

## **AGENDA**

The Planning and Zoning Commission of the City of Sherman will hold a Special Called Meeting Monday, October 30, 2023 at 2:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **ANNOUNCEMENTS**

3. **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.

4. **6000-6400 SOUTH HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD (Project No. 23-004437)**

**AN EMAIL WAS RECIEVED ON OCTOBER 26, 2023 AT 9:45 A.M.  
REQUESTING TO TABLE THIS ITEM**

The request of Jamestown Square, LLC (Owner), Caleb Jones (Representative) and Kimley-Horn & Associates (Engineer) concerning the property located in the 6000-6400 Blocks South Highway 75 and the 100-200 Blocks Akers Road, being a part of 50.006 acres in the John Chronister Survey, Abstract No. 248, as follows:

***Planning and Zoning Commission***

- A. Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi Family Residential) District/75 & 82 Overlay District to MF-15 (Multi-Family Residential) District/75 & 82 Overlay District.
- B. Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Build to Rent MF-15 (Multi-Family Residential) District in an R-6 (Single-Family Residential) District/75 & 82 Overlay District.
- C. Conceptual Site Plan of the Build to Rent Addition

5. **OTHER BUSINESS**

Consideration Of An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Sections 14.08.001 (Definitions) And 14.10.001 (Use Chart); Modifying Certain Existing Regulations Relating To Permitted Uses, Conditional Uses, And Specific Use Permits; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption

Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

6. **ADJOURNMENT**

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

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns 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 October 26, 2023 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 26th day of October  
City of Sherman, Texas

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Lauren Marlow,  
Development Services Coordinator

*Sherman*  
CLASSIC TOWN. BROAD HORIZON.



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

**4.**

**Meeting Date:** 10/30/2023

**Prepared by:** Lauren Marlow, Development Services Coordinator

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**Requested Action/Proposed Use:**

**6000-6400 SOUTH HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD (Project No.23-004437)**  
**AN EMAIL WAS RECIEVED ON OCTOBER 26, 2023 AT 9:45 A.M. REQUESTING TO  
TABLE THIS ITEM**

The request of Jamestown Square, LLC (Owner), Caleb Jones (Representative) and Kimley-Horn & Associates (Engineer) concerning the property located in the 6000-6400 Blocks South Highway 75 and the 100-200 Blocks Akers Road, being a part of 50.006 acres in the John Chronister Survey, Abstract No. 248, as follows:

***Planning and Zoning Commission***

- A. Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi Family Residential) District/75 & 82 Overlay District to MF-15 (Multi-Family Residential) District/75 & 82 Overlay District.
- B. Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Build to Rent MF-15 (Multi-Family Residential) District in an R-6 (Single-Family Residential) District/75 & 82 Overlay District.
- C. Conceptual Site Plan of the Build to Rent Addition

**Background:**

The property is located in the 6000-6400 Blocks South Highway 75 and the 100-200 Blocks Akers Road at the corner of South Highway 75 and Akers Road. The owner is requesting a Zone Change to Tract 4 from R-6 (Single-Family Residential) District and MF-30 (Multi Family Residential) District/75 & 82 Overlay District to MF-15 (Multi-Family Residential) District/75 & 82 Overlay District. The owner is also requesting a Specific Use Permit to allow Build to Rent in an R-6 (Single Family Residential) District and a Conceptual Site Plan for a Build to Rent Addition.

The following has been approved for this location:

- October 21, 2021 - Zone Changes: 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  
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 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 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.

- April 19, 2023 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District.(Tract 2)
- April 19, 2023 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District.(Tract 3)
- June 21, 2022 - Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.
- June 21, 2022 - Site Plan Approval Jamestown Square Multi-Family Development, Phase One, Block A, Lot 4.
- August 22, 2023 - Public Hearing and Zoning Text Amendment to add regulations to Chapter 14, Zoning Ordinance, Section 14.02.010 R-TH (Townhome Residential) District to allow 22' wide lots for Townhomes with Rear Loaded Garages in a R-TH (Townhome Residential) District
- August 22, 2023 - Tract 2, consisting of 14.287 acres in the John Chronister Survey, Abstract No. 248 - Public Hearing, Site Plan and Zone Change from C-1 (Retail Business) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
- August 22, 2023 - Tract 3, consisting of 7.796 acres in the John Chronister Survey, Abstract 248 - Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to R-TH (Townhome Residential) District/75 & 82 Overlay District.

### **Adjacent Zoning:**

C-1 (Retail Business) District

MF-30 (Multi-Family Residential) District

R-6 (Single-Family Residential) District

M-1.5 (Medium Manufacturing) District

ETJ (Extra Territorial Jurisdiction),

### **Origination:**

Jamestown Square, LLC (Owner)

Caleb Jones (Representative)

Kimley-Horn & Associates (Engineer)

### **Master Plan Designation:**

**Suburban Neighborhood** category is intended to allow primarily single-family detached in a “complete neighborhood” setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

**Floodplain & Open Space** category is intended to preserve areas to handle stormwater and provide open space corridors for passive trail and recreation activities. These areas are not suitable for land development projects and buildings but may become future parkland managed by the City. These green corridors help protect the community from flood hazards and property damage and offer opportunity for trees, trails, and community connection. It should be noted that floodplains and floodways are regularly

adjusted and reevaluated so the boundaries depicted for this land use category on the map should subsequently be interpreted as fluid.

