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, October 19, 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 SEPTEMBER 21, 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 13, 14, 15, 18, 21, 23, 28 & 29)**

7. **2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)**
The request of The Munson Realty Co. (Owners), JR Urban Advisors, John Ruggieri (Planning & Urban Design) Jones I 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).

8. **3001 LOY LAKE ROAD**

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.

9. **2708 EAST LAMAR STREET**

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.

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.

10. **214 EAST COLLEGE STREET**

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.

11. **329 WEST CHERRY STREET**

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.

12. **6350 THERESA DRIVE**

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 approval under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District.

13. * **4318 SOUTH U.S. HIGHWAY 75**

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 11.781 acres in the Sherod Dunman Survey, Abstract No. 329, as follows;

Planning and Zoning Commission

Final Plat approval of Kaiser Aluminum Addition, Lots1&2.

14. * **5000 TEXOMA PARKWAY**

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.

15. * **2310 NORTH TRAVIS STREET**

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

16. **1504 WEST HOUSTON STREET**

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.

17. **111 ARCHER DRIVE**

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.

18. * **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 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.

19. **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:

Board of Adjustments

A. 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
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

B. Preliminary Plat approval Laurel Creek Addition, Section Four.

20. **1321 WEST MOORE STREET (RECEIVED EMAIL FROM PETER OBARA 10/8/2021, 1:56 p.m. WITHDRAWING REQUEST)**

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.

21. * **600-700 BLOCKS MERRIMAN PARKWAY**

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).

22. **6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD**

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.

23. * **1101 STARK LANE**

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).

24. **4700-5200 BLOCKS QUAIL RUN ROAD & CORMORANT DRIVE**

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.

25. **1317 SOUTH SAM RAYBURN FREEWAY**

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.

26. **2005 SOUTH SAM RAYBURN FREEWAY**

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.

27. **3500-4500 BLOCKS NORTH FM 1417 (HERITAGE PARKWAY) & 600-1900 BLOCKS WEST U.S. HIGHWAY 82**

The request of TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners), Ryan Johnson (Representative), Covenant Development (Developer), 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

28. * **200-500 BLOCKS SWAN RIDGE DRIVE**

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.

29. * **1712 NORTH FM 1417 (HERITAGE PARKWAY)**

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.

30. **ADJOURNMENT**

31. **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 October 14, 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 14th day of October, 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: 10/19/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR SEPTEMBER 21, 2021, PLANNING AND ZONING COMMISSION MEETING.

List of Agenda Items:

Attachments

September 21, 2021 Draft Minutes

STATE OF TEXAS §

September 21, 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 September 21, 2021.

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

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the August 17, 2021 regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS

Rob Rae, Director of Development Services introduced Rebecca Bradley with Abernathy, Roeder, Boyd & Hullett, P.C., as the City Attorney.

Mr. Rae informed the Board there will be a Planning Conference November 1-3, 2021, there is a short course for Planning Commissioners that you would be invited to; it would be a virtual conference this year. If any board members are interested in attending let me know.

APPOINT BOARD OF ADJUSTMENTS

BOARD OF ADJUSTMENTS

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

CITIZEN COMMENTS

CITIZEN COMMENTS

Larry Boring, 2714 S. Rolling Hills, Sherman, TX

Mr. Boring wanted to comment on Item #27

"The request of Bob Tesch Investments, LLC (Owner), Robert Tesch (Applicant), Matt Gilbertson, Pape-Dawson Engineers, Inc. (Civil Engineer), KDK Architects (Architect) and Pierce-Murray Land Solutions (Surveyor) concerning the property at 4001 West O.B. Groner Road, being 13.640 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District."

Chairman Mahone explained they will discuss that item in the order presented, if you would like to wait or make comments now. We probably won't respond until we get to that item.

Mr. Boring decided to wait until the item was discussed.

CONSENT AGENDA (ITEMS 10, 12, 14, 20, 25, 26, 29, 30 & 33)

CONSENT AGENDA

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

The Commission reviewed the Consent Agenda. Vice-Chairman Downtain moved to approve the items on the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Whitaker. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – 319 AND 329 W. TENNESSEE ST. (CARL R. BUSSEY)

THE REQUEST OF CARL R. BUSSEY (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 319 AND 329 WEST TENNESSEE STREET, BEING THE WEST 56 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK D OF ED MOORE'S FAIRGROUND ADDITION, CONTAINING 0.385 ACRES, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF TENNESSEE STREET SUITES, A REPLAT OF LOT 5 AND THE WEST 56' OF LOT 4, BLOCK D, ED MOORE'S FAIRGROUND ADDITION

The property is located at 319 and 329 West Tennessee Street; the northeast corner of Tennessee and Rusk Streets. The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat the property into two

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.

FINAL PLAT – CITY OF SHERMAN ETJ 603 N. FRIENDSHIP RD. (OWN DECOY HOLDINGS, LLC)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF OWN DECOY HOLDINGS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 603 NORTH FRIENDSHIP ROAD IN THE CITY OF SHERMAN EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 4.188 ACRES IN THE JOSEPH DEAVER SURVEY, ABSTRACT NO. 359, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF FRIENDS OF OWN DECOY ESTATES IN THE CITY OF SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ)

The property is located at 603 North Friendship Road in West Sherman off West Houston Street in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner is requesting to plat the property into four 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 – TRAVIS HEIGHTS ADDITION

800 BLK OF E FM 1417 (VIETNAM VETERANS PKWY) AND 2900 BLK OF S U.S. HWY 75 (PYLON TRUST, RUSSELL SPEARS TRUSTEE)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF PYLON TRUST, RUSSELL SPEARS TRUSTEE (OWNER), KINGDOM EQUITIES, LLC (DEVELOPER) AND VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 800 BLOCK OF EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 166.469 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF TRAVIS HEIGHTS ADDITION.

The property is located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) between Travis Street and FM 1417 (Vietnam Veterans Parkway). A portion of the property is in the process of being annexed into the City Limits of Sherman. The property inside the City limits is zoned an R-1 (One Family Residential) District and a C-2 (General Commercial) District. The owner would like to plat the property into 404 lots for residential and commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – JAMES PLAZA ADDITION FOR COMMERCIAL DEVELOPMENT OF THE AUTOMOBILE SALES BUSINESS

1804 NORTH U.S. HWY 75 (SHERMAN PAG1, LLC)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN PAG1, LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1804 NORTH U.S. HIGHWAY 75, BEING PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF PART OF LOT 1, JAMES PLAZA ADDITION.

