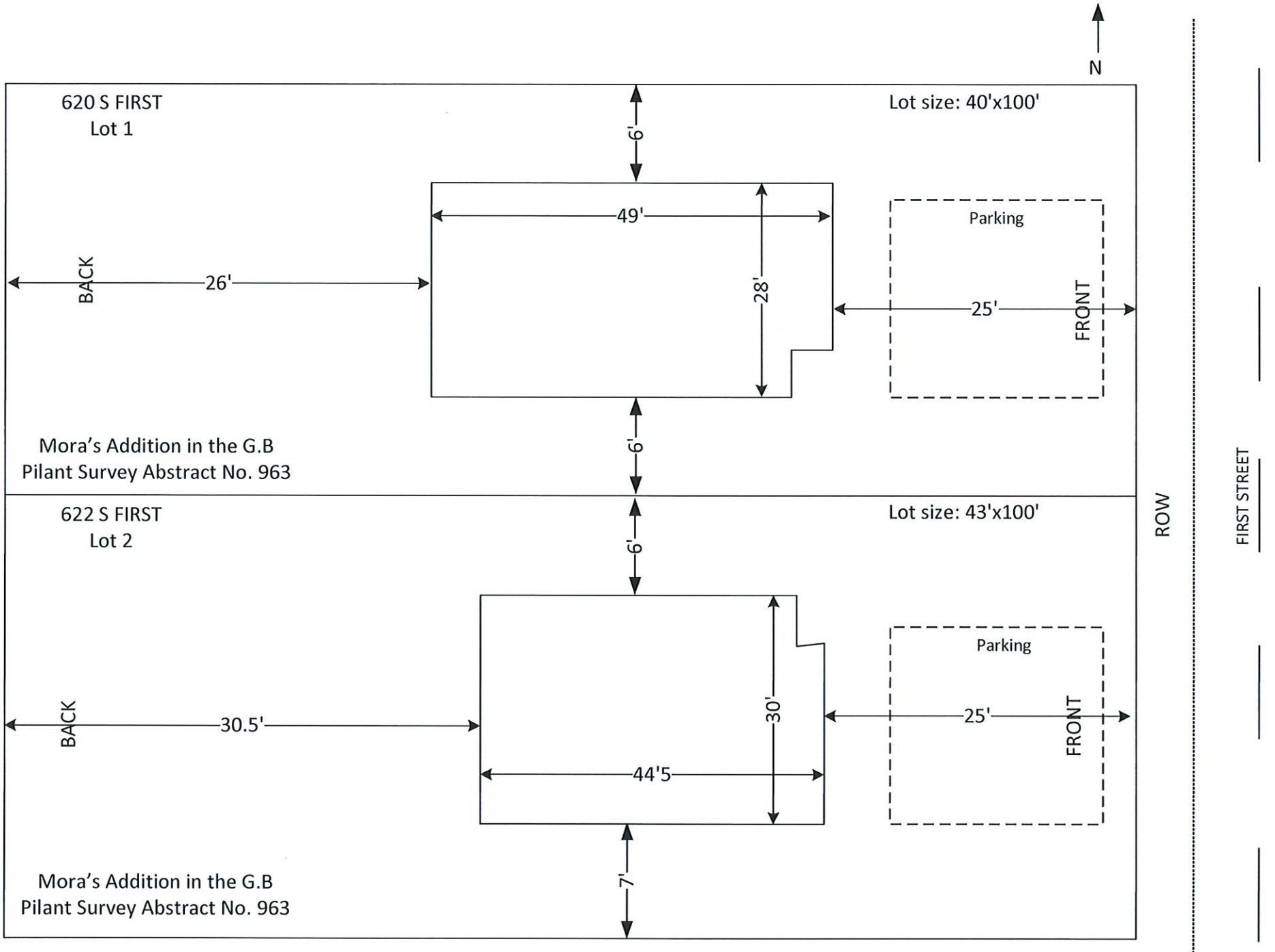
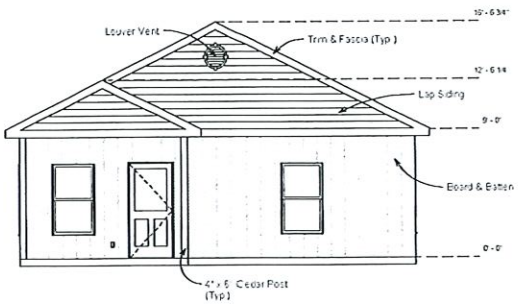
TBPELS Firm Registration No. 10088100

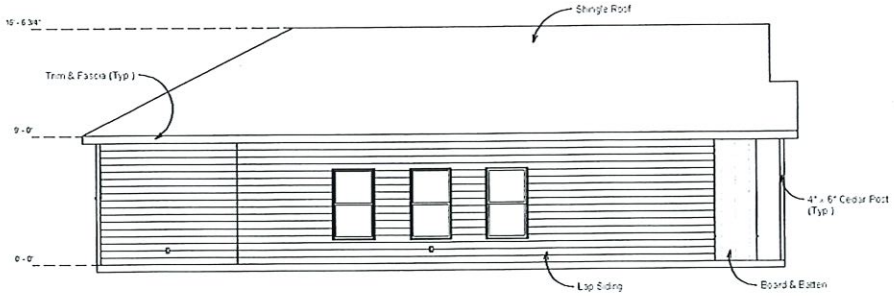
Owners:
M&G Home Builders
1218 N. Brents Avenue
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\42-ft-by-100-ft-tract-GB-Pilant-Survey\Civil 3D\Plat.dwg 10/22/2021 9:19 AM

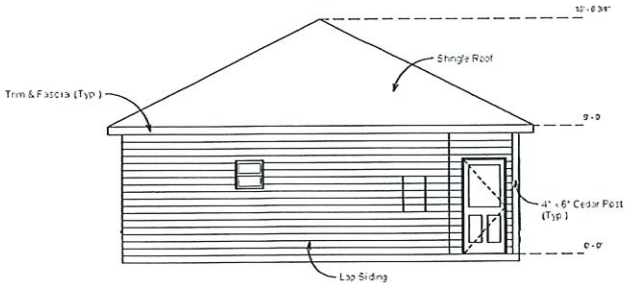

N
620 S FIRST
Lot 1
Lot size: 40'x100'
6'
49'
28'
Parking
BACK
26'
25'
FRONT
6'
Mora's Addition in the G.B
Pilant Survey Abstract No. 963
622 S FIRST
Lot 2
Lot size: 43'x100'
6'
30'
Parking
BACK
30.5'
25'
FRONT
44'5
7'
Mora's Addition in the G.B
Pilant Survey Abstract No. 963
ROW
FIRST STREET



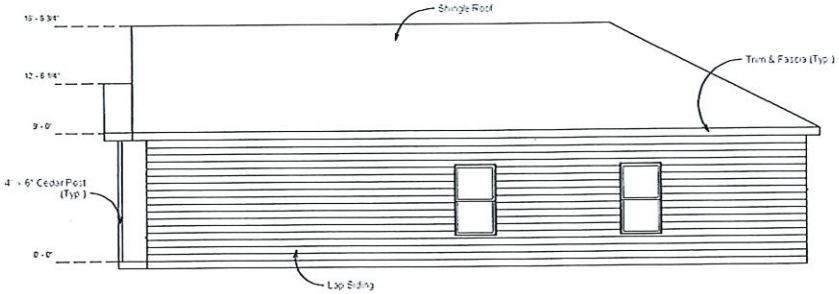
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Elevation Views

A4

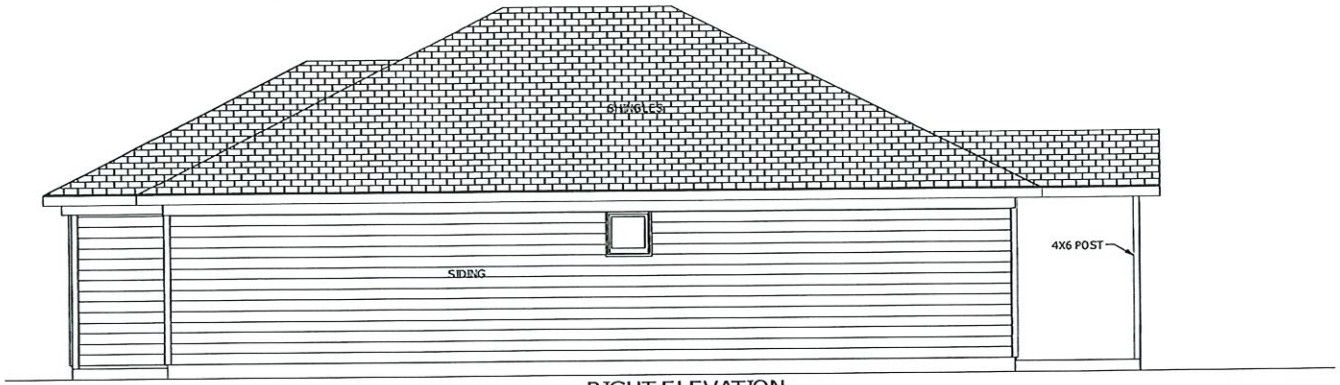
Project Address:
T.B.D.
Sherman, TX 75090

620 S First

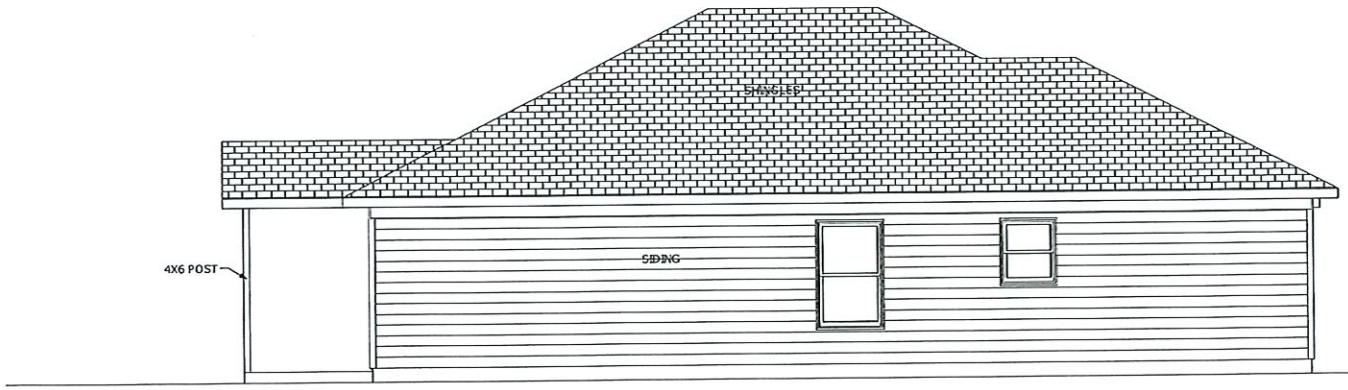
115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftingandesign@gmail.com

REAR ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Project Info:
622 S First

REVISIONS

DRAWN BY:
PROJECT#:
ISSUE DATE:
SHEET NO:
3.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

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

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

Dear Applicants,

The request for approval of the Mora on First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. ½ inch capped rebar on southeast corner of proposed Lot 2 description on drawing does not match description in metes and bounds. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Dedicate a 10' Utility Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Wells Street shall be changed to Wells Avenue. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 1207 SOUTH FIRST STREET**

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1207 South First Street, being 0.225 acres in the G.B. Pilant Survey, Abstract No. 963 and being the north 70' of Lot 3, Block 4, W.D. Fitch Addition, as follows:

Planning and Zoning Commission

Replat approval of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition.

Background:

The property is located at 1207 South First Street between Kentucky and Rosedale Streets and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into (1) one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

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

Master Plan Designation:

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

Number of notices mailed:
47

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat North 70' Lot 3, Block 4, W.D. Fitch Addition
Staff Review Letter

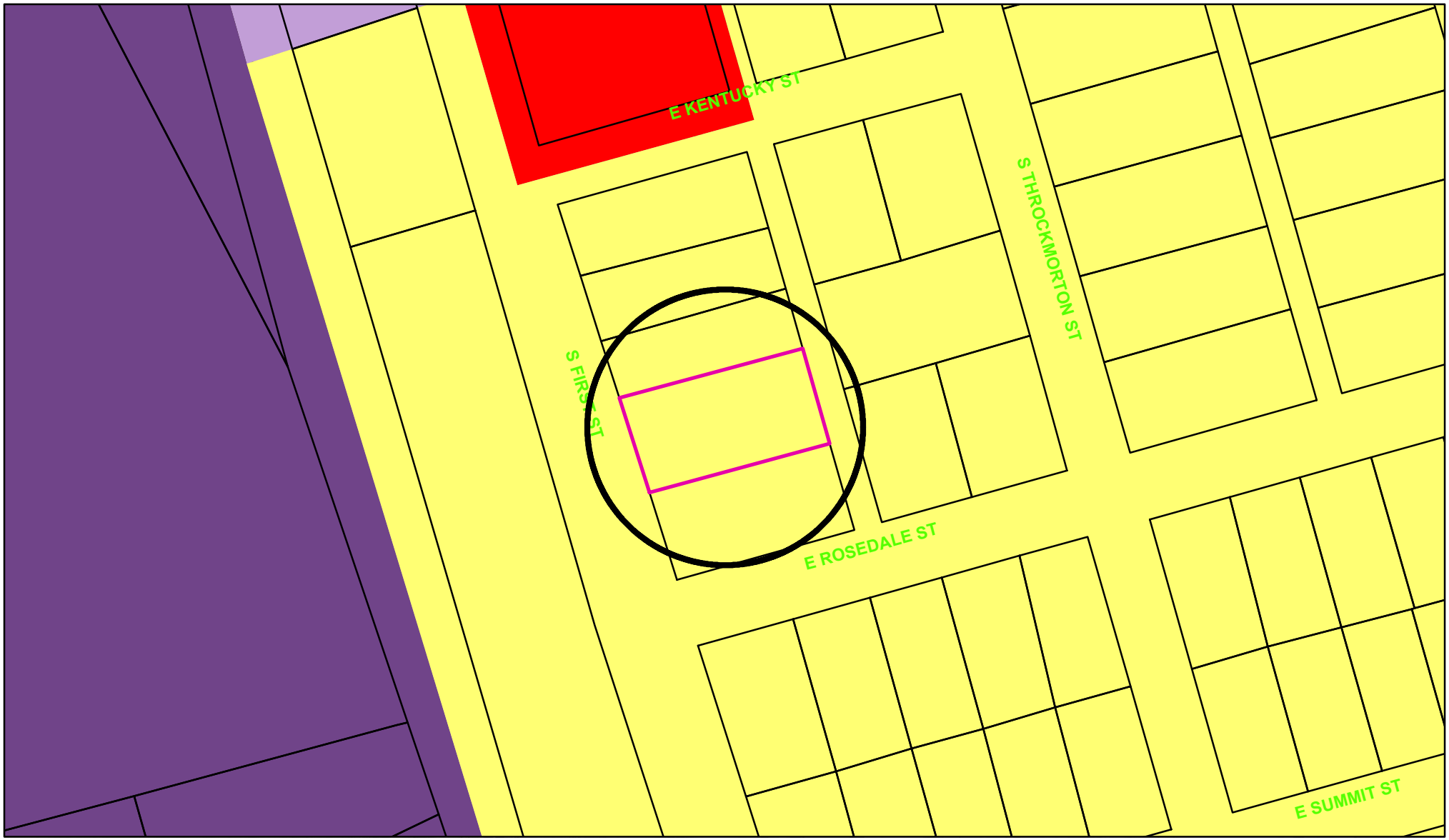
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1207 South First Street

NOT TO SCALE

1 in = 226 ft



Zoning - 1207 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

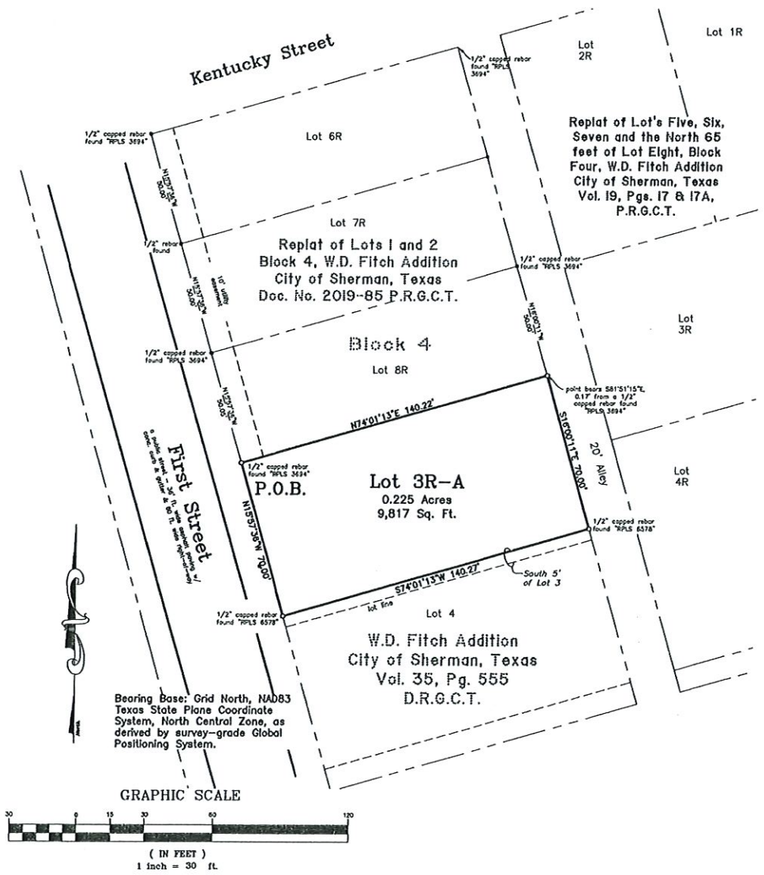
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1207 South First Street



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition

to the City of Sherman Grayson County, Texas

0.225 Acres

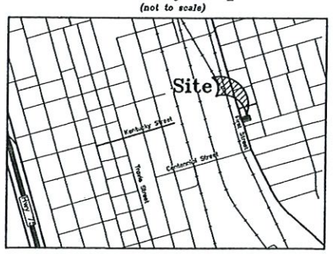
in the

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. CGS391021

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
1218 N Brents Avenue
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\North-70ft-of-Lot-3-Blk-4-WD-Fitch-Addition\Civil 3D\Plat.dwg 10/20/2021 9:43 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the G.B. Pilant Survey, Abstract No. 963, and being the North 70 ft. of Lot 3, Block 4 of W.D. Fitch Addition to the City of Sherman, Texas as per plat of record in Volume 35, Page 555, Deed 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 3694" in the East line of First Street, a public street, at the Southwest corner of Lot 8R, Block 4, Replat of Lots 1 and 2, Block 4, W.D. Fitch Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2019-85, Plat Records, Grayson County, Texas and the Northwest corner of said Lot 3;

THENCE North 74 deg. 01 min. 13 sec. East, with the South line of said Lot 8R and the North line of said Lot 3, a distance of 140.22 ft. to a point in the West line of a 20 ft. wide alley, at the Southeast corner of said Lot 8R and the Northeast corner of said Lot 3, SAID point beare South 81 deg. 51 min. 15 sec. East, 0.17 ft. from a ½ inch capped rebar found (RPLS 3694);

THENCE South 15 deg. 00 min. 11 sec. East, with the West line of said alley and the East line of said Lot 3, a distance of 70.00 ft. to a ½ inch capped rebar found, stamped "RPLS 6578" at the Southeast corner of the herein described tract;

THENCE South 74 deg. 01 min. 13 sec. West, over and across said Lot 3, a distance of 140.27 ft. to a ½ inch capped rebar found, stamped "RPLS 6578" in the East line of said First Street, in the West line of said Lot 3, at the Southwest corner of the herein described tract;

THENCE North 15 deg. 57 min. 36 sec. West, with the East line of said First Street and the West line of said Lot 3, a distance of 70.00 ft. to the **PLACE OF BEGINNING** and containing **0.225 ACRES and/or 9,817 sq. ft.** of land.

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

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

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

I, M&G Home Builders, LLC, owner of Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition, to the City of Sherman, do hereby dedicate the streets and easements shown hereon to the public use forever.

Martin Covarrubias, 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 Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch 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 Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch 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 _____, 2021.

By:_____

By: Martin Covarrubias 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 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 _____, 2021

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition to City of Sherman, is hereby approved this _____ day of _____, 2021, 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 Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition to City of Sherman, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition
to the City of Sherman Grayson County, Texas
0.225 Acres
in the
G.B. Pilant Survey Abstract No. 963

Job No. CGS391021

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
1218 N Brents Avenue
Sherman, Texas 75090

Z:\Shared Projects\Land Projects R2\North-70ft-of-Lot-3-Blk-4-WD-Fitch-Addition\Civil 3D\Plat.dwg 10/20/2021 9:43 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

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

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

Dear Applicants,

The request for approval of the Replat of the North 70 ft. of Lot 3, Block 4, W.D. Fitch Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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. Dedicate a 10' Utility Easement along First Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Simplify Plat Name.
4. The City of Sherman does not maintain alleys.
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 1304 WEST LAMAR STREET**

The request of the City of Sherman (Owner) concerning the property at 1304 West Lamar Street, being 30.7 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Site plan approval for a Warehouse for Parks Maintenance

Background:

The property is located at 1304 West Lamar Street between Holly and McKown Avenues and is zoned an R-1 (One-Family Residential) District. The City of Sherman would like to construct a warehouse for the Parks Maintenance Department.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

City of Sherman (Owner)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Site Plan
Building Elevations
Staff Review Letter

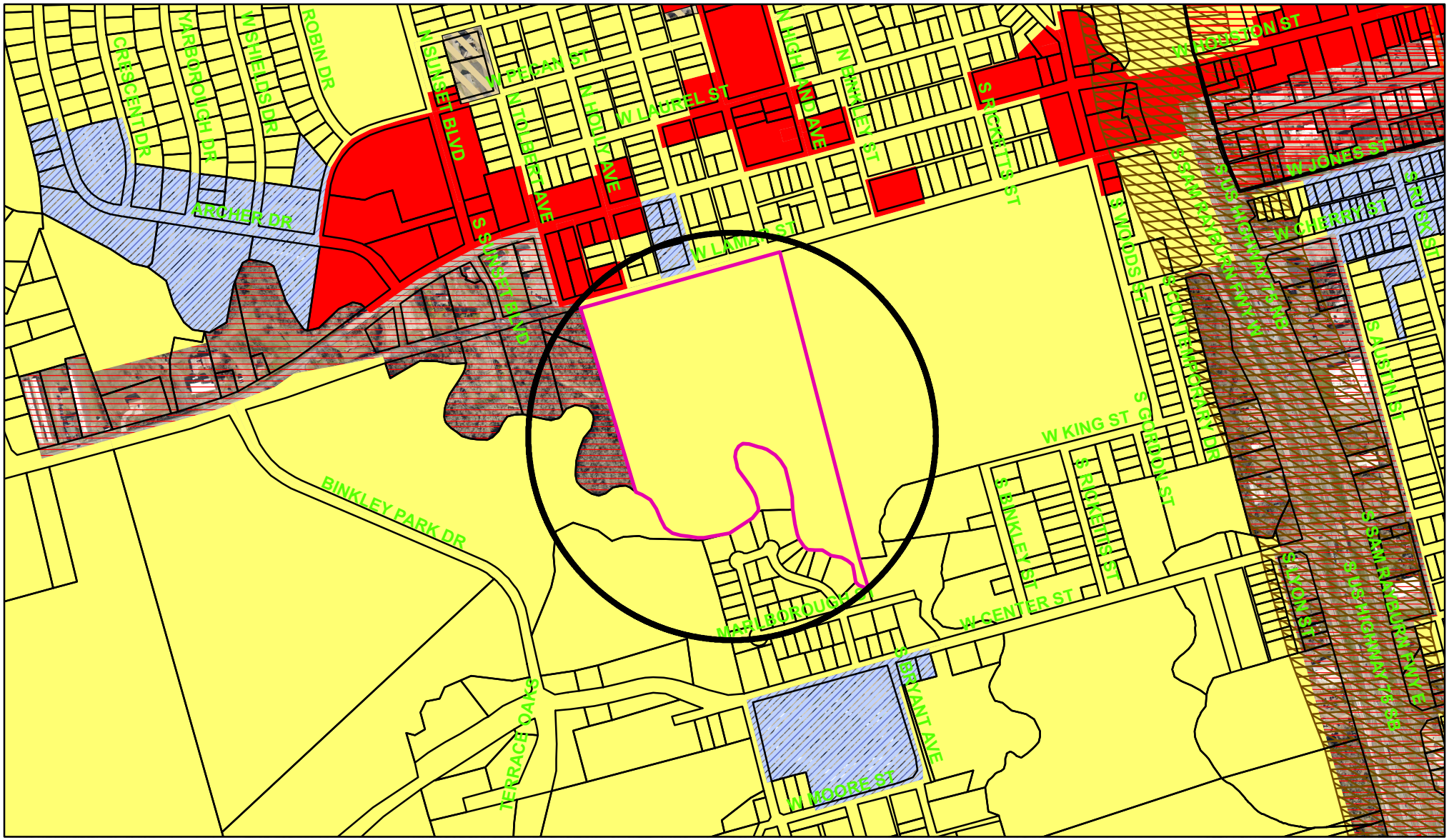
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1304 West Lamar Street

NOT TO SCALE

1 in = 300 ft



Zoning - 1304 West Lamar 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

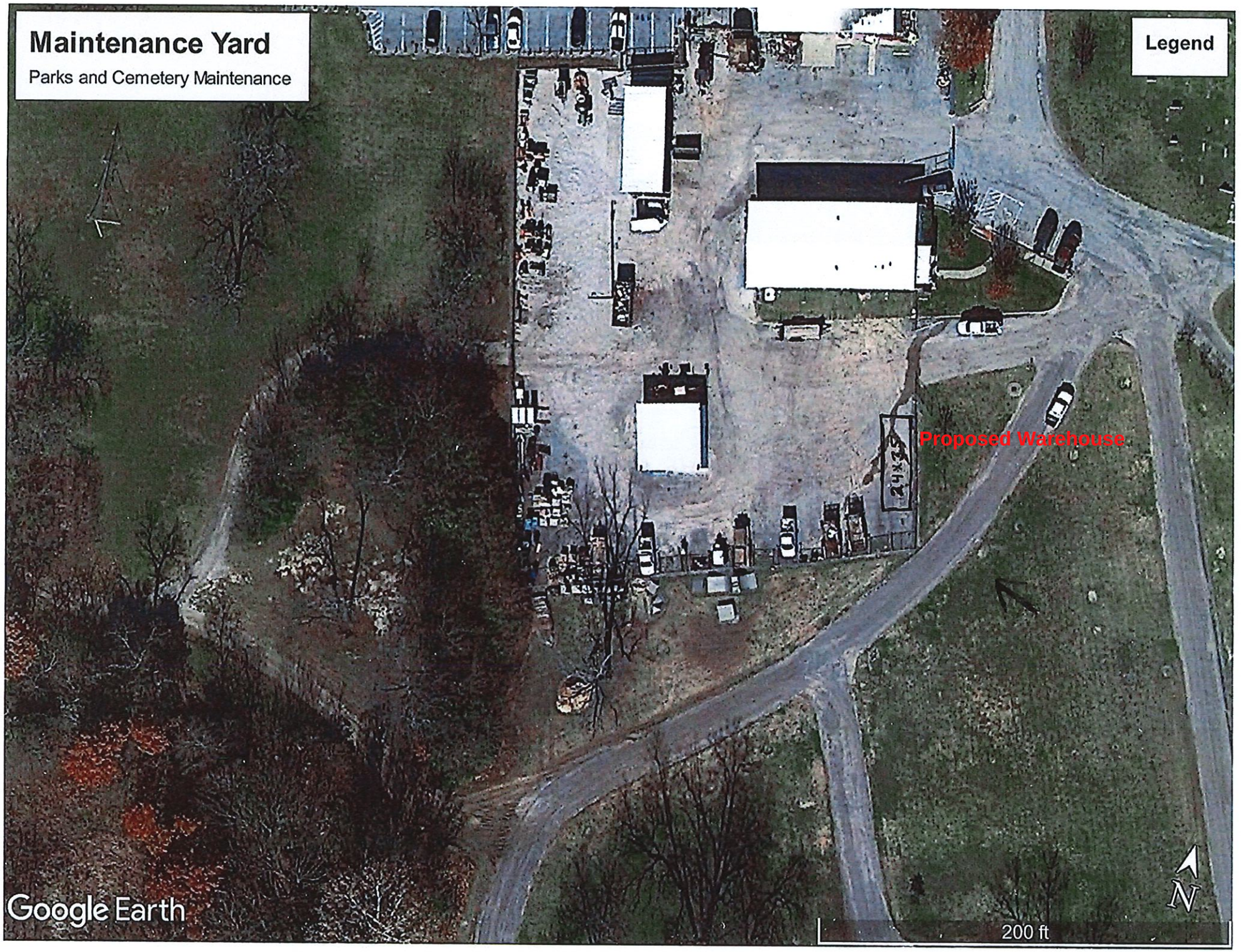
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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.

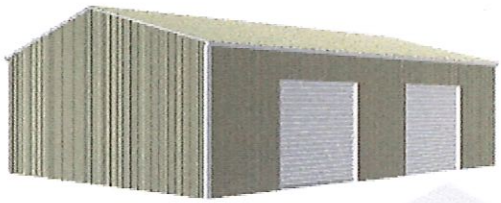
City of Sherman, Texas
Development Services Department

NOT TO SCALE

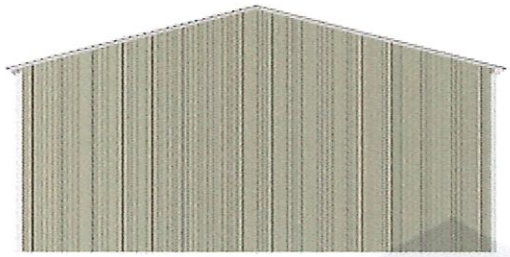
1 in = 700 ft


Maintenance Yard
Parks and Cemetery Maintenance
Legend
Proposed Warehouse
24x32
Google Earth
200 ft
N

Building Images



Perspective View

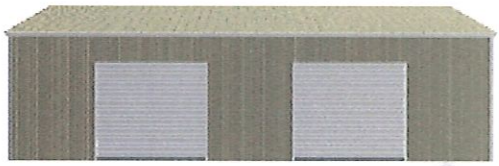


Front

#1631213372531751

Building Images

Left Side



Right Side

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

City of Sherman
220 W. Mulberry St.
Sherman, TX 75090

City of Sherman
Sean Hemperley
1304 W. Lamar St.
Sherman, TX 75092

Dear Applicants,

The request for Site plan approval for a Warehouse for Parks Maintenance located at 1304 West Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Accessory Building Ordinance, 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. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
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 this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

2139 WEST MOORE STREET

The request of the Grove Addition Development Joint Venture (Owner) and Joe Gilbert (Applicant) for the property located at 2139 West Moore Street, being Lot 1, Block I, The Grove Addition, as follows;

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for a period not to exceed nine months in an R-2 (Multi-Family Residential) District.

Background:

The property is located at 2139 West Moore Street in The Grove Subdivision near Park Avenue. The property is zoned an R-2 (Multi-Family Residential) District. The owner is requesting a Temporary Use Permit to allow a concrete batch plan for a period not to exceed nine months for development of The Grove Addition.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Grove Addition Development Joint Venture (Owners)
Joe Gilbert (Applicant)

Master Plan Designation:

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

Number of notices mailed:
4

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Elevations
Staff Review Letter

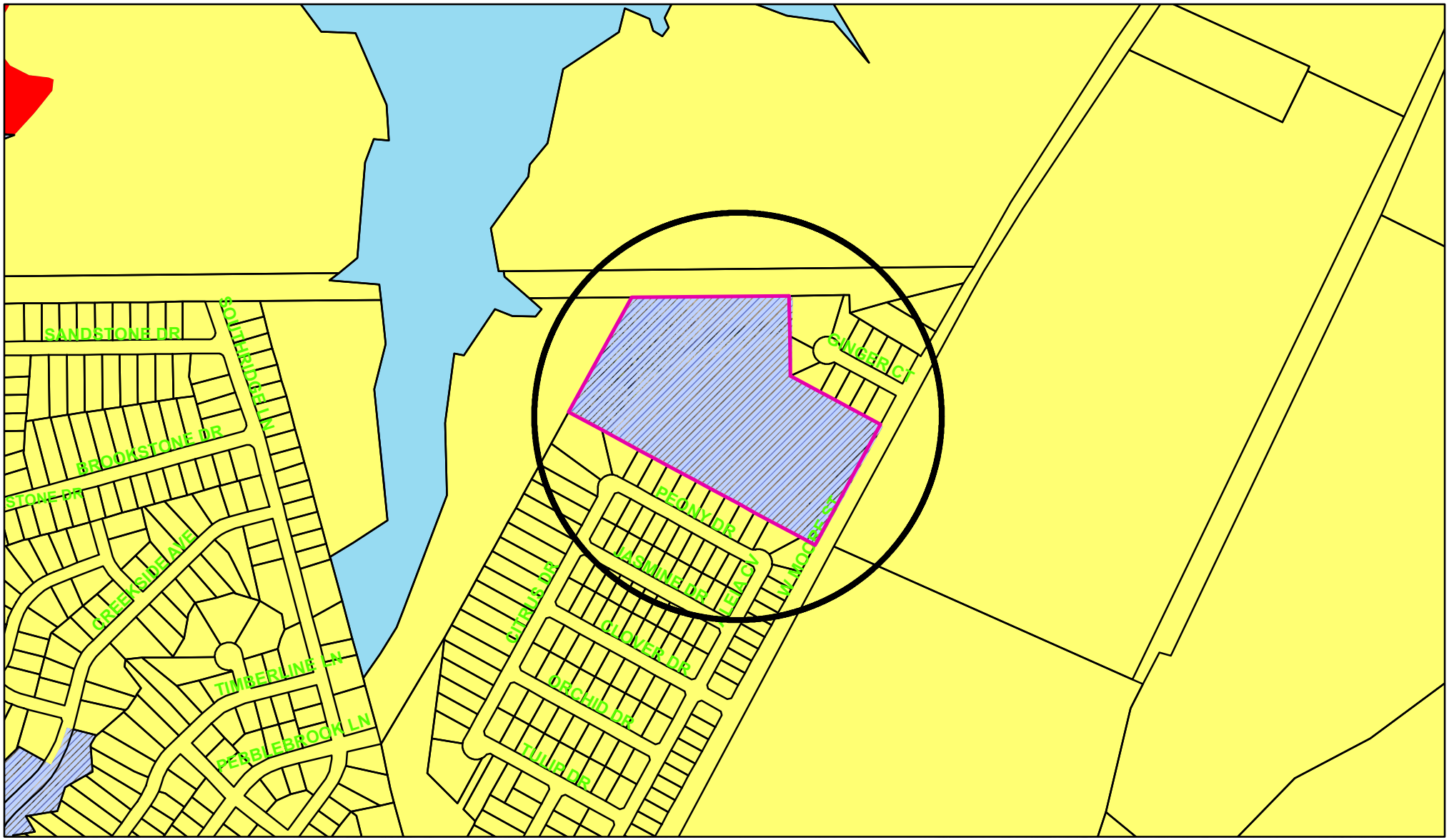
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2139 West Moore Street

NOT TO SCALE

1 in = 300 ft



Zoning - 2139 West Moore Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

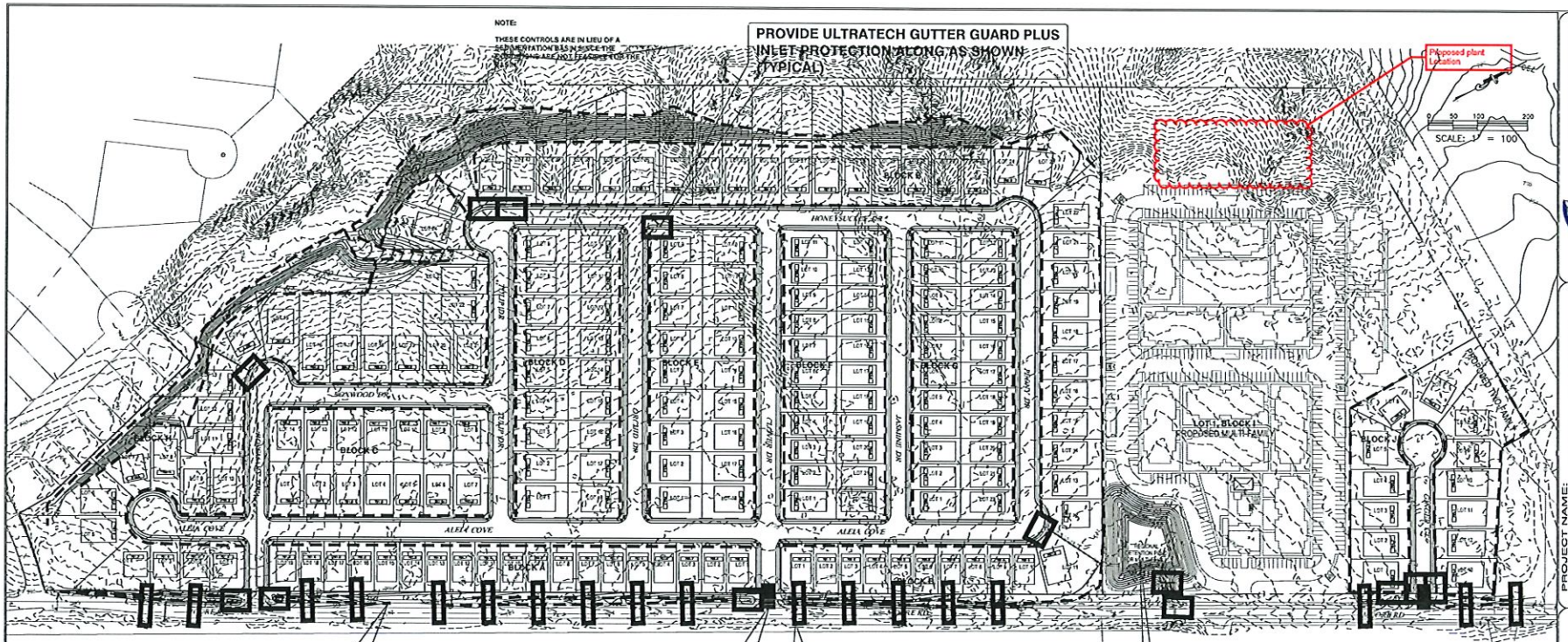
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

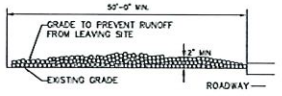
1 in = 500 ft

2139 West Moore Street

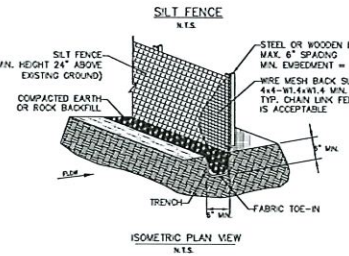


1. STONE SIZE– 3 TO 5 INCH OPEN GRADED ROCK NO CRUSH ROCK ALLOWED
2. LENGTH– AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS– NOT LESS THAN 12 INCHES.
4. WIDTH– NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING– WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE– THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE– ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.



STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.



ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

LEGEND

- SILT FENCE
- EXISTING CONTOURS
- 42 PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- INLET PROTECTION
- HAY BALES

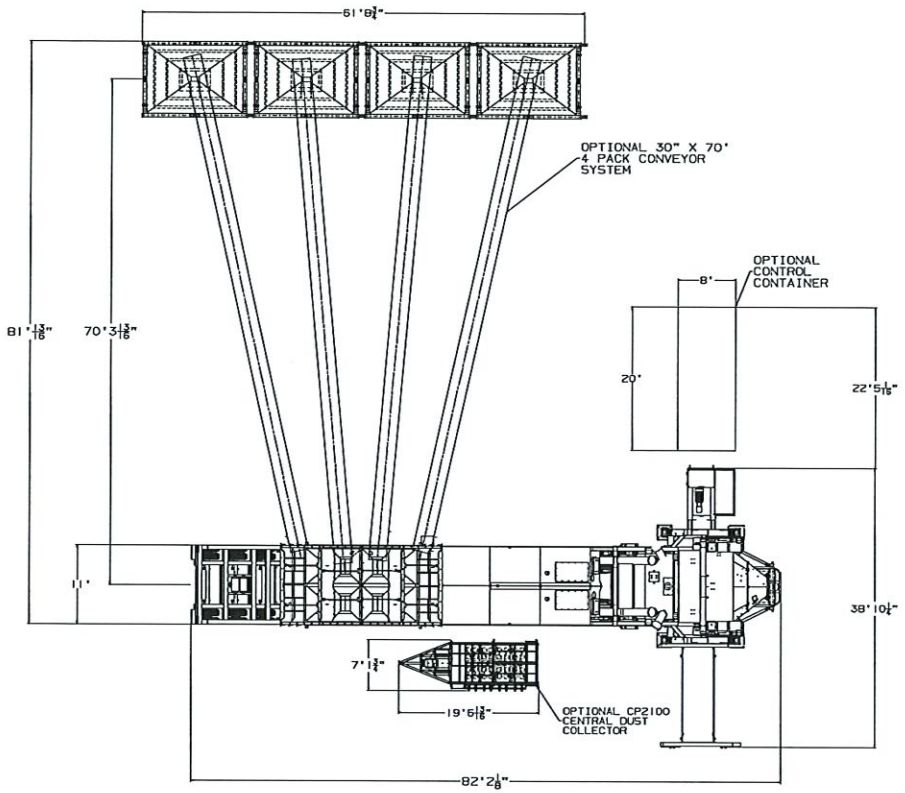
9101 LBJ FREEWAY, STE 300
DALLAS, TX 75243
972-554-1100 (Office)
1-866-662-8129 (Fax)
TBPE Firm #: 9725
CIVIL POINT ENGINEERS

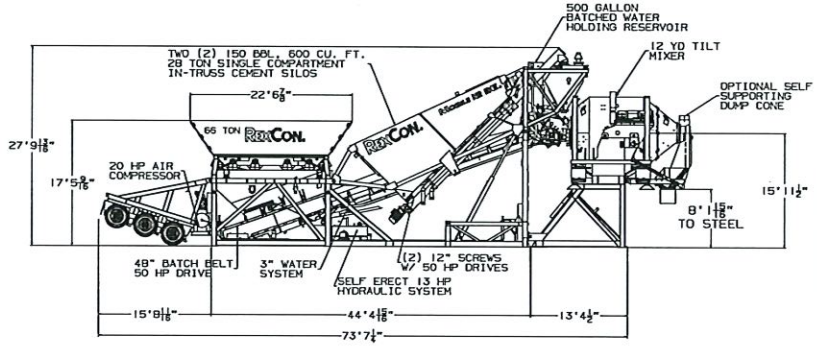
PROJECT NAME:
THE GROVE ADDITION
SHERMAN, TX

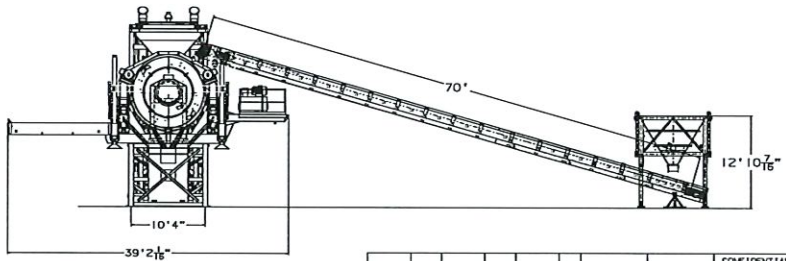
SHEET TITLE:
EROSION CONTROL PLAN

JOHN H. BEZNER
DATE 3-30-21
SCALE 1" = 100'
SHEET 26
OF 41

THE EARTH
MOVES WITH







		ECN NO.	CHANGE NO.	PRODUCT USED ON	NO. REQ.	SUPERSEDES	SUPERSEDED BY
		MAT'L SPEC.	ENGR. STD. NO.				
	OPTIONAL	PROCESS SPEC.	ENGR. STD. NO.				
ECN NO.	CHANGE NO.						

CONFIDENTIAL - ALL RIGHTS RESERVED - PROPERTY OF
REXCON I.N.C.
BURLINGTON, WISCONSIN 53105

SCALE 1/90
DIMENSIONS IN INCHES IF NOT SPECIFIED
DATE 7/30/20
DR'N. KP

MOBILE 12 SE CM
4 PACK SYSTEM
SELF SUPPORTING
DUMP CONE

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ON DECIMALS ± .005 MILES FRACTIONS ± 1/32 WELDMENTS ± 1/16 ROUTE ALL SURF AND BREAK ALL SHARP EDGES

PART OR PATTERN NO.

DRAWING NO.
MOBILE 12 SE CM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Grove Addition Development JV
801 E. Taylor
Sherman, TX 75090

Joe Gilbert
801 E. Taylor
Sherman, TX 75090

Dear Applicants,

The request for a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for a period not to exceed nine months in an R-2 (Multi-Family Residential) District located at 2139 West Moore Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District and the Fence Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4 and Sec. 7(13).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. New drive approaches 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*

12. Provide plan showing existing and proposed site elevations to Engineering Department for review and comment prior to issuance of building permit.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

400 WEST U.S. HIGHWAY 82

The request of AJH Enterprises, LTD (Owner), Jon David Cross, Cross Engineering Consultants (Civil Engineer/Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property at 400 West U.S. Highway 82, being 22.109 acres in J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 7, Subsection (13)(d)(4) and Section 6.13.1, Subsection (5) to allow the trash compactor on the west side to have a 15' setback in lieu of the required 70' in an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District.

Planning and Zoning Commission

B. Zone change and site plan approval for The Heights on Hickory Street under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 400 West U.S. Highway 82 between Rex Cruse Drive and Hickory Street. The property is zoned an R-1 (One-Family Residential) District. The owner would like to develop 22 acres into a multi-family development. The property has several gas well sites, which restrict the placement of apartment buildings; this leads to a site design with significant open space. They plan to construct The Heights on Hickory Street, a 288 unit, 3 buildings with a clubhouse.

Adjacent Zoning:

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

Origination:

AJH Enterprises, LTD (Owners)
Jon David Cross, Cross Engineering Consultants (Civil Engineer/Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

30

Objections Received:

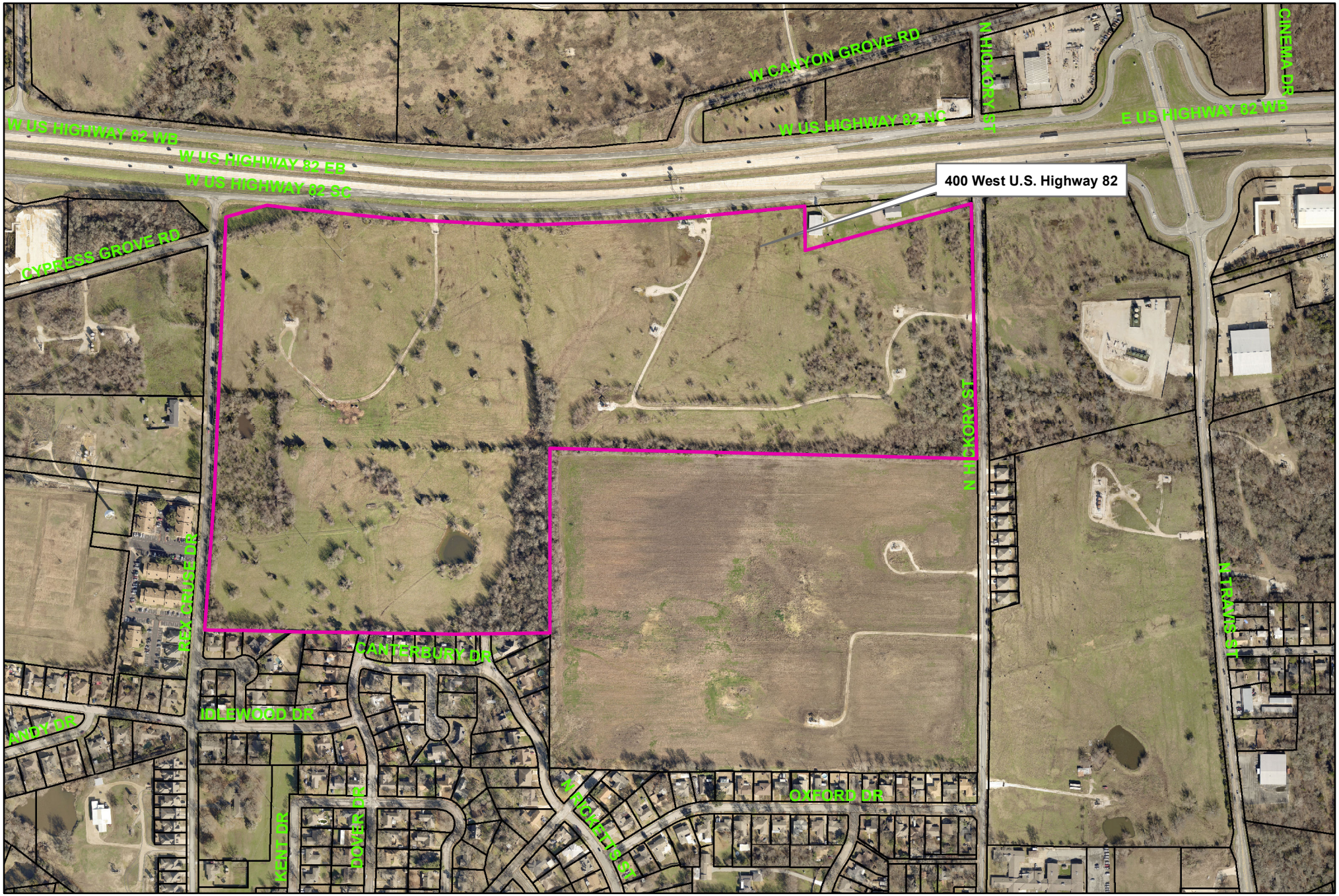
0

Development Review Meeting:

Yes

Attachments

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



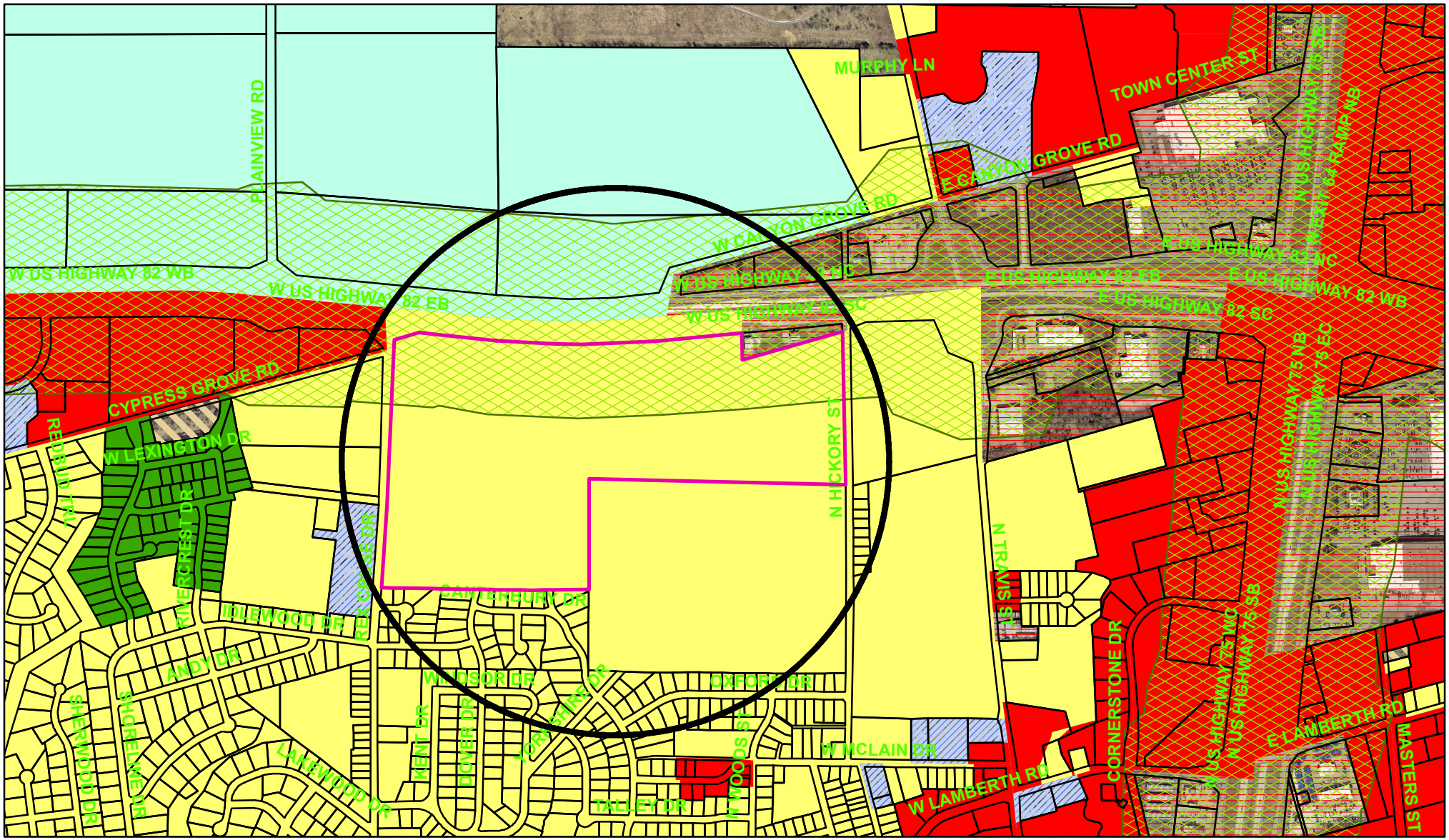
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

400 West U.S. Highway 82

NOT TO SCALE

1 in = 500 ft



Zoning - 400 West U.S. Highway 82

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

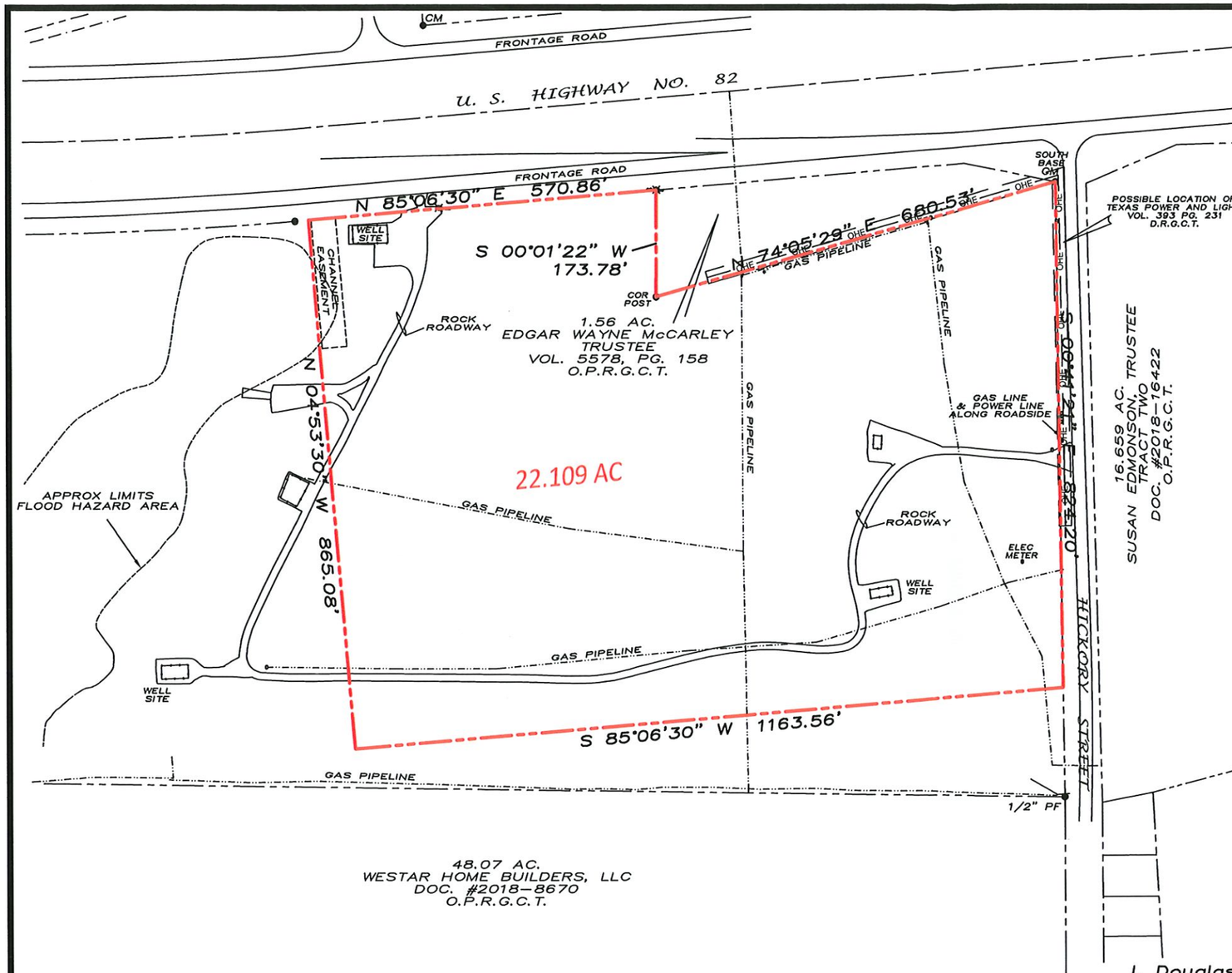
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 900 ft

400 West Highway 82



ZONING TRACT
LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of the same tract of land described as 97.32 acres conveyed by Bettina Rising and Ann L. Shub, Trustees et al to Bettina Rising and Ann L. Shub, Trustees by deed dated October 1, 1997, recorded in Volume 2581, Page 693, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of that tract of land described as 1.56 acres and referred to as Parcel No. 2 as conveyed by Edgar Wayne McCarley to Edgar Wayne McCarley, Trustee by deed dated December 3, 2014, recorded in Volume 5578, Page 158, said Official Public Records;

Thence South 00°01'22" West with the general course of a fence a distance of 173.78 feet to a corner post maintaining an inside angle corner to the said 97.32 acre tract and the Southwest corner of the said 1.56 acre tract;

Thence North 74°05'29" East with the general course of a fence along a North line of the said 97.32 acre tract a distance of 680.53 feet to a point for the Northeast corner of the herein described tract and Southeast corner of the said 1.56 acre tract at the South base of a concrete monument, an angle point in said South right-of-way line of Highway No. 82, and West line of a public road locally known as Hickory Street;

Thence South 00°41'21" East with said West line of Hickory Street a distance of 824.20 feet to a point;

Thence South 85°06'30" West, a distance of 1,163.56 feet to a point;

Thence North 04°53'30" West, a distance of 865.08 feet to a point in the south right-of-way line of U. S. Highway No. 82;

Thence North 85°06'30" East with said right-of-way line, a distance of 570.86 feet to the Point of Beginning and containing 22.109 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

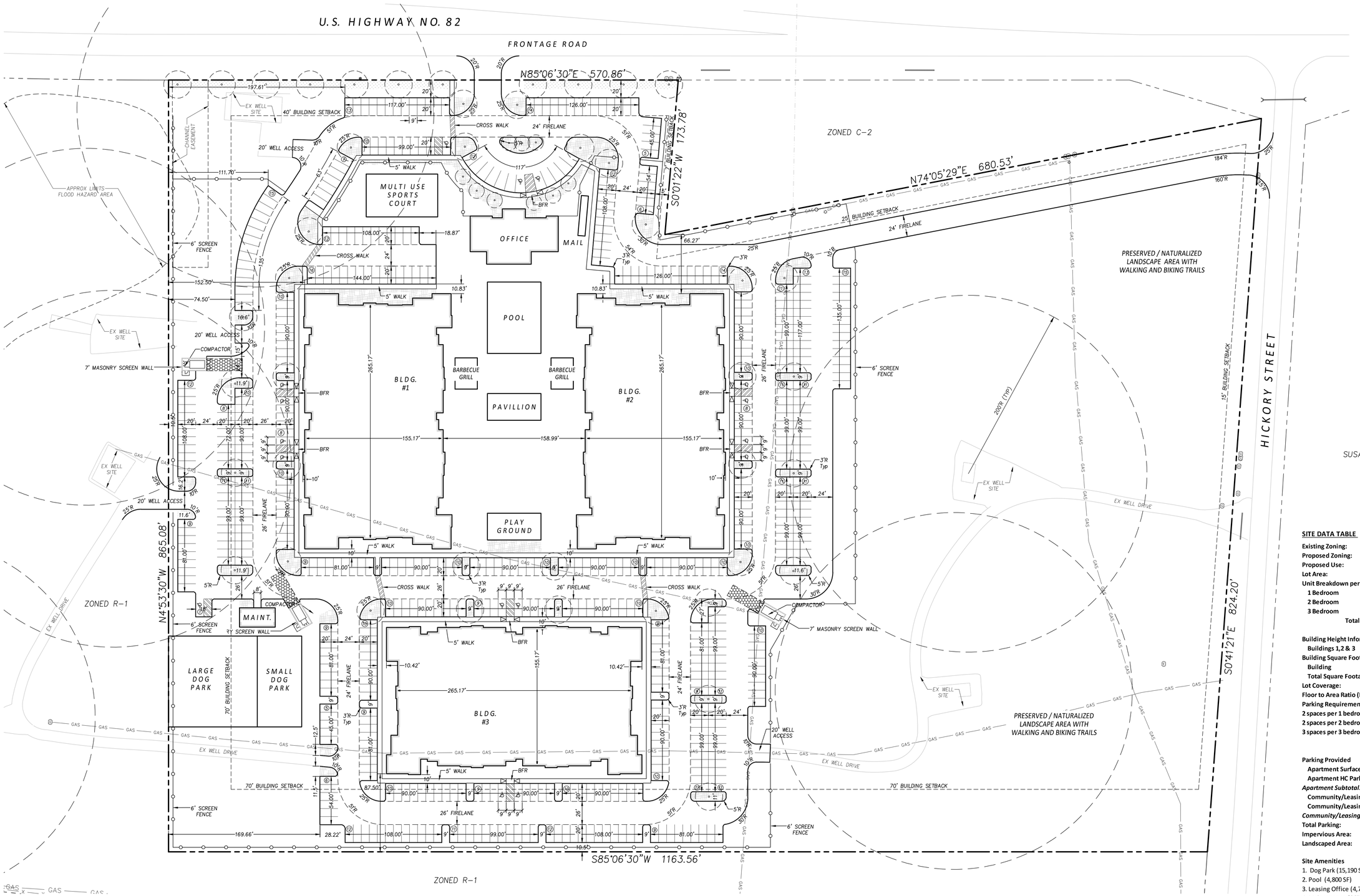
Copyright ©2021
Underwood Drafting & Surveying, Inc.
All rights reserved.

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

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

STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 10/20/21



GRAPHIC SCALE
1"=50'

16.659 AC.
SUSAN EDMONSON, TRUSTEE
TRACT TWO
DOC. #2018-16422
O.P.R.G.C.T.
ZONED CM

SITE DATA TABLE

Existing Zoning:	R-1	
Proposed Zoning:	R-2	
Proposed Use:	Multifamily	
Lot Area:	22.109	Acres (963,071 sf)
Unit Breakdown per Building:		
1 Bedroom	48	3-Story
2 Bedroom	42	3-Story
3 Bedroom	6	3-Story
Total Units/Building:	96	x3 Buildings = 288
Building Height Information:		
Buildings 1,2 & 3		3-Story
Building Square Footage Information:		
Building	42,383	SF (3x)
Total Square Footage	127,149	
Lot Coverage:	13%	
Floor to Area Ratio (FAR):	0.13	
Parking Requirement:		
2 spaces per 1 bedroom unit	288	Spaces
2 spaces per 2 bedroom unit	252	Spaces
3 spaces per 3 bedroom unit	54	Spaces
Total Parking:	594	Spaces
Parking Provided		
Apartment Surface Parking	570	Spaces
Apartment HC Parking	16	Spaces
Apartment Subtotal:	*586*	*Spaces*
Community/Leasing Parking	10	Spaces
Community/Leasing HC Parking	2	Spaces
Community/Leasing Subtotal:	*12*	*Spaces*
Total Parking:	598	Spaces
Impervious Area:	260,938	SF
Landscaped Area:	557,765	SF

Site Amenities
1. Dog Park (15,190 SF)
2. Pool (4,800 SF)
3. Leasing Office (4,785 SF)
4. Maintenance (867 SF)

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SURVEYOR:
Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, Texas 75021
Phone (903) 465-2151
Fax (903) 465-2152
Contact: Doug Underwood, RPLS

Issue Dates:	Revision & Date:
1 10/20/2021	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 10/20/21. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

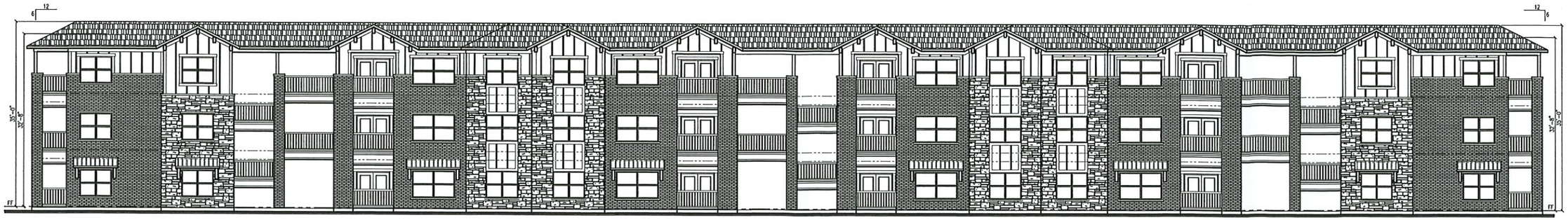
SITE PLAN

THE HEIGHTS AT HICKORY STREET
AZIM HILL, LLC
CITY OF SHERMAN, TEXAS

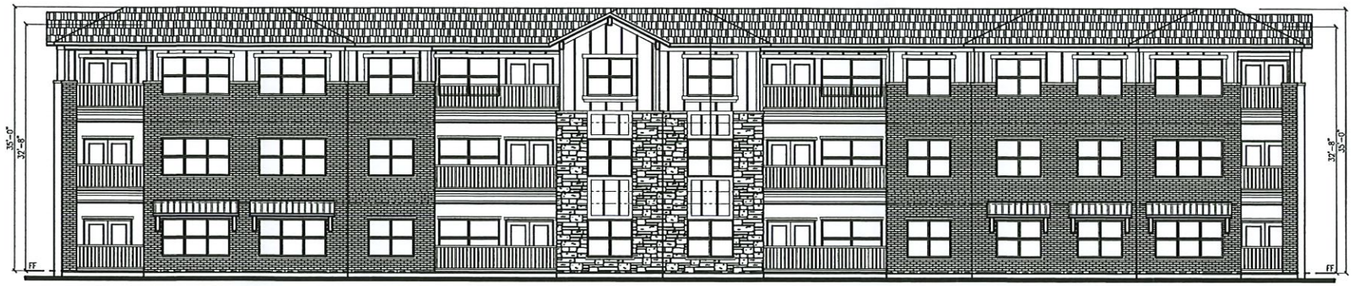
Sheet No. SP

Project No. 21041

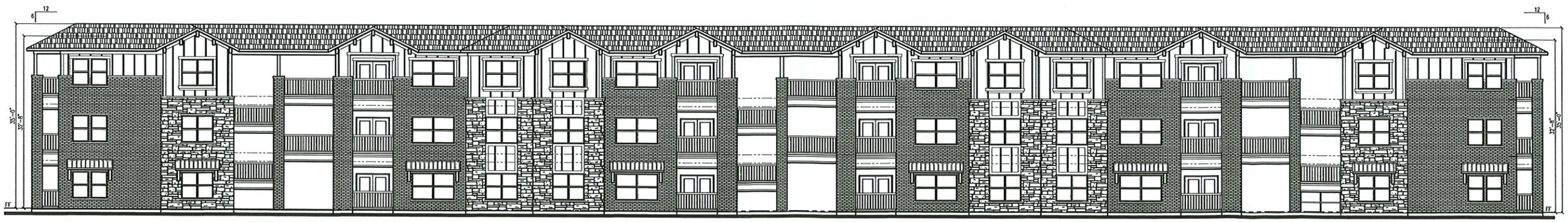
REX CRUSE DEVELOPMENT



FRONT (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



TYP. SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

JOB #1866
22/MAY/2019

A.J.H. ENTERPRISES LTD.

THE HEIGHTS AT HICKORY ST.
SHERMAN, TX

SHEET
A-1
OF 8A SHEETS

FILE NAME:1866-8THELEV-D (05-22-19) JES

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

AJH Enterprises, LTD
151 Player Circle, Second Floor
Southlake, TX 76092

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

Cross Engineering Consultants
Jon David Cross
1720 W. Virginia St.
McKinney, TX 75069

Dear Applicants,

The request for a zone change and site plan approval for The Heights on Hickory Street under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located at 400 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.1, Sec. 7(13), Section 7 (14) 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. The setbacks requirements are: Front – 40'; Rear and Sides - twice the height of the highest point on the building. (*Chapter 14, Exhibit A, Sec. 13.1, Subsection (5)(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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 6.4 and Section 7, Subsection 10(b))*
6. All finishes shall be masonry, masonry veneer or concrete siding. *(Chapter 14, Exhibit A, Section 6.13.1)*
7. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)).*

9. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
10. 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)*
11. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
12. 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.
13. 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:

14. The location of the trash receptors must be approved by the Public Works Department.
15. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
16. 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*
17. Location of drive approach off of Hickory Street may require relocation upon civil review.
18. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
19. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. 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)*

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 708 SOUTH MONTGOMERY STREET**

The request of Rivera & Cintron, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 708 South Montgomery Street, being 0.241 acres in the Samuel Blagg Survey, Abstract No. 56, also being the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition, as follows:

Planning and Zoning Commission

Replat approval of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition.

Background:

The property is located at 708 South Montgomery Street, the southwest corner of Wells Avenue and Montgomery Street and is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into (1) one lot for residential development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Rivera & Cintron, LLC (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
62

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat the Sout 31 ft Lot 3 & North 9 ft of Lot 5 Robert A. King's Addition
Staff Review Letter

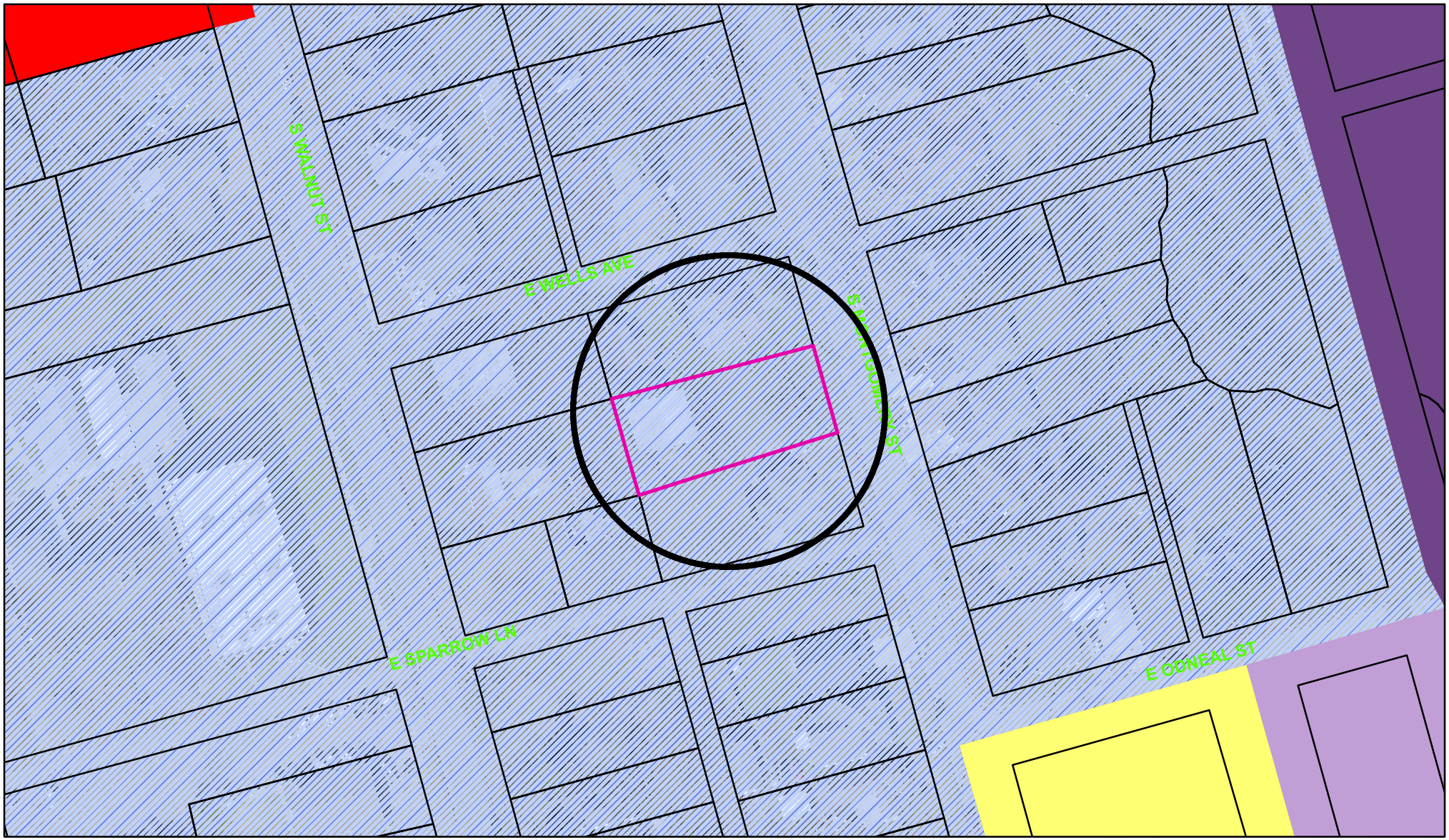
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

708 South Montgomery Street

NOT TO SCALE

1 in = 200 ft



Zoning - 708 South Montgomery 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.

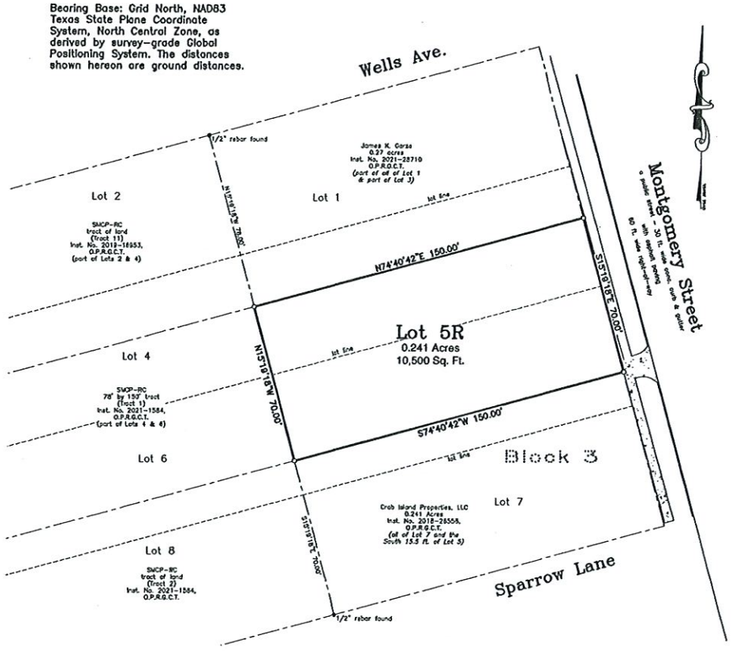
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

708 South Montgomery Street

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



Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition

to the City of Sherman, Texas

0.241 Acres

in the

Samuel Blagg Survey Abstract No. 56

General Notes:

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

Job No. CGS371021

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:
Rivera & Cintron Limited Liability Company
8901 Bent Tree Drive
McKinney, Texas 75072

Vicinity Map
(not to scale)

Z:\Shared Projects\Land Projects R2\708-S-Montgomery-Street-Sherman\Civil 3D\708 S Montgomery Street.dwg 10/19/2021 12:04 PM

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 known as the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas as per plat of record in Volume 25, Page 559, Deed Records, Grayson County, Texas and being the same tract of land conveyed by General Warranty Deed from Walter Ventura and Johanny Ventura to Rivera & Cintron Limited Liability Company on August 6, 2021 and recorded in Instrument No. 2021-28781, 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 rebar found in the West line of said Lot 5 and the East line of Lot 6, said Block 3, at the Northwest corner of the Crab Island Properties, LLC 0.241 acre tract of land conveyed in Instrument No. 2018-26558, said Official Public Records (being known as all of Lot 7, said Block 3 and the South 15.5 ft. of said Lot 5), the Northeast corner of the SMCP-RC tract of land (Tract 2) conveyed in Instrument No. 2021-1584, said Official Public Records, the Southeast corner of the SMCP-RC 78 ft. by 150 ft. tract of land (Tract 1) conveyed in said Inst. No. 2021-1584 and the Southwest corner of said Rivera & Cintron tract, SAID rebar bears North 15 deg. 19 min. 18 sec. West, 70.00 ft. from a 1/2 inch rebar found at the Southwest corner of said Lot 7 and the Southeast corner of Lot 8, said Block 3;

THENCE North 15 deg. 19 min. 18 sec. West, with the West line of both said Lots 5 and 3 and the East line of said Lot 6 and Lot 4, said Block 3, a distance of 70.00 ft. to a 1/2 inch rebar found at the Northeast corner of said SMCP-RC 78 ft. by 150 ft. tract, the Southeast corner of the SMCP-RC tract of land (Tract 11) conveyed in Instrument No. 2019-16953, said Official Public Records, the Southwest corner of the James K. Garza 0.27 acre tract of land conveyed in Instrument No. 2021-28710, said Official Public Records and the Northwest corner of said Rivera & Cintron tract, SAID rebar bears South 15 deg. 19 min. 18 sec. East, 78.00 ft. from a 1/2 inch rebar found at the Northwest corner of Lot 1, said Block 3 and the Northeast corner of Lot 2, said Block 3;

THENCE North 74 deg. 40 min. 42 sec. East, with the South line of said Garza 0.27 ac. and the North line of said Rivera & Cintron tract, a distance of 150.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) in the West line of Montgomery Street, a public street, in the East line of said Lot 3, at the Southeast corner of said Garza 0.27 ac. and the Northeast corner of said Rivera & Cintron tract;

THENCE South 15 deg. 19 min. 18 sec. East, with the West line of said Montgomery Street and the East line of said Lots 3 and 5, a distance of 70.00 ft. to a PK nail found at the Northeast corner of said Crab Island Properties 0.241 ac. and the Southeast corner of said Rivera & Cintron tract;

THENCE South 74 deg. 40 min. 42 sec. West, with the North line of said Crab Island Properties 0.241 ac. and the South line of said Rivera & Cintron tract, a distance of 150.00 ft. to the **PLACE OF BEGINNING** and containing **0.241 ACRES** and/or **10,500 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
KATE A. WAGNER
6578
REGISTERED
LAND SURVEYOR

I, Rivera & Cintron Limited Liability Company, sole owner of Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King'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.

_____
Alejandro Rivera, Authorized Representative for Rivera & Cintron Limited Liability Company

AVIGATION RELEASE

WHEREAS, Rivera & Cintron Limited Liability Company, 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 Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas, 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 Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas, 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 _____, 2021.

By:_____

By: Alejandro Rivera for Rivera & Cintron Limited Liability Company, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Alejandro Rivera, 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 _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, 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 Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition

to the City of Sherman, Texas

0.241 Acres

in the

Samuel Blagg Survey Abstract No. 56

Job No. CGS371021

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:
Rivera & Cintron Limited Liability Company
8901 Bent Tree Drive
McKinney, Texas 75072

Z:\Shared Projects\Land Projects R2\708-S-Montgomery-Street-Sherman\Civil 3D\708 S Montgomery Street.dwg 10/19/2021 12:04 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Rivera & Cintron Limited
Liability Company
8901 Bent Tree Drive
McKinney, TX 75072

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

Dear Applicants,

The request for approval of the Replat of the South 31 ft. of Lot 3 and the North 39 ft. of Lot 5, Block 3, Robert A. King's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Existing drive approach does not meet current standard. 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. Dedicate a 10' Utility Easement along Montgomery Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Simplify Plat Name.
4. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
6. Called bearing from found monument on Southwest corner of Lot 7 to Point of Beginning does not match metes and bounds. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. 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))*
8. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
9. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
10. Parking requirement is one space per bedroom, minimum two per unit *(Chapter 14, Exhibit A, Section 6.4, Subsection (4))*
11. If the existing building does not meet current setback ordinances, approval of a variance is required before filing the plat. *(Chapter 14, Exhibit A, Section 6.4, Subsection (1))*
12. 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.

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. 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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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 **24.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 2112 SOUTH TRAVIS STREET**

The request of Wormington RV LLC (Owner) HP Investments (Developer) and Chaney Engineering, Inc. (Surveyor) concerning the property at 2112 South Travis Street, being 1.352 acres in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Travis Street Dollar General Addition.