**Number of notices mailed:**

7

**Objections Received:**

0

**Development Review Meeting:**

Yes

**Staff Recommendation:**

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**Attachments**

Location Map

Zoning Map

FLUM

Zoning Sign Photo

Survey

Concept Plan

Elevations

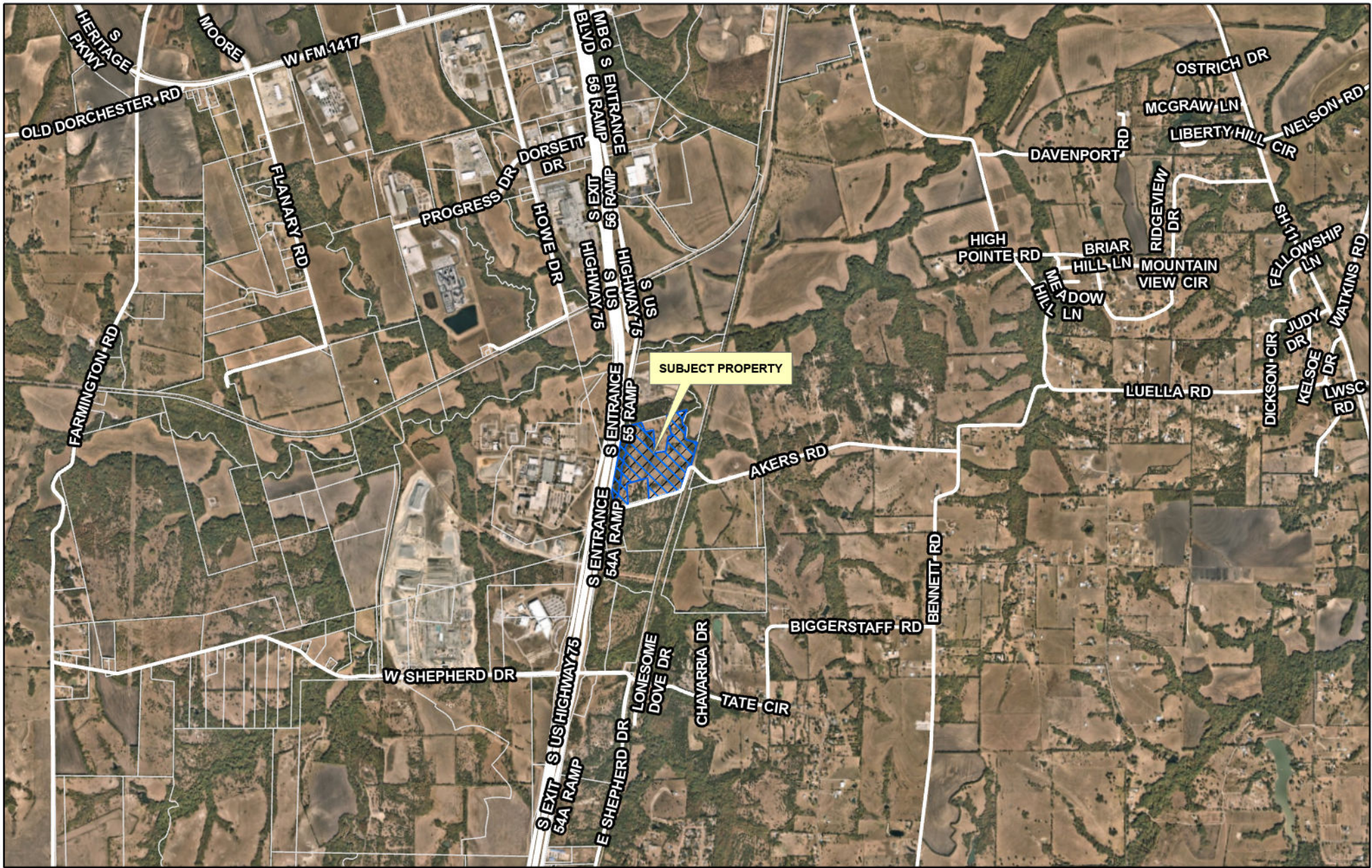
Table Request

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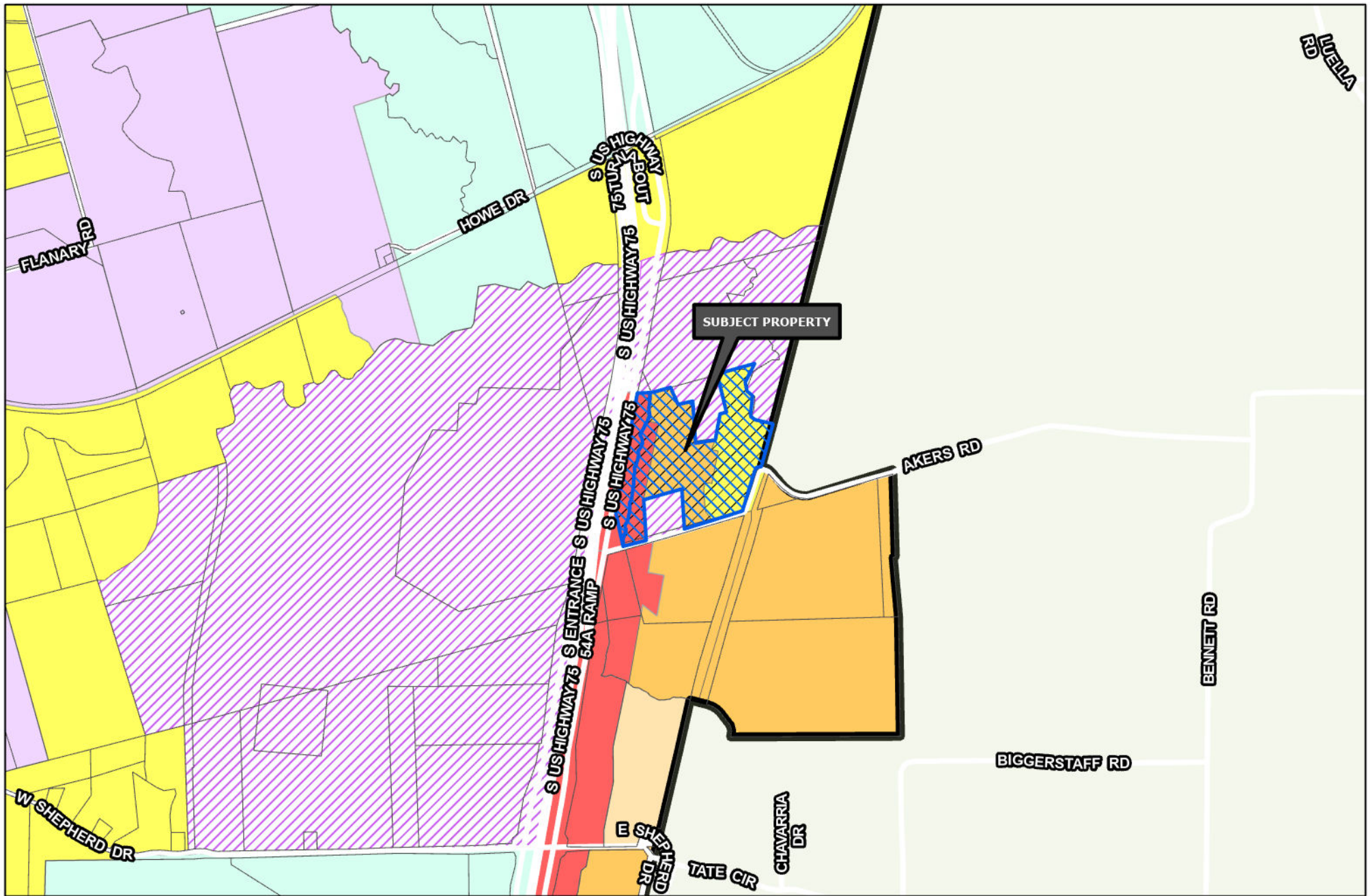
City of Sherman, Texas  
Development Services Department

**CITY OF SHERMAN  
LOCATION MAP  
6000-6400 BLKS S HWY 75  
& 100-200 BLKS AKERS RD**



Date: 8/8/2023 2:15 PM





**Sherman**  
CLASSIC TOWN. BROAD HORIZON.

Development Services  
Department

|                                |                                |                            |
|--------------------------------|--------------------------------|----------------------------|
| R-A Residential Agricultural   | MF-15 Multi-Family Residential | M-1.5 Medium Manufacturing |
| R-E Estate Residential         | MF-30 Multi-Family Residential | M-2 Heavy Manufacturing    |
| R-12 Single Family Residential | MH Manufactured Housing        | PD Planned Development     |
| R-6 Single Family Residential  | C-N Neighborhood Commercial    | Subject Locations          |