The property is located at 1804 North U.S. Highway 75, the northwest corner of Highway 75 and Taylor Street. The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District.

The owner would like to plat the property into one lot for commercial development of the automobile sales business. 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 – ROY'S WASH-N-DRY FINAL PLAT - KLEMENT ADDITION

2324 TEXOMA PKWY (KARL KLEMENT PROPERTIES, INC.)

SITE PLAN AND FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF KARL KLEMENT PROPERTIES, INC. (OWNER), UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR), AND ASM ARCHITECTS, INC. (ARCHITECT) CONCERNING THE PROPERTY AT 2324 TEXOMA PARKWAY, BEING 0.727 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

A. SITE PLAN APPROVAL FOR A ROY'S WASH-N-DRY
B. FINAL PLAT APPROVAL OF KLEMENT ADDITION

The property is located at 2324 Texoma Parkway between Peyton Street and U.S. Highway 82; formerly China Star Restaurant. The property is zoned a C-2 (General Commercial) District. The owner would like to plat the property into one lot for commercial development of Roy's Wash and Dry, a 7,528 square foot facility. Parking will be provided for 40 spaces. 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 – NORTHGATE BUSINESS PARK, PHASE ONE FOR DEVELOPMENT OF 903 BREWERS

3232 NORTHGATE DR.

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT CORPORATION (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 3232 NORTHGATE DRIVE, BEING LOTS 1 & 2, BLOCK 2, NORTHGATE BUSINESS PARK PHASE 1, AS FOLLOWS;

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF LOTS 1 & 2 OF NORTHGATE BUSINESS PARK, PHASE ONE.

(SHERMAN ECONOMIC DEVELOPMENT CORPORATION)

The property is located at 3232 Northgate Drive at the northwest corner of Northgate Drive and West FM 1417. The property is zoned (Blalock Industrial Park) and also located in the O-1.1 (FM Highway 1417) Overlay District. The owner would like to Replat two lots into one lot for development of 903 Brewers. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT - HOLLEY TRADES ADDITION FOR RESIDENTIAL DEVELOPMENT

THE REQUEST OF TEXAS PLATINUM HOMES LLC (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 1523 SOUTH AUSTIN STREET, BEING 0.295 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING ALL OF LOT 3, BLOCK 2, MAYHEW ADDITION, AS FOLLOWS;

1523 S. AUSTIN ST. (TEXAS PLATINUM HOMES LLC)

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF HOLLEY TRADES ADDITION, A REPLAT OF LOT 3, BLOCK 2, MAYHEW ADDITION.

The property is located at 1523 South Austin Street, the northeast corner of Austin and Staples Streets. The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat the property into two 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 - PEBBLEBROOK, PHASE 4 FOR RESIDENTIAL DEVELOPMENT

THE REQUEST OF ARTISAN DEVELOPMENT COMPANY, INC. (OWNER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2000-2300 BLOCKS OF WEST MOORE STREET, BEING 36.570 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;

2000-2300 BLKS OF W. MOORE ST. (ARTISAN DEVELOPMENT COMPANY, INC)

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF PEBBLEBROOK, PHASE 4.

The property is located in the 2000-2300 blocks of West Moore Street south of Park Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner would like to plat the property into 139 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.

SITE PLAN – DUTCH BROS COFFEE DRIVE-THRU RESTAURANT

3750 N. U.S. HWY 75 (JMCR SHERMAN LLC)

SITE PLAN – CONSENT AGENDA ITEM

THE REQUEST OF JMCR SHERMAN LLC (OWNER), ERIC NUNNALLY, THE NUNNALLY STUDIO ARCHITECTS (ARCHITECT) AND FREEMAN SURVEYING & MAPPING LLC (SURVEYOR) CONCERNING THE PROPERTY AT 3750 NORTH U.S. HIGHWAY 75, BEING LOT 5A, BLOCK 3, REPLAT SHERMAN TOWN CENTER, A REPLAT LOT 5, BLOCK 3, SHERMAN TOWN CENTER, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL FOR DUTCH BROS COFFEE DRIVE-THRU RESTAURANT.

The property is located at 3750 North U.S. Highway 75, north of the new Raising Canes Restaurant. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75& 82) Overlay District. Dutch Bros Coffee would like to construct a 950 square foot drive-thru restaurant. The exterior will be stucco, masonry and fiber cement siding. Parking will be provided for 25 spaces. 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.

VARIANCE – 3' SETBACK FROM MAIN STRUCTURE 5212 AMBERGATE LN. (KELLY AND CARRIE TEEMS)

VARIANCE

THE REQUEST OF KELLY AND CARRIE TEEMS (OWNER) AND WILHITE LAND SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 5212 AMBERGATE LANE, BEING LOT 8, BLOCK E, AUSTIN LANDING, PHASE 3, AS FOLLOWS;
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (1)(C) TO ALLOW A 3' SETBACK FROM THE MAIN STRUCTURE FOR AN ACCESSORY BUILDING IN LIEU OF THE REQUIRED 6' IN AN SF-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

Kelly Teems, 5212 Ambergate Lane, Sherman, TX

Mr. Teems appeared to represent the request and answer any questions. The property is located at 5212 Ambergate Lane between Woodbine Drive and Berkshire Lane in the Austin Landing Subdivision off North Travis Street. The property is zoned an SF-1 (Single-Family Residential) District.

Mr. Teems explained, "We are trying to build a small storage building on the side of my house. The building will be an 8' x 10' storage building, the same composition as the roof on the house and will be located behind a privacy fence. The Homeowner's Association has already approved it."

Commission Member Manley asked if there would be any electrical to the building and what the building would be used for.

Mr. Teems responded, "There will not be any electrical to the building. The building will be used for storage of lawn and pool equipment."