Background:

The property is located at 2112 South Travis Street, between West Wilson and Meadowview Lane and is zoned a C-1 (Retail Business District). The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

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

Origination:

Wormington RV LLC (Owner)
HP Investments (Developer)
Chaney Engineering, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

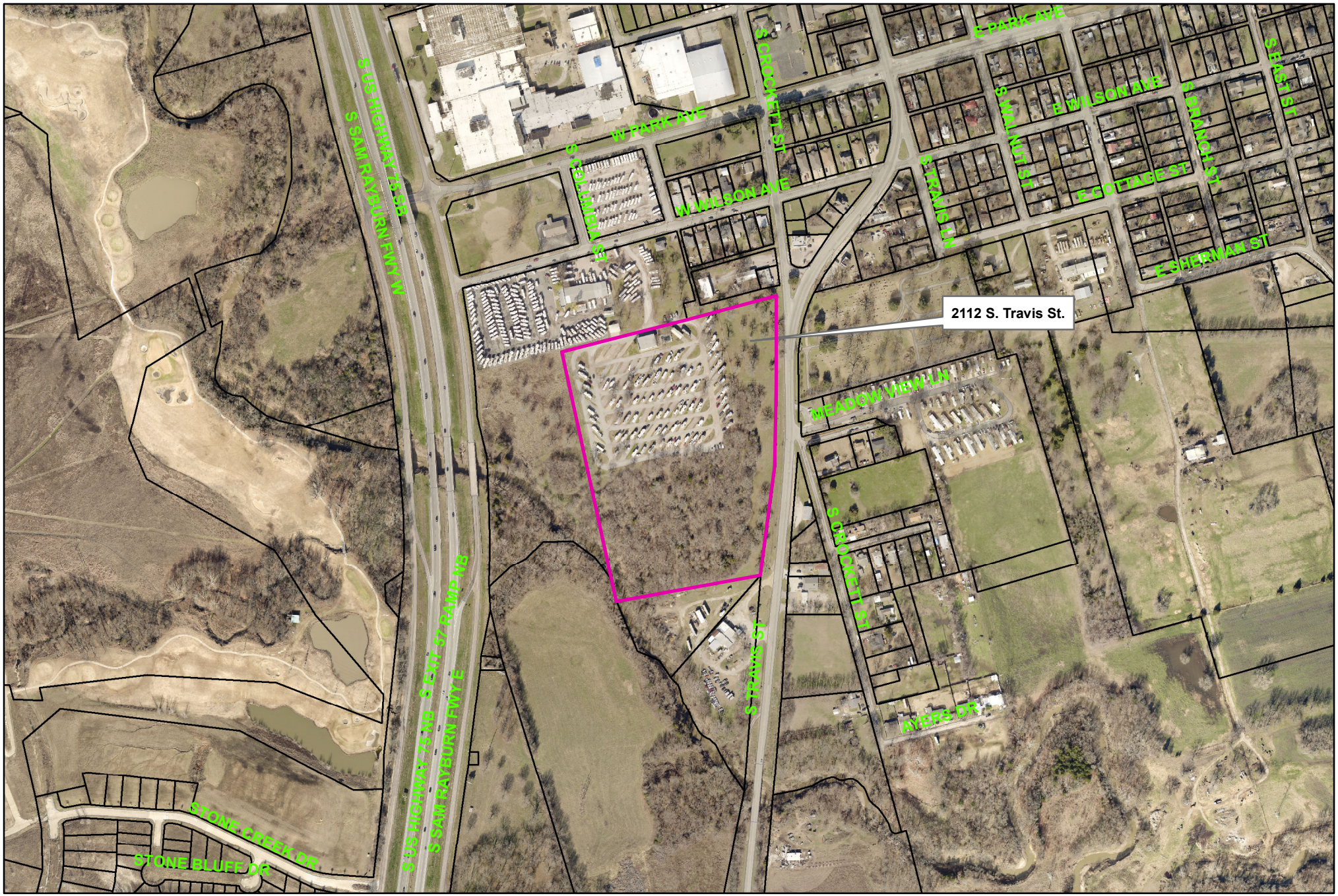
Attachments

Location Map

Zoning Map

Travis Street Dollar General Addition

Staff Review Letter



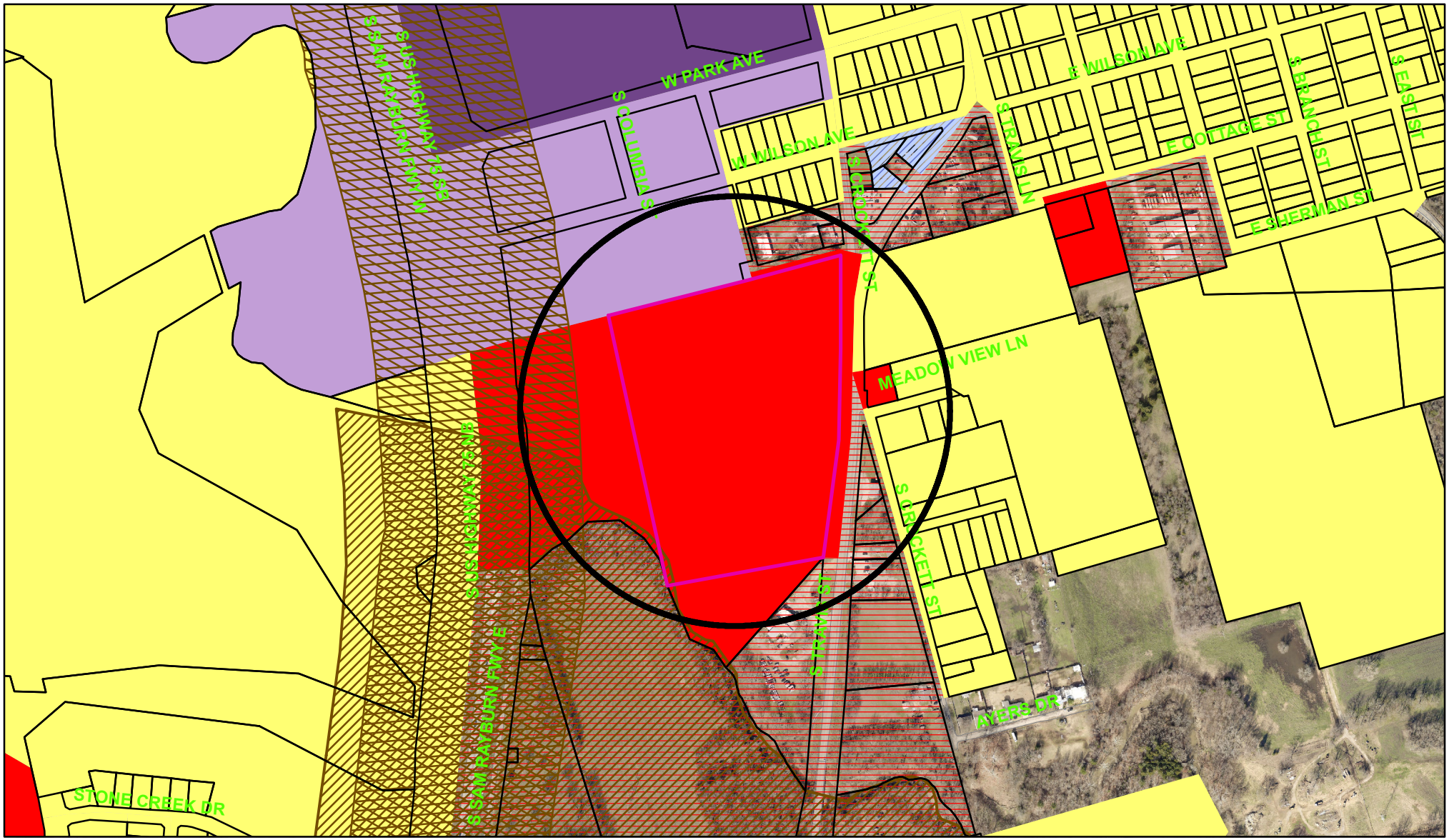
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2112 South Travis Street

NOT TO SCALE

1 in = 500 ft



Zoning - 2112 South Travis Street

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

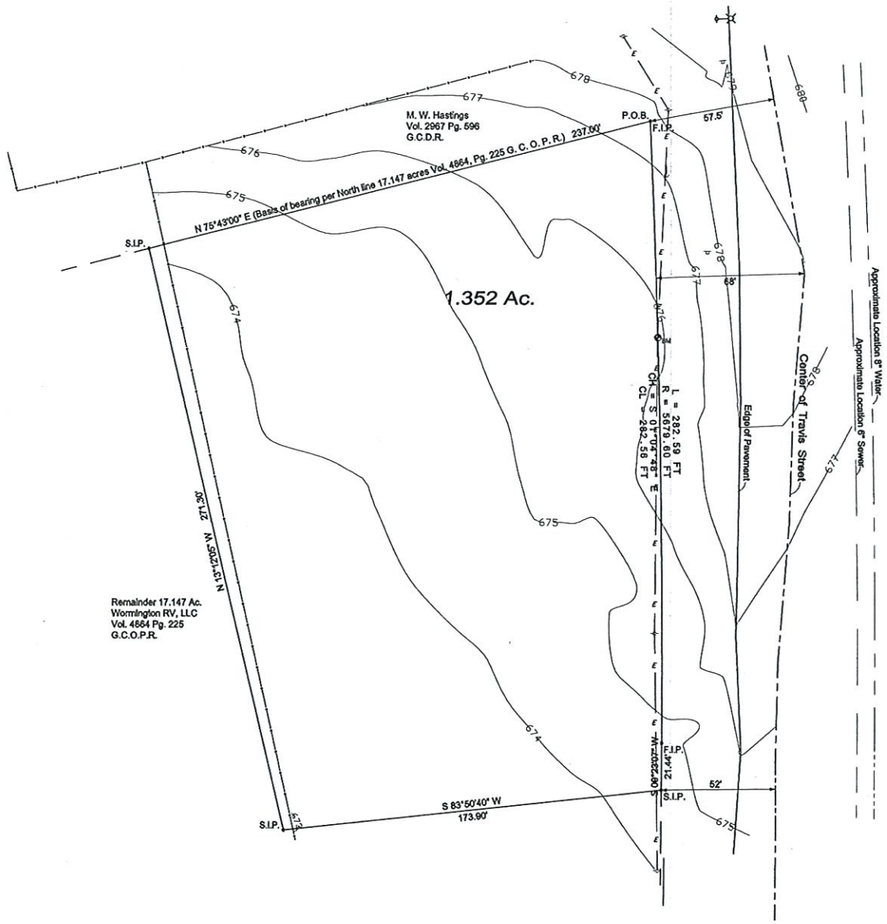
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 500 ft



Field Notes

Being all that certain tract of land situated in the City of Sherman, Grayson County, Texas, a part of the Preston Kitchen Survey, Abstract No. 667, a part of the called 17.147 acre tract conveyed to Wormington RV, LLC by deed recorded in Volume 4864, Page 225 of the Grayson County Official Public Records and being further described as follows:

Beginning at a 1/2" iron pin found for corner in the West line of Travis Street and a curve to the right having a radius of 5679.60 feet, the Northeast corner of said 17.147 acres;

Thence Southerly with said curve and West line having a long chord bearing South line bearing South 1°04'48" East 282.56 feet, an arc distance of 282.59 feet to a 1/2" iron pin found for corner;

Thence South 0°23'07" West with said West line a distance of 21.44 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 83°50'40" West with the North line of the remainder of said 17.147 acres a distance of 173.90 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

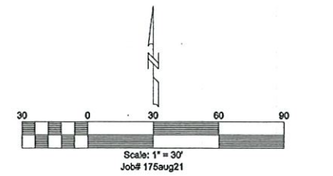
Thence North 13°12'05" West with the East line of the remainder of said 17.147 acres a distance of 271.30 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 75°43' East (basis of bearing per North line 17.147 acres Vol. 4864, Pg. 225 G. C. O. P. R.) with said North line and the South line of a tract conveyed to M. W. Hastings by deed recorded in Volume 2967, Page 596 of the Grayson County Deed Records a distance of 237.00 feet to the point of beginning and containing 1.352 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished Oct. 19, 2021

R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700

STATE OF TEXAS
R. Brandon Chaney
4057
REGISTERED PROFESSIONAL LAND SURVEYOR



P.O.B.=Point of Beginning
F.I.P.=Found Iron Pin
S.I.P.=Set 1/2" iron pin with cap stamped R B Chaney RPLS 4057
G.C.O.P.R.= Grayson County Official Public Records

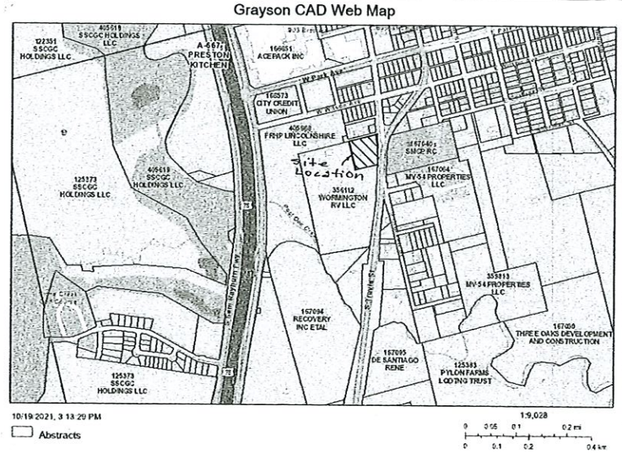
Chaney Engineering, Inc.
903-784-6393
Firm No. 10153700

Gas Meter
Sign
Utility Pole
Guy
Light Standard
Street Light
Overhead Electric Lines
Chain Link Fence

General Notes

1. Zoning is C1.
2. This property does not lie in a flood-prone area as shown by FEMA Panel No. 48181C0405F Dated 09-29-10.
3. Water and sewer service to be installed by developer.

Grayson CAD Web Map



Vicinity Map

Approved for Preparation of Final Plat

_____, Date:_____
Chairman, City of Sherman
Planning and Zoning Commision

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY
IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES
TRAVIS STREET
DOLLAR GENERAL ADDITION

Owner:	Developer:	
Wormington RV, LLC	HP Investments, LLC 1484 CR 3101 New Boston, Texas 75570-4557 Paris, Tx 75460 903-748-3500	1.352 ACRES
Prepared By:	Chaney Engineering, Inc. 722 19th St. S.E. Paris, Tx Firm No. 10153700 Phone:903-784-6393 chaneyeng@suddenlinkmail.com	OCTOBER 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Wormington RV, LLC
Mana Wormington
212 E. Virginia
McKinney, TX 75069

Chaney Engineering, Inc.
722 SE 19th Street
Paris, TX 75460

HP Investments, LLC
John Flippa
1484 CR 3101
New Boston, Texas 75570-4557

Dear Applicants,

The request for approval of the Travis Street Dollar General Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
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. Plat layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
4. Final Plat must meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
5. Complete Ownership and Surveyor Blocks to be on both pages of plat. *Code of Ordinances Chapter 10.05, Section 6*
6. The width of the right-of-way and pavement for streets shall be shown on the plat.
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Calls on drawing are overlapped by other information on drawing. Calls must be clearly shown. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
10. Add Avigation Release to final plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

11. Dedication of Right of Way may be required along South Travis Street in regards to Grayson County/City of Sherman Thoroughfare Plan. Coordinate with Engineering Department for amount of required dedication. *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)*
12. 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)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 6000 BLOCK NORTH U.S. HIGHWAY 75**

The request of One Ganesha LTD (Owner) and Vilbig & Associates, PLLC (Civil Engineer/Surveyor) concerning the property in the 6000 block of U.S. Highway 75, being 15.679 acres in the A.C. Smith Survey, Abstract No. 1561, the William Milligan Survey, Abstract No. 875, the David Harrison Survey, Abstract No. 581 and the W.S. Thurman Survey, Abstract No. 1265 and being all of Lot 1, Block A, Dr. Swamy Addition,, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Reddy Addition.

Background:

The property is located in the 6000 block of North U.S. Highway 75; the southeast corner of FM 691 and Highway 75 and is zoned a C-2 (General Commercial) District and located in the O-1 (75 & 82) Overlay District. The owner would like to plat the property into (9) nine lots for commercial development.

Adjacent Zoning:

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

Origination:

One Ganesha LTD (Owner)
Vilbig & Associates, PLLC (Civil Engineer/Surveyor)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

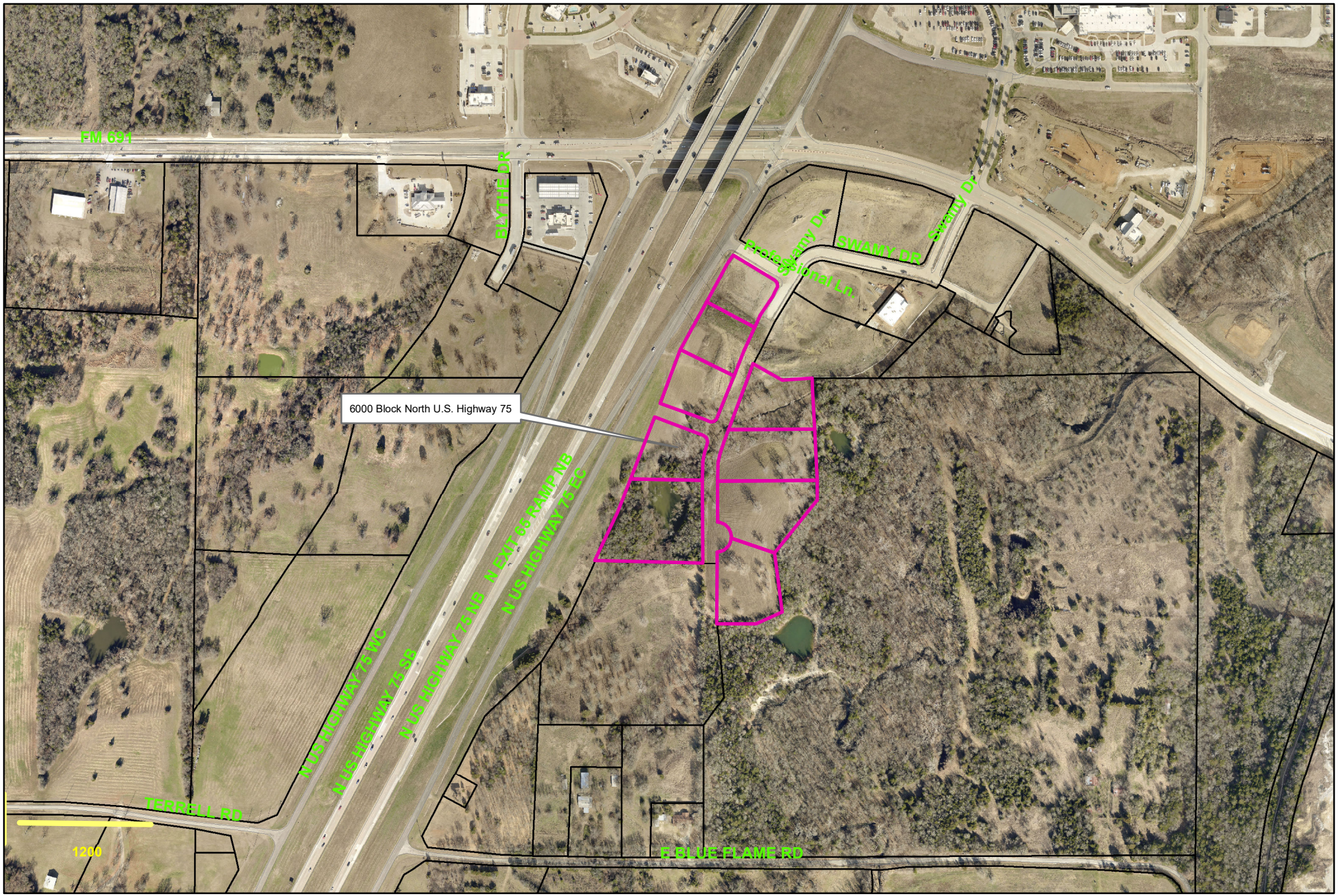
Attachments

Location Map

Zoning Map

Reddy Addition

Staff Review Letter



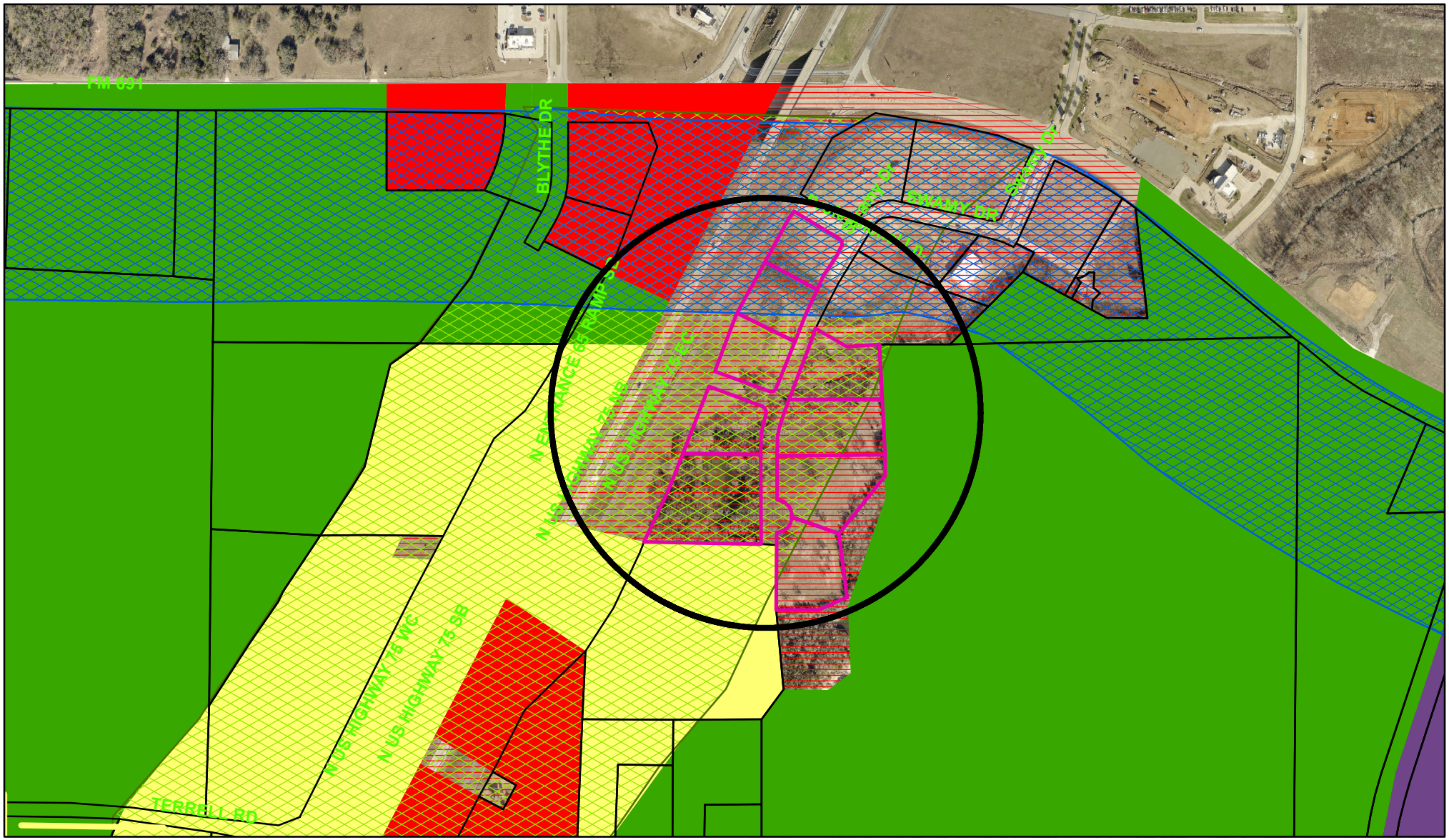
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6000 Block North U.S. Highway 75

NOT TO SCALE

1 in = 500 ft



Zoning - 6000 Block North U.S. Highway 75

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
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- Unknown
- BIP Blalock Industrial Park
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- Lakes
- M-1 Light Manufacturing District
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
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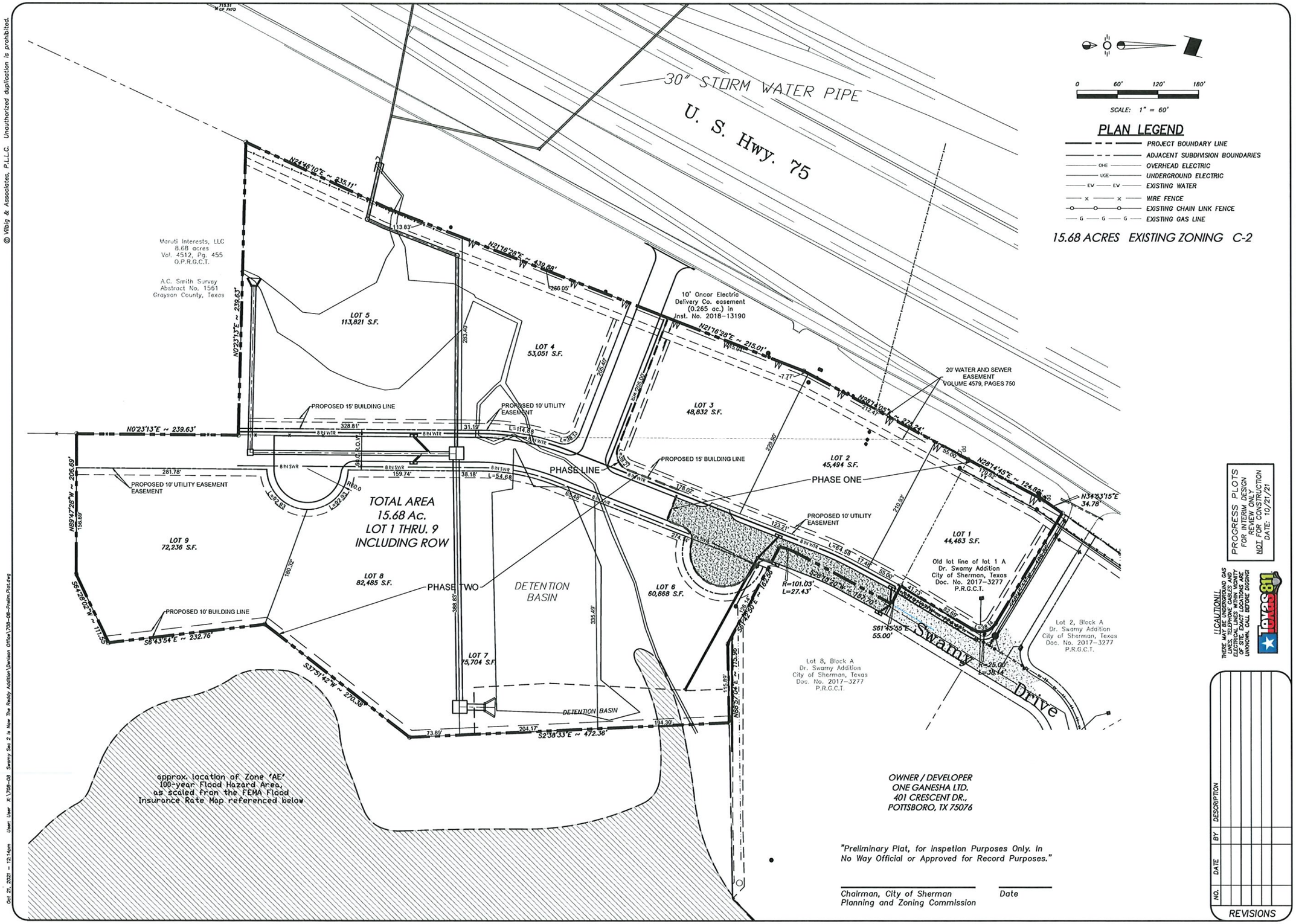
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft



© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.

Oct 21, 2021 - 12:14pm User: User X:\708-08 Swamy Sec 2 is Now The Reddy Addition\Denison Office\708-08-Prelim.Plat.dwg

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON OCTOBER 21, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 10/21/21

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

Texas811

REDDY ADDITION
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
ZONED C2
15.68 ACRES

NO.	DATE	BY	DESCRIPTION

REVISIONS

SUBMITTAL #1: 10/21/21
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" =
VA PROJECT NO: 708-08

SHEET
P1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

One Ganesha Ltd.
401 Crescent Dr.
Pottsboro, TX 75076

Vilbig & Associates, Inc.
517 W. Woodard Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Reddy Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
2. Remove building lines from final plat.
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. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
5. National Wetlands are to be addressed accordingly per applicable Federal and State regulations.
6. Dedicate a 15'x15' Right of Way corner clip on all street intersecting corner lots. *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)*
7. Modify 10' Utility Easements on all street intersecting corner lots to parallel new right of way created by corner clips.
8. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Plat layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
10. Final Plat must meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
11. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
12. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

13. 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.*
14. 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)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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 **26.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

1106 BEACH BOULEVARD

The request of Terra Perpetua LLC (Owners) and Mario Sinacola, Inc., Mark Novak (Representative/Contractor) concerning the property located at 1106 Beach Boulevard, being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Board of Adjustments

Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for The Bel Air Village Planned Development for a period not to exceed six months.

Background:

The property is located at 1106 Beach Boulevard in the Bel-Air Village Planned Development off East FM 1417 (Vietnam Veterans Parkway) and is zoned a PD (Planned Development). The owner is requesting a Temporary Use Permit and site plan approval to allow a concrete batch plant for a period of six months for the development of the Bel-Air Village Planned Development.

Adjacent Zoning:

PD (Planned Development)

Origination:

Terra Perpetua LLC (Owners)
Mario Sinacola, Inc., Mark Novak (Representative/Contractor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:
25

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Site Plan with Details
Aerial Radius
Elevations
TCEQ
Staff Review Letter

Sherman
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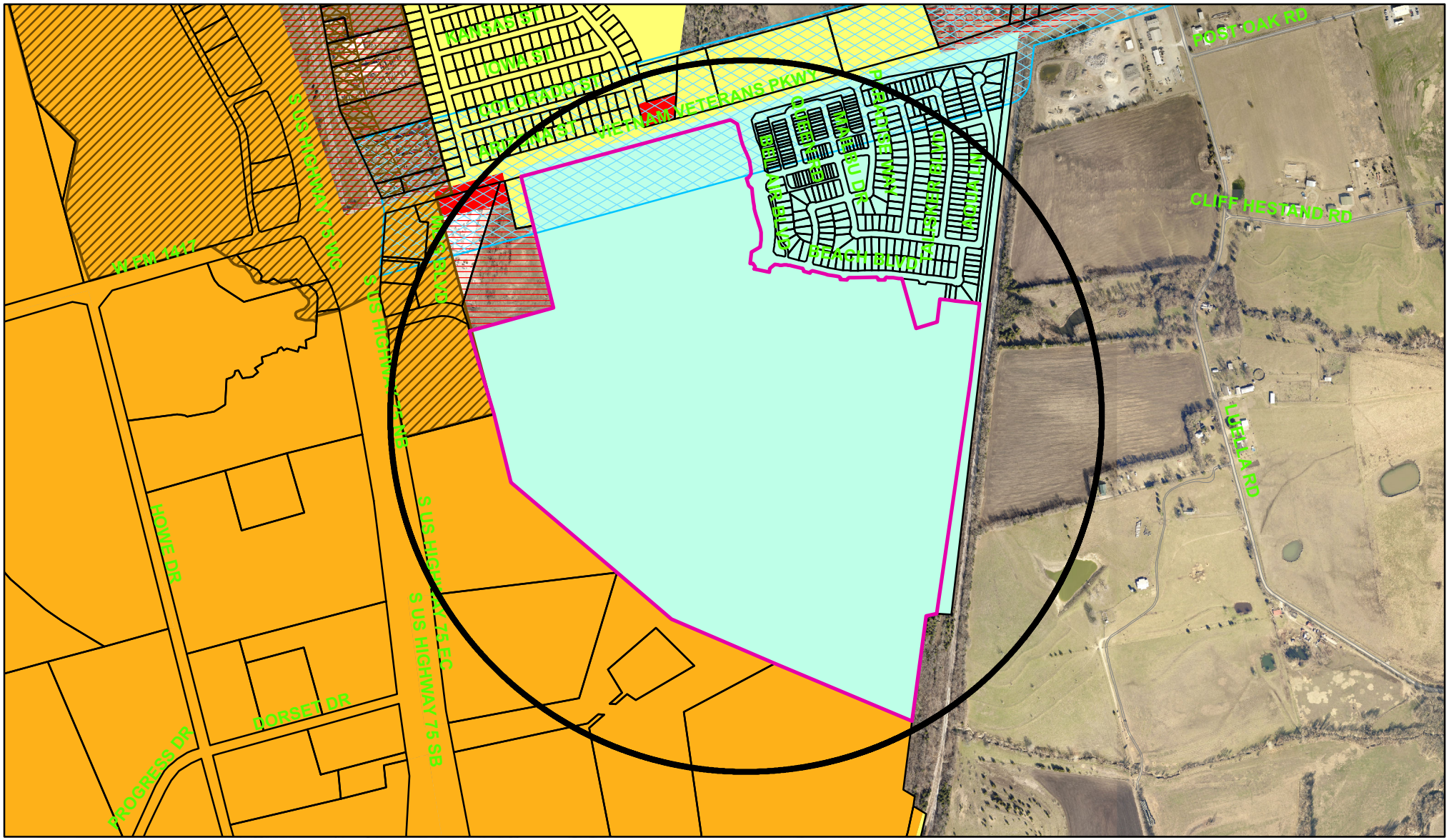
City of Sherman, Texas
Development Services Department

1106 Beach Boulevard

NOT TO SCALE

1 in = 440 ft



Zoning - 1106 Beach Boulevard

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
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- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
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- 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 = 1,000 ft

1106 Beach Boulevard

MARIO SINACOLA COMPANIES

Representatives and The City of Sherman Texas:

This is a request for a Temporary Use Permit for a Concrete Batch Plant to be placed on Bel Air Village planned development at the 300 – 1200 Blocks of FM-1417. To move in, set up and produce concrete for only the Bel Air Village Ph.1 planned development.

This is only a request for the approval of the Concrete Batch Plant and its footprint. The right of ways, utilities and lime stabilized street subgrades are already in place. Now it is time to lay the steel and pave the streets of Bel Air Village in concrete. Some of the informational material will show Bel Air Village as a whole. This is only to scale where we are requesting to place the Batch Plant temporarily.

Scale of pavement will consist of 54160 square yards (9045 yd3) of 6" & 8" streets or alleys. With your approval, would start during the month of November. Temporary TCEQ permit is only valid for up to 90 days. The scope of work should not last into 2022 with the current anticipated timeline.

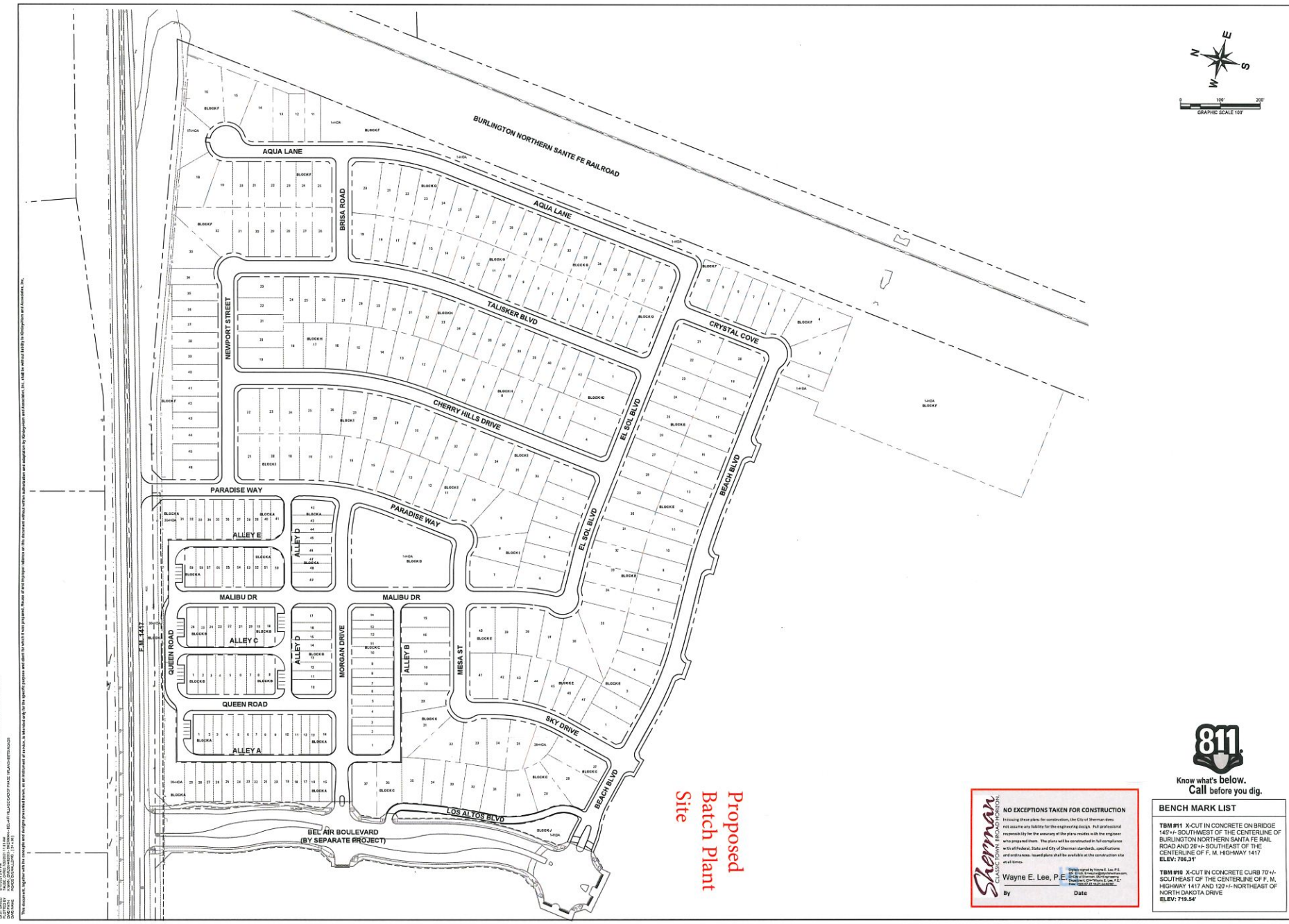
Included are pictures of the plant and paving operation along with the submittal packet with approval letter from the TCEQ. Submittal packet to the TCEQ details Dust Suppression capabilities of the Concrete Batch process.

Thank you for your time and consideration.

Respectfully.

Mark Novak

10/21/2021



Sherman
CLASSIC TOWN BROAD HORIZON.

NO EXCEPTIONS TAKEN FOR CONSTRUCTION

In issuing these plans for construction, the City of Sherman does not assume any liability for the engineering design. Full professional responsibility for the accuracy of the plans resides with the engineer who prepared them. The plans will be constructed in full compliance with all Federal, State and City of Sherman standards, specifications and ordinances. Issued plans shall be available at the construction site at all times.

Wayne E. Lee, P.E.