| R-5 Single Family Residential  | C-O Office                     | Road Names All             |
| R-4 Patio Home Residential     | C-1 Retail Business            |                            |
| R-2F Duplex Residential        | C-2 General Commercial         |                            |
| R-TH Townhome Residential      | M-1 Light Manufacturing        |                            |

CITY OF SHERMAN  
ZONING MAP  
6000-6400 BLKS S HWY 75  
& 100-200 BLKS AKERS RD



Date: 8/8/2023 2:15 PM

Date: 8/8/2023 2:22 PM





*Sherman*  
CLASSIC TOWN, BROAD HORIZON  
**NOTICE OF  
PROPOSED ZONING  
CHANGE**  
PROJECT #: 23-004437  
FOR INFORMATION CONTACT:  
DEVELOPMENT SERVICES  
903-892-7229





**LAND DESCRIPTION****TRACT 4**

**BEING** a tract of land located in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, part of a called 50.006 acre Tract 1 described in the deed to Jamestown Square, LLC, recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8-inch rod found in the westerly right-of-way line of a Dallas Area Rapid Transit (DART) tract described in the deed recorded in Volume 3091, Page 550 O.R.G.C.T. and Volume 3476, Page 150 O.R.G.C.T., the southerly line of Akers Road, for the southeast corner of said 50.006 acre tract;