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

ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the variance to allow a 3' setback from the main structure for an accessory building in lieu of the required 6' in an SF-1 (Single-Family Residential) District at 5212 Ambergate Lane subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

EXCEPTION – STEEPLE HEIGHT 322 W. PECAN ST. (COVENANT PRESBYTERIAN CHURCH)

EXCEPTION
THE REQUEST OF COVENANT PRESBYTERIAN CHURCH (OWNER) AND DAVID GATTIS (REPRESENTATIVE), CONCERNING THE PROPERTY LOCATED AT 322 WEST PECAN STREET, BEING LOTS 5 THRU 9, WEST 20' LOT 4, THE WEST 10' LOT 10, BLOCK L, BLACK'S ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.6, SUBSECTION (6) (D) TO ALLOW A 118' TALL STEEPLE IN LIEU OF THE MAXIMUM 80' TALL IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT.

David Gattis, 3823 West Lamberth Road, Sherman, TX
Mr. Gattis appeared to represent the request and answer any questions. The property is located at 322 West Pecan Street; the southeast corner of Pecan and Rusk Streets, Covenant Presbyterian Church is the tenant. The property is zoned a C-1 (Retail Business) District and in the Central Business District.

Mr. Gattis explained, "Covent Presbyterian Church was built in 1956. The tower is 68' tall and the steeple on top is a little less than 50'. Over the years hail damage to the steeple copper cladding has resulted in leaks. The church recently replaced the roof and they would also like to replace the steeple. The proposed steeple will be the same as the existing one; which is 118' tall."

Commission Member Manley asked if they are increasing the size of the steeple.

Mr. Gattis explained the steeple will be the same size that it is now.

Mr. Rae explained the height restrictions may have been different when the church was built, the property is located in the Central Business District which allows different height regulations.

Mr. Gattis explained this is evidently a regulation that has been created since the church was built.

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

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

Chairman Mahone wanted to call out #5 on the Staff Review Letter "Verify steeple height does not exceed allowable elevation in Airport Hazard Zone. Coordinate with Engineering Department."

Wayne Lee, Director of Engineering explained they just need to know the actual top elevation of the steeple; it doesn't appear that it will encroach into the air space requirement.

Mr. Gattis explained, "if you look at it from across Highway 75, it is much lower than the Methodist Church steeple. I don't think either one of them cause problems for aircraft."

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the request for an exception to allow a 118' tall steeple in lieu of the maximum 80' tall in a C-1 (Retail Business) District/Central Business District at 322 West Pecan subject to the Staff Review Letters. Second by Commission Member Manley.
VOTING AYE: MAHONE, DAVIS, MANLEY, WHITAKER AND DOWNTAIN.
VOTING NAY: NONE
MOTION CARRIED.

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

VARIANCE – REAR SETBACK

1606 WEST WASHINGTON STREET (JOHN & THERESA GRAHEK)

VARIANCE
THE REQUEST OF JOHN & THERESA GRAHEK (OWNER) AND DAVID DOWNTAIN (REPRESENTATIVE) CONCERNING THE PROPERTY AT 1606 WEST WASHINGTON STREET, BEING LOT 17, BLOCK 1, SUNSET CROSSING ADDITION, AS FOLLOWS;
BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 22.6' REAR SETBACK FOR AN ATTACHED ACCESSORY BUILDING IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Vice-Chairman Downtain abstained from this request because of a conflict of interest. Bryan Blagg was appointed as an alternate for the Board of Adjustments.

<u>David Downtain, 1200 North East Street, Sherman, TX</u>
Mr. Downtain appeared to represent the request and answer any questions. The property is located at 1606 West Washington Street between Sunset Boulevard and Bradley Drive and is zoned an R-1 (One-Family Residential) District.

Mr. Downtain thanked the Commissioners for their service on the board and the City.

Mr. Downtain explained that the owner is requesting a variance to allow a 22.6' rear setback for an attached accessory building. Mr. Downtain further explained, "This house is being built by John and Theresa Grahek at 1606 West Washington Street. From the beginning, it was intended by the Architect to place the house as far south as possible for a couple of objectives. One was to help comply with the City's earlier request to not have traffic backing out onto Washington Street. It was their intention to put a circle driveway in the front to allow a vehicle to turn around and park off-street. The other intention was to line it up with the house immediately to the west that has been there since 1954. The Architect drew up the plans to meet the setbacks and be within the boundaries as the property was laid out. It was discovered there was an easement on the east side that was encroaching. They measured straight back to the fence line parallel to the main structure and going straight back is less than 25', but later when the City came to look, as you would swing the tape measure further to the east, the fence is so sharp that the point was 2.5' closer. The forms were set and the project continued. Because it is an attached out building and it would be possible to detach it if this isn't granted."

Chairman Mahone asked, "detached by what exactly?"

Mr. Downtain replied, "a pergola. It shares a slab either way. The pergola overhang is what is adjoining the two structures."

Chairman Mahone stated, "If you didn't want this pergola, we wouldn't be having this conversation."

Mr. Downtain replied, "correct. If the pergola was redesigned to be self-supporting and a half an inch away from each structure, it would comply. It's a detached

structure attached by a pergola and we are asking for the 2.5' variance.

Commission Member Blagg asked, "Is it showing 22'6" to the corner of the slab?"

Mr. Downtain referenced a picture and showed that the porch is extended into that area. He explained that it was measured directly back to the fence, straight South instead of Southeast.

Mr. Rae explained, "If buildings are not connected, that building would be considered an accessory building. It wouldn't be part of the main structure. The rear setback changes when it's a connected building verses a disconnected building."

Mr. Downtain said, "The footprint would not change. It would just be a half inch slice on each end of the pergola and set it on some poles. We are asking to not have to do that."

Mr. Rae, stated, "I was at the inspection when we looked at the foundation forms and met with David about this and let him know his options and that if this doesn't work out, he would have to come back to make this work. It was clear at the time, that's why he was able to proceed on the project."

Mr. Downtain explained, "There have been several other adjustments made in both that existing subdivision by other builders and all over that area. We are only asking for a very minor variance and would appreciate your consideration."

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

Mr. Downtain 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 variance.

ACTION TAKEN.
Motion by Commission Member Davis to approve the request for a variance to allow a 22.6' rear setback for an attached accessory building in lieu of the required 25' in an R-1 (One-Family Residential) District at 1606 West Washington Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

EXCEPTION – FLAGPOLE HEIGHT

2005 SOUTH SAM RAYBURN FWY (FRHP LINCOLNSHIRE, LLC)

(DENIED)

EXCEPTION
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.

No one 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.

Chairman Mahone asked, in reference to no one showing to represent the request, "Do we give notice?"

Ms. Bradley referenced the second page of the Staff Review Letter to Chairman Mahone.