Digitally signed by Wayne E. Lee, P.E.
DN: C=US, E=wayne@sherman.com, O=City of Sherman, OU=Engineering Department, CN=Wayne E. Lee, P.E.
Date: 2021.07.22 10:21:44-05'00'

By Date

811
Know what's below.
Call before you dig.

BENCH MARK LIST

TBM #11 X-CUT IN CONCRETE ON BRIDGE 145'+/- SOUTHWEST OF THE CENTERLINE OF BURLINGTON NORTHERN SANTA FE RAIL ROAD AND 26'+/- SOUTHEAST OF THE CENTERLINE OF F. M. HIGHWAY 1417
ELEV: 706.31'

TBM #10 X-CUT IN CONCRETE CURB 70'+/- SOUTHEAST OF THE CENTERLINE OF F. M. HIGHWAY 1417 AND 120'+/- NORTHEAST OF NORTH DAKOTA DRIVE
ELEV: 719.54'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

STATE OF TEXAS
MICHAEL J. CARLISLE
132972
LICENSED
PROFESSIONAL ENGINEER
07/22/2021

KHA PROJECT 064462003
DATE JULY 2021
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY CAT
CHECKED BY MJC

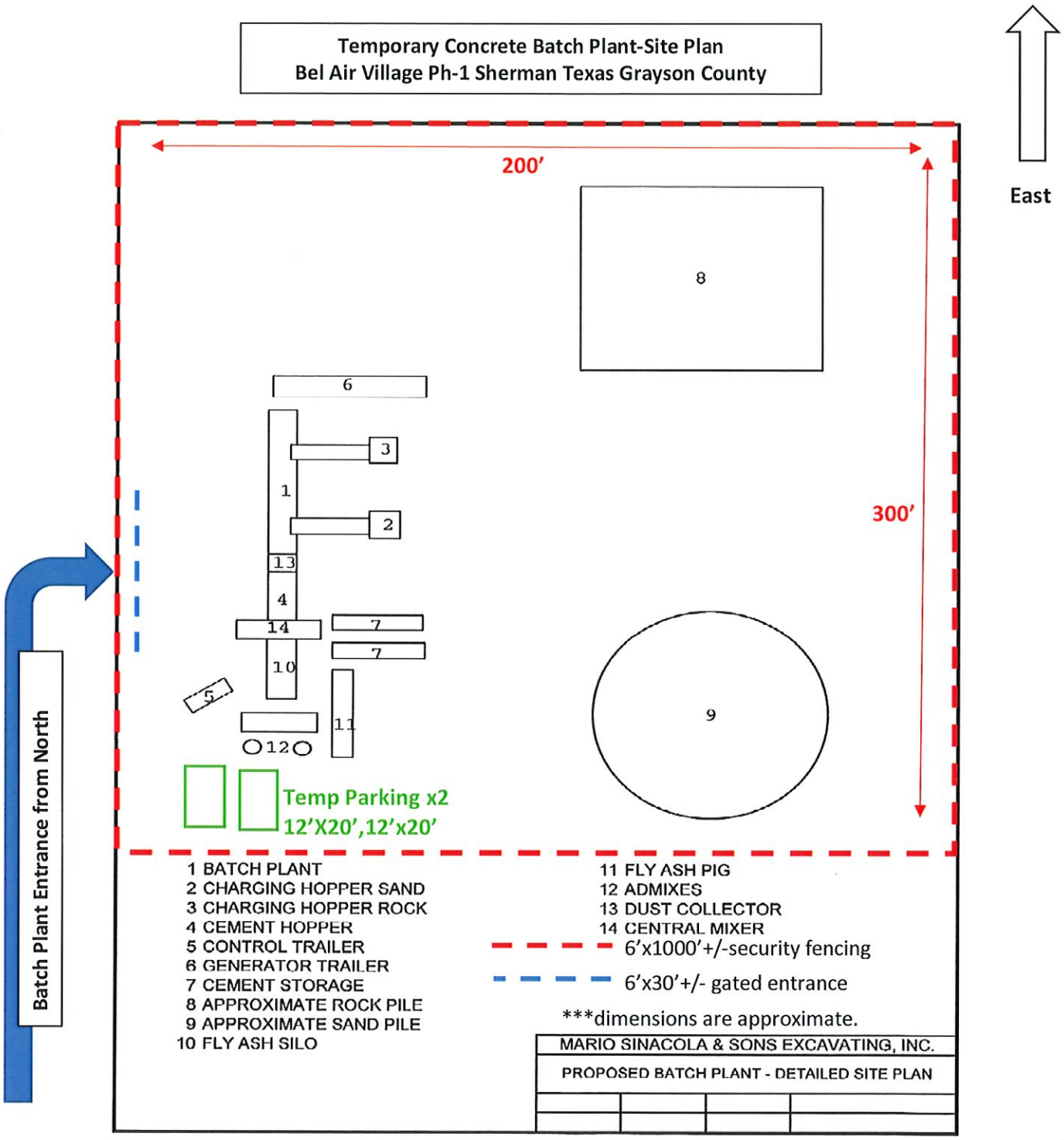
BEL-AIR VILLAGE
SINGLE FAMILY PHASE 1

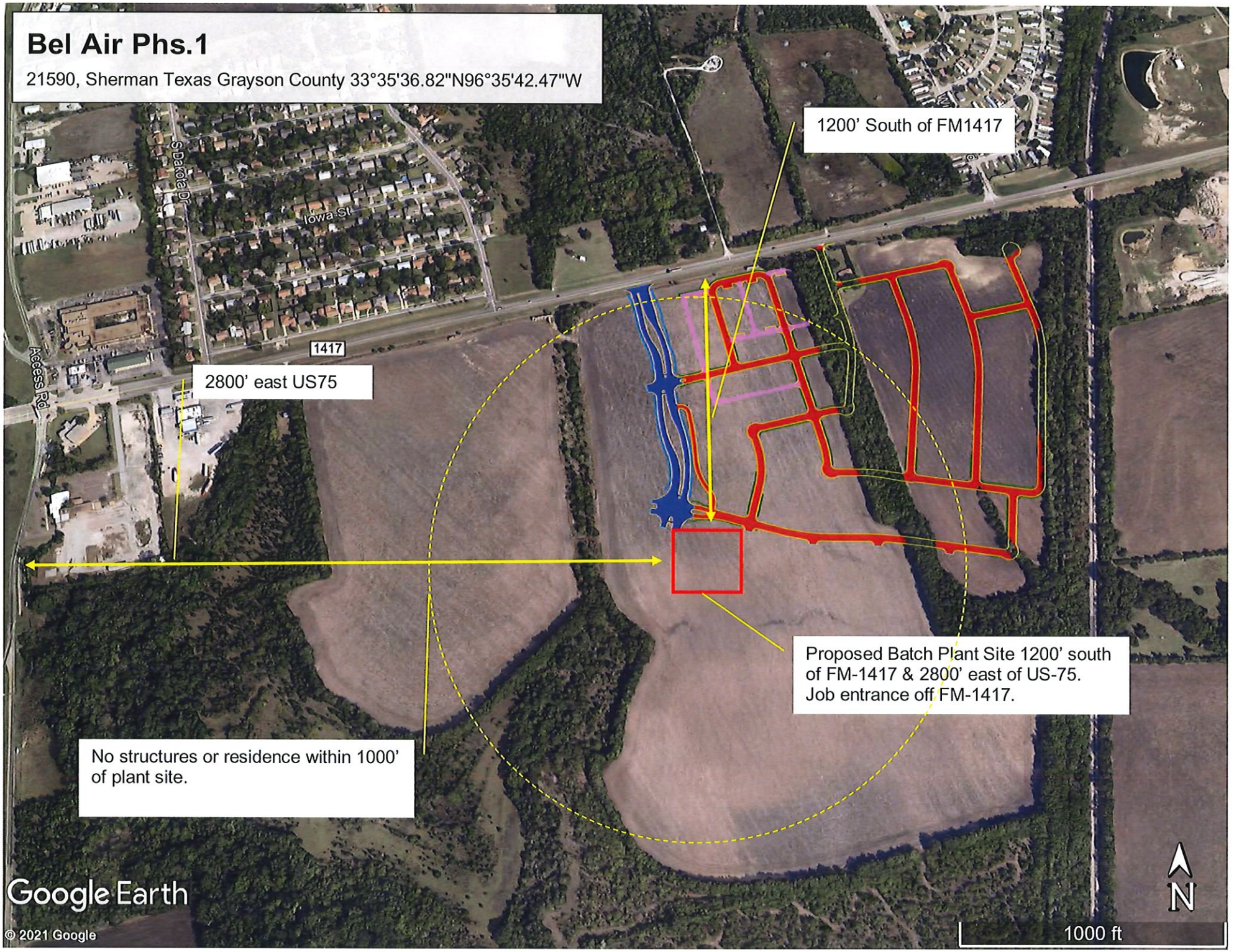
SHERMAN, TEXAS

OVERALL PAVING PLAN

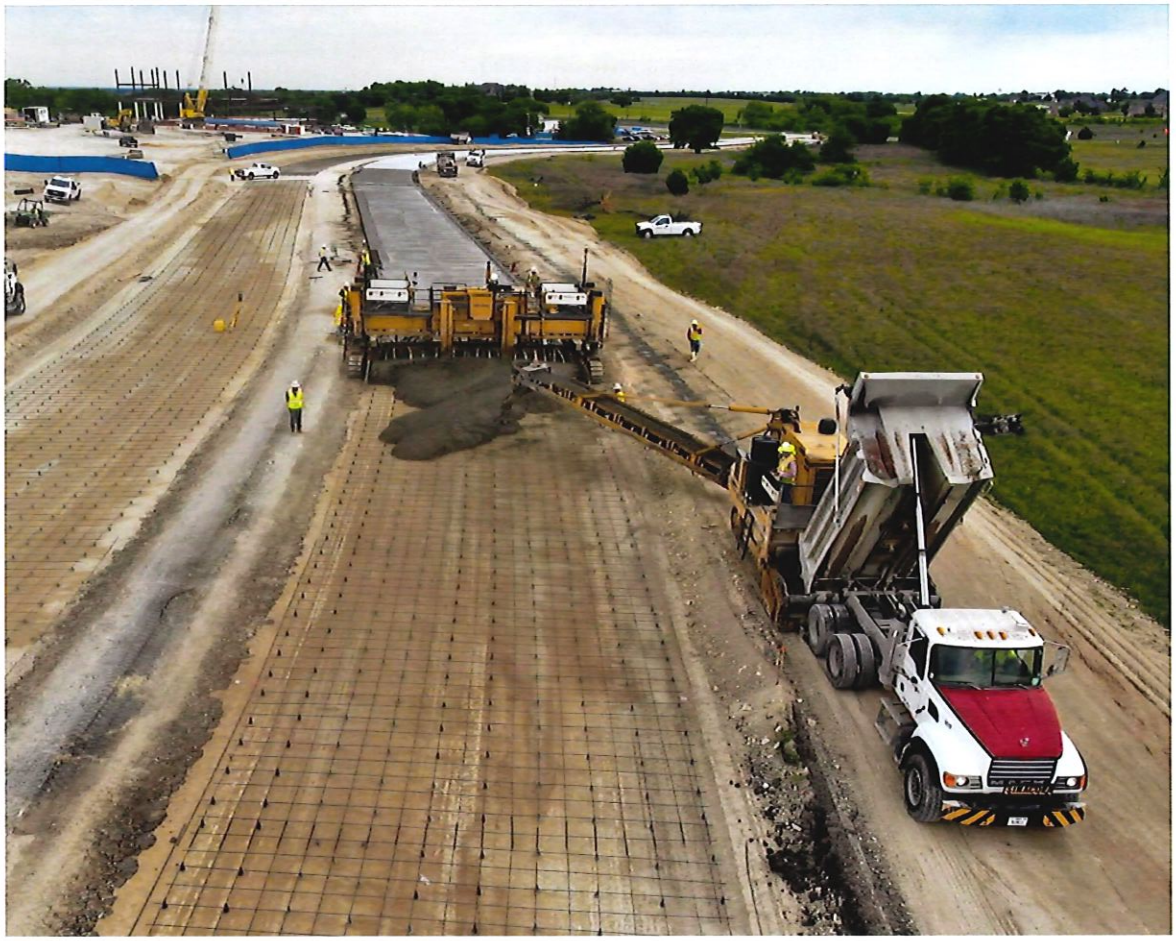
SHEET NUMBER
C-06

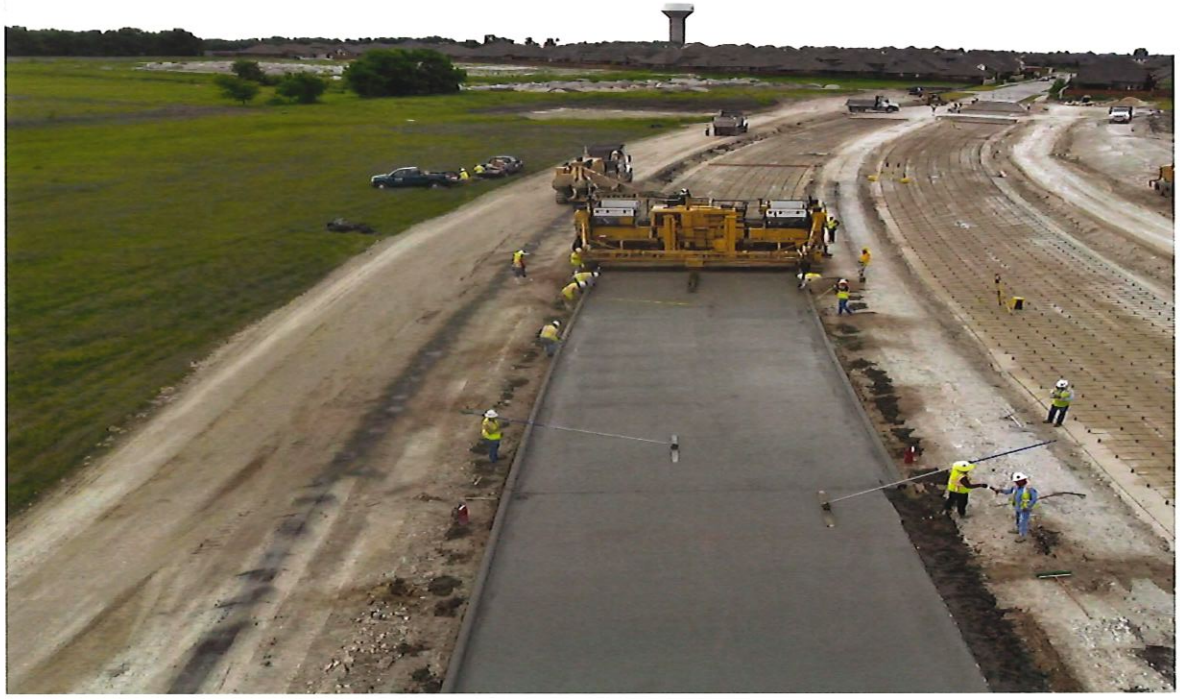
Temporary Concrete Batch Plant-Site Plan
Bel Air Village Ph-1 Sherman Texas Grayson County




Bel Air Phs.1
21590, Sherman Texas Grayson County 33°35'36.82"N96°35'42.47"W
1200' South of FM1417
S Dakota Dr
Iowa St
1417
Access Rd
2800' east US75
Proposed Batch Plant Site 1200' south of FM-1417 & 2800' east of US-75. Job entrance off FM-1417.
No structures or residence within 1000' of plant site.
Google Earth
© 2021 Google
N
1000 ft

MARIO SINACOLA & SONS
EXCAVATING, INC.





Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 17, 2021

Mr. Mark Novak, Environmental Coordinator
Mario Sinacola & Sons Excavating Inc
10950 Research Rd
Frisco, Texas 75033-2042

Re: Relocation Request for a Concrete Batch Plant; Standard Permit Registration No. 51562L054; 2800' east of US 75 and 1200' south of FM 1417 (Bel Air Ph 1), Sherman, Grayson County, Texas;
TCEQ ID Nos.: RN101502383; CN600269138

Dear Mr. Novak:

This is in response to your relocation application concerning the proposed construction of the above listed concrete batch plant at the above listed location. Based on the information presented, the TCEQ DFW Regional Office Air Program has determined that the proposed authorization can be granted as of the date of this letter to construct and operate the concrete batch plant referenced above at the proposed site, since it is located in or contiguous to the right-of-way of a public works project or related project segments.

The TCEQ DFW Regional Office understands that the concrete batch plant will remain at this site until the completion of the project. This authorization is contingent upon continued compliance with the conditions listed in the Standard Permit for Concrete Batch Plants and with all representations made in your relocation request. Any changes to the representations must have prior written approval from a delegated representative of the executive director.

In addition, you are reminded that all future applications for relocation must be submitted at least 12 business days prior to your estimated move date as required by the Standard Permit for Concrete Batch Plants and written authorization must be obtained prior to locating onsite. Failure to do so may result in denial of your relocation request or formal enforcement action.

After completion of construction or modification, start-up notification is required in accordance with 30 TAC 116.115(b)(2)(B)(i). Enclosed is a notification form for you to complete and send in prior to your construction or site move.

You are reminded that regardless of whether a permit is required, these facilities must be in compliance with all regulations of the TCEQ and the U.S. Environmental Protection Agency at all times. If you need further information or have any questions, please contact Ms. Archer Tate at 817-588-5839.

Sincerely,

Jaret Wessel

Jaret Wessel, Air Section Manager
Dallas-Fort Worth Region Office
Texas Commission on Environmental Quality

JAW/AET/jxs

Enclosure: *Updated Information for the Movement of a Portable Facility*

Texas Commission on Environmental Quality
Table 11 Instructions

1. **Emission Point Number and Name**: Identify the location that air contaminants enter the atmosphere. The emission point numbers (EPN) must be consistent with the emission point identification used on the plot plan, any previous permits, and the "Emissions Inventory Questionnaire."

2. **Manufacturer and Model Number**: Enter the company brand name and model number. Include manufacturers specifications or brochure, if available.

3. **Name of Source(s) or Equipment Being Controlled**: Associate the EPN to the appropriate facility(ies) with facility identification number(s) (FIN), or a description of the process or equipment being controlled. If using FINs, these numbers can be alphanumeric and maximum of 10 characters.

4. **Type of Particulate Controlled**: List each component or air contaminant name. Examples of component names are; lead, sand, clay, iron dust, and cement dust.

5. **Gas Stream Characteristics**
   A. Include the design maximum flow rate in units of actual cubic feet per minute (acfm), the average flow rate expected in acfm;
   B. Enter the temperature of the exhaust gas stream from the baghouse;
   C. Enter the amount of particulate matter in the inlet and outlet gas stream. The inlet and outlet particulate grain loading in grains per dry standard cubic foot (scf).
   D. Enter the pressure drop across the baghouse measured in inches of water column.
   E. Enter the water vapor content of the exhaust stream measured in pounds of water per pound of dry air.
   F. Enter the fan motor requirements in horsepower and the fan capacity in actual cubic feet per minute (scfm).

6. **Particulate Distribution (By Weight)**: Enter the particle size distribution as determined through laboratory analysis in units of microns (micrometers).

7. **Filter Characteristics**
   A. Filtering velocity in units of actual cubic feet per minute (acfm) of air stream flow divided by the total surface area of the filtering media in square feet (ft^2). The filtering velocity can also be expressed in units of feet per minute (fpm).
   B. Enter the bag diameter expressed in units of inches.
   C. Enter the length of the filter bags in units of feet.
   D. Enter the quantity of bags used in the filtering of the air stream.

8. **Bag Rows**: Enter the pattern or arrangement of the baghouse bag filter rows. The arrangement may be staggered or straight.

9. **Walkways**: Specify whether there will be space available between the rows of bag filters to provide access for inspection and maintenance.

10. **Material**: Identify the filtering media and include any additional coating or treatment of the baghouse material.

11. **Cleaning**: Explain the method of bag filter cleaning. Typically, there are mechanical shakers or reverse pulse air jets.

12. **Cost**
    A. Identify the capital cost of installation of the baghouse. This includes all engineering design costs and construction costs associated with the establishment of the control device.
    B. Estimate the annual operating expenses for the baghouse, including utility expense and replacement bag costs.

    NOTE: The Texas Commission on Environmental Quality standard conditions are 68° F and 14.7 PSIA (Title 30 Texas Administrative Code § 101.1).

HAG 5001
TCEQ ACCT # 91-8341-D
SERIAL # 870814

Texas Commission on Environmental Quality
Table 11
Fabric Filters

Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality (TCEQ) Air Permits Division (APD) Web site at www.tnrcc.state.tx.us/permitting/airperm.

1. Emission Point Number and name (from Process Flow Diagram): EMISSION POINT #1

2. Manufacturer and model number (if available): VINCE HAGAN CO. MODEL VH-1083JP TRUSS FRAME MOUNTED

3. Name of source(s) or equipment being controlled: Cement and Flyash silos, weigh batcher, mixer charging point

4. Type of particulate controlled: PM, PM10, PM2.5 (cement, flyash, aggregate dust)

5. **GAS STREAM CHARACTERISTICS**

Design Maximum Flow Rate (acfm)	Average Expected Flow Rate (acfm)	Gas Stream Temperature (°F)	Particulate Grain Loading (grain/scf)	
6500	6500		Inlet: 10	Outlet: .01
Pressure Drop (inches of H_2O)	**Water Vapor Content of Effluent Stream (lb water/lb dry air)**		**Fan Requirements**	
4.65			hp: 15	ft^3/min: 6500

6. **PARTICULATE DISTRIBUTION (By Weight)**

Micron Range	Inlet (Percentage)	Outlet (Percentage)
0.0-0.5		
0.5-1.0		
1.0-5.0	99.8	99.8
5-10		
10-20		
over 20		

7. **FILTER CHARACTERISTICS**

Filtering Velocity (acfm/ft^2 of Cloth)	Bag Diameter (inches)	Bag Length (feet)	Total Number of Bags
6:1	6	7	99

8. Bag rows will be: ☐ Staggered ☐ Straight

9. Will walkways be provided between banks of bags?: ☐ YES ☐ NO

10. Filtering material: Polyester fume 16oz/square yard

11. Describe bag cleaning method and cycle.: Automatic jet pulse

12. Capital installed cost $ $50,000.00 Annual operating cost $ $500.00

Note: Attach the details regarding the principle of operation and an assembly drawing (front and top view) of the abatement device drawn to scale clearly showing the design, size and shape.
If the device has bypasses, safety valves, etc., include in the drawing and specify when such bypasses are to be used and under what conditions.

91-8341-D
SERIAL # 870814
HAG 5001
RN101502383

Texas Commission on Environmental Quality
Table 20
Concrete Batch Plants

The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at http://www.tceq.texas.gov/permitting/air/air_permits.html.

Please Complete the Following						
Company Name:						
Plant identification or name:						
Type of plant:	☐ Permanent		☒ Temporary		☐ Specialty Mix	
Type of batching that will be accomplished	☐ Wet (Rotary Mix Truck)		☐ Dry		☒ Central Mix	
Maximum production rates: 175		cubic yards/hour	7500			cubic yards/year
Maximum operations: 10	hours/day 6	days/week 52		weeks/year 3120		hour/year
Does the facility operate at night?					☐ YES	☒ NO
Is a completed table 11 "Fabric Filters," submitted with this application for each fabric filer?					☒ YES	☐ NO
Silo Information:						
How many silos will this plant have?						
What is the volume of each silo (cubic feet)?						
Explain the method of loading silo(s): Pneaumatic Load						
Is each silo equipped with overload warning device?					☒ YES	☐ NO
What type of abatement device will be used on silo vent(s)? Central Baghouse						
How will the batch drop to truck or central mixer be controlled to prevent dust emissions? ☒ Suction shroud with exhaust air to central fabric filter *(If checked, attach a completed Table 11, "Fabric Filters.")* ☐ Flexible discharge spouts with water fog ring *(If checked, attach design drawing.)* ☐ Other type of abatement device *(If checked, explain in detail and attach design-drawing.)*						
What is the distance from the water fog ring or central bag house stack to the nearest property line (ft.): >100						
How will the cement weigh hopper be vented? ☐ Cement Fly Ash Silo Fabric Filter *(If checked, attach a completed Table 11, "Fabric Filters.")* ☒ Central Fabric Filter *(If checked, attach a completed Table 11, "Fabric Filters.")* ☐ Other *(Please indicate)*						

Save Form Reset Form

Texas Commission on Environmental Quality
Table 20
Concrete Batch Plants

The following table is designed to help you confirm that you meet the requirements of Title 30 Texas Administrative Code Chapter 116. Tables, checklists, and guidance documents pertaining to air quality permits are available from the Texas Commission on Environmental Quality Air Permits Division website at http://www.tceq.texas.gov/permitting/air/air_permits.html.

Please Complete the Following *(continued)*			
Will the sand and aggregate be washed prior to delivery at your facility?			☒ YES ☐ NO
What is the number of acres or square feet which will be covered by aggregate stockpiles?			
>1 acres or			square feet
Water sprays will be used at the following locations:			
☒ Stockpiles	☐ Aggregate Bin Outlets	☐ Convey or Transfer Points	☐ Screens
How will plant roads be treated to prevent dust emissions?			
☐ Paved and Cleaned *(asphalt or concrete)*	☐ Chemical Sprayed	☒ Water Sprinkled	☐ Gravel
☐ Paved and Vacuumed			
Is there a generator or engine on site?			☒ YES ☐ NO
[**Note:** *If "YES," complete generator information below and submit a completed Table 29 entitled, "Reciprocating Engines."*]			
Generator Information			
Make and model: CAT 3412			
Maximum rated horsepower : 896			
Fuel type: Diesel			
Percentage of sulfur content: 15 PPM			
Annual hours of operation: 2200			
Distance to nearest property line (feet): >100			
NO_x rating *(specify in units)*: 12.2200			
Fabric Filter			
Fabric filter name or EPN: Central Baghouse			
Manufacturer's represented efficiency (%): 99.9			
Micron level(s) evaluated: 1 Micron			

Save Form Reset Form

Texas Commission on Environmental Quality
Regional Notification
Standard Permits/Permits by Rule Relocation Form

This form should be used in two circumstances: 1) Voluntarily for specified portable facilities under standard permit; and 2) As required for specified facilities under permit by rule (PBR) - see Section II. A Core Data Form is required if Section I(A) is not completed or when the facility is moving to a new location. Checklists for the individual standard permit or PBR, as well as any appropriate referenced Tables should be attached, along with supporting information as requested in the form below. All information should be mailed or faxed to the appropriate regional office and any local air pollution control programs.

I. Registrant Information		
A. TCEQ Customer Reference Number (No.): CN - 600269138		
TCEQ Regulated Entity No.: RN - 101502383		
Air Account ID No. (if known): 918341D		
Equipment Serial/ID No.: 870814		
B. Company or Other Legal Customer Name: *(must be same as Core Data "Customer" if previously submitted)*:		
Mario Sinacola & Sons Excavating, Inc.		
Company Contact Name: Mark Novak		Title: QC/QA Manager
Mailing Address: 10950 Research Road		
City: Frisco	State: Texas	Zip Code: 75033
Phone: 214-886-6674	Fax No.:	E-mail Address: mnovak@mariosinaco
II. Facility Authorization and Site Information		
Name of Facility: 21590 Bel Air Phs.1 Mario Sinacola & Sons Excavating Inc.		
Type of Facility:	☐ Permanent	☒ Portable
Address:	City: Sherman	County: Grayson
If no street address, provide written driving directions to the site: *(attach description if additional space is needed)*		
1200' south of FM-1417 & 2800' east of US-75. Job entrance off FM-1417. 33°35'36.82"N96°35'42.47"W		
Standard Permit Notification		
Standard Permit Registration Number:		
Standard Permit Type *(Check any that apply):*		
☐ Asphalt Concrete Plant Public Works Project		
☒ Concrete Batch Plant Public Works Project		
☐ Concrete Batch Plant locating at a site where a portable facility has been located there within the past two years and the site went to public notice.		
☐ Temporary Rock Crusher (Tier I or Tier II)		

Texas Commission on Environmental Quality
Regional Notification
Standard Permits/Permits by Rule Relocation Form

II. Facility Authorization and Site Information *(continued)*	
PBR Notification	
PBR Registration Number:	
PBR Rule *(Check any that apply)*	
☐ Air Curtain Incinerator (§ 106.496)	
Federal operating permit application submitted?	
☐ YES ☐ NO	
☐ Remediation (§ 106.533)	
☐ Replacement Facility (§ 106.264)	
☐ Remediation Update (§ 106.533)	
Expected Arrival Date: 08/15/2021	Departure Date: 11/15/2021
Time at Site: 90 day +/-	Hours of Operation: 7am-6pm
Is there another facility at this site?	☐ YES ☒ NO
If YES, enter facility type:	
Permit or Registration No.:	
III. Technical Information and Requirements	
Any changes to permitted sources or controls?	☐ YES ☒ NO
If "YES," please give a detailed description. *(attach description if additional space is needed)*	
Is a checklist attached which shows how the facility meets all requirements of the PBR or Standard Permit?	☒ YES ☐ NO
If "NO," the applicant must attach detailed documents which show how all general and specific requirements will be met.	
Are applicable tables (Table 17, Table 29, or any other applicable table) attached?	× YES ☐ NO
If "YES," list Table number: 11 & 20	
Is a plot plan attached (Include a scale, plant boundaries, all equipment, and distance/direction to nearest property line)?	× YES ☐ NO
Is an area map attached (Include location relative to landmarks and distance/direction to the nearest structure)?	× YES ☐ NO
What is the distance from this facility's emission release point to the nearest property line?	1000 Feet
What is the distance from this facility's emission release point to the nearest off-property structure?	1000 Feet

Texas Commission on Environmental Quality
Regional Notification
Standard Permits/Permits by Rule Relocation Form

IV. Signature for Notification

The signature below indicates that I have knowledge of the facts herein set forth and that the same are true and correct to the best of my knowledge and belief. I further state that to the best of my knowledge and belief, the facility will satisfy the conditions and limitations of the indicated standard permit or permit by rule. The facility will operate in compliance with all regulations of the Texas Commission on Environmental Quality and with U.S. Environmental Protection Agency regulations governing air pollution.

Name: Mark Novak w/Mario Sinacola & Sons Excavating,Inc

Please Print Name

Signature: Mark Novak **Date:** 08/05/2021

Save Form Reset Form

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Terra Perpetua LLC
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Mario Sinacola, Inc.
Mark Novak
10950 Research Rd.
Frisco, TX 75033

Dear Applicants,

The request for a Temporary Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (4) to allow a concrete batch plant for The Bel-Air Village Planned Development for a period not to exceed six months located at 1106 Beach Boulevard has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City Ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the Planned Development Ordinance (6410) and the Fence Ordinance. (*Chapter 14, Exhibit A, Sec. 6.12 and Sec. 7(13).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Shall comply with all City, Federal and State regulations for this use.
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

*** 400 BLOCK LAUREL CREEK DRIVE**

The request of Mitchell Enterprises, LTD (Owner), Vilbig & Associates, PLLC (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 400 block of Laurel Creek Drive, being 9.620 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat approval of Laurel Creek Addition, Section Four.

Background:

The property is located in the 400 block of Laurel Creek Drive in west Sherman off West Houston Street and is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into (24) twenty-four residential lots.

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Mitchell Enterprises, LTD (Owner)
Vilbig & Associates, PLLC (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

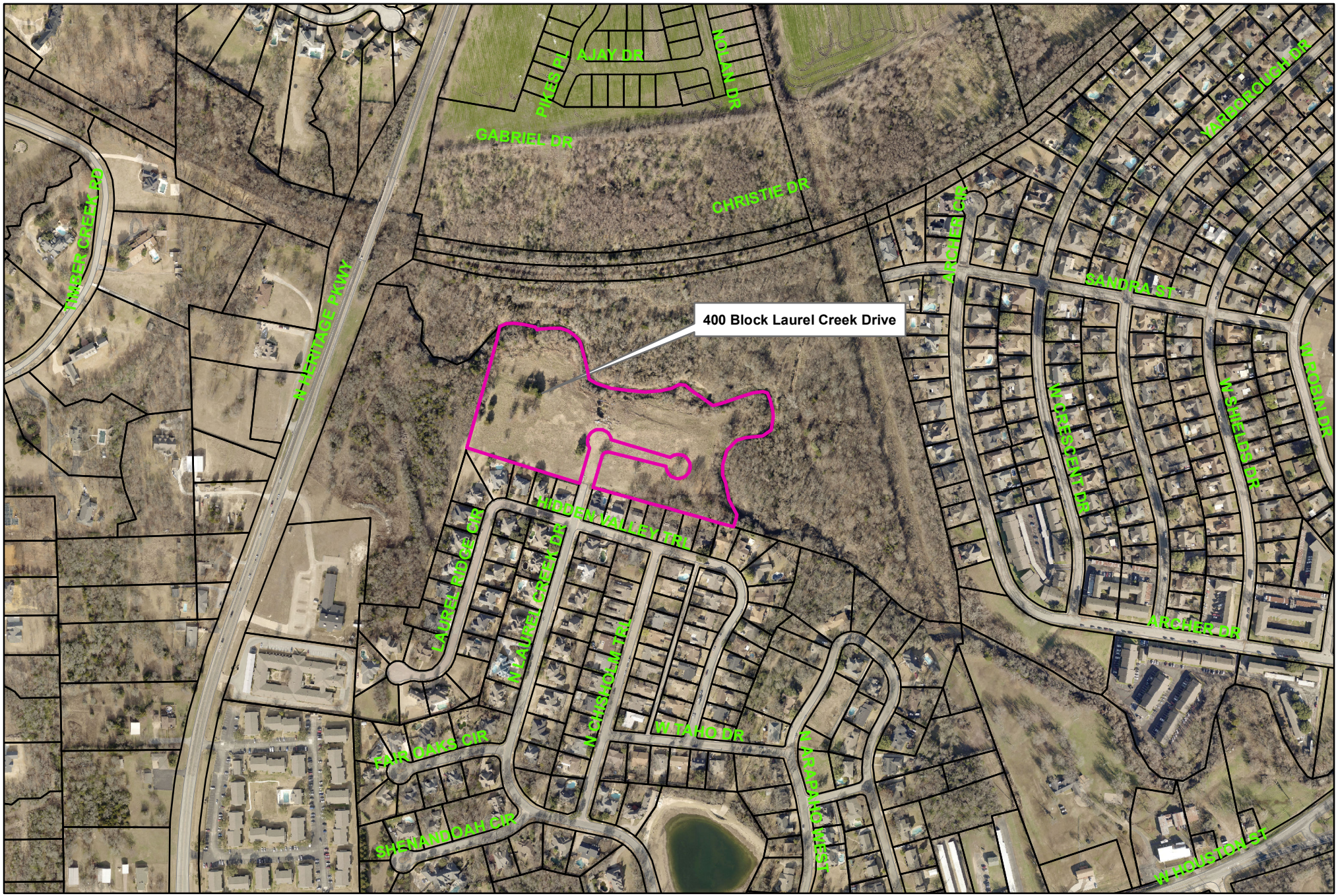
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Laurel Creek Addition, Section 4
Staff Review Letter



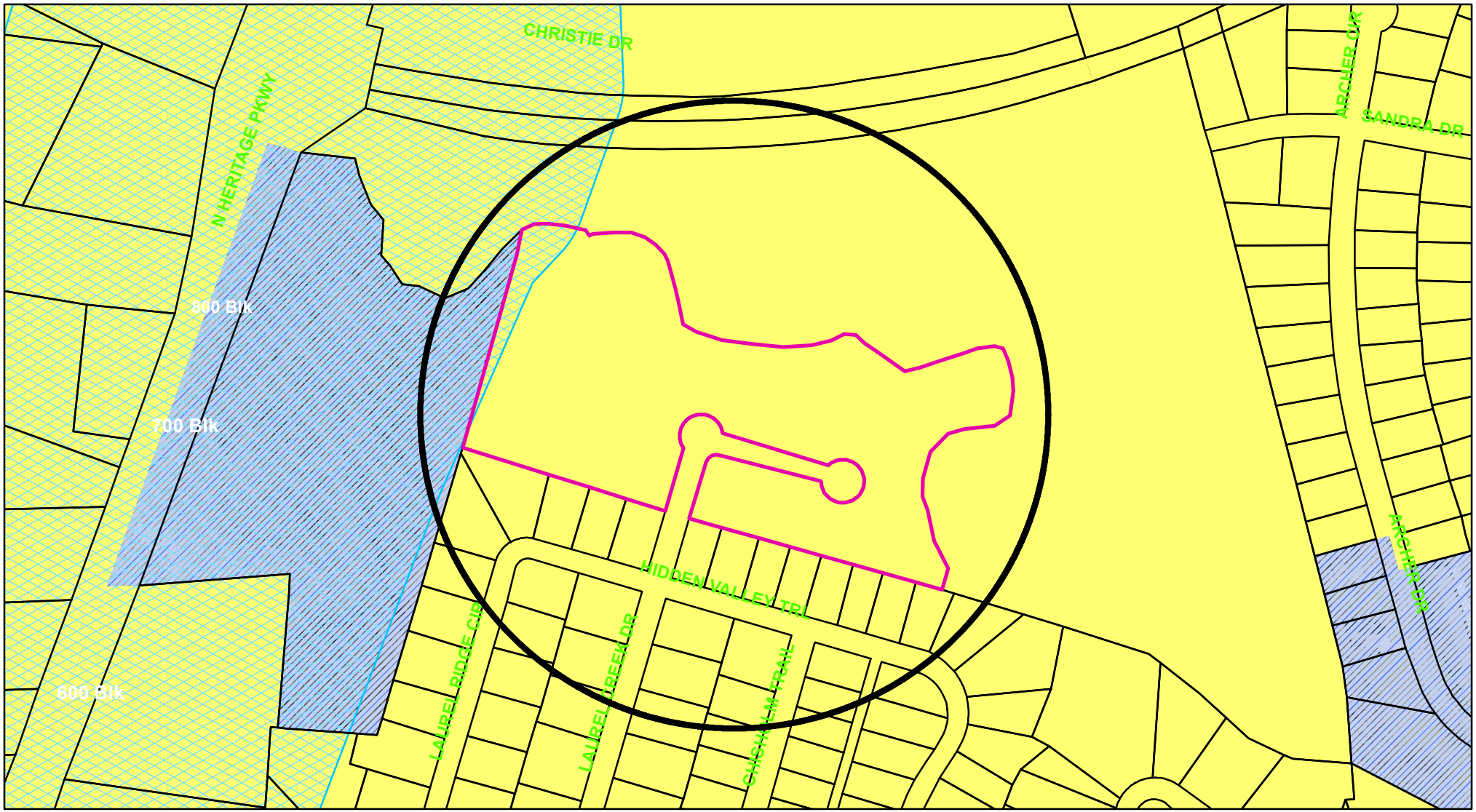
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

400 Block Laurel Creek Drive

NOT TO SCALE

1 in = 489 ft



Zoning - 400 Block Laurel Creek Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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
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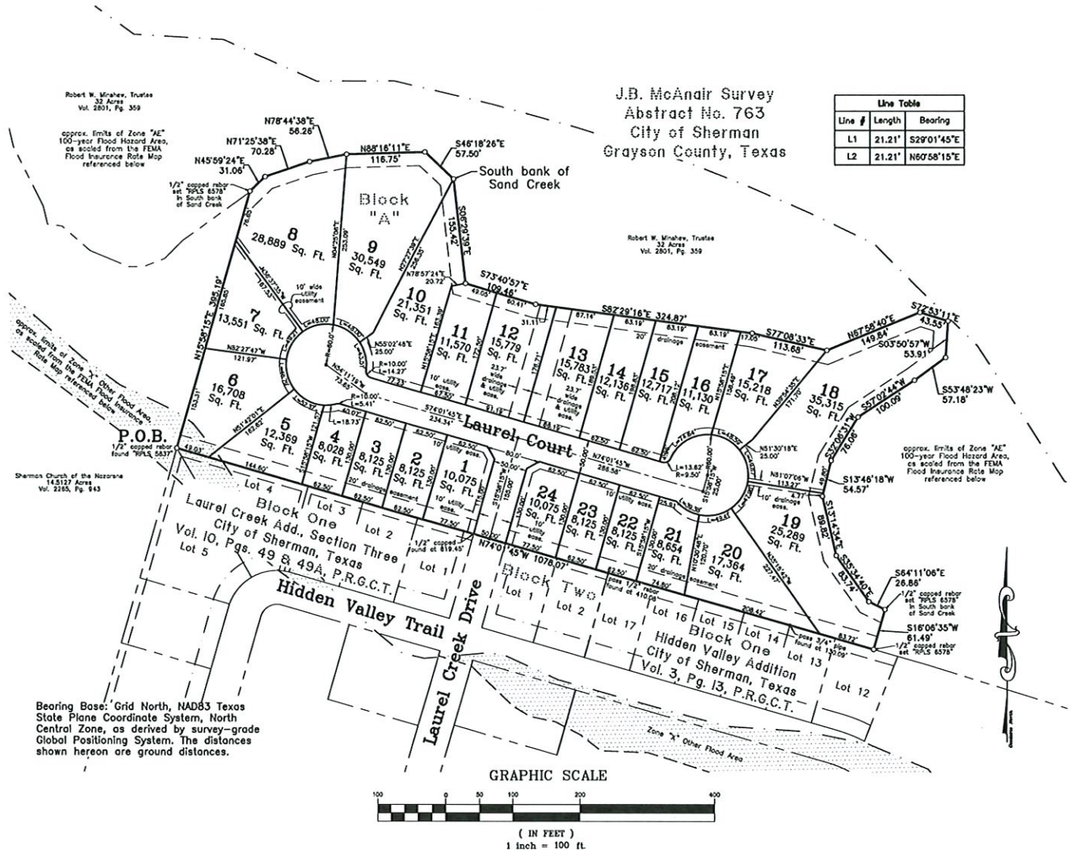
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 300 ft



Laurel Creek Addition, Section Four
to
the City of Sherman, Texas
9.620 Acres
in the
J. B. McAnair Survey
Abstract No. 763
Job No. CGS100221

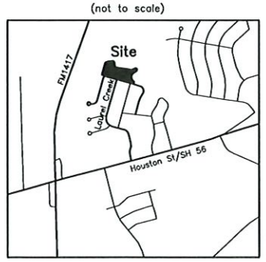
General Notes:

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 to be 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 undersigned surveyor 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. All of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation or a Zone "X" Other Flood Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 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 either state and federal regulations regarding developments of this type.