**THENCE** South 73°54'54" West, along the southerly line of Akers Road, the easterly south line of said 50.006 acre tract, the north line of a called 53.642 acre Tract 1 described in the deed to Sherman Central Associates, LP, recorded in Volume 5706, Page 241 O.R.G.C.T., a distance of 458.06 feet to a point for corner;

**THENCE** North 10°13'12" East, departing the southerly line of Akers Road and the north line of said 53.642 acre tract, across said 50.006 acre tract, a distance of 1,035.83 feet to a point at the beginning of a non-tangent curve to the left with a radius of 380.00 feet, a central angle of 17°23'01", and a chord bearing and distance of North 89°04'00" West, 114.85 feet;

**THENCE** in a southwesterly direction, continuing across said 50.006 acre tract, with said non-tangent curve to the left, an arc distance of 115.29 feet to a point for corner;

**THENCE** South 82°14'30" West, continuing across said 50.006 acre tract, a distance of 5.21 feet to a point for corner;

**THENCE** North 10°10'28" East, continuing across said 50.006 acre tract, a distance of 402.86 feet to a point for corner;

**THENCE** North 79°49'32" West, continuing across said 50.006 acre tract, a distance of 84.26 feet to a point for corner;

**THENCE** North 10°10'28" East, continuing across said 50.006 acre tract, at a distance of 146.23 feet passing a point for the southerly southeast corner of Akers Cemetery (no record found) and an interior corner of said 50.006 acre tract, continuing along the southerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a total distance of 449.98 feet to a point for an interior corner of Akers Cemetery and a southerly northwest corner of said 50.006 acre tract;

**Continued on Sheet 2**

ZONING EXHIBIT  
TRACT 4  
JOHN CHRONISTER SURVEY, A-248  
CITY OF SHERMAN,  
GRAYSON COUNTY, TEXAS

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | JCC      | KHA        | JULY 2023 | 064512316   | 1 OF 5    |

**Continued from Sheet 1**

**THENCE** North 77°49'05" East, along a northerly south line of Akers Cemetery and a southerly north line of said 50.006 acre tract, a distance of 81.97 feet to a point for the northerly southeast corner of Akers Cemetery and an interior corner of said 50.006 acre tract;

**THENCE** North 14°21'49" West, along the northerly east line of Akers Cemetery and an easterly west line of said 50.006 acre tract, a distance of 476.44 feet to a point in the southeast line of a called 35.0 acre tract described in the deed to Arkan Realty, LLC, recorded in Document No. 2021-21211 O.R.G.C.T., for the northeast corner of Akers Cemetery and an easterly northwest corner of said 50.006 acre tract;

**THENCE** North 74°35'02" East, along the southeast line of said 35.0 acre tract and the easterly northwest line of said 50.006 acre tract, a distance of 500.15 feet to a point for a southerly northwest corner of a called 38.792 acre Tract 1 described in the deed to Sharif & Associates Property, LLC, recorded in Document No. 2021-14790 O.R.G.C.T. and the northeast corner of said 50.006 acre tract;

**THENCE** departing the southeast line of said 35.0 acre tract, along the southerly west lines of said 38.792 acre tract and the northerly east lines of said 50.006 acre tract, the following courses and distances:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

**Continued on Sheet 3**

**ZONING EXHIBIT  
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JOHN CHRONISTER SURVEY, A-248  
CITY OF SHERMAN,  
GRAYSON COUNTY, TEXAS**

**Kimley»Horn**

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Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580  
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|-------|----------|------------|-----------|-------------|-----------|
| N/A   | JCC      | KHA        | JULY 2023 | 064512316   | 2 OF 5    |



**Continued from Sheet 2**

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to a point in the west line of said DART tract, for the southernmost southeast corner of said 38.792 acre tract and a southerly northeast corner of said 50.006 acre tract;

**THENCE** South 17°16'01" West, along the west line of said DART tract and the southerly east line of said 50.006 acre tract, a distance of 1,122.37 feet to the **POINT OF BEGINNING** and containing 18.903 acres (823,411 square feet) of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, divide the ground distance by the Project Combined Factor (PCF) of 1.00010712.

  
MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
michael.marx@kimley-horn.com



ZONING EXHIBIT  
TRACT 4  
JOHN CHRONISTER SURVEY, A-248  
CITY OF SHERMAN,  
GRAYSON COUNTY, TEXAS

**Kimley»Horn**

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| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | JCC      | KHA        | JULY 2023 | 064512316   | 3 OF 5    |





0 150 300  
GRAPHIC SCALE IN FEET

CALLED 35.0 ACRES  
ARKAN REALTY, LLC  
DOC. NO. 2021-21211  
O.R.G.C.T.

AKERS CEMETERY  
(NO RECORD FOUND)

N10°10'28"E  
303.75'

N74°35'02"E 500.15'

N14°21'49"W 476.44'

TRACT 1  
CALLED 38.792 ACRES  
SHARIF & ASSOCIATES  
PROPERTY, LLC  
DOC. NO. 2021-14790  
O.R.G.C.T.