Chairman Mahone recited from the Staff Review Letter, "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."

Chairman Mahone asked if there was anyone present to represent the request. No one came forward.

Chairman Mahone said, "We will not consider this item."

Ms. Bradley said, "I would recommend making an action."

Chairman Mahone opened up for a motion.

Ms. Bradley also recommended that the motion be approved or denied.

Commission Member Davis asked, "If I deny it, does that mean he can't pay his money and come here and get it? I don't want to kill the deal because nobody showed up?"

Ms. Bradley replied, "If he wants to reapply at a later date that is an option for the individual."

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

ACTION TAKEN.
Motion by Commission Member Davis to deny 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 at 2005 South Sam Rayburn Freeway. Second by Commission Member Manley.

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

THIS REQUEST WAS DENIED

VARIANCE – SIDE SETBACK

2205, 2209 AND 2213 N. HICKORY ST. (BARRY AND LAURA FONTAINE)

VARIANCE
THE REQUEST OF BARRY AND LAURA FONTAINE (OWNERS), RYAN STOLL (APPLICANT/PROSPECTIVE BUYER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTIES LOCATED AT 2205, 2209 AND 2213 NORTH HICKORY STREET, BEING LOTS 3, 4 AND 5, BLOCK 4 SHANNON HEIGHTS ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 5'4" SIDE SETBACK FOR RESIDENTIAL DWELLINGS IN LIEU OF THE REQUIRED 6' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Ryan Stoll, 1312 West Shepherd Dr., Sherman, TX
Mr. Stoll appeared to represent the request and answer any questions. The property is located at 2205, 2209 and 2213 North Hickory Street between Pelton Street and Dupree Avenue. The property is zoned an R-1 (One-Family Residential) District.

Mr. Stoll explained, "We are requesting a 5'4" side setback for three houses based on previous platted lots at 50' wide meeting a 10 percent requirement making it 5'. To my understanding it is a 6' minimum. We submitted a site plan as well as some pictures of the exact product type with brick on all sides and a double car garage. We have executed this in some similar residential projects and consider it to be an upgrade to the block in that area. We are requesting a variance to avoid having to redo the plans."

Chairman Mahone asked if the garage in the picture had been demolished.

Mr. Stoll replied that it had.

Commission Davis asked, "How big of a house are you building?"

Mr. Stoll replied, "right around 1400 square feet."

Chairman Mahone asked if the parking requirements could be met.

Mr. Stoll replied, "yes."

Vice-Chairman Downtain asked if the request was for each of the three lots.

Mr. Stoll replied, "yes."

Commission Member Davis asked if the house on the north side would be affected.

Mr. Stoll explained that there are five lots total and that the two "bookends", the homes on each end of the five lots, would be staying.

Chairman Mahone stated, "Looking at the area photos, it looks like it conforms to neighboring lots."

Commission Member Davis asked if they had seen the Staff Review Letter.

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

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

ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the variance to allow a 5'4" side setback for residential dwellings in lieu of the required 6' in an R-1 (One-Family Residential) District at 2205, 2209 and 2213 North Hickory Street. Second by Commission Member Davis.

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

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

ZONE CHANGE – R-1 TO C-1
CONCEPTUAL SITE PLAN – COMMERCIAL BUILDING

801 EAST FM 1417 (VIETNAM

<u>ZONE CHANGE & CONCEPTUAL SITE PLAN</u>
THE REQUEST OF PYLON TRUST, RUSSELL SPEARS TRUSTEE (OWNER), KINGDOM EQUITIES, LLC (DEVELOPER) VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 1.105 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE 221.867 ACRE TRACT 1 AND A

4.256 ACRE TRACT 2 AND BEING ALL OF LOT 2, BLOCK 8 OF CONSTITUTION VILLAGE ADDITION, AS FOLLOWS: *PLANNING AND ZONING COMMISSION* ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT TO A C-1 (RETAIL BUSINESS) DISTRICT.

VETERANS PARKWAY) (PYLON TRUST, RUSSELL SPEARS TRUSTEE)

David Vilbig, Vilbig and Associates PLLC, 517 W. Woodard St., Denison, TX

Mr. Vilbig appeared to represent the request and answer any questions. The property is located at 801 East FM 1417 (Vietnam Veterans Parkway), the northeast corner of FM 1417 (Vietnam Veterans Parkway) and South Carolina Drive. The property is zoned an R-1 (One-Family Residential) District.

Mr. Vilbig explained, "We would like to change the zoning on the property to a C-1 (Retail Business) District. The project includes the construction of a 6,600 square foot brick commercial building; parking will be provided for 37 spaces."

Chairman Mahone asked if this was going to be a traditional storefront building.

Mr. Vilbig replied, "yes".

Chairman Mahone asked if there were any intended tenants at this time.

Mr. Vilbig replied, "no."

Chairman Mahone asked about the requirements for fencing on this location.

Mr. Rae answered, "It needs to be fully screened with a 6' fence between commercial properties and properties that are zoned R-1."

Mr. Vilbig stated that the fencing is shown on the site plan.

Commission Member Davis asked, "Mr. Vilbig, do you know what is east of you?"

Mr. Vilbig replied that there is a county tract that has a big radio tower on it.

Commission Member Blagg asked Rob Rae if they were only approving the building and if the tenant would have to come back for use approval.

Mr. Rae replied, "At this point we are approving the zoning and conceptual site plan. In our ordinance, we can't approve a zone change for commercial or multifamily without a site plan."

Chairman Mahone asked if anyone from the audience would like to address this item.

Tom Johnston, 3413 S. Carolina, Sherman, TX
Mr. Johnston asked, "I am just a few houses behind here. I was curious about the kind of businesses. I think you said you didn't know yet. I saw that there were 37 parking places. Is there going to be more than one business? Would there be restrictions against alcohol, tattoos, or anything. I am curious about what businesses."

Mr. Vilbig replied, "We're requesting a C-1 zoning, and a C-1 zoning is limited on what can go there. The heavier zonings are C-2 and nothing like that will be allowed."

Chairman Mahone stated, "There's a potential that a new tenant might come in for a Specific Use Permit. There would need to be another approval for that. "

Commission Member Davis 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 zone change or conceptual site plan.

ACTION TAKEN.
Motion by Commission Member Manley to approve the zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District at 801 East FM 1417 (Vietnam Veterans Parkway). Second by Commission Member Davis.