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/Developer:
Mitchell Enterprises, LTD
P.O. Box 3109
Sherman, Texas 75090

Location Map
(not to scale)



Z:\Shared Projects\Land Projects R2\Laurel-Creek-Phase-4\dwg\SPC-Plat.dwg 9/22/2021 11:37 AM

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 all of the 9.62 ac. tract of land conveyed to Mitchell Enterprises, Ltd. by Everett Mitchell by General Warranty Deed dated January 9, 2008 and recorded in Volume 4384, Page 894, 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 stamped "RPLS 5837" in the East line of the 14.5127 ac. tract of land conveyed to the Sherman Church of the Nazarene in Volume 2265, Page 943, Real Property Records, Grayson County, Texas, at the Northwest corner of Lots 4 and 5, Block One, Laurel Creek Addition, Section Three to the City of Sherman, Texas, as per plat of record in Volume 10, Pages 49 and 49A, Plat Records, Grayson County, Texas, at the Southwest corner of said Mitchell Enterprises, Ltd. 9.62 ac.;

THENCE North 15 deg. 58 min. 15 sec. East, with the East line of said Sherman Church of the Nazarene 14.5127 ac. and the West line of said Mitchell Enterprises, Ltd. 9.62 ac., a distance of 395.19 ft. to a 1/2 inch capped rebar set in the South bank of Sand Creek, in the South line of the 32 ac. tract of land conveyed to Robert W. Minshew, Trustee in Volume 2801, Page 359, said Official Public Records, at the Northeast corner of said Sherman Church of the Nazarene 14.5127 ac., at the Northwest corner of said Mitchell Enterprises, Ltd. 9.62 ac.;

THENCE Easterly, then Southeasterly, with the South bank of Sand Creek, the South line of said Minshew 32 ac. and the North line of said Mitchell Enterprises, Ltd. 9.62 ac., the following calls and distances:

1. North 45 deg. 59 min. 24 sec. East, 31.06 ft. to an angle point;
2. North 71 deg. 25 min. 38 sec. East, 70.28 ft. to an angle point;
3. North 78 deg. 44 min. 38 sec. East, 56.26 ft. to an angle point;
4. North 88 deg. 16 min. 11 sec. East, 116.75 ft. to an angle point;
5. South 46 deg. 18 min. 26 sec. East, 57.50 ft. to an angle point;
6. South 06 deg. 29 min. 39 sec. East, 155.42 ft. to an angle point;
7. South 73 deg. 40 min. 57 sec. East, 109.46 ft. to an angle point;
8. South 82 deg. 29 min. 16 sec. East, 324.87 ft. to an angle point;
9. South 77 deg. 08 min. 33 sec. East, 113.68 ft. to an angle point;
10. North 67 deg. 58 min. 40 sec. East, 149.84 ft. to an angle point;
11. South 72 deg. 53 min. 11 sec. East, 43.55 ft. to an angle point;
12. South 03 deg. 50 min. 57 sec. West, 53.91 ft. to an angle point;
13. South 53 deg. 48 min. 23 sec. West, 57.18 ft. to an angle point;
14. South 57 deg. 02 min. 44 sec. West, 100.09 ft. to an angle point;
15. South 32 deg. 06 min. 31 sec. West, 76.06 ft. to an angle point;
16. South 13 deg. 46 min. 18 sec. West, 54.57 ft. to an angle point;
17. South 13 deg. 13 min. 34 sec. East, 89.82 ft. to an angle point;
18. South 35 deg. 34 min. 40 sec. East, 83.74 ft. to an angle point;
19. South 64 deg. 11 min. 06 sec. East, 26.86 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at an Ell corner of said Minshew 32 ac., at the Northeast corner of said Mitchell Enterprises, Ltd. 9.62 ac.;

THENCE South 16 deg. 06 min. 35 sec. West, with a West line of said Minshew 32 ac. and the East line of said Mitchell Enterprises, Ltd. 9.62 ac., a distance of 61.49 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the North line of Lot 12, Block One, Hidden Valley Addition to the City of Sherman, Texas, as per plat of record in Volume 3, Page 13, said Plat Records, at a Southwest corner of said Minshew 32 ac. at the Southeast corner of said Mitchell Enterprises, Ltd. 9.62 ac.;

THENCE North 74 deg. 01 min. 45 sec. West, with the North line of Lots 12, 13, 14, 15, 16 and 17, Block One, said Hidden Valley Addition, passing a 3/4 inch pipe found at the Northwest corner of said Lot 13 and the Northeast corner of said Lot 14 at 130.09 ft. and continuing, passing a 1/2 inch rebar found at the Northwest corner of said Lot 17 and the Northeast corner of Lot 2, Block Two, said Laurel Creek Addition, Section Three at 410.08 ft. and continuing now with the North line of Lots 2 and 1, Block Two, said Laurel Creek Addition, Section Three, passing the Northwest corner of said Lot 1 and continuing, passing a 1/2 inch capped rebar found at the Northeast corner of Lot 1, Block One, said Laurel Creek Addition, Section Three at 619.45 ft. and continuing now with the North line of Lots 1, 2, 3 and 4, Block One, said Laurel Creek Addition, Section Three for a total distance of 1,078.07 ft. to the PLACE OF BEGINNING and containing 9.620 ACRES of land.

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

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

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

We, Mitchell Enterprises, Ltd., owners of Laurel Creek Addition, Section Four, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Steven Mitchell, Authorized Agent for Mitchell Enterprises, Ltd.

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Steven Mitchell, 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 _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Laurel Creek Addition, Section Four to the City of Sherman, Texas, is hereby approved this _____ day of _____, 20__ by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Laurel Creek Addition, Section Four to the City 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 Laurel Creek Addition, Section Four to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 20__, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Laurel Creek Addition, Section Four
to
the City of Sherman, Texas
9.620 Acres
in the
J. B. McAnair Survey, Abst. No. 763

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

Z:\Shared Projects\Land Projects R2\Laurel-Creek-Phase-4\dwg\SPC-Plat.dwg 9/22/2021 11:37 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

Mitchell Enterprises, LTD
P.O. Box 3109
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Laurel Creek Addition, Section 4 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
2. Show existing flood fringe and proposed flood fringe per CLOMR on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.
3. No building permits will be issued for properties lying within the FEMA Physical Map Revision No. 316-PMR until proposed LOMR has been approved by the City of Sherman and FEMA.
4. Dedicate a 10' Utility Easement between Lots 22 & 23. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Utility Easement along rear property line of Lot 22. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Dedicate a 20' Sanitary Sewer Easement around existing sanitary sewer mains or relocate existing sewer main. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Drainage Outlets exceed the boundaries of drainage easements. Drainage Easements must be widened to accommodate for all of drainage outlet. Correct appropriately.
8. 20' Drainage Easements on North and South side of proposed plat shall be changed to Private Drainage Easements.
9. Drainage and Utility Easement between Lots 12 and 13 shall be changed to Drainage and Sanitary Sewer Easement.
10. Metes and Bounds and Drawing on north boundary line do not match graphically. Correct appropriately.
11. 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)*

12. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
13. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
14. Three Party Agreement required for Public Infrastructure.
15. 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.*
16. 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.
17. 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*
18. 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.
19. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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 **28.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

1103 SOUTH FM 1417 (HERITAGE PARKWAY)

The request of Sapphire Group, LLC (Owner), Casey Hibbs, Bluestone Partners (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1103 South FM 1417 (Heritage Parkway), being Lot 1, Heritage Court Addition, as follows:

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.13.2, Subsection (5)(b) to allow 32' tall buildings to be setback 25' from the east property line in lieu of the required 64' (twice the height of the highest point on the building) in an R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.
B. Exception and variance under Ordinance No. 2280, Section 6.13.2 Subsection (7)(c)(iv) to allow a 6' fence on the property line in lieu of the permitted 4', within twenty-five (25) feet of a front street right of way in an R-2 (Multi-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Planning and Zoning Commission

C. Site plan approval for Heritage Court Multi-Family Development.

Background:

The property is located at 1103 South FM 1417 (Heritage Parkway) between West Center Street and Brookstone Drive and is zoned an R-2 (Multi-Family Residential) District. The owner is requesting site plan approval for a Multi-Family Development of Heritage Court. The project consist of 47 buildings including an amenity center. There will be (42) - one-bedroom units, (48) - two-bedroom units and (10) - three-bedroom units. Parking will be provided for 267 spaces.

They are also requesting an exception to allow 32' tall buildings to be setback 25' from the east property line in lieu of the required 64' and an exception and variance to allow a 6' fence on the front property line in lieu of the permitted 4'.

Adjacent Zoning:

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

Origination:

Sapphire Group, LLC (Owner)
Casey Hibbs, Bluestone Partners (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

17

Objections Received:

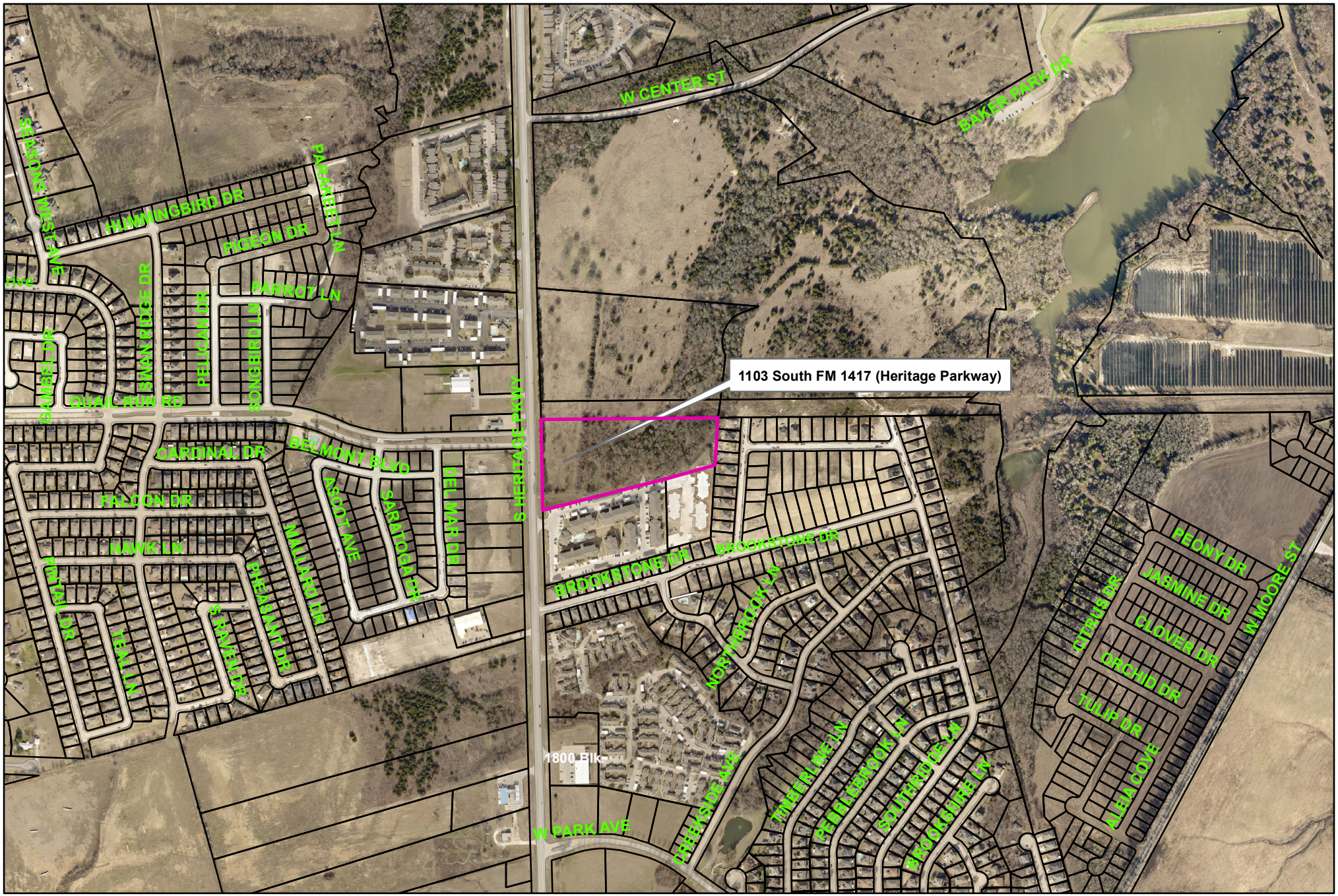
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Landscape Plan
Leasing Office Site Plan & Elevations
Variance Request
Staff Review Letter



Sherman
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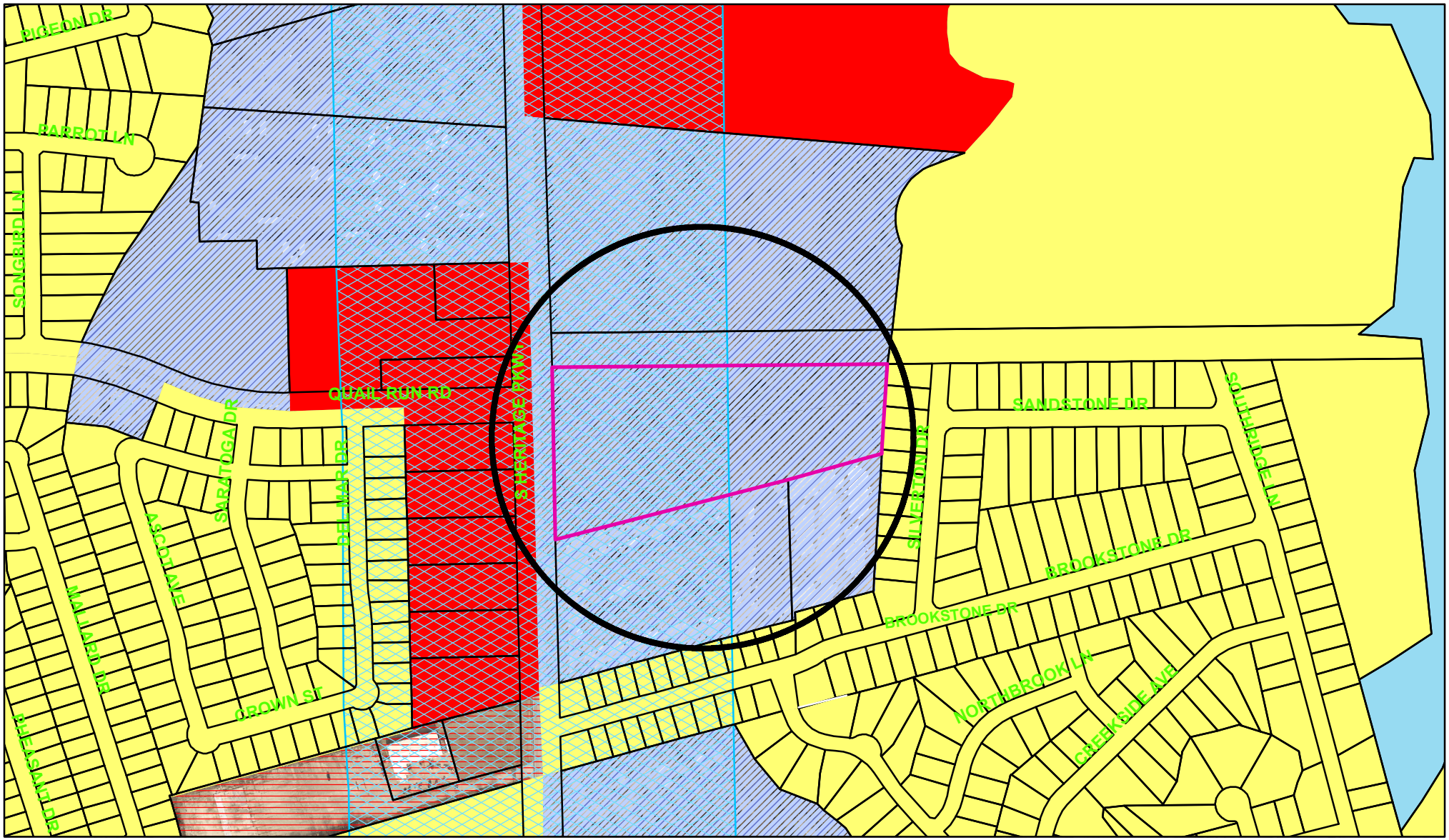
City of Sherman, Texas
Development Services Department

1103 South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 700 ft



Zoning - 1103 South FM 1417 (Heritage Parkway)

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

1103 South FM 1417 (Heritage Parkway)

PROJECT INFORMATION

GROSS SQ. FT. OF PROPERTY	357,935 SQ. FT. (8.21 ACRES)
GROSS SQ. FT. OF ALL STRUCTURES	114,155 SQ. FT.
CURRENT ZONING (FIRST 500' FROM 1417 R.O.W.)	O-1.1 (F.M. HWY 1417) OVERLAY DISTRICT
CURRENT ZONING (REMAINDER OF PROPERTY)	R-2 MULTI-FAMILY RESIDENTIAL DISTRICT
NON-PERMEABLE AREA (SQ. FT.)	255,443 SQ. FT. (71%)
LANDSCAPED AREA (SQ. FT.)	102,492 SQ. FT. (29%)
FLOOR-TO-AREA RATIO (F.A.R.)	114,155 SQ. FT. (32%)

PROJECT LEGEND

TAG	DESCRIPTION	UNIT SIZE	G.S.F. PER UNIT	BLDGS.	UNITS PER BLDG.	UNITS TOTAL	REQUIRED PARKING PER UNIT	PROVIDED GARAGE PARKING PER UNIT	TOTAL PARKING PROVIDED
O	AMENITY CENTER	43' X 68'-9"	2905				11		11
A	1 BED/1.5 BATH 2-STORY	17' X 46.5'	869	3	6	18	2	1	18
A2	1 BED/1 BATH 1-STORY	17' X 46.5'	784	6	4	24	2		
B	2 BED/2.5 BATH 2-STORY	22' X 47.5'	1309	29	1-2	48	2	1	96
C	3 BED/2.5 BATH 2-STORY	24' X 47.5'	1396	10	1	10	3	2	30
	PARALLEL PARKING SPOTS	10' X 22'							43
	OPEN PARKING SPOTS	9' X 20'							68
			TOTALS	48		100	210	86	266

F7 SITE PLAN
Scale: 1/32" = 1'-0"

BLUESTONE PARTNERS, LLC
4708 N. FM 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

Heritage Court
1103 S. FM 1417 Heritage Pkwy
Sherman, Texas 75092
SITE PLAN APPROVAL

REVISIONS

No.	DATE	NOTE

Drawn by: J. N.
Checked by: ----
Project No: ----
Date: Nov 02, 2021

Site Plan

Sheet:
A-001

KOLBE FARMS BY INTOWN-HOMES
LOCATED AT 8688 GREEN KOLBE LANE, HOUSTON, TX 77080

NOTE:

THESE IMAGES REPRESENT THE FEEL WE WANT HERITAGE COURT TO HAVE.

F7 INSPIRATION IMAGES
Scale: N.T.S.

BLUESTONE
PARTNERS, LLC
4706 N. FM 1417
Sherman, Texas 75092
903.813.1445
www.bluestone-tx.com

Heritage Court
S. FM 1417
Sherman, Texas 75092
SITE PLAN APPROVAL

REVISIONS

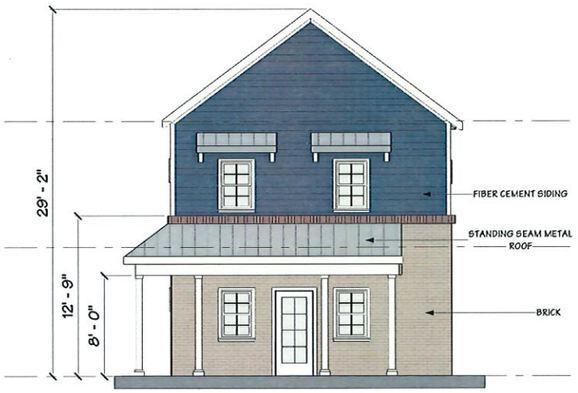
No.	DATE	NOTE

Drawn by: J. N.
Checked by: ----
Project No: ----
Date: Oct 20, 2021

Inspiration Images

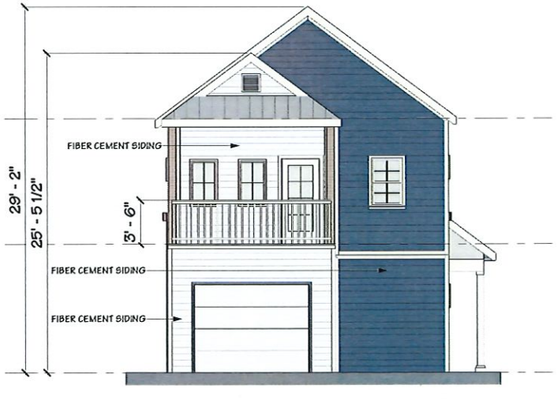
Sheet: A-003

1 2BR-East Elevation
Scale: NTS



2 2BR-North Elevation
Scale: NTS

3 2BR-West Elevation
Scale: NTS



4 2BR-South Elevation
Scale: NTS

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Heritage Court

S. FM 1417 Sherman, Texas 75092

SITE PLAN APPROVAL

REVISIONS

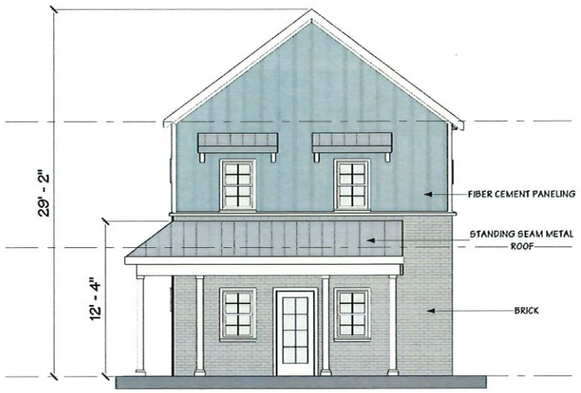
No.	DATE	NOTE

Drawn by:	Author
Checked by:	Checker
Project No:	
Date:	11.02.2021

Elevations_2BR (Standalone)_Type 1

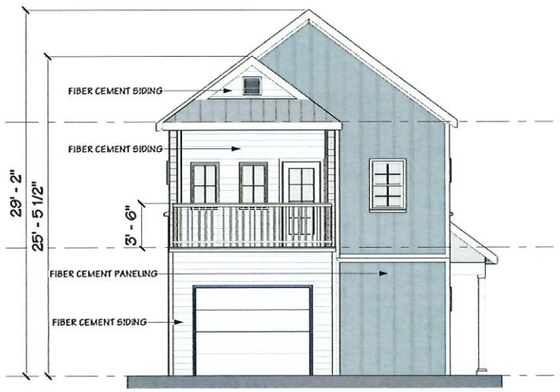
Sheet:
A-110

1 **2BR-East Elevation**
Scale: NTS



2 **2BR-North Elevation**
Scale: NTS

3 **2BR-West Elevation**
Scale: NTS



4 **2BR-South Elevation**
Scale: NTS

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SITE PLAN APPROVAL

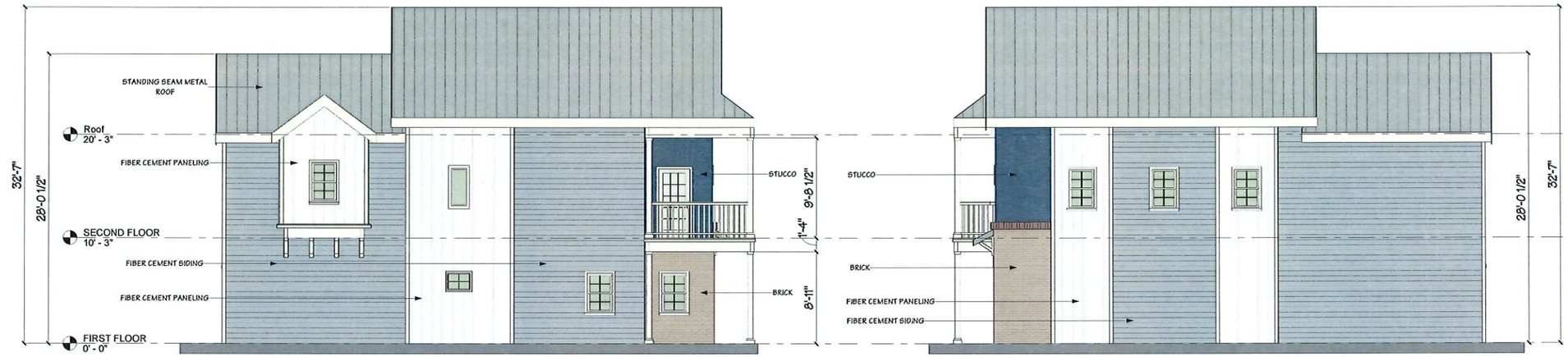
REVISIONS

No.	DATE	NOTE

Drawn by: Author
Checked by: Checker
Project No:
Date: 11.02.2021

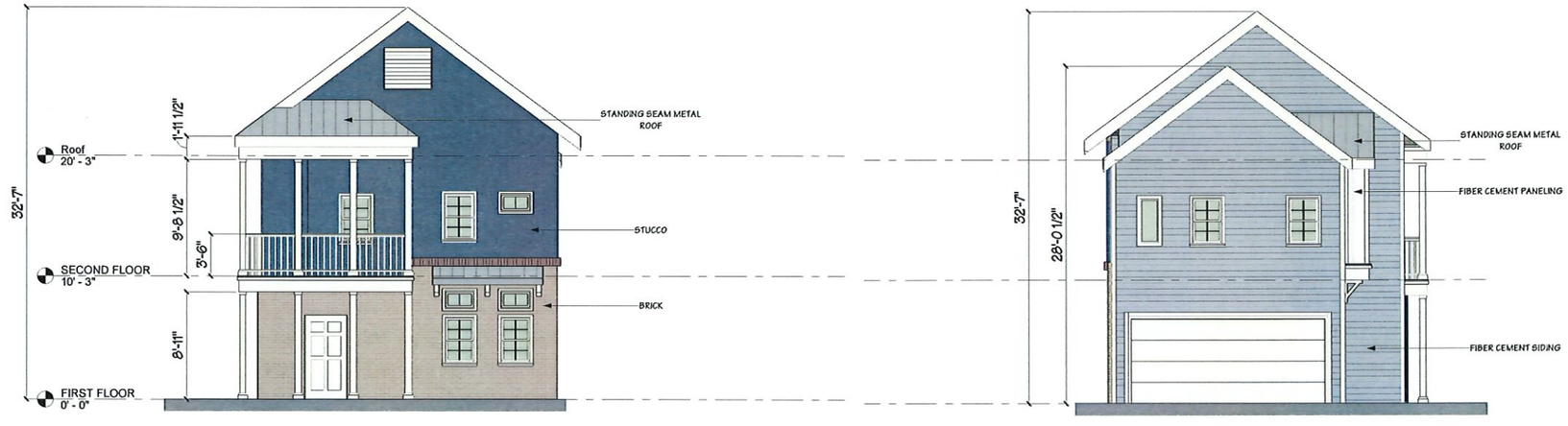
Elevations_2BR (Standalone)_Type 2

Sheet: A-111



1 3BR-East Elevation
Scale: NTS

2 3BR-West Elevation
Scale: NTS



5 3BR-North Elevation
Scale: NTS

4 3BR-South Elevation
Scale: NTS

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PARTNERS, LLC
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SITE PLAN APPROVAL

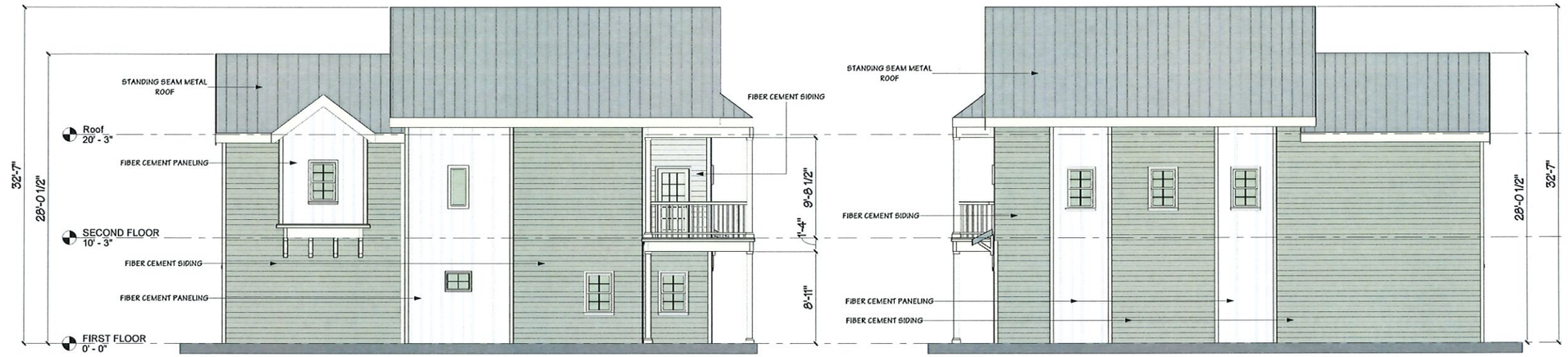
REVISIONS

No.	DATE	NOTE

Drawn by:	Author
Checked by:	Checker
Project No:	
Date:	11.02.2021

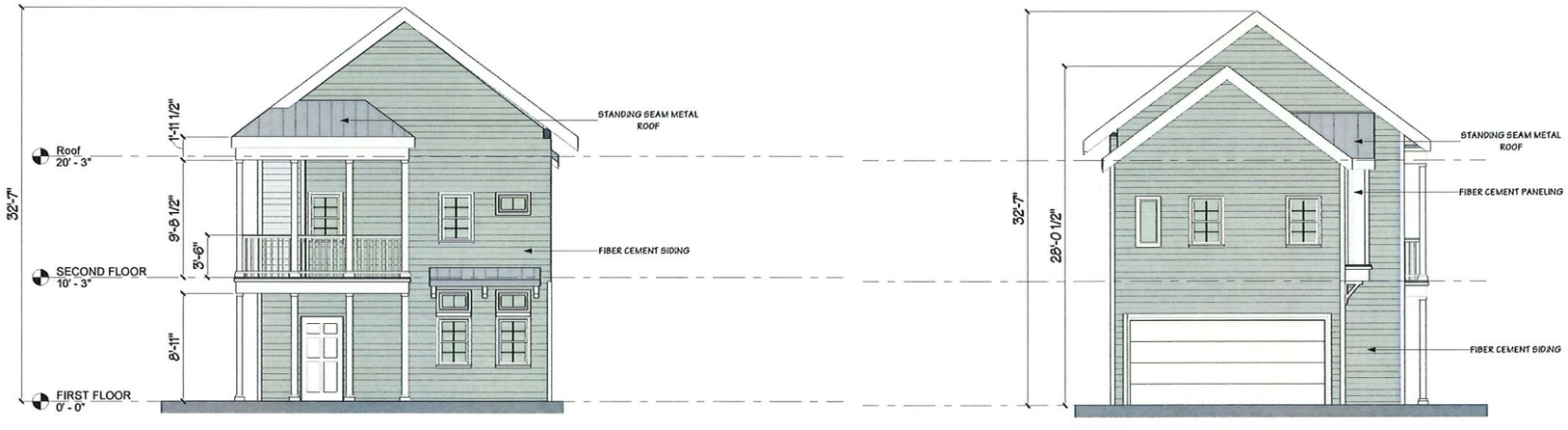
Building Elevations _ 3BR Type 1

Sheet: A-210



1 3BR-East Elevation
Scale: NTS

2 3BR-West Elevation
Scale: NTS



5 3BR-North Elevation
Scale: NTS

4 3BR-South Elevation
Scale: NTS

BLUESTONE
PARTNERS, LLC
4708 N. FM 1417
Sherman, Texas 75092
903.813.1415
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Heritage Court

S. FM 1417 Sherman, Texas 75092

SITE PLAN APPROVAL

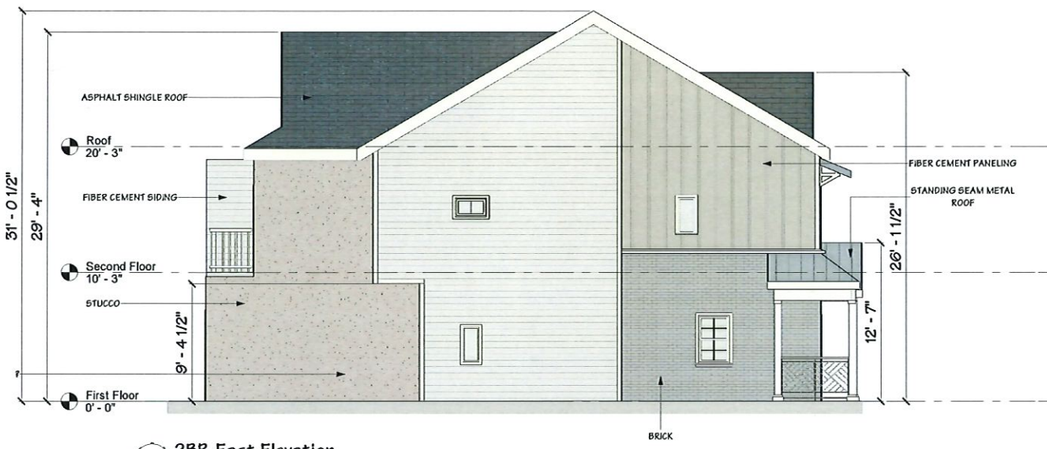
REVISIONS

No.	DATE	NOTE

Drawn by: Author
Checked by: Checker
Project No:
Date: 11.02.2021

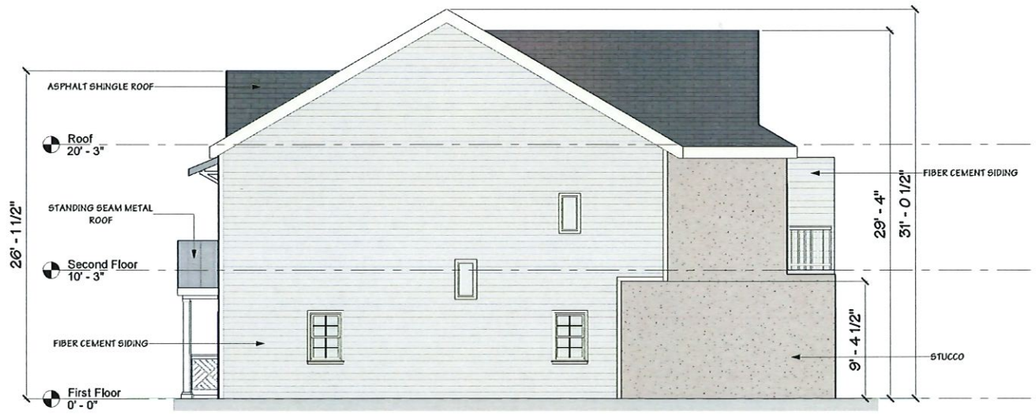
Building Elevations _ 3BR Type 2

Sheet: A-211



1 2BR-East Elevation
Scale: NTS

2 2BR-North Elevation
Scale: NTS



3 2BR-West Elevation
Scale: NTS

4 2BR-South Elevation
Scale: NTS

BLUESTONE
PARTNERS, LLC
4708 N. FM 1417
Sherman, Texas 75092
903.813.1615
www.bluestonebuild.com

Heritage
S. FM 1417 Sherman, Texas 75092

SITE PLAN APPROVAL

REVISIONS

No.	DATE	NOTE

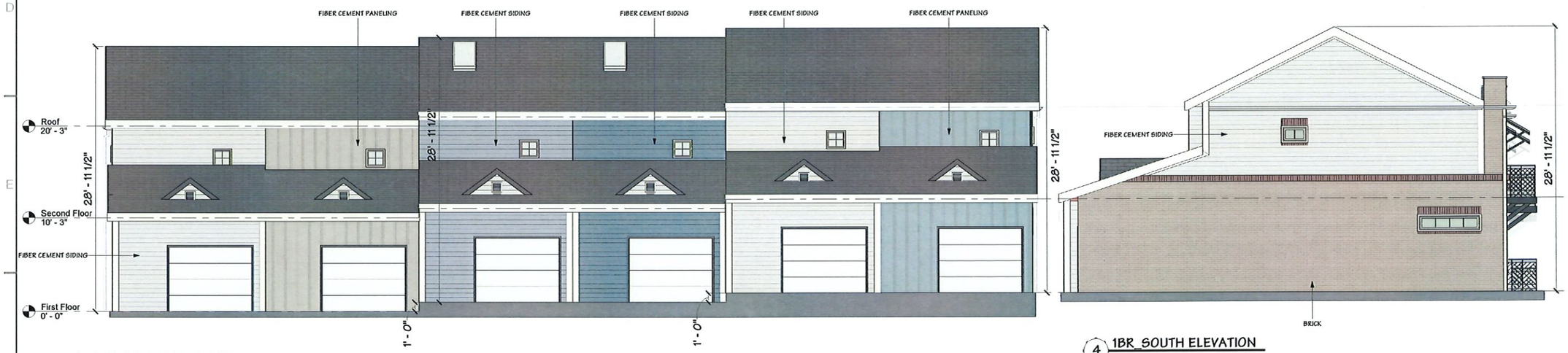
Drawn by: Author
Checked by: Checker
Project No:
Date: 11.02.2021

Elevations_2BR (Dual)

Sheet: A-310

1 1BR_ EAST ELEVATION
Scale: 3/16" = 1'-0"

2 1BR_ NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 1BR_ WEST ELEVATION
Scale: 3/16" = 1'-0"

4 1BR_ SOUTH ELEVATION
Scale: 3/16" = 1'-0"

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SITE PLAN APPROVAL

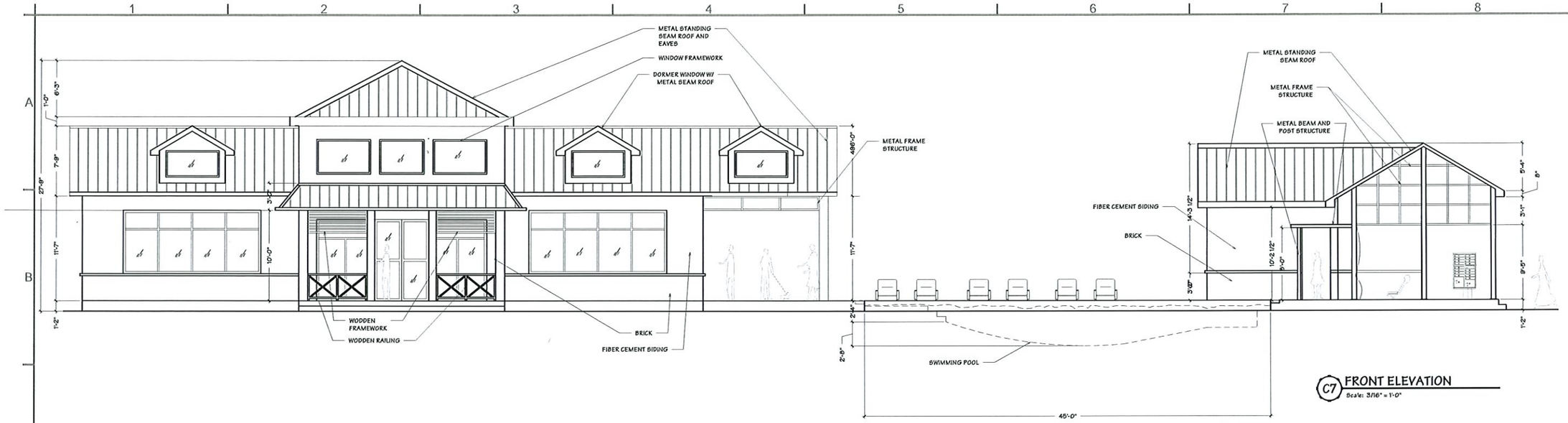
REVISIONS

No.	DATE	NOTE

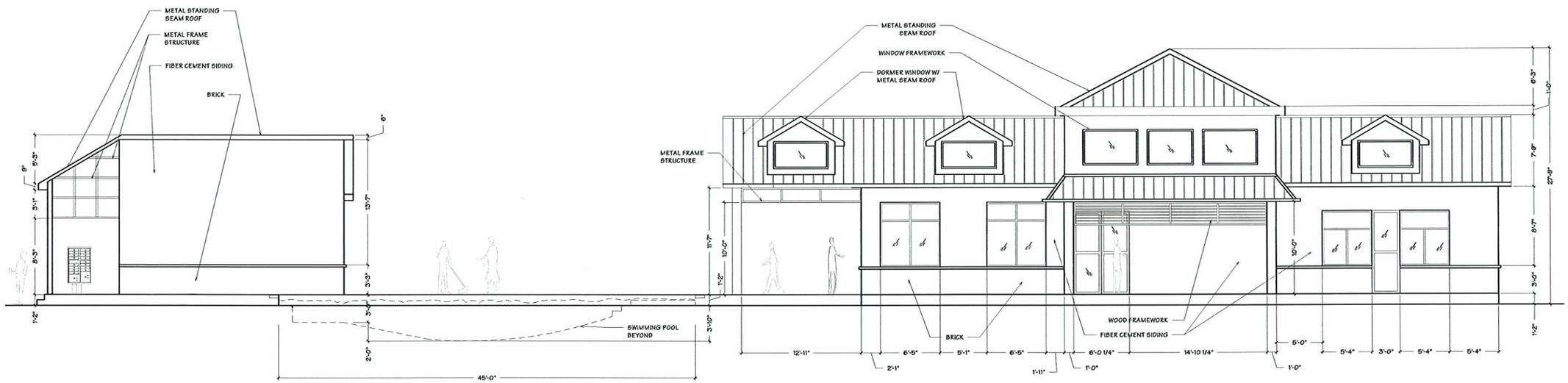
Drawn by: Author
Checked by: Checker
Project No:
Date: 11.02.2021

Elevations _ 1BR w/ Garage

Sheet: A-410



C7 FRONT ELEVATION
Scale: 3/16" = 1'-0"