DALLAS AREA RAPID TRANSIT  
VOLUME 3091, PAGE 550 & VOLUME 3476, PAGE 150, O.R.G.C.T.

APPROX. LIMITS  
ZONE "A"  
FIRM NO.  
48181C0405F  
EFF. 9/29/2010

TRACT 2 - CALLED  
61.838 ACRES  
SHARIF & ASSOCIATES  
PROPERTY, LLC  
DOC. NO. 2021-14790  
O.R.G.C.T.

SEE SHEET 5  
FOR LINE &  
CURVE TABLES

TRACT 1 - CALLED 50.006 ACRES  
JAMESTOWN SQUARE, LLC  
DOC. NO. 2021-23519  
O.R.G.C.T.

**TRACT 4**  
**18.903 ACRES**  
(823,411 SQ. FT.)

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
O.R.G.C.T. = OFFICIAL RECORDS OF  
GRAYSON COUNTY, TEXAS

CALLED 5.117 ACRES  
BILLY DENSMORE  
VOLUME 4404, PAGE 542  
O.R.G.C.T.

N10°13'12"E 1035.83'

JOHN CHRONISTER  
SURVEY  
ABSTRACT NO. 248

S73°54'54"W 458.06'

P.O.B.  
3/8" IRF

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Administrative Code § 138.95, does not reflect  
the results of an on the ground survey, and is  
not to be used to convey or establish interests in  
real property except those rights and interests  
implied or established by the creation or  
reconfiguration of the boundary of the political  
subdivision for which it was prepared.

All bearings shown are based on grid north of  
the Texas Coordinate System of 1983, North  
Central Zone (4202), North American Datum of  
1983. All dimensions shown are ground  
distances. To obtain a grid distance, divide the  
ground distance by the Project Combined Factor  
(PCF) of 1.00010712.

AKERS ROAD

B. B. B. & C. RR. SURVEY  
ABSTRACT NO. 146

TRACT 1 - CALLED 53.642 ACRES  
SHERMAN CENTRAL ASSOCIATES, LP  
VOLUME 5706, PAGE 241  
O.R.G.C.T.

DALLAS AREA RAPID  
TRANSIT  
VOLUME 3091, PAGE 550 &  
VOLUME 3476, PAGE 150  
O.R.G.C.T.

**ZONING EXHIBIT**  
**TRACT 4**

**JOHN CHRONISTER SURVEY, A-248**  
**CITY OF SHERMAN,**  
**GRAYSON COUNTY, TEXAS**

*Michael Marx*  
MICHAEL MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
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PH. 972-335-3580  
michael.marx@kimley-horn.com



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| Scale     | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 300' | JCC      | KHA        | JULY 2023 | 064512316   | 4 OF 5    |



| LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|
| NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH |
| L1         | S82°14'30"W | 5.21'  | L14        | S00°31'56"E | 53.95' |
| L2         | N77°49'05"E | 81.97' | L15        | S21°15'44"W | 40.72' |
| L3         | S32°09'35"W | 69.41' | L16        | S01°28'07"E | 43.78' |
| L4         | S23°34'54"W | 47.12' | L17        | S39°51'00"E | 35.14' |
| L5         | S22°39'45"W | 36.50' | L18        | S60°42'51"E | 45.53' |
| L6         | S14°18'21"W | 49.87' | L19        | S79°10'04"E | 47.15' |
| L7         | S27°19'29"W | 55.67' | L20        | S76°58'44"E | 48.68' |
| L8         | S16°02'42"W | 56.61' | L21        | S86°16'37"E | 51.87' |
| L9         | S18°07'31"E | 46.70' | L22        | S71°20'01"E | 62.69' |
| L10        | S55°23'48"E | 60.83' |            |             |        |
| L11        | S45°39'44"E | 37.23' |            |             |        |
| L12        | S03°28'02"E | 56.90' |            |             |        |
| L13        | S13°49'55"W | 56.56' |            |             |        |

| CURVE TABLE |           |         |         |               |         |
|-------------|-----------|---------|---------|---------------|---------|
| NO.         | DELTA     | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 17°23'01" | 380.00' | 115.29' | S89°04'00"E   | 114.85' |

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All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, divide the ground distance by the Project Combined Factor (PCF) of 1.00010712.