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

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

ZONE CHANGE
THE REQUEST OF PYLON TRUST, RUSSELL SPEARS TRUSTEE (OWNER), KINGDOM EQUITIES, LLC (DEVELOPER) VILBIG AND ASSOCIATES, PLLC (CIVIL ENGINEER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 800 BLOCK OF EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 165.364 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE

ZONE CHANGE – R-A AND C-2 TO R-1

800 BLOCK OF EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK OF SOUTH U.S. HIGHWAY 75

221.867 ACRE TRACT 1 AND A 4.256 ACRE TRACT 2, AND BEING LOT 1, BLOCK 8 OF CONSTITUTION VILLAGE ADDITION, AND BEING ALL LOTS IN TRACT 1 (LOTS INCLUDE: LOTS 8-20, BLOCK 2 AND LOT 3, BLOCK 9 OF CONSTITUTION VILLAGE SECTION TWO, ALSO ALL OF BLOCK 6 AND ALL OF LOTS 20-32, BLOCK 5 OF REPLAT OF CONSTITUTION VILLAGE, SECTION TWO, BLOCKS 5 & 6 AND A PART OF A 3.0 ACRE TRACT 2), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN R-A (SINGLE-FAMILY AGRICULTURAL) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

(PYLON TRUST, RUSSELL SPEARS TRUSTEE)

<u>David Vilbig, Vilbig and Associates PLLC, 517 W. Woodard ST., Denison, TX</u>
Mr. Vilbig appeared to represent the request and answer any questions. The property is located in the 800 block of East FM 1417 (Vietnam Veterans Parkway) between Travis Street and FM 1417 (Vietnam Veterans Parkway). A portion of the property is in the process of being annexed into the City Limits of Sherman. The property inside the City limits is zoned an R-1 (One Family Residential) District and a C-2 (General Commercial) District.

Mr. Vilbig explained, "This is the remainder to that Plat that you approved earlier. We would like to change the zoning on the property to an R-1 (One Family Residential) District for residential development of 395 lots."

Mr. Rae clarified, "A portion of this needs to be annexed and when it is annexed it will be zoned R-A automatically. That's why the zone change is from R-A to R-1."

Mr. Vilbig commented, "We've applied for annexation so this will be approved subject to annexation."

Commission Member Davis asked, "It will come in as an R-1 automatically?"

Mr. Rae answered, "It will come in as R-A, and if approved, City Council would hear the zone change from R-A to R-1 if you were to conditionally approve it."

Mr. Vilbig reiterated, "The annexation has been applied for."

Commission Member Davis asked if there would be 395 homes or townhomes.

Mr. Vilbig replied, "These are 60'x120' lots, some deeper. This is a very unique piece of land with very steep grades so some of the lots are even deeper than that. We have tried to work with the land instead of against it."

Vice-Chairman Downtain asked, "What area was C-2?"

Mr Rae replied, "It's on Travis Street."

Mr. Vilbig stated, "on the west side"

Commission Member Blagg asked, "Can we place zoning on land that's not annexed?"

Ms. Bradley replied, "You can commission upon annexation."

Commission Member Blagg asked if that was happening tonight.

Ms. Bradley replied, "If you approve it, this would be the zoning if it were annexed."

Commission Member Blagg asked, "This is just zoning, we're not taking action on site plan and preliminary plat, this is only zoning?"

Mr. Rae stated, "We have already approved the preliminary plat on the Consent Agenda."

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 zone change.

ACTION TAKEN.
Motion by Commission Member Davis to approve the zone change from an R-A (Single-Family Agricultural) District and C-2 (General Commercial) District to an R-1 (One-Family Residential) District in the 800 block of East FM 1417 (Vietnam Veterans Parkway) and 2900 block of South U.S. Highway 75. Second by Commission Member Blagg.

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

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

SUP & SITE PLAN – SMOKE/VAPE SHOP

115 N. SUNSET BLVD. (WESTWOOD VILLAGE RETAIL LLC)

<u>SPECIFIC USE PERMIT & SITE PLAN</u>
THE REQUEST OF WESTWOOD VILLAGE RETAIL LLC (OWNER), I FLY TOBACCO & VAPE (PROPOSED TENANT), MAAN ASALI (APPLICANT) AND HELVEY AND ASSOCIATES SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 115 NORTH SUNSET BOULEVARD, BEING LOT 1, BLOCK 1 OF THE SECOND

REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION (DENIED)
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SMOKE/VAPE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT.

Mariela Diaz, 115 Sunset Blvd., Sherman, TX
Ms. Diaz appeared to represent the request and answer any questions. The property is located at 115 North Sunset Boulevard between Houston and Pecan Streets. The property is zoned a C-1 (Retail Business) District.

Ms. Diaz explained, "We are requesting a Specific Use Permit to allow a smoke and vape shop at this location for I Fly Tobacco and Vape. We have multiple locations in Durant, Oklahoma. We want to open a premier tobacco shop, and will carry a wide array of the finest tobacco products, cigars, CBD products, vape products and supplies from different brands."

Chairman Mahone asked if Ms. Diaz was the owner or proprietor.

Ms. Diaz replied, "No, I work with the owner."

Ms. Diaz explained, "We are based in Durant. We have three smoke shops there. We have one in Chickasha. We are trying to open one up in Sherman. We have been doing this business for over two years."

Chairman Mahone stated, "We have received two letters. Dairy Queen is opposing. Sherman ISD also wrote a letter. 'Sherman ISD's position on Tobacco and Vape stores within 200' of property owned by the School District would be the same as alcohol sales. SISD would not be supportive of this P&Z request'. Their issue is that it's within 200 feet of school property."

Ms. Diaz replied, "There is already a gas station there and a convenience store which also sells tobacco and alcohol."

Commission Member Davis asked, "You'll be closer to the school than those two businesses?"

Ms. Diaz replied, "We are just right next to them."

Commission Member Davis asked if they had a picture of their store front and asked how long they have been open.

Ms. Diaz referenced a picture and stated that they had been open there about three years.

Commission Member Davis stated, "Something that a lot of these shops tend to do is neon lights in the windows and put flags out that aren't allowed in the city of Sherman."

Commission Member Davis asked if they had seen the Staff Review Letter.