F7 REAR ELEVATION
Scale: 3/16" = 1'-0"

BLUESTONE
PARTNERS, LLC
4208 N. FM 1417
Sherman, Texas 75092
903.813.1415
www.bluestonebuild.com

Heritage Court

1103 S. FM 1417 Heritage Pkwy
Sherman, Texas 75092

SITE PLAN APPROVAL

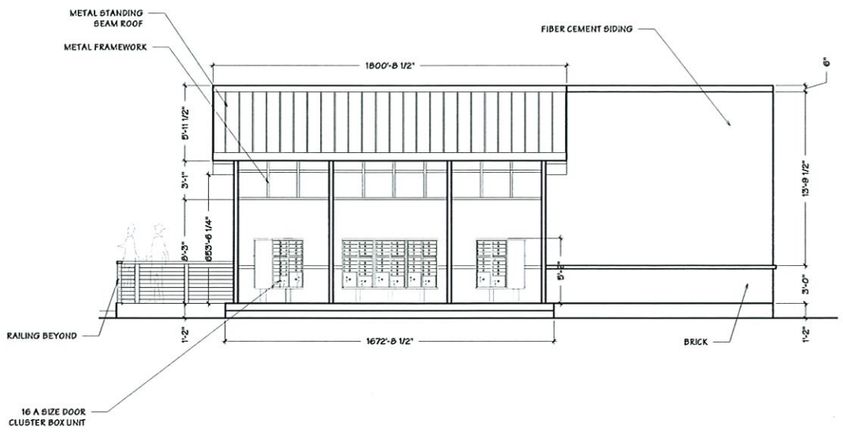
REVISIONS

No.	DATE	NOTE

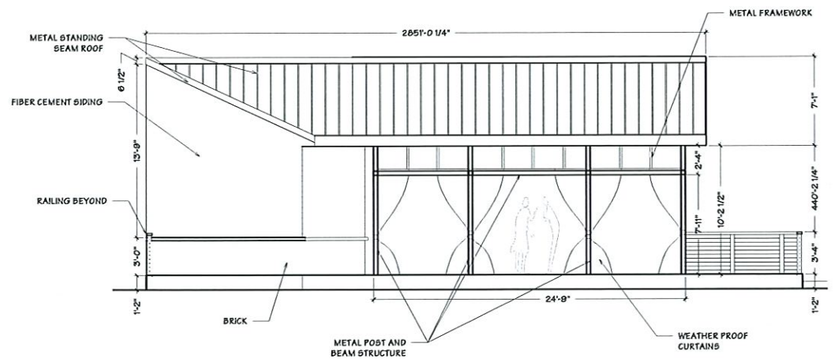
Drawn by: ----
Checked by: ----
Project No: ----
Date: October 20, 2021

EXTERIOR ELEVATIONS

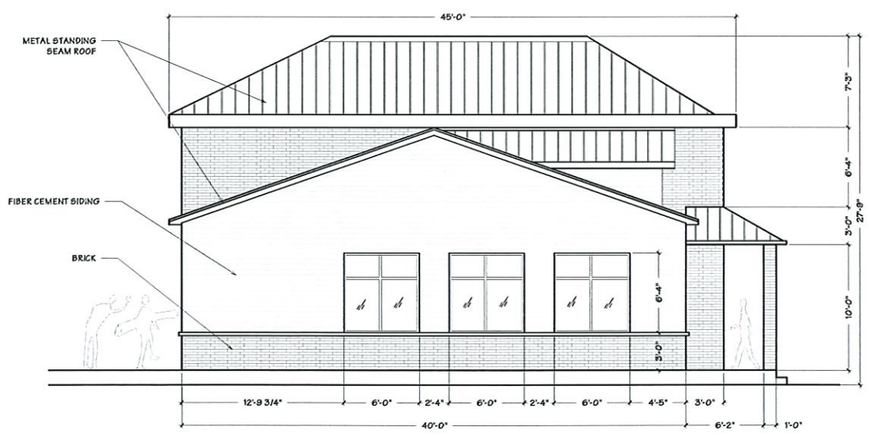
Sheet: A-710



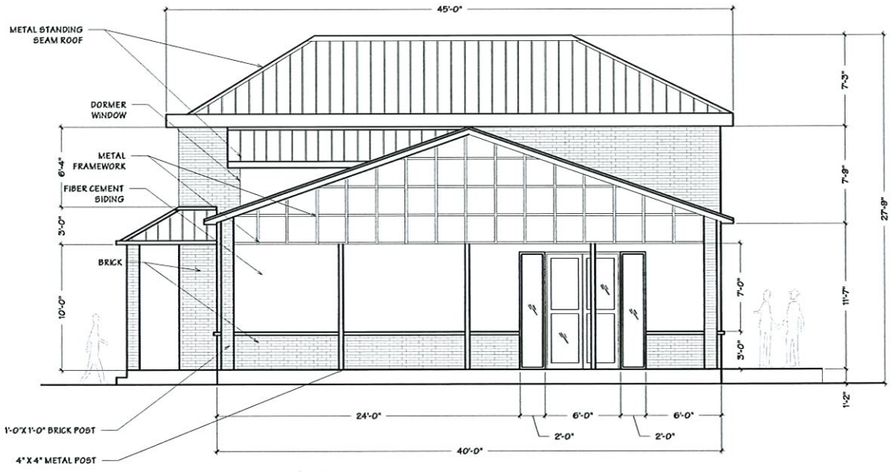
C3 MAIL CENTER ELEVATION
Scale: 3/16" = 1'-0"



C6 CABANA ELEVATION
Scale: 3/16" = 1'-0"



F3 WEST ELEVATION
Scale: 3/16" = 1'-0"



F6 PLAN: LEASING OFFICE/ ACTIVITY CENTER
Scale: 3/16" = 1'-0"

BLUESTONE
PARTNERS, LLC
4708 N. FM 1417
Sherman, Texas 75092
903.813.1455
www.bluestonebuild.com

Heritage Court

1103 S. FM 1417 Heritage Pkwy
Sherman, Texas 75092

SITE PLAN APPROVAL

REVISIONS

No.	DATE	NOTE

Drawn by: ----
Checked by: ----
Project No: ----
Date: October 20, 2021

EXTERIOR ELEVATIONS

Sheet: A-711

EMPTY LOT
(R-2 MULTI-FAMILY RESIDENTIAL DISTRICT)

PROPOSED R.O.W.

40'-0"

40' SETBACK AT FRONT OF PROPERTY

SCREENING WALL PER ORDINANCE

947'-5"

TREE SCREENING AT DUMPSTERS

EXISTING WOOD FENCING AT REAR OF RESIDENTIAL PROPERTIES

TREE SCREENING AT DUMPSTERS

NEW TREES AT ENTRY ISLAND

NEW TREES ON BOULEVARDS

NEW GRASS PLANTED

ENTRY FOR PLANNED "HIKE & BIKE" TRAIL

S. FM 1417

NEW GRASS PLANTED BETWEEN BUILDINGS

TREE AND GRASS COVERED ISLAND

505'-4 1/2"

KEEP SOME TREES FROM EXISTING TREE LINE AT FRONT OF PROPERTY

TREE SCREENING

NEW TREES ON BOULEVARDS

TREE SCREENING AT DUMPSTERS

TREE AND GRASS COVERED ISLAND

5' SETBACKS AT SIDES AND REAR OF PROPERTY

METAL FENCING WITH STONE PILLARS ON FRONT PROPERTYLINE

BROOKSTONE ESTATES ADDITION
(R-1 ONE-FAMILY RESIDENTIAL DISTRICT)

TREE SCREENING AT DUMPSTERS

963'-9 1/2"

THE BROOKS ON HERITAGE PKWY
(R-2 MULTI-FAMILY RESIDENTIAL DISTRICT)

10'-0"

10' LANDSCAPE ZONE

LEGEND

AREAS TO HAVE SOIL PROPERLY PREPARED AND RECEIVE NEW GRASS SEED.

NEW TREES TO FOLLOW CITY LANDSCAPE GUIDELINES AND TO BE SELECTED FROM APPROVED CITY TREE LIST.

N

F7 LANDSCAPE PLAN
Scale: 1/32" = 1'-0"

BLUESTONE PARTNERS, LLC
3760 N. FM 1417
Sherman, Texas 75092
903 813 5455
www.bluestone-tx.com

Heritage Court

1103 S. FM 1417 Heritage Pkwy
Sherman, Texas 75092

SITE PLAN APPROVAL

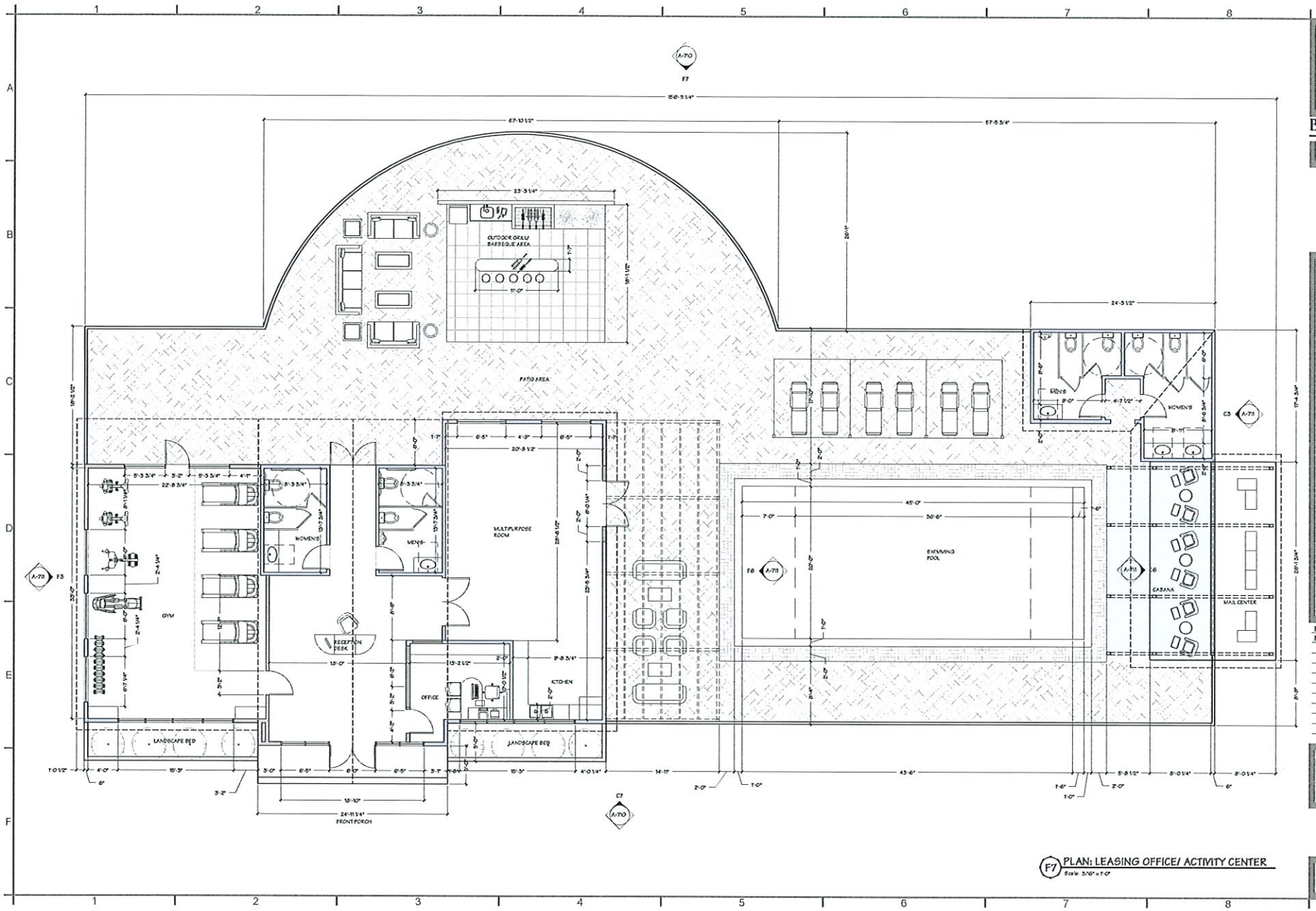
REVISIONS

No.	DATE	NOTE

Drawn by: J. N.
Checked by: ----
Project No: ----
Date: Nov 02, 2021

Landscape Plan

Sheet: A-002



F7 PLAN: LEASING OFFICE/ ACTIVITY CENTER
Scale: 3/16" = 1'-0"

BLUESTONE PARTNERS, LLC

Heritage Court

S. FM 1417
Sherman, Texas 75092

SITE PLAN APPROVAL

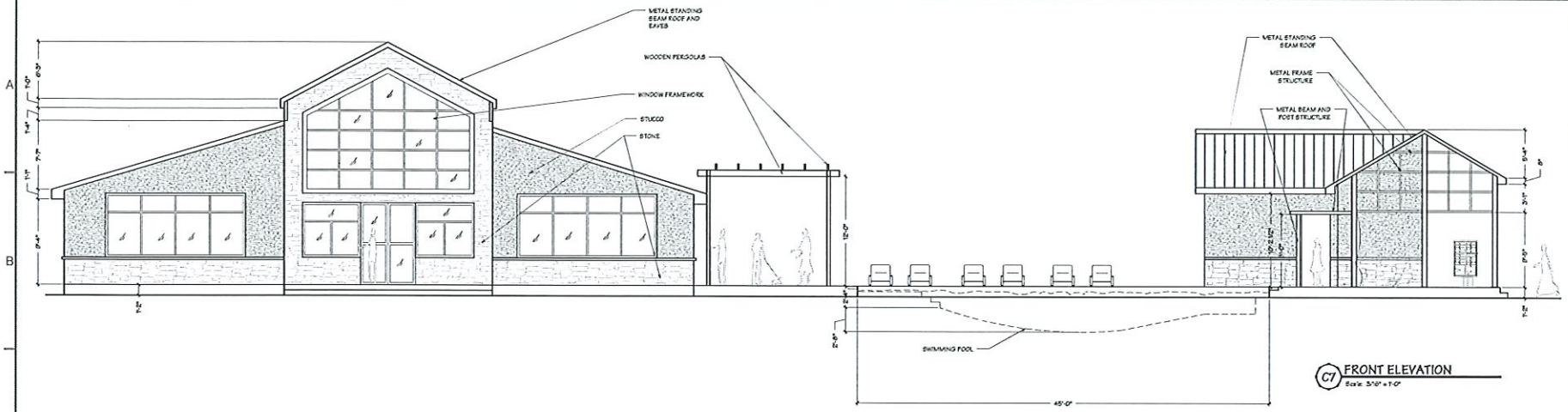
REVISIONS

No.	DATE	NOTE

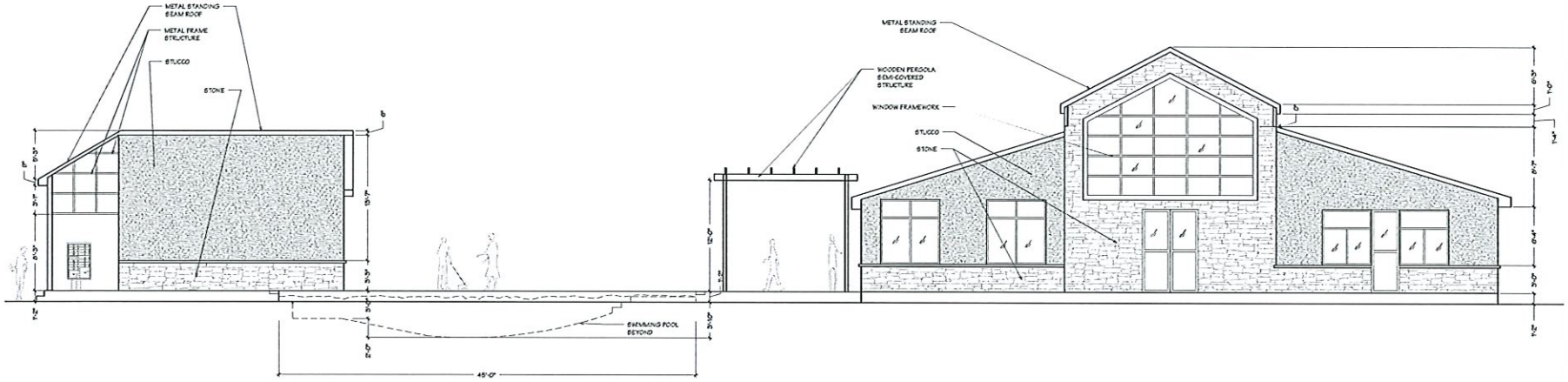
Drawn by: ----
Checked by: ----
Project No: ----
Date: October 20, 2021

FLOOR PLAN

Sheet: A-700



C7 FRONT ELEVATION
Scale: 3/16" = 1'-0"



F7 REAR ELEVATION
Scale: 3/16" = 1'-0"

BLUESTONE PARTNERS, LLC

Heritage Court

S. FM 1417
Sherman, Texas 75092

SITE PLAN APPROVAL

REVISIONS

No.	DATE	NOTE

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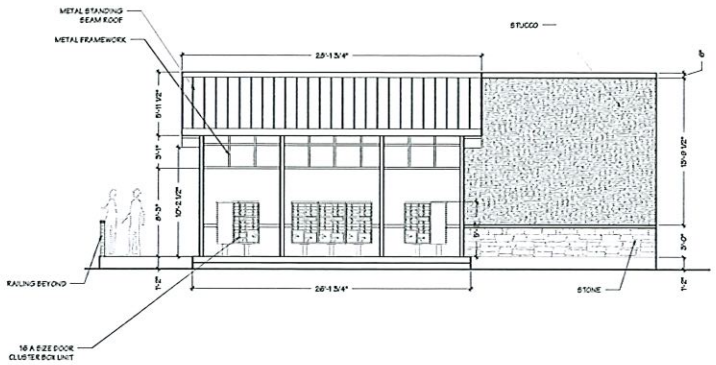
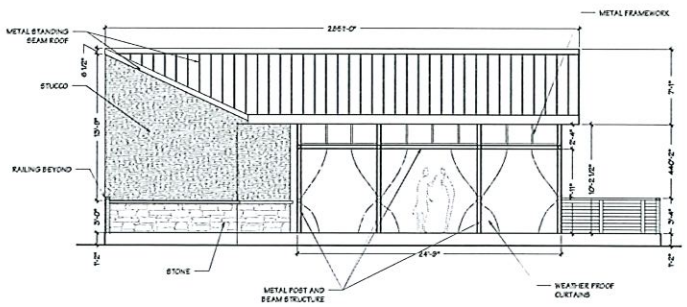
Project No: ----
Date: October 20, 2021

EXTERIOR ELEVATIONS

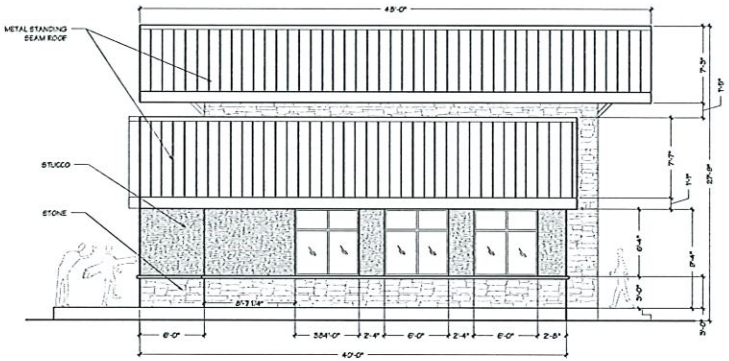
Sheet: A-710



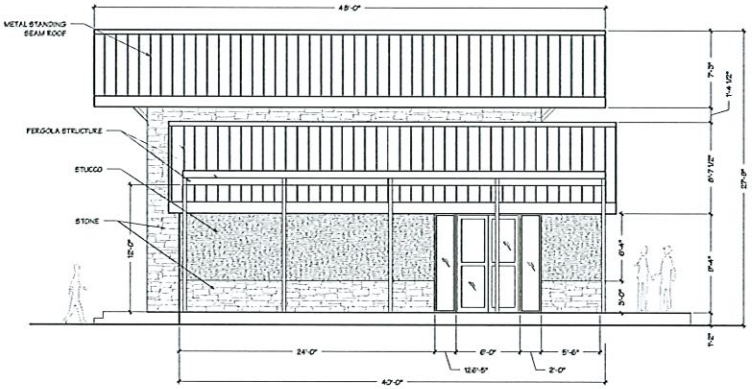
C3 MAIL CENTER ELEVATION
Scale: 3/16" = 1'-0"



C6 CABANA ELEVATION
Scale: 3/16" = 1'-0"



F3 WEST ELEVATION
Scale: 3/16" = 1'-0"



F6 PLAN: LEASING OFFICE/ ACTIVITY CENTER
Scale: 3/16" = 1'-0"

BLUESTONE PARTNERS, LLC

Heritage Court
S. FM 1417
Sherman, Texas 75092
SITE PLAN APPROVAL

REVISIONS

No.	DATE	NOTE

Drawn by: ---
Checked by: ---
Project No: ----
Date: October 20, 2021

EXTERIOR ELEVATIONS

Sheet: A-711

BLUESTONE
PARTNERS, LLC

4708 N. F.M. 1417
Sherman, Texas 75092
Office: 903-813-1415

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

Variance Request

for the

Heritage Court Development

East of FM 1417 & Quail Run Rd. Intersection / North of The Brooks on Heritage

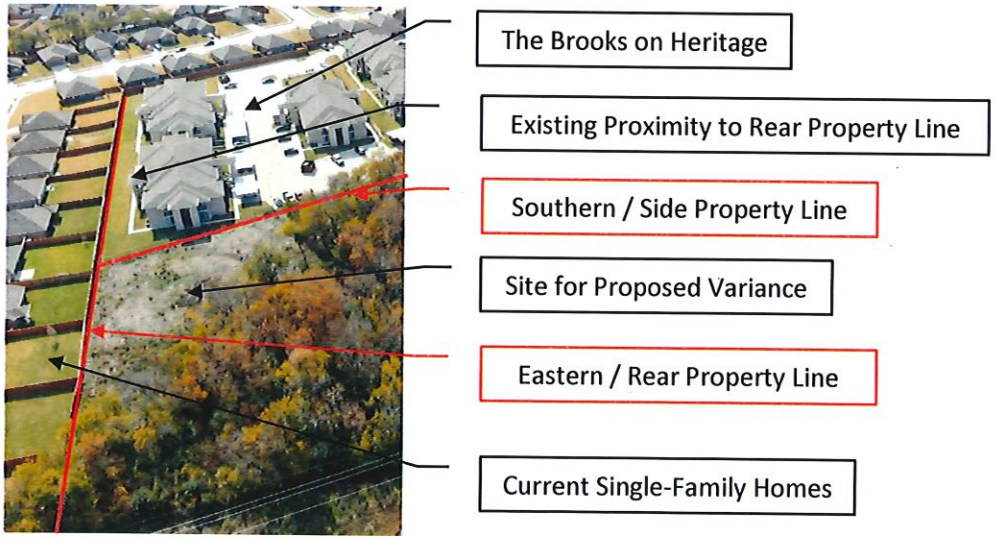
Variance Request #1:

Our client is requesting a variance on the Rear Setback of the property:

- Current Required Setback: 2x Height of 2-Story Multifamily Bldg. = 64' Setback
- Requested Variance: **25' Setback** with Max. 2-Story Multifamily Bldg. Height of 32'.

The request for this variance will provide adequate space between the existing residential lots to the East of the property, and the new 2-story townhomes being proposed. As seen in our submitted elevations, these townhomes will maintain a distinct residential feel and not intrude on the neighboring East single-family homes.

Also, the current multifamily development to the South of our property, The Brooks on Heritage, also appears to utilize a 20'-25' setback along that same Eastern border, and their buildings are much more massive in scale. Here is a view from the North, facing South, with labels to help visualize:



Variance Request #2:

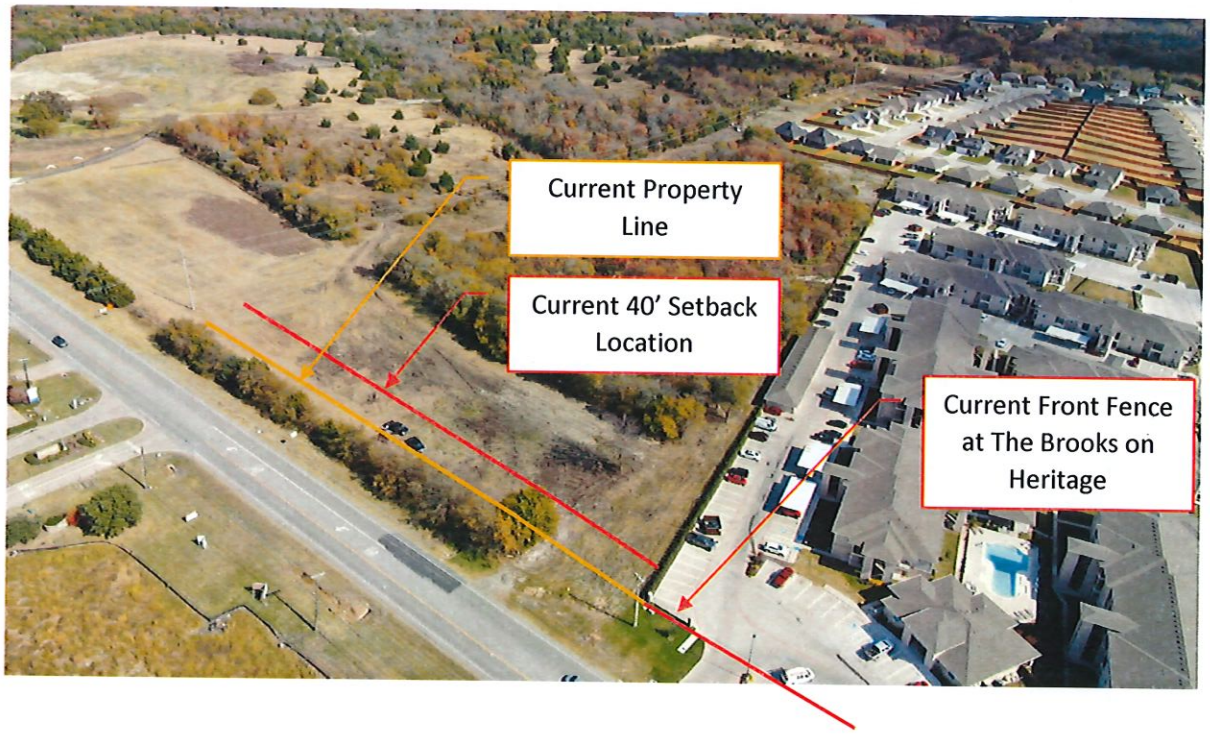
Our client is requesting a variance on Front Fencing of the property, along FM 1417, to be allowed within the 40' setback:

- Current Requirement: Fencing is located at or beyond the 40' setback line
- Requested Variance: The fencing be allowed **within the 40' setback.**

The request for this variance will allow for consistency along FM 1417 between this proposed site and The Brooks on Heritage to the South of our site.

With recent changes to the boundary of our site along FM 1417, the overall depth of the site has been decreased. If we are to maintain the current requirement, our fencing along FM 1417 would be located significantly deeper than our neighboring site to our South (The Brooks on Heritage). We would prefer that the fencing on our site remain consistent with our neighbor, and not appear disjointed.

Below is a graphic to help understand our desire for a variance:



We appreciate your consideration,

Drake Hitchcock, Architect
drake@bluestonebuild.com
Bluestone Partners, LLC.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Sapphire Group, LLC
4708 N. FM 1417 (Heritage Parkway)
Sherman, TX 75092

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

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

Dear Applicants,

The request for site plan approval for Heritage Court Multi-Family Development located at 1103 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1.1 (FM Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.2, Sec. 7(13), Section 7 (14) 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. The setback requirements are: Front – 40'; Rear and Sides - twice the height of the highest point on the building. (*Chapter 14, Exhibit A, Sec. 13.2, Subsection (5)(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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 6.4 and Section 7, Subsection 10(b))*
6. All finishes shall be masonry, masonry veneer, stone, tile, stucco, architecturally finished block, architectural glass, *(Chapter 14, Exhibit A, Section 6.13.2)*
7. The trash dumpster will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)).*
9. 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 (R-2), 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, Exhibit A, Section 7, Subsection 13(d))*

10. 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)*
11. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
12. 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.
13. 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:

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. Internal water and sewer lines will be privately owned and maintained.
16. The location of the trash receptors must be approved by the Public Works Department.
17. Privately owned and maintained detention in accordance with City criteria 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)*
18. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
20. Development Agreement required for Public Infrastructure.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

3800 BLOCK WEST HOUSTON STREET

The request of F. George Nieberg, M.D. (Owner), Vilbig & Associates, PLLC (Civil Engineer/Representative), Kingdom Road Equities, LLC (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 3800 block of West Houston Street, being 87.711 acres in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 119 , as follows:

Planning and Zoning Commission

A. Preliminary Plat approval for Hidden Meadows Addition
B. Zone change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District; **Tract 1 -** being 7.475 acres in the Fielding Bacon Survey, Abstract No. 119 and **Tract 2 -** being 3.513 acres in the Fielding Bacon Survey, Abstract No. 119

Background:

The property is located in the 3800 block of West Houston Street between Ridgeview Road and Seasons West Avenue and is zoned an R-1 (One-Family Residential) District and C-2 (General Commercial) District. The owner is requesting a zone change on a portion of the property to an R-1 (One-Family Residential) District and plat the property into 279 lots for residential development.

Adjacent Zoning:

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

Origination:

F. George Nieberg, M.D. (Owner)
Vilbig & Associates, PLLC (Civil Engineer/Representative)
Kingdom Road Equities, LLC (Developer)

Master Plan Designation:

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

Number of notices mailed:

40

Objections Received:

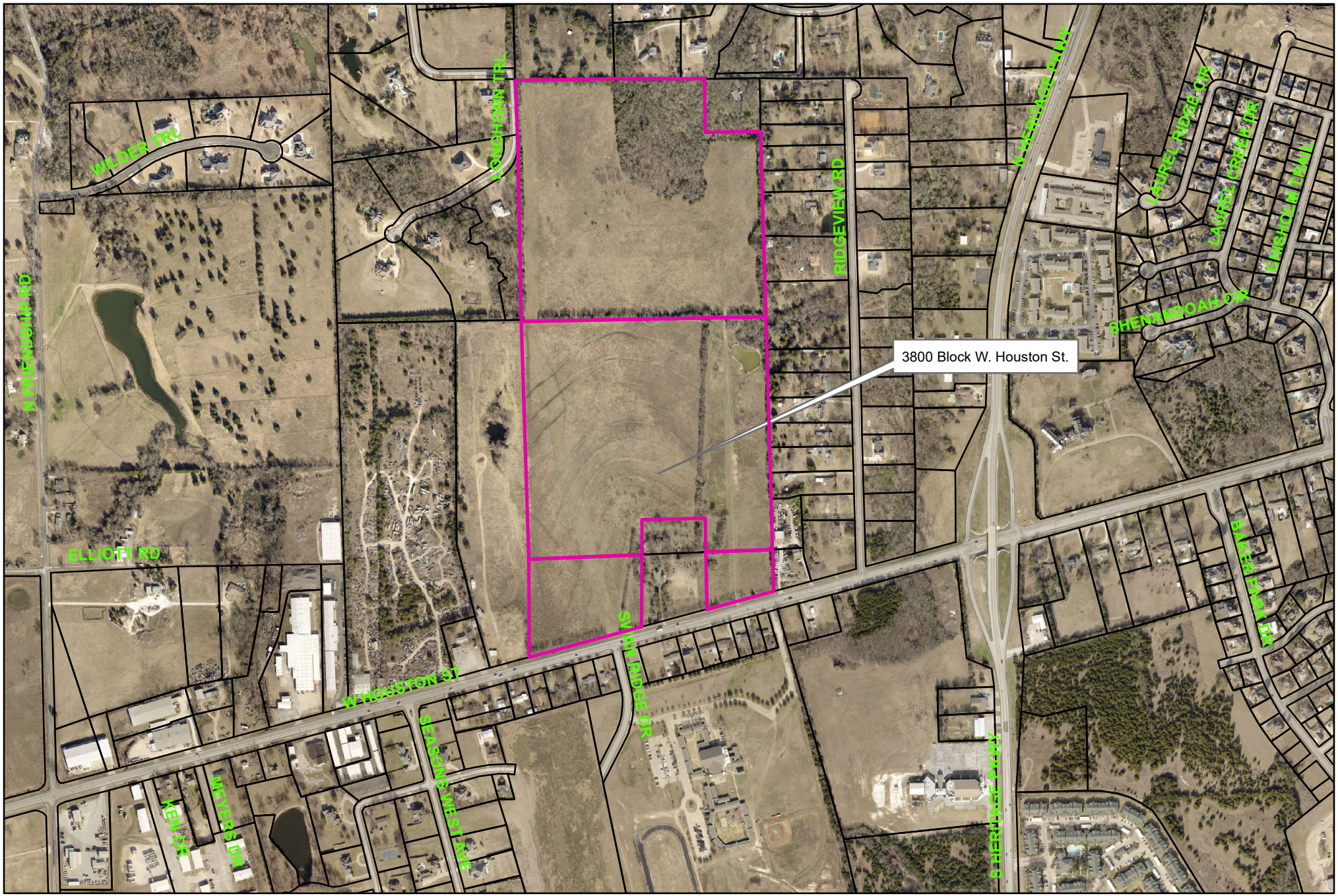
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Hidden Meadows Addition
Zoning Exhibit
Staff Review Letter - Plat
Staff Review Letter - Zone Change



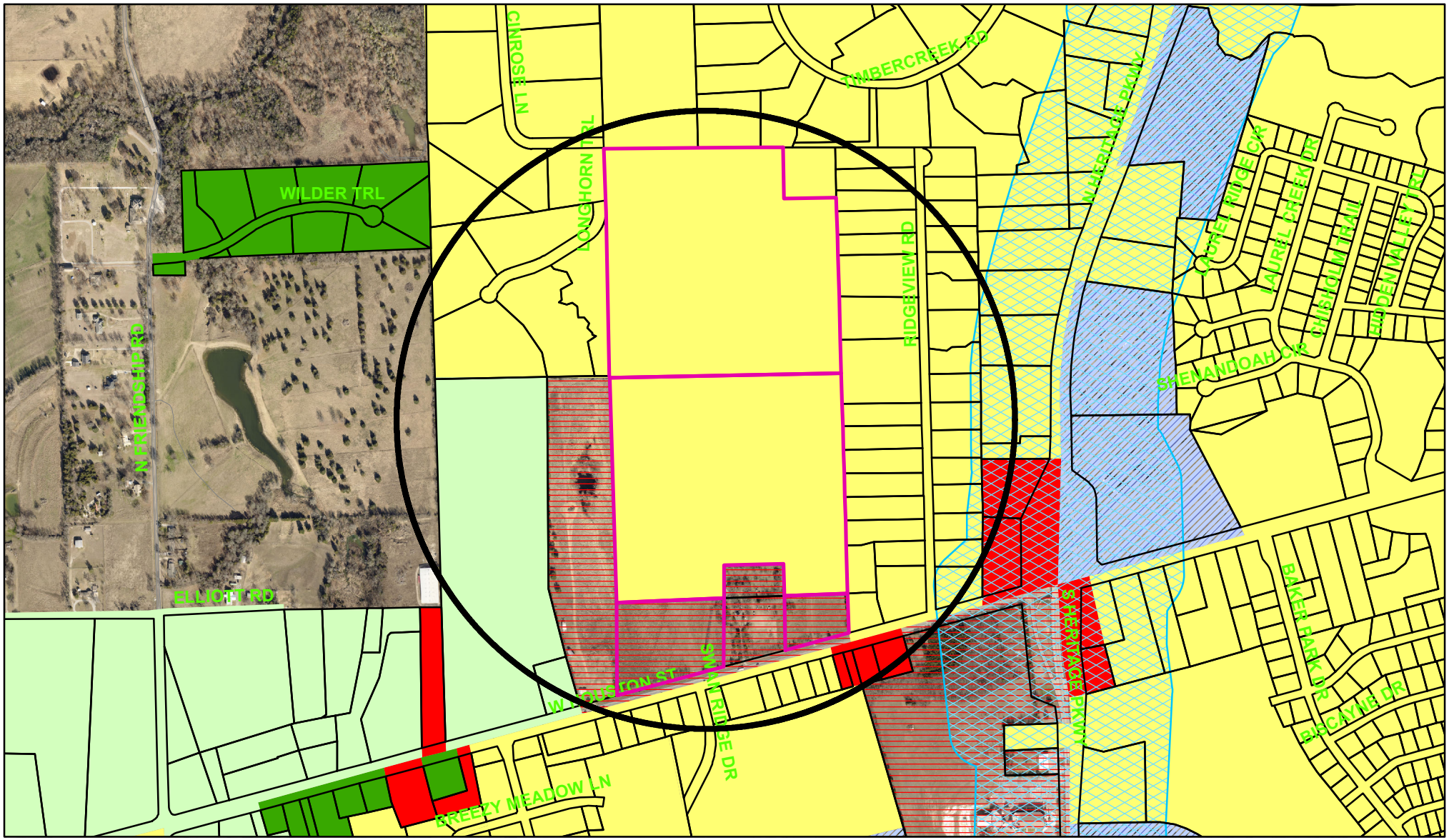
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3800 Block West Houston Street

NOT TO SCALE

1 in = 700 ft



Zoning - 3800 Block West Houston 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
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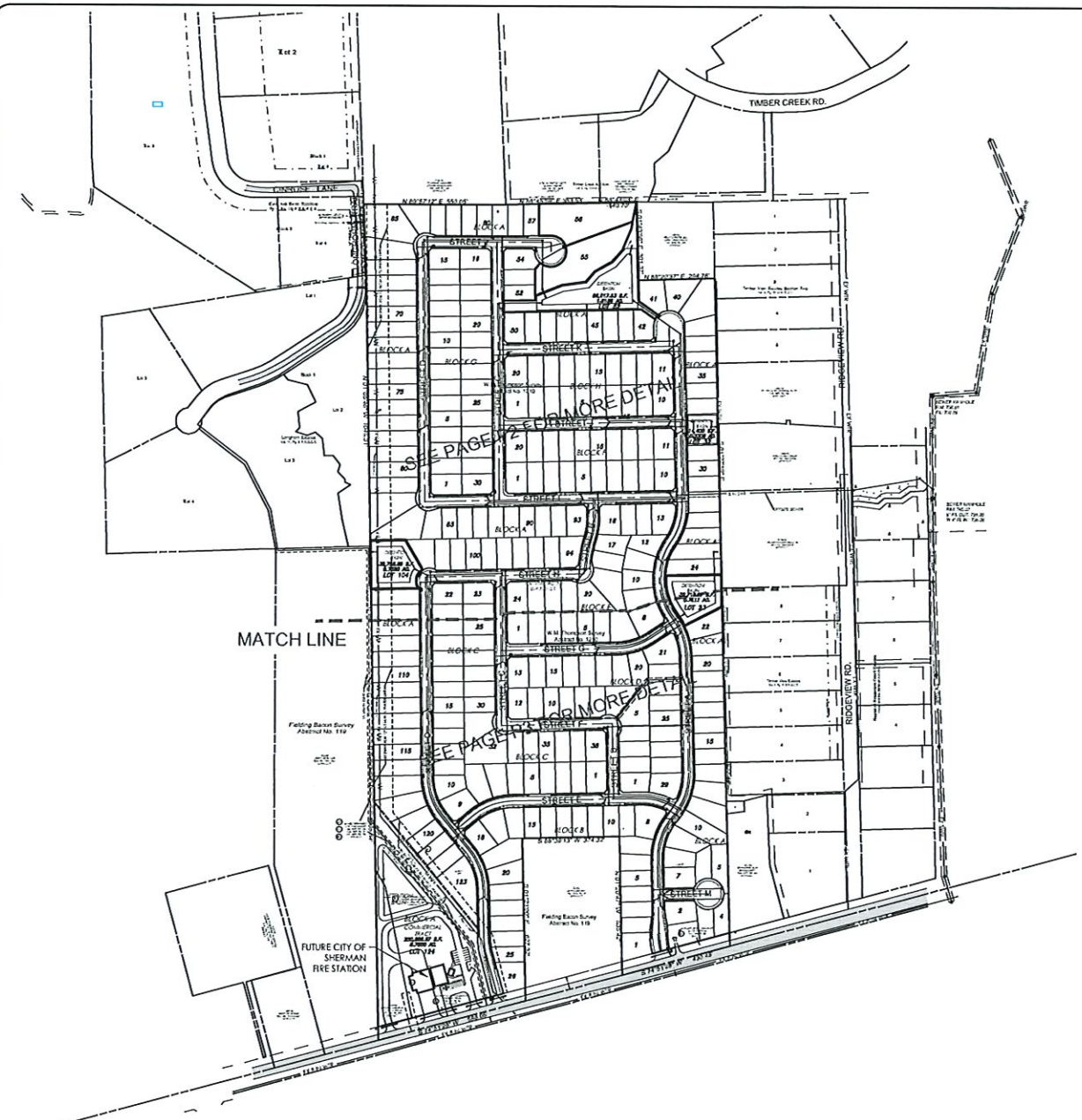
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 800 ft