**ZONING EXHIBIT  
TRACT 4  
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|-----------|----------|------------|-----------|-------------|-----------|
| 1" = 300' | JCC      | KHA        | JULY 2023 | 064512316   | 5 OF 5    |







## Multi Family





## Townhomes





**Single Family**

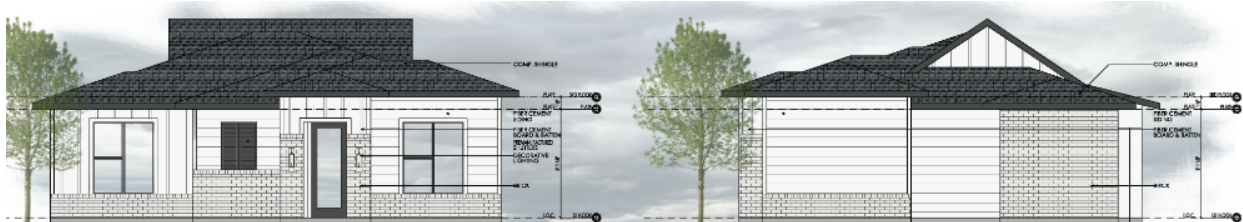




## Multi Family (Lesser Density)

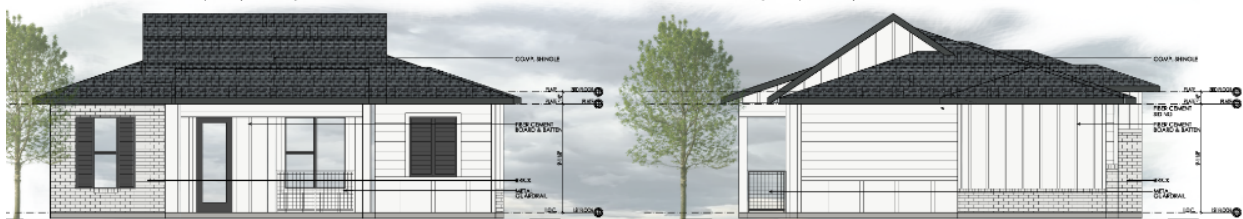






1 ELEVATION - FRONT  
SCALE 1/4"=1'-0" (ANSI & RA LINE)

2 ELEVATION - SIDE  
SCALE 1/4"=1'-0" (ANSI & RA LINE)



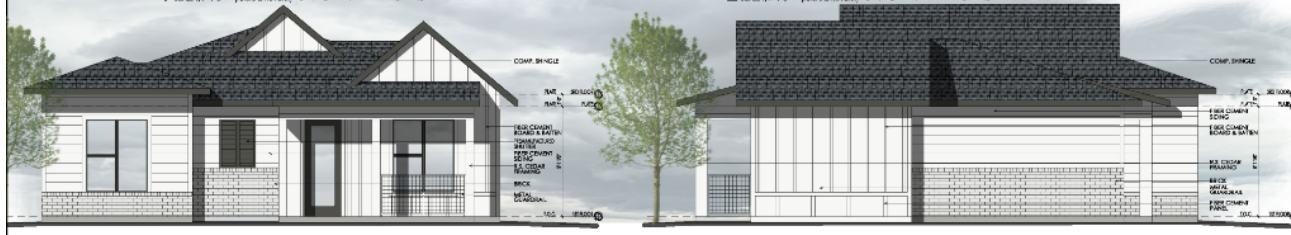
3 ELEVATION - REAR  
SCALE 1/4"=1'-0" (ANSI & RA LINE)

4 ELEVATION - SIDE  
SCALE 1/4"=1'-0" (ANSI & RA LINE)



1 ELEVATION - FRONT  
SCALE 1/4"=1'-0" (ANSI & RA LINE)

2 ELEVATION - SIDE  
SCALE 1/4"=1'-0" (ANSI & RA LINE)







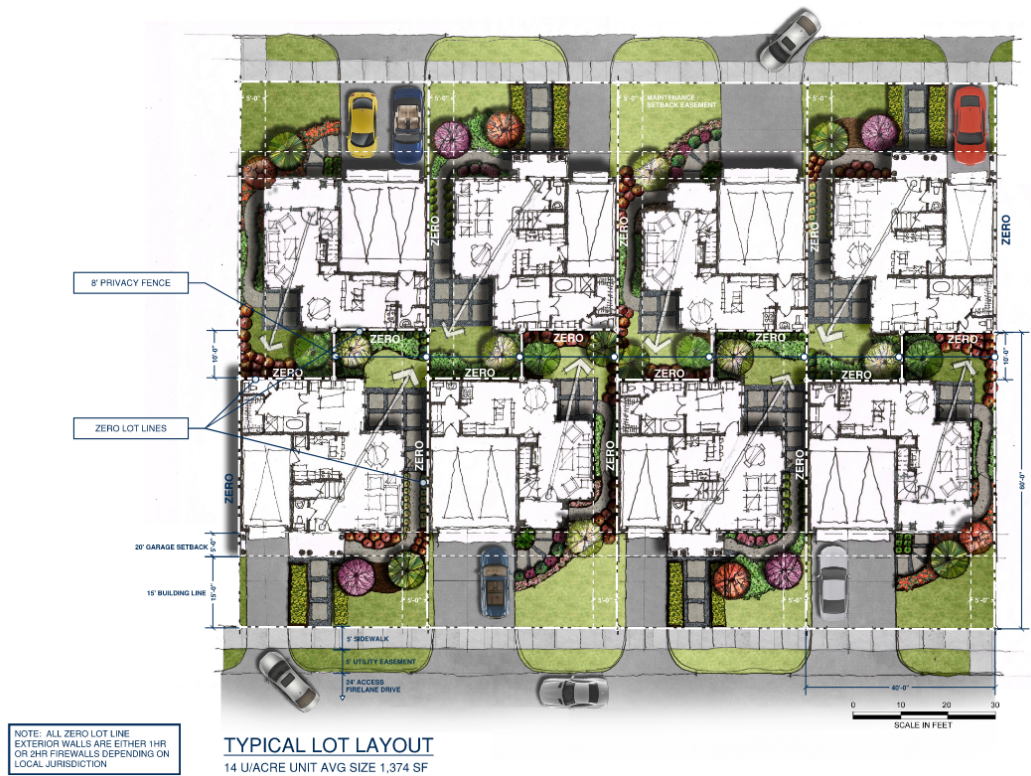
1 ELEVATION FRONT  
SCALE (1/4" = 1'-0") (ANG & 1/4" UNIT)