Ms. Diaz replied, "yes, we have seen the Staff Review Letter and would abide by the Recommendations. We have been talking to a sign company to see what we can do and we will follow the guidelines."

Chairman Mahone asked if there would be smoking in the business; a smoking lounge or anything like that.

Ms. Diaz replied, "no."

Vice-Chairman Downtain asked if they sell water pipes and other assorted pipes that might be used for other things than tobacco.

Ms. Diaz replied, "We do sell glass pipes and water pipes at other locations. We also sell the smaller pipes."

Commission Member Davis asked if they sell the little glass roses used for smoking crack.

Ms. Diaz replied, "no."

Commission Member Blagg asked Mr. Rae if there was any zoning that has distance requirements for smoke and vape shops.

Mr. Rae replied, "no, there is no requirement except for advertising can't be within a certain distance of the school."

Ms. Bradley explained it is for advertising not necessarily for the location of the business.

Chairman Mahone asked if their sign was considered advertising.

Ms. Bradley responded, "that is why she is saying she is talking to legal because you are splitting hairs as far as signage."

Commission Member Manley asked Mr. Rae to remind them of the alcohol restriction the Sherman ISD letter is regarding to.

Mr. Rae explained, "Our alcohol sales ordinance prohibits sales within a certain distance of the school. I believe it is 200' of the school. What the school districts thought is smoke, vape, and tobacco sales should be treated in the

same way. That is not State Law and it is not our ordinance but they feel it should be treated the same way."

Commission Member Blagg asked, "Who wrote that letter?"

Mr. Rae received the letter from the Assistant Superintendent, Dr. Tyson Bennett.

Commission Member Davis asked their hours of operation if it passes.

Ms. Diaz replied, Monday thru Thursday 9 a.m. to 10 p.m., Friday and Saturday 9 a.m. to 11 p.m. and Sunday 10 a.m. to 7 p.m. Those are the hours of our Durant location.

Commission Member Blagg asked if vape shops do well next to a convenience store.

Ms. Diaz explained "We are usually in areas where those type of businesses are next to us and we do pretty well in our Durant smoke shop. There isn't a convenience store next to us but there is a Dollar General."

Commission Member Manley asked whether they own or lease the building.

Ms. Diaz replied, "we are leasing it."

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

Letters were received from:
Sherman ISD, PO Box 1176, Sherman, TX
"Sherman ISD's position on Tobacco and Vape stores within 200' of property owned by the School District would be the same as alcohol sales. SISS would not be supportive of this P&Z request by Westwood Village Retail LLC and I Fly Tobacco & Vape to engage in Tobacco sales at 115 N. Sunset Boulevard. Our rational is that the products sold at these establishments are listed as prohibited items in our Student Code of Conduct and Employee Handbook. We also believe that the activity in and around these establishments may be detrimental to school culture."

David Sroufe, 103 N. Sunset, Sherman, TX
"As the owners of the Dairy Queen on Sunset, we are against this business moving into the Westwood Village Subdivision. This type of business tends to attract undesirable people to the area. If you aren't aware, we have plenty of that kind of traffic already (with the Sunset Food Mart next door and the Exxon across the street). I'm betting that the applicant, Maan Asali is not from Sherman. I say that to state that I'm sure Mr. Asali could care less about the type of people his store would attract."

"We understand that our city would like to welcome more businesses, However, we don't need more of "this kind of' business in our area. How about some family oriented businesses in our shopping center? We just dealt with an illegal gaming room several doors down from our restaurant. On multiple occasions, we requested that the Sherman PD go in and check out what was going on. We all knew that "8 Liners" are illegal as well as prostitution and drugs (and this is the activity that was being conducted in that gaming room)! After several visits from the Sherman PD, the business "disappeared."

"Thank you for your attention to this letter. If you would like to discuss this matter in more detail, please do not hesitate to contact me."

ACTION TAKEN.
Motion by Commission Member Manley to deny the Specific Use Permit and site plan approval to allow a Smoke/Vape Shop in a C-1 (Retail Business) District at 115 North Sunset Boulevard. Second by Commission Member Davis.

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

THE REQUEST WAS DENIED.

Ms. Diaz asked what happens after denial.

Mr. Rae explained, "now that it is denied, you cannot get a Certificate of Occupancy for that use; you could find a different location."

Ms. Diaz asked if they could appeal.

Mr. Rae replied, "you could appeal."

Ms. Bradley stated, "you have ten days to appeal."

Mr. Rae explained, "You will need to send a written letter to our office for the appeal and then it will be placed on the City Council agenda."

<u>SPECIFIC USE PERMIT, SITE PLAN AND PRELIMINARY PLAT APPROVAL</u>

SPECIFIC USE PERMIT AND SITE PLAN – IDD FACILITY

PRELIMINARY PLAT – TEXOMA COMMUNITY CENTER ADDITION

2310 N. TRAVIS ST.

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
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO

ALLOW AN INTELLECTUAL AND DEVELOPMENTAL DISABILITIES FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT. (TEXOMA COMMUNITY CENTER)

. PRELIMINARY PLAT APPROVAL OF TEXOMA COMMUNITY CENTER ADDITION

Dale Jackson, 902 Cottonwood, Sherman, TX and Chris Noah, Preston Trail Land Surveying, 787 W. FM 996, Pottsboro, TX

Mr. Jackson appeared to represent the request and answer any questions. 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.

Mr. Jackson explained, "I am the Chief Administrative Officer for Texoma Community Center. I work with the Intellectual and Developmental Disabilities Authority so we are a political subdivision of the State. We have offered day rehabilitation and skills training to community members with intellectual disabilities to help them rehabilitate back into the community or learn the ability to live alone and those type of scenarios. We have been providing this service for a little over ten years in Denison and Sherman. Hope on Houston was our previous location, because of Covid we had to stop leasing there because we couldn't do group settings. The opportunity came up with the Gilbert Family and we saw an opportunity to purchase this building to turn into a day rehabilitation for us.

Commission Member Davis asked about the name Texoma Community Center.

Mr. Jackson explained we are the local Mental Health and Mental Rehabilitation Authority for Grayson and Cooke County. We were established in the 1970's by State Legislature; MHMR is what we refer to formerly.

Chairman Mahone asked if there would be anyone staying overnight at this location.

Mr. Jackson responded, "no, it is all day time. We own other facilities as well and a lot of those clients that come actually live in our residential facilities."