3800 Block West Houston Street



0 200' 400' 600'

SCALE: 1" = 200'

NOTES

- TOTAL RESIDENTIAL LOTS--------306
- MINIMUM LOT SIZE-------60' X 120'
- MINIMUM CORNER LOTS ---75'X 120'
- COMMERCIAL LOT----------1
- DETENTION BASIN LOTS----------4
- TOTAL LOTS----------311
- ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.
- EXISTING ZONING R-1, C-2
- PROPOSED ZONING R-1, C-2

LOT COUNTS

RESIDENTAL BLK#	LOTS	COMMERCIAL LOT	DETENTION BASIN LOTS	TOTAL LOTS
A	119	1	4	124
B	26	–	–	26
C	38	–	–	38
D	29	–	–	29
E	24	–	–	24
F	20	–	–	20
G	30	–	–	30
H	20	–	–	20
TOTAL	306	1	4	311

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 10/21/2021

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

Texas811

"Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission

Date

OWNER:
F. GEORGE NIEBERG, M.D.
426 N. HIGHLAND AVE.,
SHERMAN, TEXAS 75092
903-893-6109

DEVELOPER:
KINGDOM EQUITIES L.L.C.
FRANK MAY - PARTNER
MIKE BLUBAUGH - PARTNER
8650 FREEPORT PKWY. SUITE 100
IRVING, TEXAS 75063
214-600-2013

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON OCTOBER 21, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

HIDDEN MEADOWS ADDITION
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
87.711 ACRES TRACT
FDM EQUITIES, LLC
KREG EQUITIES, LTD
214-600-2013

SUBMITTAL #1: 10/21/21
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 200'
VA PROJECT NO: 2054-04

SHEET
P1
1 OF 3

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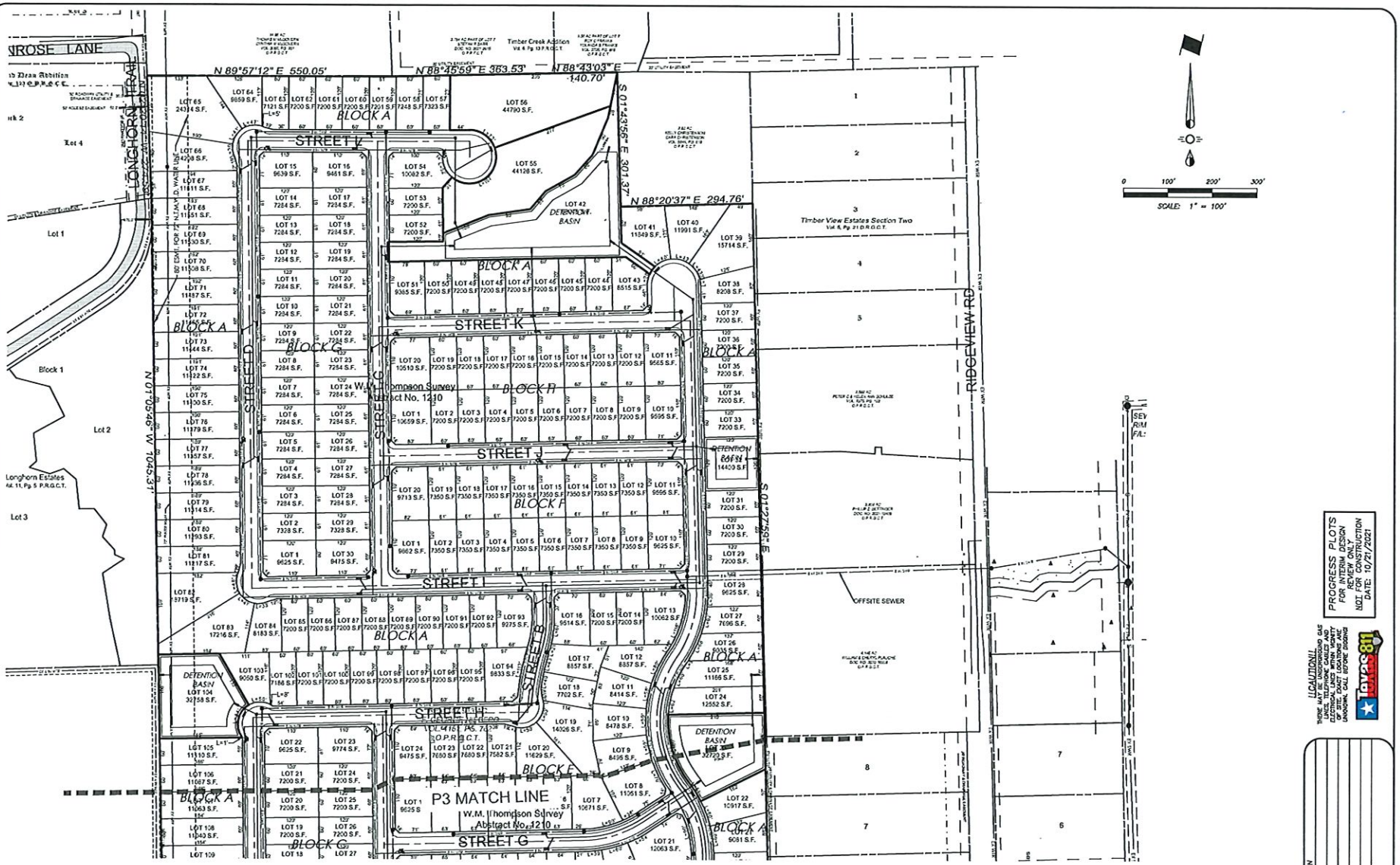

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Oct 25, 2021 - 12:57pm User: User X:\2034-04 Hidden Meadows 87 Acres\Civil 2034-04\Production Drawings\PRELIMINARY PLAT 2034-04.dwg

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 10/21/2021

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

Texas811

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-3614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E. 108271 ON OCTOBER 21, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

HIDDEN MEADOWS ADDITION

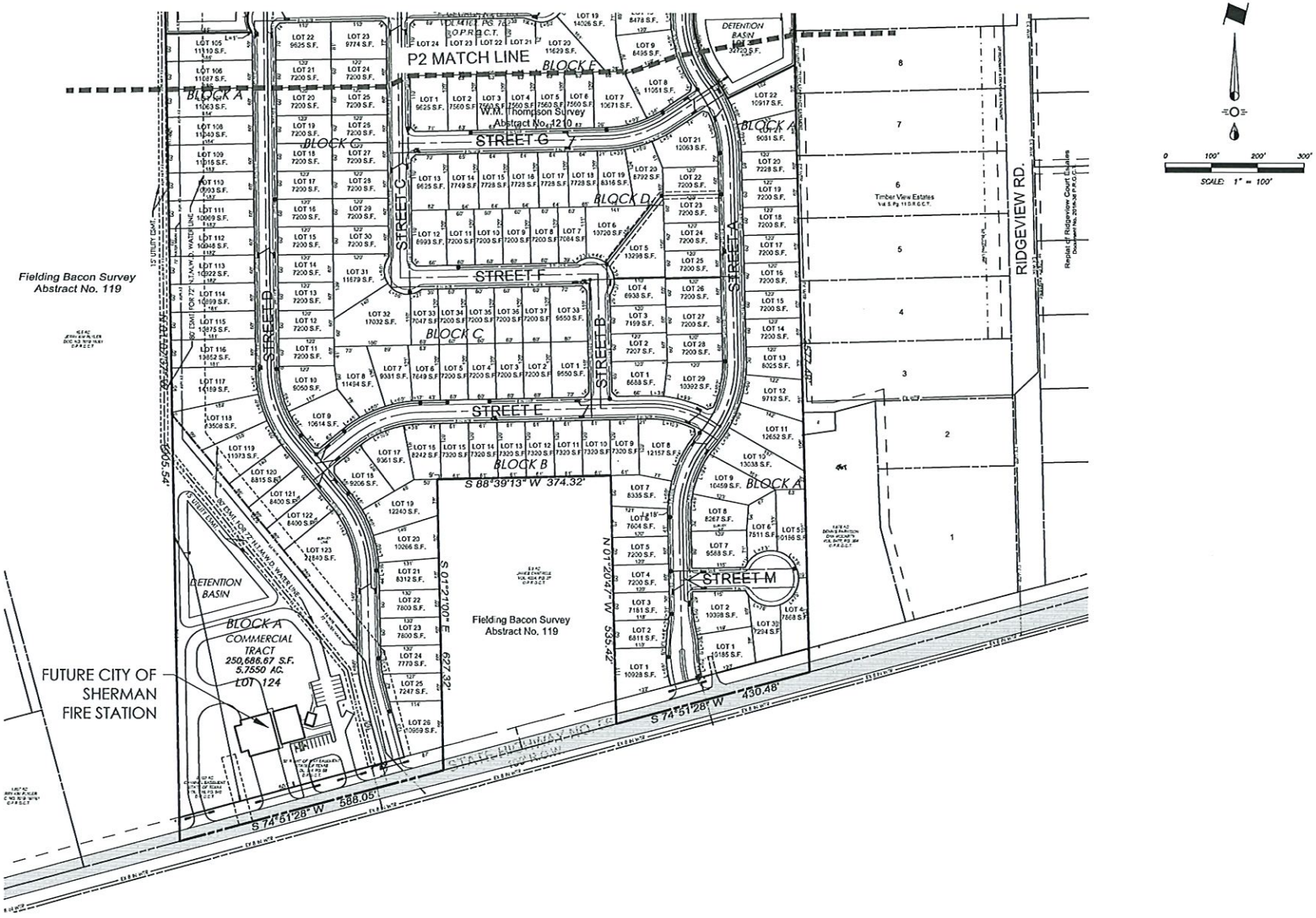
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

87.711 ACRES TRACT
FDM EQUITIES, LLC
KREG EQUITIES, LTD
214-600-2013

SUBMITTAL #1: 10/21/21
SUBMITTAL #2: —/—/—
SUBMITTAL #3: —/—/—
SUBMITTAL #4: —/—/—
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 100'
VA PROJECT NO: 2034-04

SHEET
P2
2 OF 3



VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON OCTOBER 21, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

HIDDEN MEADOWS
ADDITION
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PROGRESS PLOTS
FOR INTERIM DESIGN
REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 10/21/2021

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

Texas811

PRELIMINARY PLAT
87.711 ACRES TRACT
FDM EQUITIES, LLC
KREG EQUITIES, LTD
214-600-2013

NO.	DATE	BY	DESCRIPTION

REVISIONS

SUBMITTAL #1: 10/21/21
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 100'
VA PROJECT NO: 2054-04

SHEET
P3
3 OF 3

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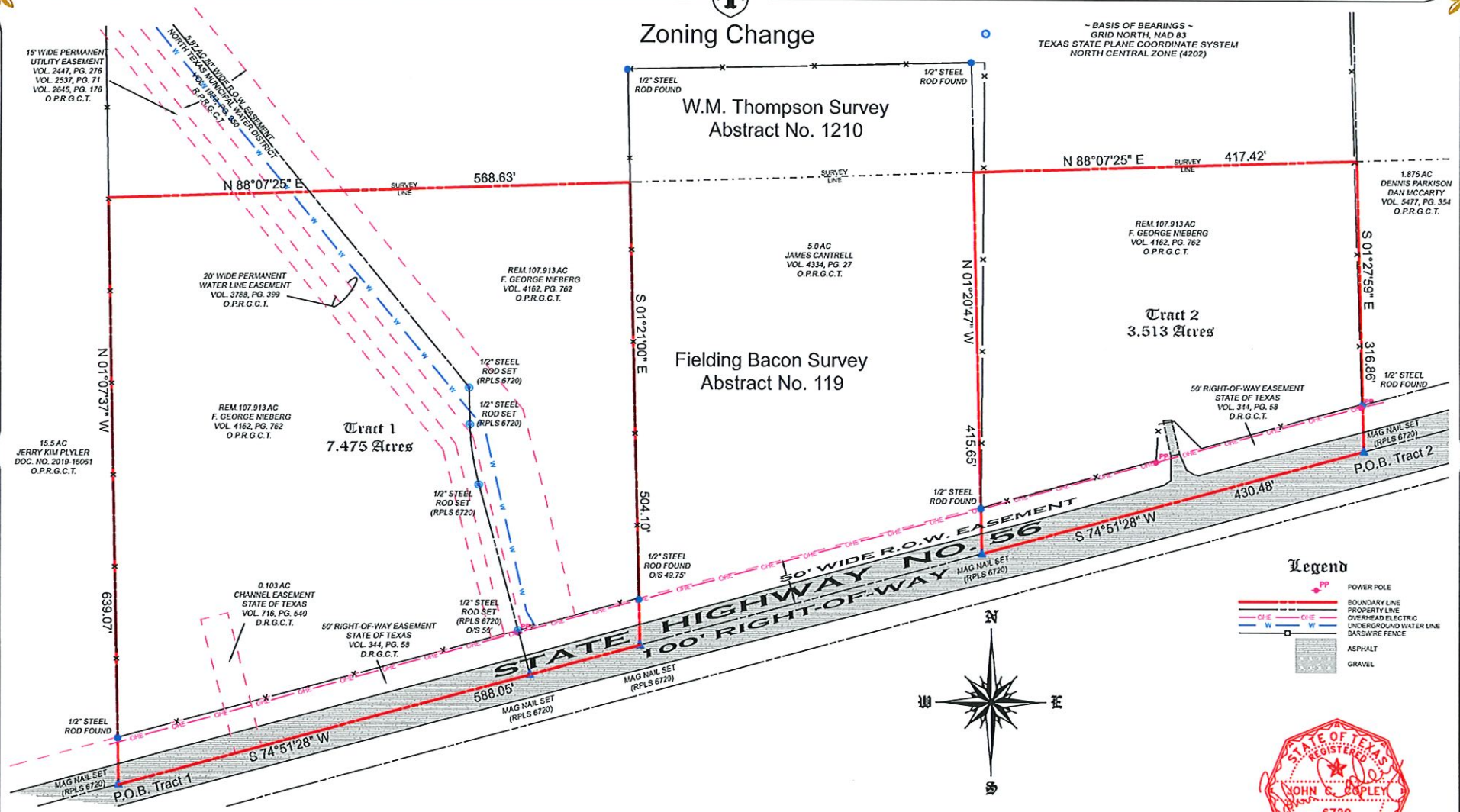
Zoning Change



Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

0 100 200
SCALE ~ 1" = 100'

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See Attached
Legal Descriptions

STATE OF TEXAS REGISTERED JOHN C. COPLEY 6720 PROFESSIONAL LAND SURVEYOR

DATE OF LAST SITE VISIT: 10/19/2021

CLS Job# 21070343 Zoning

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

F. George Nieberg, M.D.
426 N. Highland Ave.
Sherman, TX 75092

Kingdom Equities, LLC
Frank May & Mike Blubaugh
8650 Freeport Pkwy., Ste. 100
Irving, TX 75063

Vilbig & Associates, Inc.
517 W. Woodard Street
Denison, TX 75020

Dear Applicants,

The request for approval of the Hidden Meadows Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
2. Water main must be extended in accordance with City criteria to serve proposed Lots. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
3. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lots. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Filing information of offsite Sanitary Sewer Easement to be shown on plat.
5. 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.*
6. Development Agreement required for Public Infrastructure.
7. 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)*
8. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
9. Dedicate a 20'x20' Right of Way corner clip on street intersecting corners of proposed Lot 1 and 26, Block B; Lot 1, Block A; and Lot 124, Block A. *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 10' Utility Easement along all street frontage. 10' Utility Easement to parallel new right of way created by corner clips. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
11. Detention Basin Lots to be assigned Lot and Block numbers and be indicated as owned and maintained by HOA on plat.
12. Minimum lot width is 60' and area 6,000 square foot; an exception will need to be approved if the lot width and area are not met. *Code of Ordinances Chapter 14, Sec. 6.3.1*
13. Remove buildings from commercial lot and "Future City of Sherman Fire Station"
14. 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)*

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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

F. George Nieberg, M.B.
425 N. Highland Ave.
Sherman, TX 75092

Copley Land Surveying.
1702 Verdi Ln.
Sherman, TX 75090

Vilbig & Associates
517 W. Woodard St.
Denison, TX 75020

Kingdom Road Equities, LLC
8650 Freeport Parkway, Ste. 100
Irving, TX 75063

Dear Applicants,

The request for a Zone change approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-1 (One-Family Residential) District located in the 3800 block of West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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))*
6. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
7. Platting of the property is required.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **30.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

2100 EAST LAMAR STREET

The request of Gary L. Matthews (Owner), Wyldewood Homes (Prospective Buyer), Tim Pike (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property at 2100 East Lamar Street, being 12.995 acres in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District.

Background:

The property is located at 2100 East Lamar Street; Goodwill Industries adjoins the property to the east. The property is zoned a C-1 (Retail Business) District and an R-1 (One-Family Residential) District. The owner would like to rezone the property to an R-2 (Multi-Family Residential) District for development of Two-Family Dwellings (Duplexes) on approximately (50) fifty lots.

Adjacent Zoning:

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

Origination:

Gary L. Matthews (Owner)
Wyldewood Homes (Prospective Buyer)
Tim Pike (Representative)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

52

Objections Received:

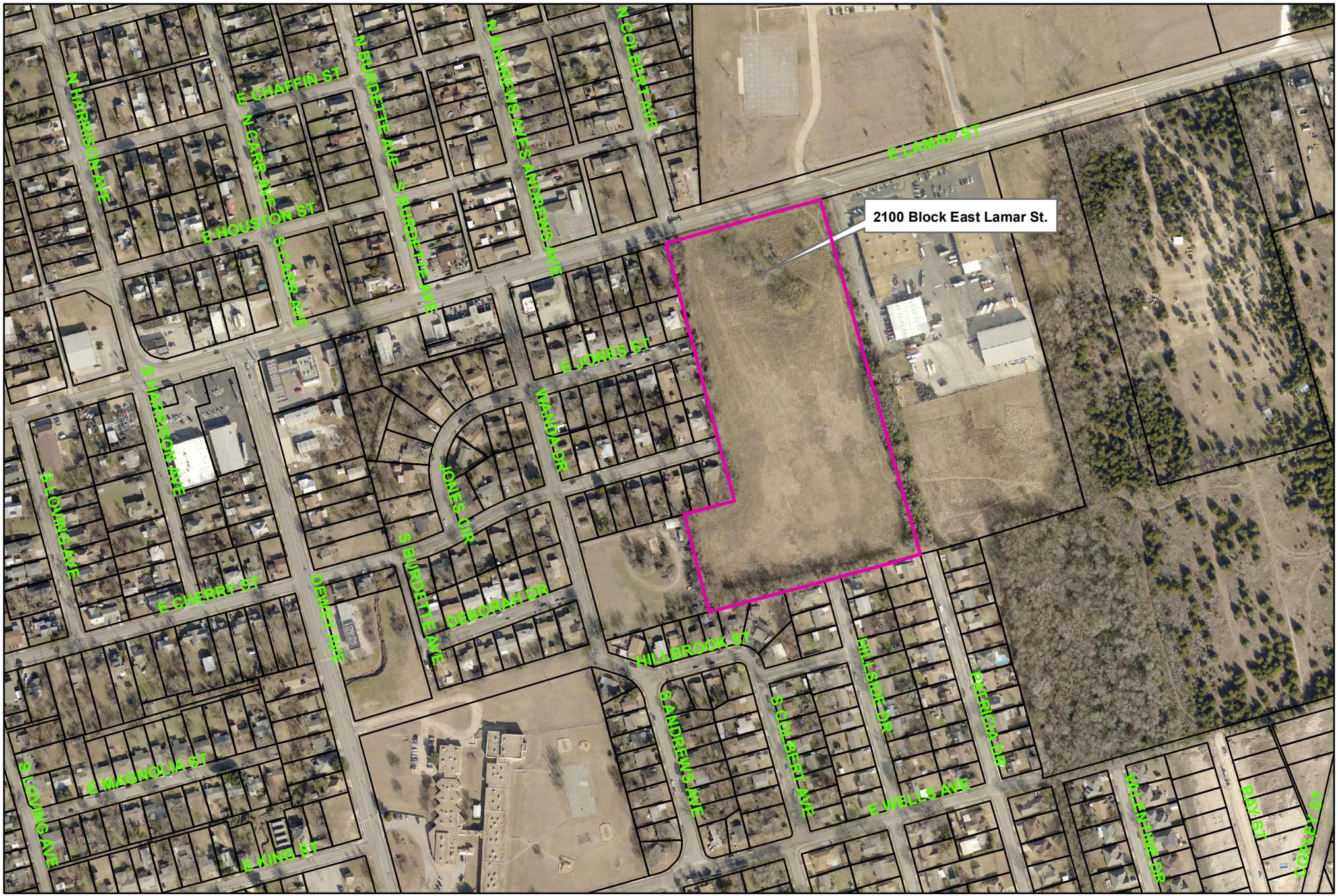
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Proposed Lots
Building Elevations
Staff Review Letter



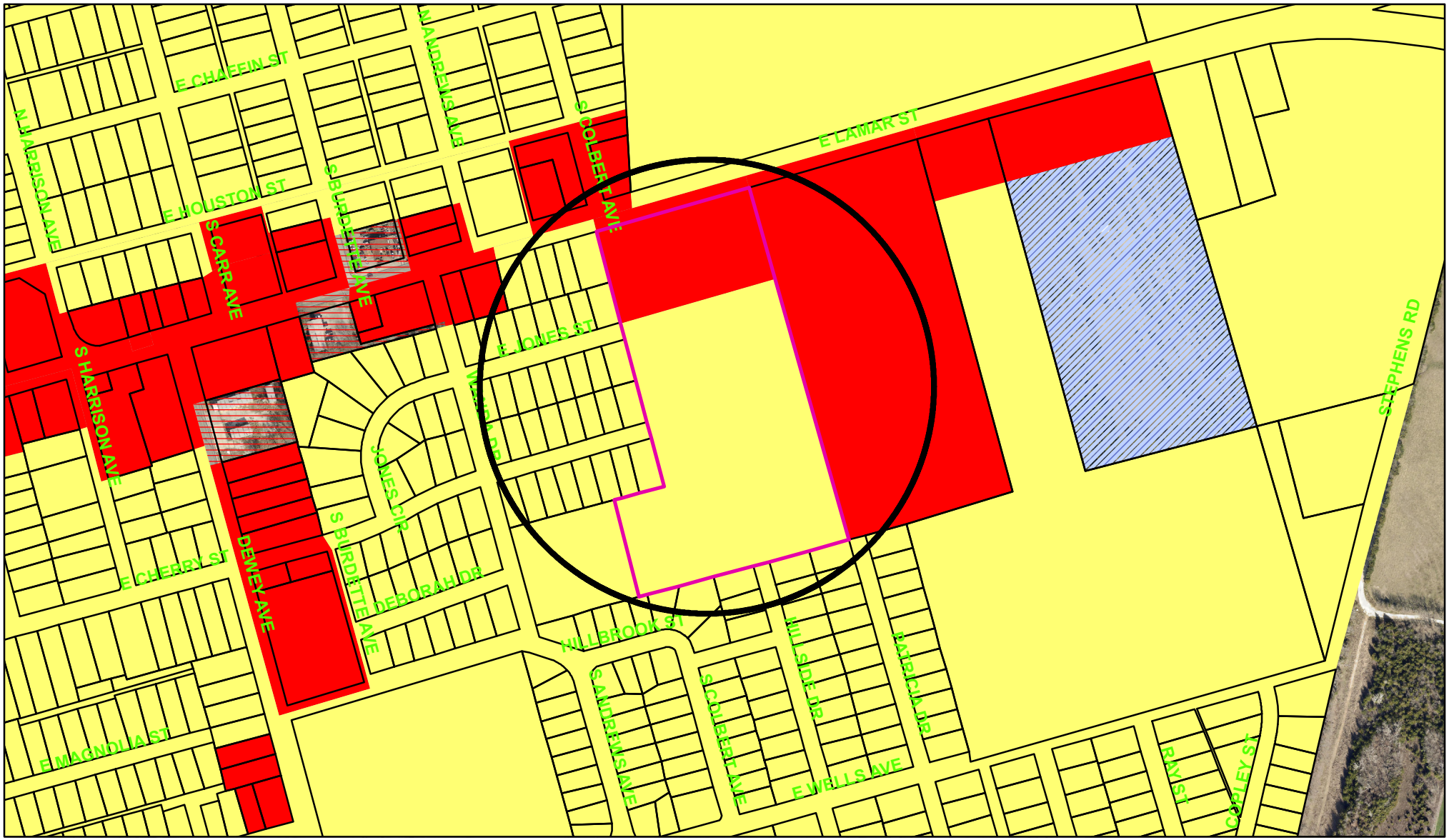
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2100 Block East Lamar Street

NOT TO SCALE

1 in = 367 ft



Zoning - 2100 East Lamar 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

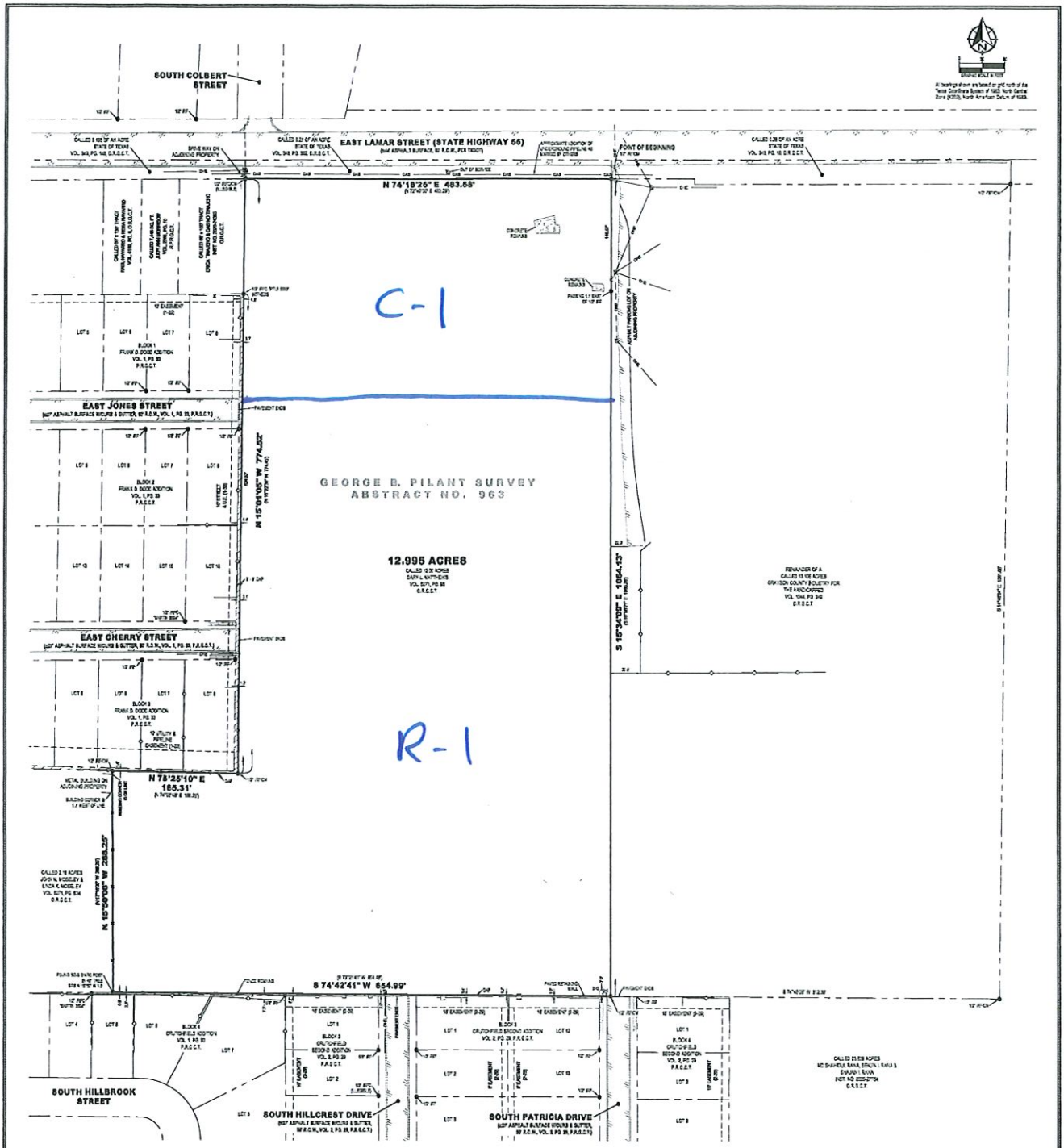
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

2100 Block East Lamar Street



LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	U.E.	UTILITY EASEMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP	⊗	UTILITY/POWER POLE
PKF	FOUND SQUARE "LEE"	⊖	GUY
PF	IRON PIPE FOUND	◇	FIRE HYDRANT
BAS	BEARS	⋈	WATER VALVE
CM	CONTROLLING MONUMENT	———	BOUNDARY LINE
( )	DEED OR PLAT CALL	———	ADJOINER LINE
R.O.W.	RIGHT-OF-WAY	- - - - -	EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	—x—x—	WIRE FENCE
		—○—○—	WOOD FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	—◇—◇—	CHAIN LINK FENCE
		—//—//—	ASPHALT
O.R.G.C.T.	OFFICIAL RECORDS GRAYSON COUNTY, TEXAS	—o—o—	OVERHEAD ELECTRICITY
		—G—G—	GAS LINE
VOL., PG.	VOLUME, PAGE		

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

Certify to Gary L. Matthews, Wyldwood Homes, LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 09/08/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6566

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6566
LAND SURVEYOR

LAND DESCRIPTION:

BEING 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 re-traverse survey of a called 13.00 acre tract of land described in the deed to Gary L. Matthews, recorded in Volume 5071, Page 96, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 13.00 acre tract, common to the southeast corner of a called 0.27 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 392, Deed Records, Grayson County, Texas, and common to the western-most corner of a called 0.26 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 18, said Deed Records, and on the westerly line of a called 13.106 acre tract of land described in the deed to Grayson County Industry for the Handicapped, recorded in Volume 1044, Page 349, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE South 15°34'05" East, with the easterly line of said 13.00 acre tract, and with the westerly line of said 13.106 acre tract, passing 1.1-feet east of a found 1/2-inch iron pipe at a distance of 948.87 feet, and continuing on said course a total distance of 1064.13 feet to a 1/2-inch iron rod found for the southeast corner of said 13.00 acre tract, common to the southwest corner of said 13.106 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 13.00 acre tract, a distance of 654.99 feet to the southwest corner of said 13.00 acre tract, common to the southeast corner of a called 2.18 acre tract of land described in the deed to John M. Moseley and Linda K. Moseley, recorded in Volume 6371, Page 834, said Official Records, and from which a found Bois D'Arc Post in a 45-inch tree bears North 15°50' West, a distance of 1.0 feet;

THENCE North 15°50'05" West, with a westerly line of said 13.00 acre tract, and with the easterly line of said 2.18 acre tract, along or near a fence, a distance of 208.25 feet to a 1/2-inch iron rod found for the western-most northwest corner of said 13.00 acre tract, common to the northeast corner of said 2.18 acre tract;

THENCE North 79°25'10" East, with a northerly line of said 13.00 acre tract, a distance of 166.31 feet to a 1/2-inch iron rod found for a re-entrant corner on the westerly line of said 13.00 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 13.00 acre tract, passing en route at a distance of 634.52 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6566" previously set for the southeast corner of a tract of land described in the deed to Brice Tinajero and Geisha Tinajero, recorded in Instrument No. 2020-24393, said Official Records, and continuing on said course, with the easterly line of said Tinajero Tract, a total distance of 774.52 feet to a 1/2-inch iron rod found for the northern-most northwest corner of said 13.00 acre tract, common to the northeast corner of said Tinajero Tract, and common to the southwest corner of a called 0.197 of an acre tract of land described in the deed to State of Texas, recorded in Volume 349, Page 149, said Official Records, and common to the southwest corner of aforesaid 0.27 acre tract, and on the southerly right-of-way line of aforesaid East Lamar Street;

THENCE North 74°18'26" East, with the northerly line of said 13.00 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 483.58 feet to the **POINT OF BEGINNING** and enclosing 12.995 acres (566,069 square feet) of land, more or less.

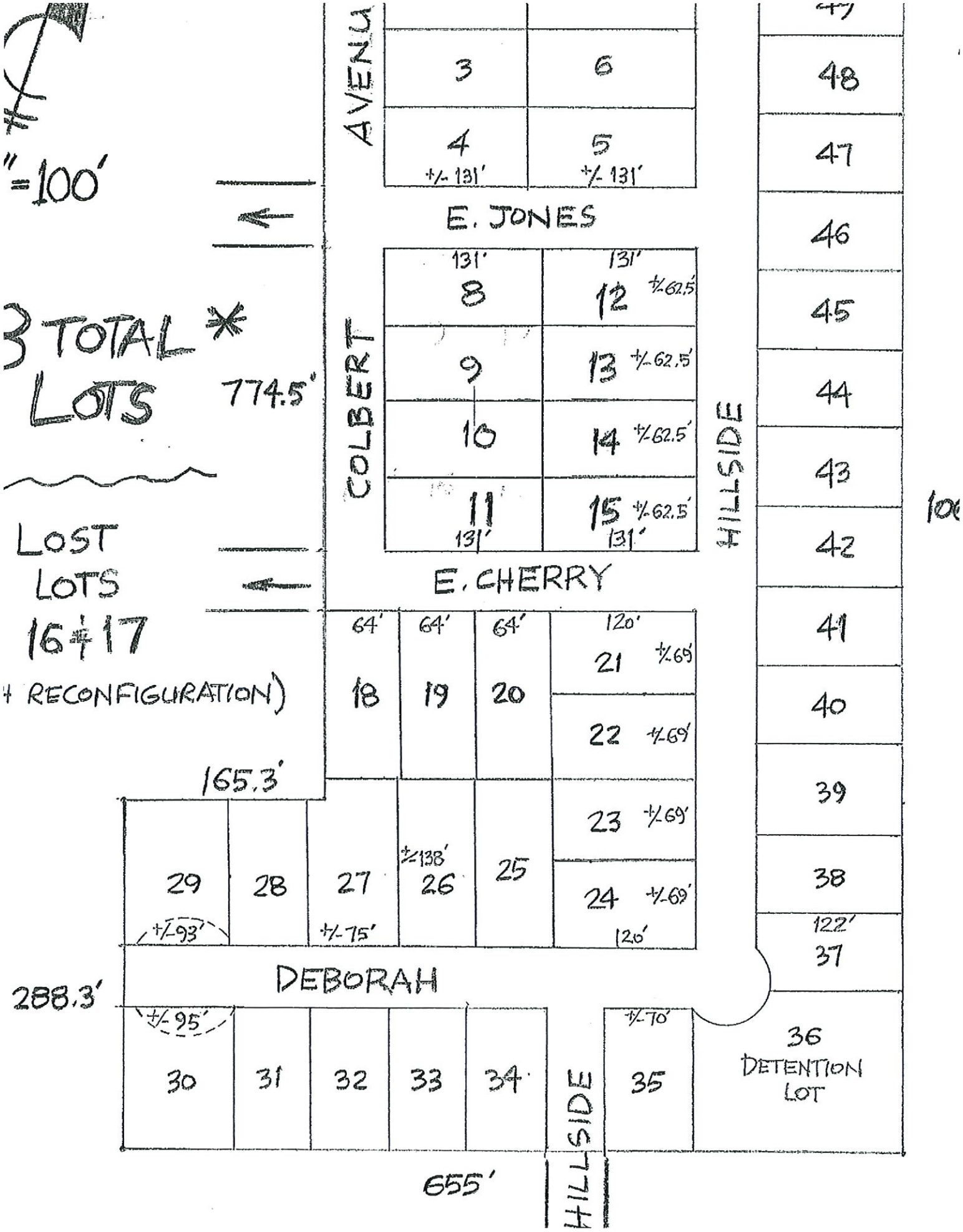
FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 480508, effective date 09/26/2018 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE SURVEY
12.995 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
TBD East Lamar Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
357 W FM 896
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-786-6029

TBPLS Firm No. 10194475	Drawn by: BNG	Scale: 1"=60'	Project No. 21-0072
	Checked by: CRN	Date: 09/13/2021	Sheet No. 1 of 1


"=100'
3 TOTAL LOTS *
774.5'
LOST LOTS 16 & 17
+ RECONFIGURATION)
165.3'
288.3'
655'
AVENU
E. JONES
E. CHERRY
COLBERT
HILLSIDE
HILLSIDE
DEBORAH
3
6
4
+/- 131'
5
+/- 131'
8
131'
12
131'
+/-62.5'
9
13
+/-62.5'
10
14
+/-62.5'
11
131'
15
+/-62.5'
131'
64'
64'
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+/-95'
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32
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DETENTION LOT
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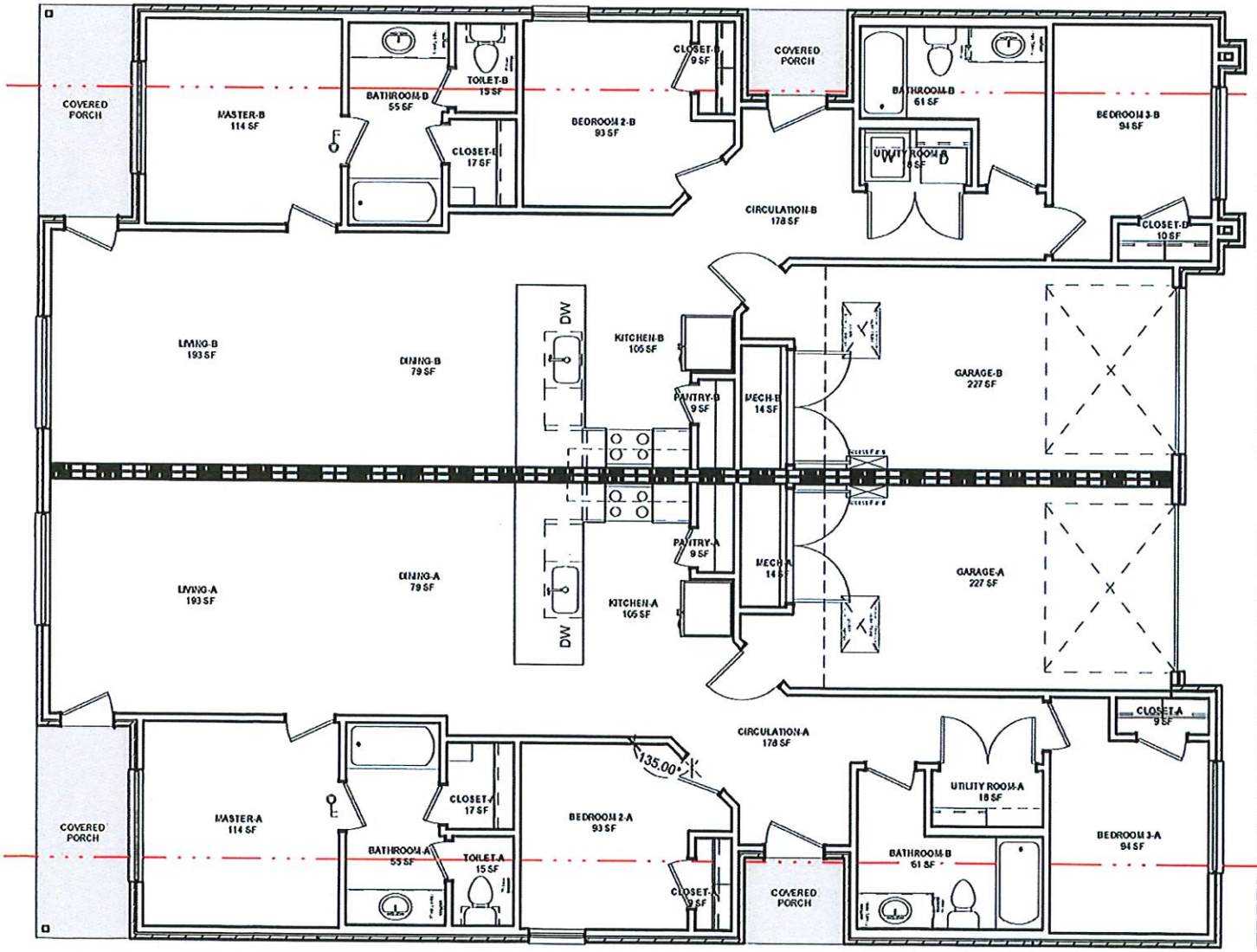


1 | FLOOR PLAN
3/16" = 1'-0"

Over Brick Areas - B

CONDITIONED SPACE -B	1208 SF
GARAGE-B	265 SF

Rooms - UNIT B

Name	Area
MASTER-B	114 SF
BATHROOM-B	55 SF
TOILET-B	15 SF
CLOSET-B	17 SF
BEDROOM 2-B	93 SF
CLOSET-B	9 SF
BATHROOM-B	61 SF
UTILITY ROOM-B	18 SF
BEDROOM 3-B	94 SF
CLOSET-B	10 SF
GARAGE-B	227 SF
MECH-B	14 SF
PANTRY-B	9 SF
DINING-B	79 SF
LIVING-B	193 SF
KITCHEN-B	105 SF
CIRCULATION-B	178 SF
BATHROOM-B	61 SF

Over Brick Areas - A

CONDITIONED SPACE -A	1208 SF
GARAGE-A	265 SF

Rooms - UNIT A

Name	Area
MASTER-A	114 SF
BATHROOM-A	55 SF
TOILET-A	15 SF
CLOSET-A	17 SF
BEDROOM 2-A	93 SF
CLOSET-A	9 SF
UTILITY ROOM-A	18 SF
BEDROOM 3-A	94 SF
CLOSET-A	9 SF
GARAGE-A	227 SF
MECH-A	14 SF
PANTRY-A	9 SF
DINING-A	79 SF
LIVING-A	193 SF
KITCHEN-A	105 SF
CIRCULATION-A	178 SF

[06] SA-100

SALES PLAN

FRONT: ATFR

FLOORPLAN: DP-1200-0101

DATE:

OPTIONS:

PLAN: DP-1200-1A

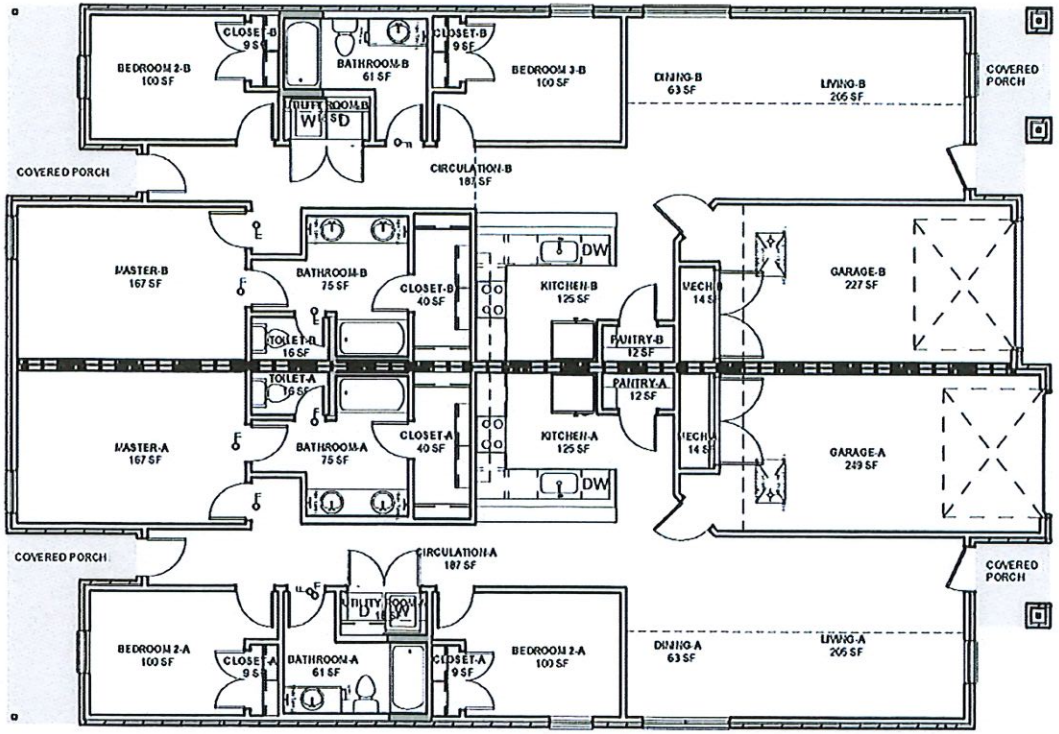
ADDRESS:

CUSTOMER:

PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"X17" FOR ACURATE SCALE.