2 ELEVATION SIDE  
SCALE (1/4" = 1'-0") (ANG & 1/4" UNIT)



3 ELEVATION REAR  
SCALE (1/4" = 1'-0") (ANG & 1/4" UNIT)

4 ELEVATION SIDE  
SCALE (1/4" = 1'-0") (ANG & 1/4" UNIT)





## Commercial









## Marlow, Lauren

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**From:** Planning  
**To:** Rae, Rob; Planning  
**Subject:** RE: Jamestown Square

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**From:** Jones, Caleb  
**Sent:** Thursday, October 26, 2023 9:45 AM  
**To:** Rae, Rob; Kerby, Jonathan; Jim Woomer; James Cruser  
**Subject:** RE: Jamestown Square

Rob – My apologies for the confusion. We would like to “table” the SUP application, not withdraw.  
Thanks,

Caleb Jones, P.E.  
**Kimley-Horn** | 2600 N. Central Expressway

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**From:** Jones, Caleb  
**Sent:** Thursday, October 26, 2023 9:39 AM  
**To:** Rae, Rob; Kerby, Jonathan; Jim Woomer; James Cruser  
**Subject:** RE: Jamestown Square

Rob,

We would like to formally withdraw our SUP application. We would like to come up with a new site plan to meet compliance of the new regulations. Let us know if you'll need anything from us.

Thanks,

Caleb Jones, P.E.  
**Kimley-Horn** | 2600 N. Central Expressway

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**From:** Rae, Rob  
**Sent:** Wednesday, October 25, 2023 9:02 PM  
**To:** Kerby, Jonathan; Jones, Caleb; Jim Woomer; James Cruser  
**Subject:** RE: Jamestown Square

You are currently on the agenda for the site plan that was originally submitted for a zone change and SUP for a BTR development on October 30th. You may go forward with the request as it currently has been submitted, or you can withdraw it, or you can table the item.

If you withdraw it, you will have to resubmit a whole new application whenever at your own time and will have to pay the zone change and SUP fee again.

If you table it, you can bring it back when you have the site plan refined enough to submit it again. Your reasoning to table could be to be in compliant with the new regulations that are going through the approval process with P&Z and Council.

I would not recommend that you move forward with just the zone change because as it may get denied as the regulations are in flux right now.



**Rob Rae, AICP**  
**Director of Development Services**  
**City of Sherman, Texas**

See the City of Sherman [Development Guide](#) for more information on developing within the City of Sherman.



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

5.

**Meeting Date:** 10/30/2023

**Prepared By:** Lauren Marlow, Development Services Coordinator

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**Issue:**

**OTHER BUSINESS**

Consideration Of An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Sections 14.08.001 (Definitions) And 14.10.001 (Use Chart); Modifying Certain Existing Regulations Relating To Permitted Uses, Conditional Uses, And Specific Use Permits; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

**List of Agenda Items:**

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**Attachments**

Ordinance

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTIONS 14.08.001 (DEFINITIONS) AND 14.10.001 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO PERMITTED USES, CONDITIONAL USES, AND SPECIFIC USE PERMITS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas (“City Council”) finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas (“Code of Ordinance”) for the purpose of prescribing regulations relating to the Central Business District Overlay (“City” or “Sherman”); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:**

**SECTION 1:** Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION 2:** Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Sections 14.08.001 (Definitions) and 14.10.001 (Use Chart) of the Code of Ordinances are amended as follows<sup>1</sup>:

**“ARTICLE 14.08 DEFINITIONS**

**Sec. 14.08.001            Definitions.**

...

*Dwelling, single-family for rent (Build-to-rent). Single-family for rent or build-to-rent developments include more than four (4) single-family attached or single-family detached dwellings on one platted lot.*

*Dwelling, single-family attached. A dwelling that is joined to another dwelling, such as a duplex, or a townhome dwelling.*

*Dwelling, single-family detached. A dwelling that is not attached to any other dwelling.*

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<sup>1</sup> Deletions are evidenced by ~~striketrough~~; additions are *italicized*.