Chairman Mahone asked if those were separate buildings.

Mr. Jackson replied, "yes. Our typical hours are 8 a.m. to 5 p.m."

Chairman Mahone asked if the building is vacant currently.

Mr. Jackson replied, "yes; it was formerly a church, a bread store and a karate business."

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

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

Commission Member Davis asked if they would be changing anything on the building.

Mr. Jackson replied, "just bring it up to ADA compliance. We are talking about a possible covered entrance on the side entrance of the building; but other than that, no change."

Mr. Rae explained any changes to the site plan since it is on Travis Street and it is commercial property will need to come back to the board for site plan approval.

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Specific Use Permit, Site Plan and Preliminary Plat approval to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District and the Preliminary Plat approval of Texoma Community Center Addition at 2310 North Travis Street. Second by Commission Member Manley.

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

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

EXCEPTION – LOT WIDTH
ZONE CHANGE AND SITE PLAN – R-A TO M-H

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

(TABLED)

<u>EXCEPTION, ZONE CHANGE AND SITE PLAN</u>
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 A. BURLESON SURVEY, ABSTRACT NO. 61, AS FOLLOWS;
BOARD OF ADJUSTMENTS
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.
PLANNING AND ZONING COMMISSION
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.

Kofi Addo, Bowman, 5601 Democracy Dr. Plano, TX, Marley Phillips, 3705 Lakeview Suite 209, Rowlett, TX and David Zulykie, 6732 Highcraft, Plano, TX

Mr. Addo appeared to represent the request and answer any questions. The property is located at 2708 East Lamar Street near Bethany Road in east Sherman. The property is in the process of annexation into the City Limits of Sherman.

Mr. Addo explained, "Frontera Manufactured Home Community is a 112.334 acre, 409-unit, Manufactured Home Community proposed for the property at 2708 East Lamar Street. They are requesting a zone change from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District and exceptions to allow the minimum lot width per unit to be 40' in lieu of the required 60'. Individual lots will not be platted for each home. "

Chairman Mahone asked if standard lot widths are 60' and the length is 60' according to the ordinance.

Mr. Rae replied, "Yes, MH (Manufactured Housing) Zoning is 60'x60'. They are asking for 40' width, they are not asking for an exception of lot size, they would be making the lots deeper in square footage."

Chairman Mahone asked, "If they will not be 60' deep, they will be what?"

Mr. Addo replied, "40'x80'."

Chairman Mahone stated, "They will be longer than required but still the same square footage."

Mr. Addo stated, "some 40'x90'."

Commission Member Davis asked, "How many MH (Manufactured Housing) Districts are there in Sherman?"

Mr. Rae replied, "There is a number of Manufactured Housing communities in Sherman. They are spread out throughout the city."

Commission Member Davis asked, "Texoma Parkway, FM 1417?"

Mr. Rae replied, "yes, there are some on south FM 1417 and a couple on Texoma Parkway."

Chairman Mahone said, "This is a pretty large plan. You have over 400 units. I assume you guys have some experience doing this. Do you have any other places like this in Texas?"

Mr. Phillips replied, "We do have other properties in North Texas. We have a property in Irving. We have a few properties in Dallas. We are working in East Texas as well. We have a number of these properties in Texas."

Commission Member Davis asked, "Do the people own the lots and the mobile homes?"

Mr. Phillips replied, "No, sir. The resident will own the home and they lease the space for the home."

Commission Member Davis asked Mr. Rae, "I see there is green space, are there things that apply to MH (Manufactured Housing) or is it just roll on?"

Mr. Rae replied, "They have the requirements of MH (Manufactured Housing) and have met all of them except for that lot width."

Mr. Phillips stated, "One reason we are requesting a variance on lot width, as many of you know, we are bumping right up against the future FM 1417 right-of-way. It appears that it is going to take a portion of this property. For us to be able to provide the number of homes that we want to provide on this property, we are having to squeeze our density down a little bit due to the loss of ground to the TxDOT right-of-way, as well as a jurisdictional water feature that runs through the eastern portion of this property. Our request is to try to maintain the density on this property so that we would still have the same number of homes as if we weren't losing this property to the TxDOT right-of-way."

Commission Member Manley asked, "Where is the TxDOT right-of-way you're losing?"

Mr. Phillips replied, "on the east end of that property."

Mr. Phillips further explained, "TxDOT is proposing a continuation of 1417 to the South."

Mr. Phillips addressed the comment of green space previously made my Commission Member Davis, "I think you have a site plan in your package. As part of this development, we do provide an amenities center, approximately a 200 sq. ft. building, with a computer lab and various things. We have a pool, playgrounds scattered throughout the park and dog parks. We don't build our properties just to push homes in. We really do make an effort to try build community. Within our clubhouse we have dieticians come in and teach people to cook healthier. We have a gym that is accessible to residents. We have trainers come in. We really do try to focus on community and not just to see how many houses we can cram on a piece of property."

Commission Member Manley asked Mr. Phillips, "Are you the developer?"

Mr. Phillips confirmed that he worked for the developer.

Commission Member Manley asked, "You noted some other properties in Texas earlier. Of all the properties you've developed, how many of them do you still own verses properties you've developed and then sold?"

Mr. Phillips replied, "I don't know that number."

Commission Member Manley asked, "Would you say your model is to own and run for a long period of time?"

Mr. Phillips replied, "That's right. We stay connected to these properties. I don't know what percentage we still own or which ones we're still managing, but we do stay connected to these properties through our property managers."

Mr. Zulykie explained, "This is a legacy community for us. This would be a long-term play, hence spending 45 million dollars to build it. It wouldn't be a quick flip. It would be something that would be held onto and to maintain the integrity of the community and the characteristics that Mr. Phillips mentioned. In addition, we have rules and regulations that help us move along in case we do die. Those rules and regulations would be kept with the property to maintain it."

Commission Member Manley asked, "as in deed restrictions?"

Mr. Zulykie replied, "not deed restriction, as in rules and regulations according to the lease of the land."

Mr. Phillips stated, "I think you have a copy of those rules and regulations in you packet as well. I've included those."

Chairman Mahone replied, "I haven't seen those."

Chairman Mahone said, "So you've discussed that if we were to allow 40' lot widths you would still maintain the total square footage but I do not see that in the text anywhere. Is that something that I am missing?"