THIS PLAN HAS BEEN PRODUCED FOR THE ADDRESS LISTED FOR THE PURPOSE OF CONSTRUCTION BY BETENBOUGH HOMES. ANY UNAUTHORIZED USE IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF BETENBOUGH HOMES

BETENBOUGH HOMES



1 | FLOOR PLAN
1/8" = 1'-0"

Over Brick Areas - B

Name	Area
CONDITIONED AREA-B	1354 SF
GARAGE-B	266 SF

Rooms - UNIT B

Name	Area
LIVING-B	205 SF
DINING-B	63 SF
CIRCULATION-B	187 SF
KITCHEN-B	125 SF
PANTRY-B	12 SF
MECH-B	14 SF
GARAGE-B	227 SF
BEDROOM 3-B	100 SF
BATHROOM-B	61 SF
BEDROOM 2-B	100 SF
CLOSET-B	40 SF
BATHROOM-B	75 SF
TOILET-B	16 SF
MASTER-B	167 SF
UTILITY ROOM-B	18 SF
CLOSET-B	9 SF
CLOSET-B	9 SF

Over Brick Areas - A

Name	Area
CONDITIONED AREA-A	1354 SF
GARAGE-A	292 SF

Rooms - UNIT A

Name	Area
LIVING-A	205 SF
DINING-A	63 SF
CIRCULATION-A	187 SF
KITCHEN-A	125 SF
PANTRY-A	12 SF
MECH-A	14 SF
GARAGE-A	249 SF
BEDROOM 2-A	100 SF
BATHROOM-A	61 SF
BEDROOM 2-A	100 SF
CLOSET-A	40 SF
BATHROOM-A	75 SF
TOILET-A	16 SF
MASTER-A	167 SF
UTILITY ROOM-A	18 SF
CLOSET-A	9 SF
CLOSET-A	9 SF

A200

FLOOR PLAN

DATE:

REVISION: 1 1.0

REGISTERED ARCHITECT
TYLER STOLZ
24763
STATE OF TEXAS

THIS PLAN HAS BEEN PRODUCED FOR THE ADDRESS LISTED FOR THE PURPOSE OF CONSTRUCTION BY BETENBOUGH HOMES ANY UNAUTHORIZED USE IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF BETENBOUGH HOMES

PLAN: 1350 SF DUPLEX A

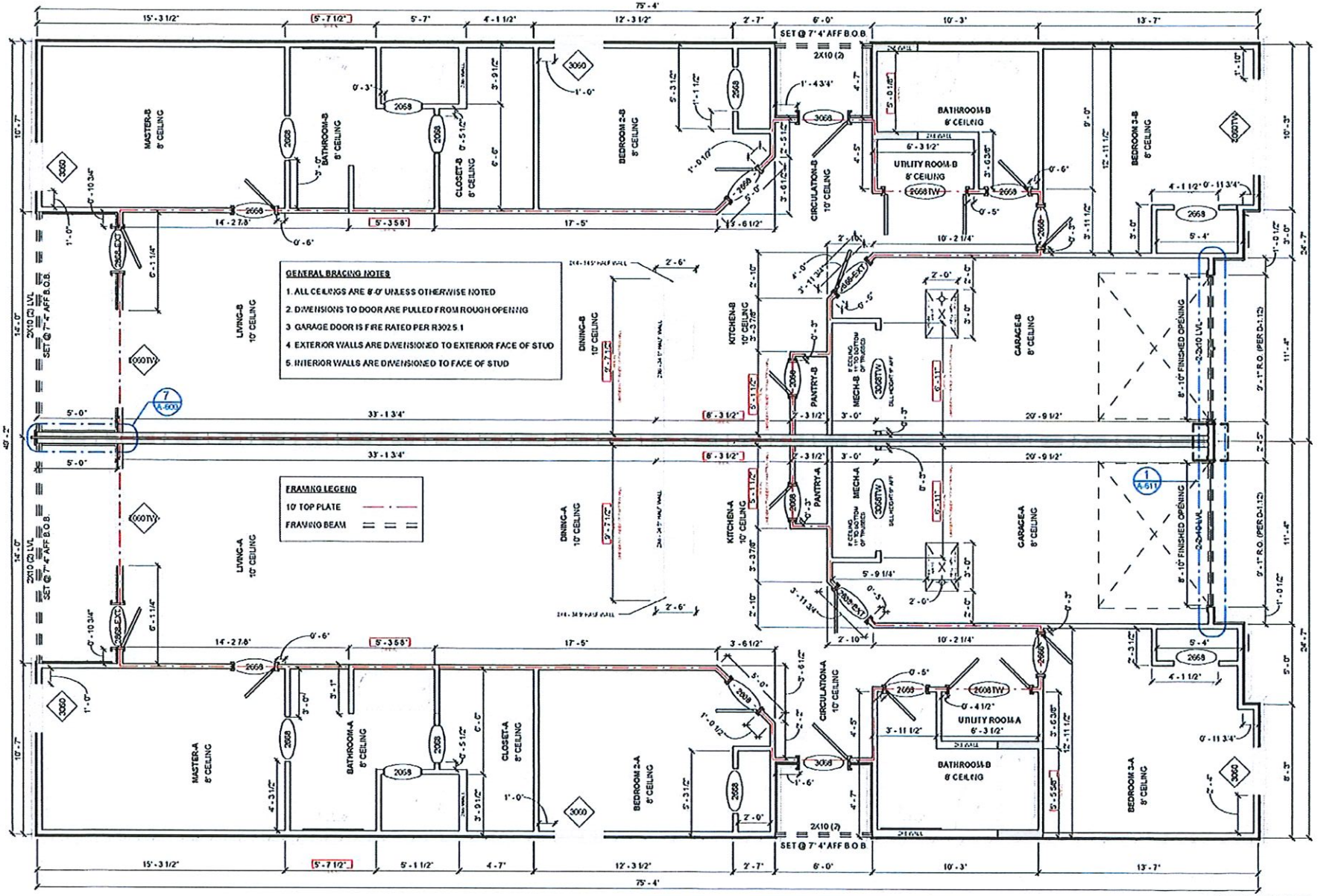
ADDRESS:

CUSTOMER:

PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"X17" FOR ACURATE SCALE

© COPYRIGHT BETENBOUGH COMPANIES

BETENBOUGH HOMES



1 | FRAMING PLAN
3/16" = 1'-0"

FRONT:	BTFR
FLOORPLAN:	DP-1500-0101
DATE:	

[CS] A-200

FRAMING PLAN

OPTIONS:

PLAN: 1500-1B

ADDRESS:

CUSTOMER:

PLANS, SPECIFICATIONS AND PRICING SUBJECT TO CHANGE WITHOUT NOTIFICATION. PLANS MUST BE PRINTED AT 11"X17" FOR ACCURATE SCALE.

THIS PLAN HAS BEEN PRODUCED FOR THE ADDRESS LISTED FOR THE PURPOSE OF CONSTRUCTION BY BETENBOUGH HOMES. ANY UNAUTHORIZED USE IS PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF BETENBOUGH HOMES.

BETENBOUGH HOMES

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Gary L. Matthews
1201 Timberlake Circle
Edmond, OK 730345

Tim Pike
518 Bledsoe Rd.
Gunter, TX 75058

Dear Applicants,

The request for a Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District and R-1 (One-Family Residential) District to an R-2 (Multi-Family Residential) District located at 2100 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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))*
6. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
10. 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)*

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. 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)*
13. 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)*
14. 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)*
15. 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.*
16. Development Agreement required for Public Infrastructure.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer
Christopher Armstrong, Asst. City Engineer

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 11/16/2021

Prepared by: Kerri Turner, 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:

3100-3500 BLOCKS DRIPPING SPRINGS ROAD

The request of Barton Capital, LTD and James and Laura Frame (Owners), S2 Land Development (Developer), Strand (Civil Engineer) and Pierce-Murray Land Solutions (Surveyor) concerning the property in the 3100-3500 blocks of Dripping Springs Road, being 44.044 acres in Eustacio Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract No. 503 and being all of Lots 15, Block B and Lot 16, Block C, Sweetwater Springs Subdivision, and being a part of Block 7 of A Replat of A Part of Block No. 5 and all of Block Numbers 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 26, 27, 28, 29, and 30 of Hilltop Estates, including a part of Blocks 1 and 3 and all of Blocks 2 and 4 of that replatted portion of said Block 7 known as Phase 1, Hilltop 2 Estates Addition, also including all of that portion of said Block 7 known as Midway Estates Phase 2, and 5.21 acres lying within the limits of the dedicated streets (Hilltop Drive, Bryan Lane, Marion Lane, Harriet Drive and Carter Court, as follows:

Planning and Zoning Commission

A. Replat approval of Sweetwater Springs, Phase 2, a Replat of Lot 15, Block B, Lot 16, Block C, Sweetwater Springs Subdivision, Block 7, Hilltop Estates, Lots 6-9, Block 1, Lots 2-5, Block 6, Midway Estates Addition, Lots 2-9, Block 1, Lots 2-9, Block 3, Lot 1, Block 2 and Lot 1, Block 4, Hilltop 2 Estates, Phase 1
B. Zone change approval under Ordinance No. 2280, Section 12 from an M-H (Manufactured Housing) District to an R-1 (One-Family Residential) District; Being 13.150 acres in the in Eustacio Canton Survey, Abstract No. 221 and the John Hendrix Survey, Abstract No. 503, and being a part of Block 7 of a Replat of a Part of Block No. 5 and all of Block Numbers 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 26, 27, 28, 29, and 30 of Hilltop Estates including a part of Blocks 1 and 3 and all of Blocks 2 and 4 of that replatted portion of said Block 7 known as Phase 1, Hilltop 2 Estates Addition also including all of that portion of said Block 7 known as Midway Estates Phase 2 and including 2.81 acres lying within the limits of the dedicated streets (Bryan Lane, Marion Lane, Harriet Drive and Carter Court.
C. Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow (235) patio homes in an R-1 (One-Family Residential) District. Being Lots 15-28, Block B, Lots 16-40, Block C, Lots 1-18, Block D, Lots 1-18, Block E, Lots 1-18, Block F, Lots 1-9,

Block G, Lots 1-58, Block H, Lots 1-9, Block J and Lots 1-66, Block K of the proposed Replat of Sweetwater Springs, Phase 2, a Replat of Lot 15, Block B, Lot 16, Block C, Sweetwater Springs Subdivision, Block 7, Hilltop Estates, Lots 6-9, Block 1, Lots 2-5, Block 6, Midway Estates Addition, Lots 2-9, Block 1, Lots 2-9, Block 3, Lot 1, Block 2 and Lot 1, Block 4, Hilltop 2 Estates, Phase 1

Background:

The property is located in the 3100-3500 Blocks of Dripping Springs Road at the southwest corner of Dripping Springs Road and Sweetwater Way. It is zoned an R-1 (One-Family Residential) District and M-H (Manufactured Housing) District. The owner would like to Replat the property, rezone a portion of the property to an R-1 (One-Family Residential) District for residential development. They are also requesting a Specific Use Permit and site plan approval to allow 253 patio homes in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
M-H (Manufactured Housing) District

Origination:

Barton Capital, LTD and James and Laura Frame (Owners)
S2 Land Development (Developer)
Strand (Civil Engineer)
Pierce-Murray Land Solutions (Surveyor)

Master Plan Designation:

Agricultural and Rural – Typically are large parcels that are primarily used for crops or pasture land. These low density regions surrounding the City do not have significant demands on the transportation or utilities network.

Number of notices mailed:

43

Objections Received:

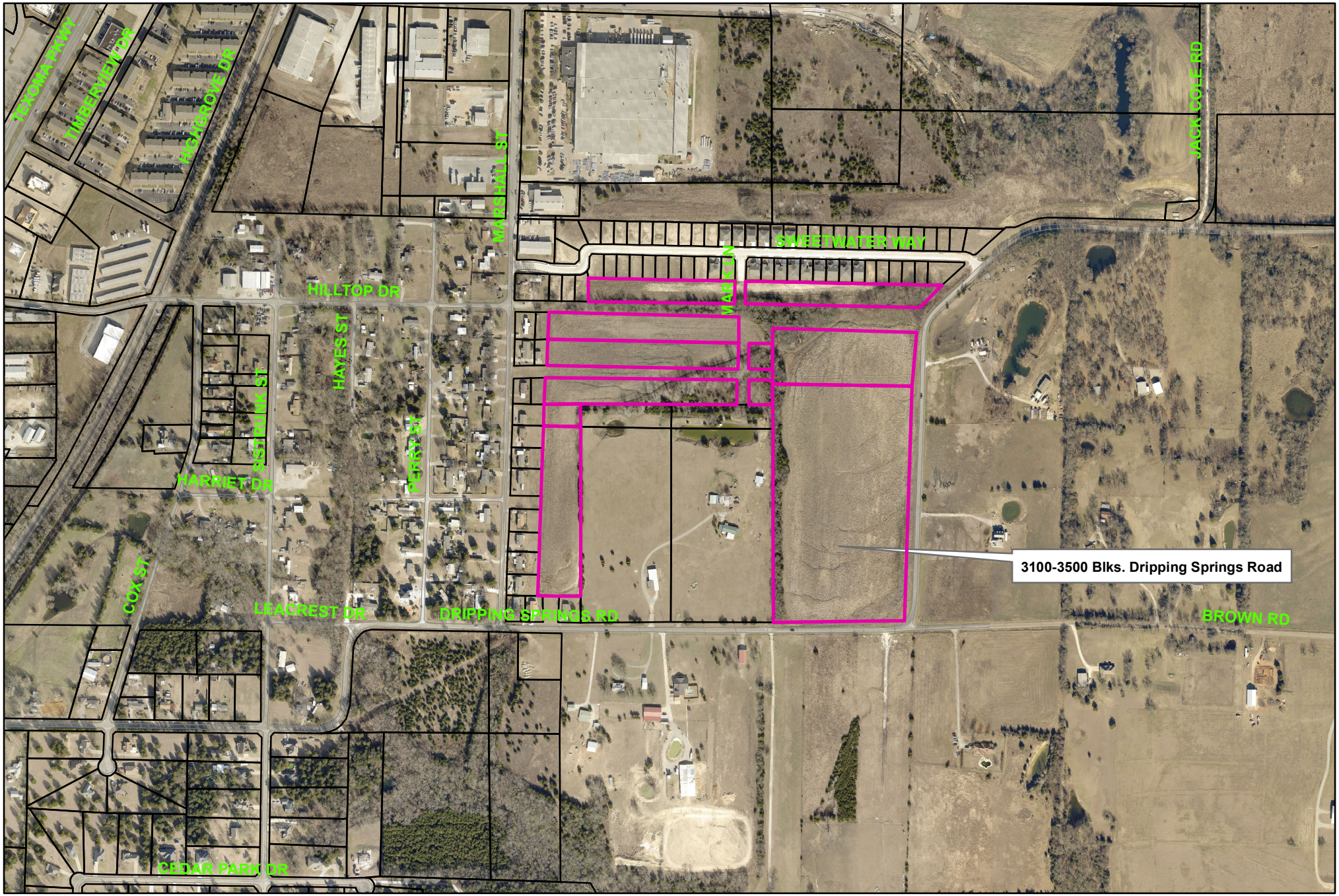
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Sweetwater Springs Phase 2
Zoning Exhibit
Site Plan
Staff Review Letter - Replat



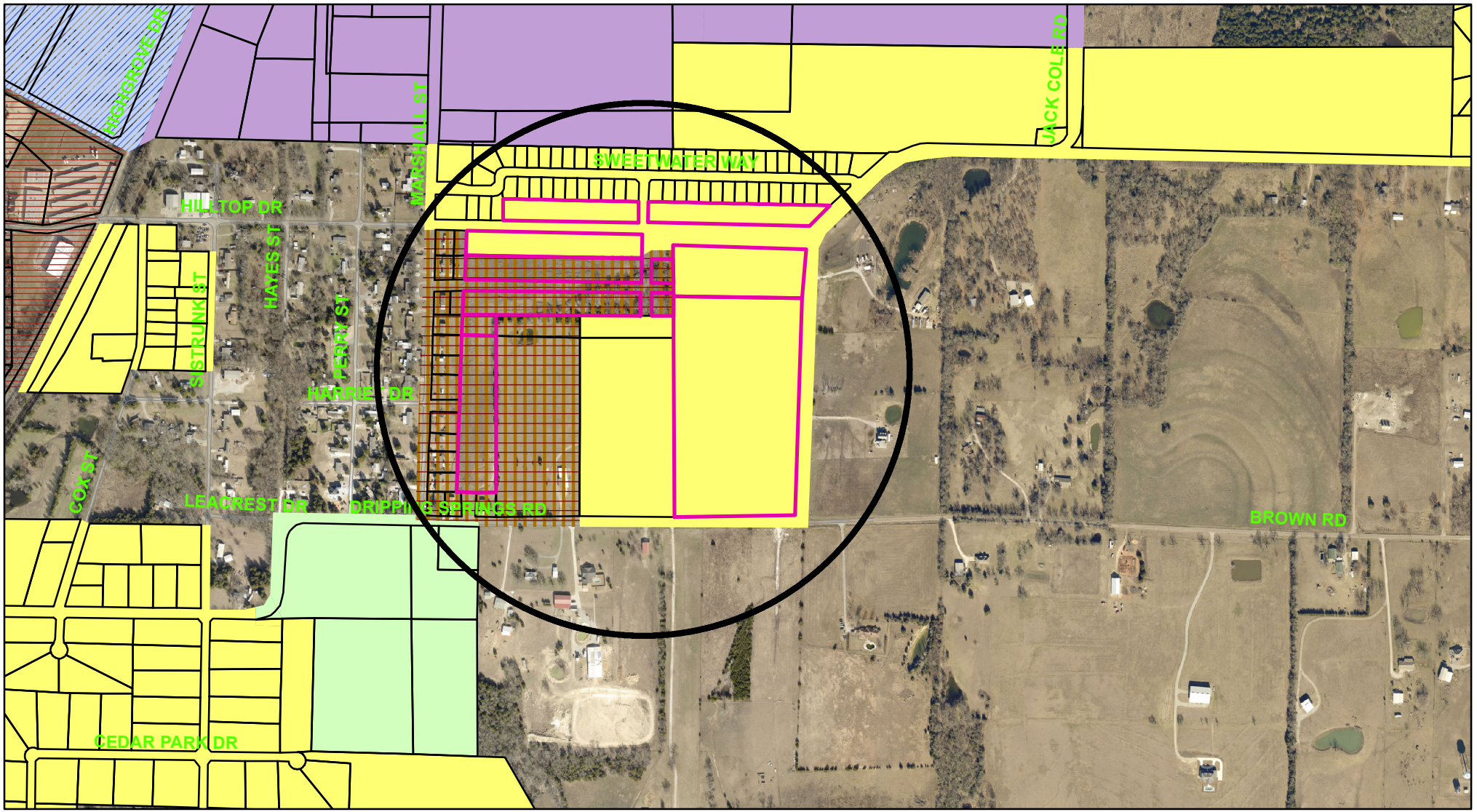
3100-3500 Blocks Dripping Springs Road

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 587 ft



Zoning - 3100-3500 Blocks Dripping Springs Road

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

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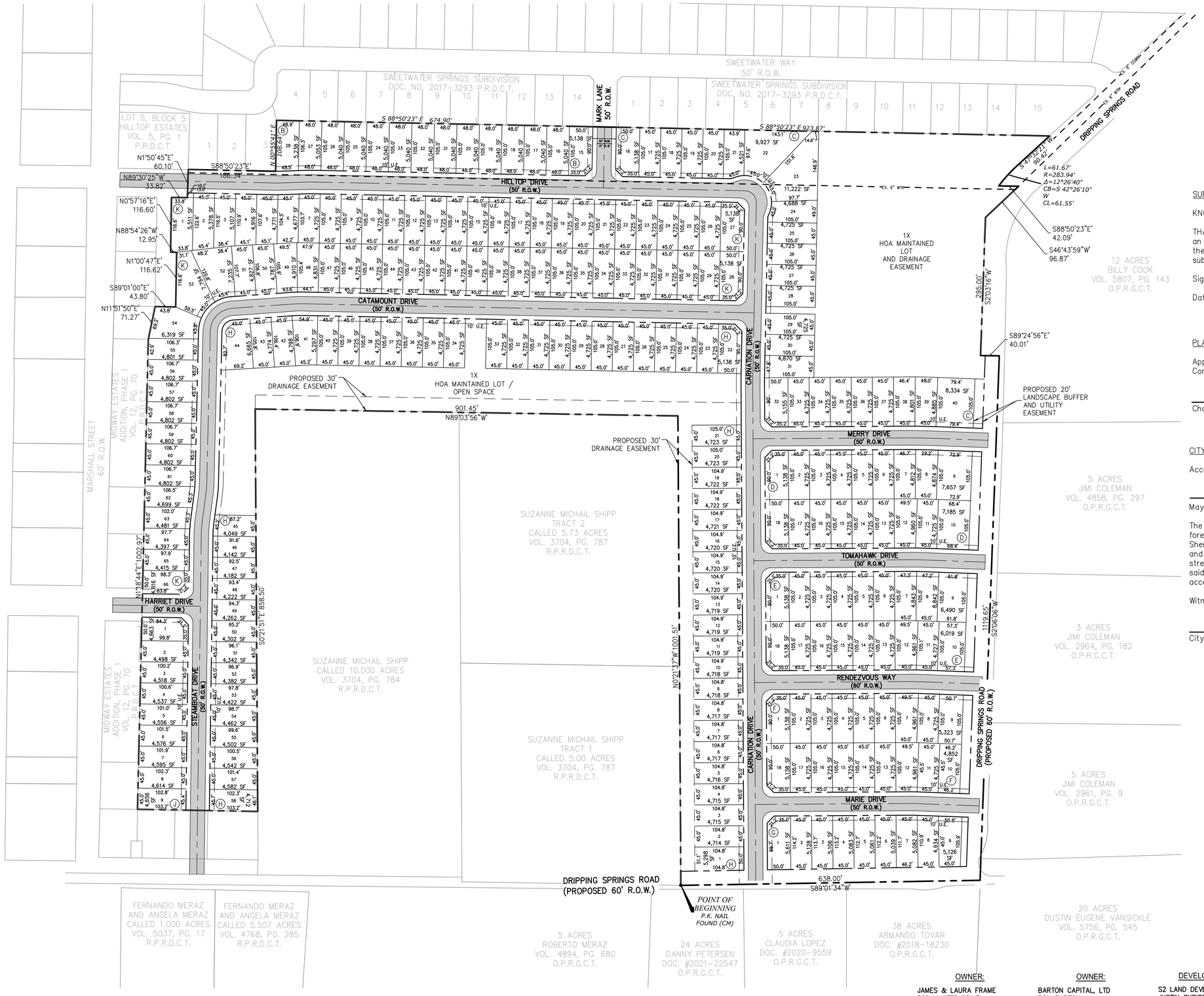
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 700 ft

3100-3500 Blocks Dripping Springs Road



NOTES

1. TOTAL RESIDENTIAL LOTS – 235
2. ALL PROPOSED INTERIOR STREETS – 50' R.O.W. AND 31' B-B
3. 30' OF R.O.W. DEDICATED FROM CENTERLINE OF DRIPPING SPRINGS ROAD TOWARDS PROPERTY.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I,_____, do herby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown theron were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Signature:_____

Date:_____

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Approved this_____day of_____, 20___, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____

Chairman Secretary

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman:

_____ _____

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, herby certifies that the foregoing final_____replat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the_____day of_____, 20___, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayore to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this_____day of_____, A.D. 20____

_____

City Clerk, City of Sherman, Texas

BEING A REPLAT OF

SWEETWATER SPRINGS SUBDIVISION (LOT 15, BLOCK B; LOT 16, BLOCK C)
HILLTOP ESTATES (BLOCK 7)
MIDWAY ESTATES ADDITION (LOTS 6–9, BLOCK 1; LOTS 2–5 BLOCK 6)
PHASE 1 HILLTOP 2 ESTATES (LOTS 2–9, BLOCK 1; LOTS 2–9, BLOCK 3; LOT 1, BLOCK 2; LOT 1 BLOCK 4)

FINAL PLAT

LOTS 15–28, BLOCK B; LOTS 16–40, LOT 1X, BLOCK C;
LOTS 1–18, BLOCK D; LOTS 1–18, BLOCK E; LOTS 1–18,
BLOCK F; LOTS 1–9, BLOCK G; LOTS 1–58, LOT 1X BLOCK
H; LOTS 1–9, BLOCK J; LOTS 1–66, BLOCK K

SWEETWATER SPRINGS, PHASE 2

ZONED R-1 (ONE FAMILY RESIDENTIAL)
44.17 ACRES
SITUATED IN THE
JOHN HENDRIX SURVEY, ABSTRACT NO. 503
AND THE EUSTACIO CANTON SURVEY, ABSTRACT NUMBER 211
LOCATED IN CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

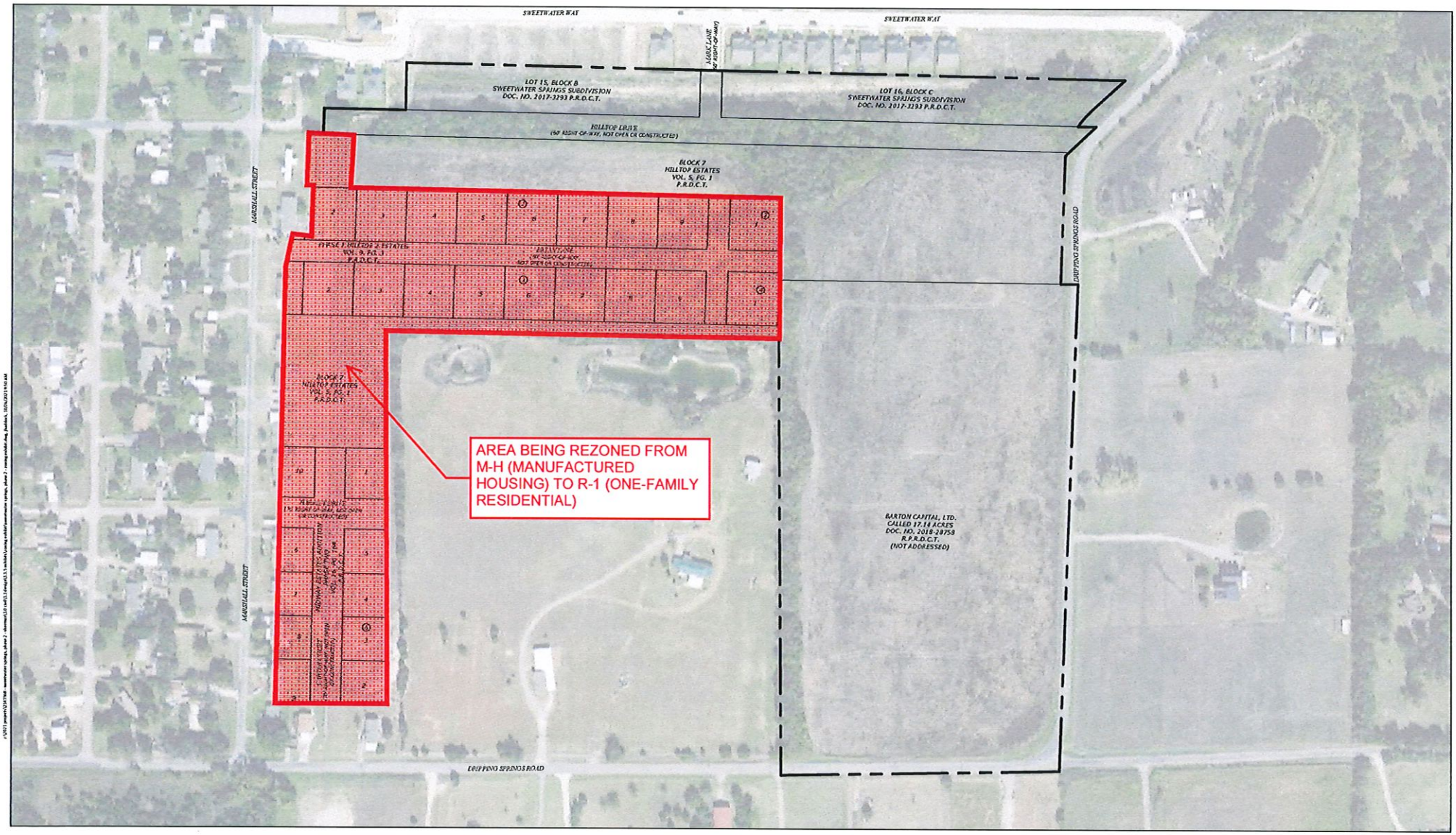
OWNER:
JAMES & LAURA FRAME
508 VAWTER DRIVE
VAN ALSTYNE, TEXAS 75495

OWNER:
BARTON CAPITAL, LTD
RON BARTON
715 S. SAM RAYBURN FREEWAY
SHERMAN, TEXAS 75090

DEVELOPER:
S2 LAND DEVELOPMENT
JUSTIN CHRIST
10003 TECHNOLOGY BLVD.
DALLAS, TEXAS 75220

STRAND
10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO: F-1629

DATE: 10/25/2021



PLANNING + LANDSCAPE ARCHITECTURE

STRAND

This exhibit is a illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided herein should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

©2021 STRAND, ALL RIGHTS RESERVED

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

0 200' 400'

10/26/2021

± 44 ACRES OF LAND

SWEETWATER SPRINGS, PHASE 2

SHERMAN, TX

ZONE CHANGE EXIHIBIT

TYPICAL LOT AND PAD DIMENSIONS FOR PATIO HOMES

± 44.17 ACRES OF LAND

SWEETWATER SPRINGS - PHASE 2

SCHEMATIC PLAN

PLANNING + LANDSCAPE ARCHITECTURE

STRAND

PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	SUBTOTAL
45' x 105' (TYP)	235

PRELIMINARY OPEN SPACE	
OPEN SPACE AREA	%
+/- 2.2 ACRE	5%

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 8, 2021

James & Laura Frame
508 Vawter Dr.
Van Alstyne, TX 75495

Barton Capital, Ltd.
Attn: Ron Barton
715 S. Sam Rayburn Frwy.
Sherman, TX 75090

S2 Land Development
Attn: Justin Christ
10003 Technology Blvd.
Dallas, TX 75220

Strand
10003 Technology Blvd. West
Dallas, TX 75220

Dear Applicants,

The request for approval of the Sweetwater Springs, Phase 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, November 16, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The Replat is dependent on the approval of the Specific Use Permit to allow patio homes.
2. Carter Court was dedicated per plat Midway Estates, Phase 1 and should be extended from Dripping Springs Road. There are two occupied lots already addressed off Carter Court.
3. Existing platted, unimproved portion of Carter Court to be renamed to Steamboat Drive by City Council prior to filing final plat to reflect proposed plat.
4. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Abandonment of previously platted streets must be approved by City Council filed in the Official Public Records of Grayson County. Abandonment information shall be shown in General Notes on final plat. Coordinate with Engineering Department for abandonment process.
6. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
7. Knuckle meeting City standard to be added on Lots 52, 53 & 54, Block K. *Code of Ordinances Chapter 3.02.002(c)(37)*
8. Steamboat Drive to be extended to Dripping Springs Road or temporary cul de sac shall be required. *Code of Ordinances Chapter 3.02.002(c)(37)*
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

10. 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)*
11. 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)*
12. 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)*
13. 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.*
14. 30' Drainage Easements on X Lots shall be changed to Private Drainage Easements.
15. Indicate width of Private Drainage Easement north of Lot 21, Block H on plat.
16. Graphically show dedication of right of way on plat. Additional Right of Way Dedication along Dripping Springs may be required in regards to Grayson County Thoroughfare Plan.
17. Landscape Easement to be incorporated into adjacent private property lots or be assigned as X Lots.
18. Dedicate additional right of way
19. X Lots to have individual Lot Numbers.
20. X Lots to be shown as owned and maintained by HOA on plat.
21. 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)*
22. 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.
23. 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.
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. <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,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 9, 2021

Barton Capital, LTD
715 S. Sam Rayburn Freeway
Sherman, TX 75090

S2 Land Development
Justin Christ
10003 Technology Blvd.
Dallas, TX 75220

Strand
Ashley Williams, P.E.
10003 Technology Blvd.
Dallas, TX 75220

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

Dear Applicants,

The request for a Zone change approval under Ordinance No. 2280, Section 12, from an M-H (Manufactured Housing) District to an R-1 (One-Family Residential) District and Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow (235) patio homes in an R-1 (One-Family Residential) District located in the 3100-3500 blocks of Dripping Springs Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 16, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, the Patio Home Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13; Sec. 8 Subsection (9) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. 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))*
6. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
7. Replatting of the property is required.
8. Side yard setbacks must be uniform for all homes within a given block. *(Chapter 14, Exhibit A, Sec. 8, Subsection (9))*
9. Any subdivision developed under the Patio Home (PH) standards of this ordinance shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area, excluding rights-of-way for major thoroughfares. Usable open space shall not be required for a patio home development if it contains fifty (50) or fewer lots and the property contiguous (abutting or

separating only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit patio home development. Properties separated by rights-of-way, drainage or utility easements in excess of sixty (60) feet in width shall not be considered as contiguous. *(Chapter 14, Exhibit A, Sec. 8, Subsection (9))*

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. The Replat is dependent on the approval of the Specific Use Permit to allow patio homes.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
Clint Philpott, Asst. City Manager
Tom Pruitt, Utility Engineer

Planning & Zoning Commission and Board of Adjustments **33.**

Meeting Date: 11/16/2021

Prepared By: Patsy Reeves, Development Services Coordinator

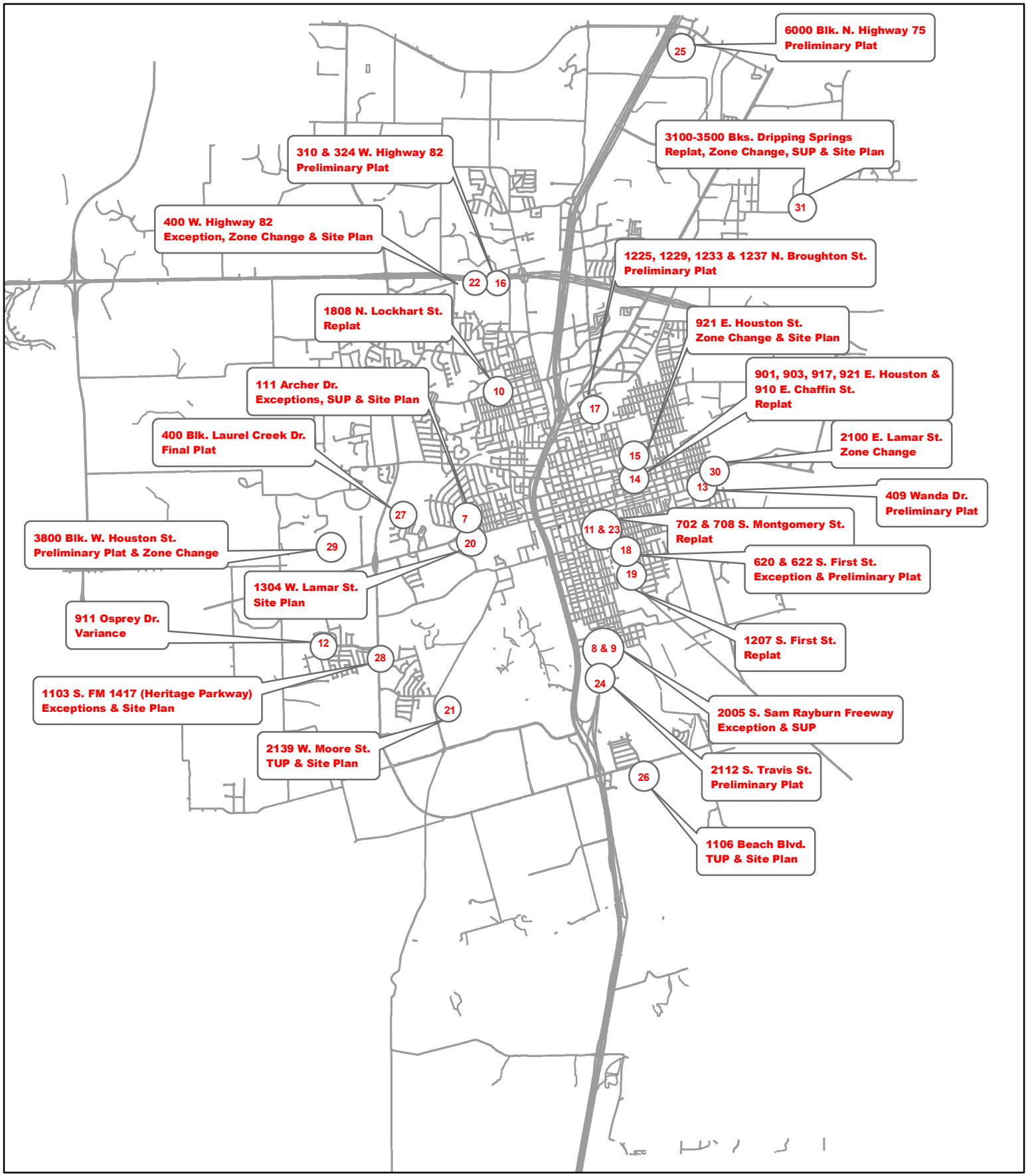
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
November 16, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE
1 inch = 7,000 feet