**Smoke shop.** A retail establishment that is dedicated, in whole or in part, to the smoking of tobacco, electronic vaping devices or other similar substances and includes any establishment that allows either the payment of consideration by a customer to the establishment for on-site delivery of tobacco, tobacco accessories, electronic vaping devices, vapor accessories or similar substances and products to the customer; and, the onsite smoking of such. This definition shall be construed to include establishments known variously as retail tobacco stores, tobacco product shops, vapor shops, and similar establishments, *and as defined exists where the commercial establishment meets any one or more of the following criteria: (a) at least 35 percent of the establishment's displayed merchandise consists of said items; (b) at least 35 percent of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of said items; (c) at least 35 percent of the establishment's revenues derive from the sale, for any form of consideration, of said items; (d) the establishment maintains at least 35 percent of its floor space for the display and/or sale of said items (aisles and walkways used to access said items shall be included in floor space maintained for the display or sale of said items); or (e) the establishment maintains at least 500 square feet of its floor space for the display and/or sale of said items (aisles and walkways used to access said items shall be included in floor space maintained for the display or sale of said items).* ~~but shall not include an establishment which derives more than 50 percent of its gross revenue from food, beverage or gasoline fuel sales.~~

...

## ARTICLE 14.10 USE CHART

### Sec. 14.10.001 Use Chart.

...

(d) Use chart.

| Use Type                                                          | R<br>-<br>A | R<br>-<br>E | R<br>-<br>1<br>2 | R<br>-<br>6 | R<br>-<br>5 | R<br>-<br>4 | R-TH      | R-2F     | MF-<br>15       | MF<br>-30 | M<br>H | C-<br>N | C-<br>O | C-1         | C-2         | M-<br>1 | M-<br>1.5 | M-<br>2 |
|-------------------------------------------------------------------|-------------|-------------|------------------|-------------|-------------|-------------|-----------|----------|-----------------|-----------|--------|---------|---------|-------------|-------------|---------|-----------|---------|
| Dwelling,<br>single-<br>family for<br>rent<br>(Build-to-<br>Rent) |             |             |                  |             |             |             |           |          | SUP<br>[8]      |           |        |         |         |             |             |         |           |         |
| Dwelling,<br>two-family<br>(Duplex)                               |             |             |                  |             |             |             |           | P<br>[9] | P<br>SUP<br>[8] | P         |        |         |         |             |             |         |           |         |
| Dwelling,<br>townhome                                             |             |             |                  |             |             |             | P<br>[10] |          | P<br>SUP<br>[8] | P         |        |         |         |             |             |         |           |         |
| Automobil<br>e Service<br>Station                                 |             |             |                  |             |             |             |           |          |                 |           |        | P       |         | P<br>[11]   | P           | P       | P         | P       |
| Hookah<br>bar,<br>smoking<br>lounge,                              |             |             |                  |             |             |             |           |          |                 |           |        |         |         | SUP<br>[12] | SUP<br>[12] |         |           |         |



|                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| smoke<br>shop, or<br>vape shop |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

- ...
- [8] *Single-Family for Rent (Build-to-Rent): Single-Family for rent is permitted in a MF-15 (Multi-Family Residential) District with a Specific Use Permit subject to the following conditions:*
- (a) *Density cannot exceed ten (10) units per acre.*
  - (b) *Each single-family unit is required to have one (1) enclosed garage parking space attached to the unit.*
  - (c) *Parking is required based on the multi-family parking regulations detailed in Sec. 14.04.003(5)(a)*
  - (d) *Developments shall provide usable open space which equals or exceeds ten (10) percent of the gross platted area.*
- [9] *Dwelling, two-family (Duplex): Two (2) attached single-family units are permitted on a single platted lot that meets the minimum requirement of the R-2F district regulations. No more than two (2) units are permitted on a single lot.*
- [10] *Dwelling, townhome: Townhome units are permitted and shall be platted as one lot per unit and the lots must front on a public street. Multiple units on a single platted lot are prohibited in this zoning district.*
- [11] *Automobile Service Station: An automobile service station is permitted in a C-1 (Retail Business) District, provided that the fuel pumps and the fuel tanks are not located within 300 feet of a single-family zoned property boundary (R-E, R-12, R-6, R-5, R-4, R-2F, R-TH). The measurement shall be a direct line from the fuel pump/fuel tanks to the property boundary of the residential lot. [The measurement of the distance shall be in a direct line from the property line of the residential lot to the property line of the place of business, and in a direct line across intersections.]*
- [12] *Hookah Bars, Smoking Lounges, Smoke Shops, or Vape Shops are permitted with a Specific Use Permit in a C-1 or C-2 District subject to the following conditions:*
- (a) *Shall not be located within 300 feet of a single-family zoned property, church, public hospital or a child care facility.*
  - (b) *Shall not be located within 1000 feet of a public or private school.*
  - (c) *Shall not be located within 1000 feet of a Hookah Bar, Smoking Lounge, Smoke Shop and/or Vape Shop that is in current operation or that has had a Specific Use Permit approved within the previous 24 months by City Council.*
  - (d) *The measurement of the distance of the items a-c above shall be in a direct line from the property line of the uses specified above to the property line of the place of business, and in a direct line across intersections.*
- ...

**SECTION 3: Penalty.** Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.



SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS** on this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**DAVID PLYLER, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

**APPROVED AS TO FORM:  
ABERNATHY, ROEDER,  
BOYD & HULLETT, P.C.**

\_\_\_\_\_  
**RYAN D. PITTMAN, CITY ATTORNEY**