Mr. Rae replied, "Part of it is that if they didn't conform to the lot size then they would have to come back for another exception."

Chairman Mahone stated, "They are going to have to maintain the square footage unless they ask for that too."

Commission Member Blagg said, "The next action is site plan approval and there is a lot of these lots that are not 90' deep."

Mr. Phillips responded, "All of our lots should still meet the 3600 square feet. We have worked with Mr. Rae back and forth. We had to resend where we have made adjustments. I think we had 8 lots initially that did not meet the 3600 square feet. We went back and massaged that plan and every lot meets the 3600 square foot whether they are 40', 45' or 50'. Some may be shallower, but all of them do meet the 3600 square feet."

Mr. Zulykie stated, "There are operating oil wells there as well. It's 112 acres with 400 site sets. Slightly more than 4 sites per acre. There is a lot of open space. It does seem like it's condensed with that middle lot size, but I think in the general field, the whole area will feel very large."

Chairman Mahone clarified, "If we see a lot that's not 90' deep that must mean it's wider than 40'."

Mr. Phillips replied, "That's correct."

Commission Member Blagg asked, "Do we have the language that each lot is at least 3600 square feet? Is that in our Zoning?"

Mr. Rae replied, "it's 60'x60' and 3600 square feet in our zoning ordinance. Anything that's under 3600 square feet, they would have to come back and get an exception."

Commission Member Manley asked if a 40' width is a standard for all their communities.

Mr. Zulykie responded, "It varies a little. It's been 42'. It's been 38'."

Commission Member Manley asked, "What is so magical about the number 409 units?"

Mr. Zulykie answered, "It's what fits in the puzzle."

Commission Member Manley asked, "Is this the most you can fit in the tract of land?"

Mr. Zulykie responded, "It's the most that can be fit in that piece of land that allows for the drill rigs, allows for the amenity set, allows for the walking trails and allows for the freeway as well."

Commission Member Davis inquired, "The other communities you mentioned, are they 50 years rolling or have they all been in the last couple of years? Do you have any that have been there 20 or 30 years?"

Mr. Zulykie explained, "We have refurbished over 50 manufactured communities. This would be our fourth build. They haven't been built over the years. Since the mid-

eighties, nothing has really been built until recently with the housing crisis that we've been in. Dallas, Ft. Worth and Grand Prairie have been accepting of manufactured housing. We are seeing that trend and that trend is moving fast."

Commission Member Davis asked, "How wide is one of these homes?"

Mr. Phillips replied, "16'."

Commission Member Davis replied, "only 16' wide?"

Mr. Zulykie said there were 18' as well.

Mr. Phillips said, "There were some doublewide trailers that were 32' wide. I believe the majority of homes on this property are 18' wide. We do have some that are 16' wide."

Commission Member Davis stated, "It looks like you have a lot of concrete for driveways and no sidewalks."

Vice-Chairman Downtain asked, "Do you plan on sidewalks? Is that part of the ordinance?"

Mr. Rae replied, "I don't believe that is required. The entire site would be private just like a multi-family complex would be. All the internal streets would be constructed, operated and maintained by the development."

Vice-Chairman Downtain asked if they would have their own trash service or dumpsters.

Mr. Rae said they would still receive trash service from the city of Sherman.

Mr. Zulykie stated, "Irving allows 10 homes per acre. The last development we did was 5.5 homes per acre. This is a little more than 4 homes per acre."

Commission Member Davis stated, "Some places don't allow these inside the city, right?"

Mr. Zulykie agreed.

Vice-Chairman Downtain asked how many acres they could use after considering the pump jacks, right-of-way, etc.

Mr. Zulykie replied, "with that lot distance, it would be approximately 6 per acre of usable area."

Mr. Phillips said, "I think I heard you say something about off-street parking and sidewalks. We do provide off-street parking at the home. We don't allow residents to park on the streets. They are required to park in the parking spaces at the home. We do have sidewalks throughout the community. This one, we are looking at walking trails around the

perimeter and throughout the park. We have some natural features that prevent us from putting homes in there and we try to capitalize on that outdoor space. We do have a jurisdictional waterway through here and we will work with that with walking paths and that sort of thing around that feature."

Vice-Chairman Downtain asked if each home would have a parking space for each bedroom.

Mr. Rae explained that the parking requirements for Manufactured Housing is only 2 parking spaces per unit.

Mr. Phillips stated, "The ordinance is 2 per home and we provide 3 per home."

Chairman Mahone stated, "That land is theirs to police as far as off-street parking."

Commission Member Blagg requested an Executive Session

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

CHAIRMAN MAHONE ANNOUNCED THAT THE PLANNING & ZONING COMMISSION WILL NOW HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT AT SECTION 551.071 TO CONSULT WITH THE CITY ATTORNEY

SECTION 551.071 -- CONSULTATION CONCERNING LEGAL MATTERS ON AGENDA ITEM #19, REGARDING THE REQUEST OF VENTRUAR 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 A. 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.

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.

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:14 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:25 p.m. and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session. OPEN MEETING

Mr. Zulykie stated, "This community would be an asset to Sherman with its location. I know that density sounds tight but it is what we have done on other properties and have been very successful. With the amenities set and the value in raising the standard of this type of asset will add a tax benefit and plus benefit the housing crisis that we're dealing with right now. We would appreciate a vote on our behalf."

Commission Member Davis said, "You mention clubhouses and other stuff, I don't see any of it on your plat."

Mr. Phillips presents a copy picturing the information Commission Member Davis inquired about.

Chairman Mahone pointed out that they have a basketball court, clubhouse, pool and a couple of playgrounds.

Mr. Phillips stated, "The amenity set is at the entrance of the park."

Commission Member Manley points out where the sidewalks are on the site plan to Commission Member Davis.

Mr. Phillips stated, "There are sidewalks throughout."

Commission Member Manley asked, "Can a tenant bring a home from any builder or manufacturer?"

Mr. Zulykie replied, "We bring in all brand new homes and then we are the finance company for that resident. A tenant can bring in another house from another manufacturer, but it has to be approved. This would not be a community where you can bring a tin can from the county that comes out of nowhere. This will all brand new homes or approved homes."

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to deny 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 Letters. Second by Commission Member Manley.

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

Chairman Mahone stated, "That is 3/2 so that motion failed, so procedurally, we can ask for another motion. I will open it up for another motion."

Motion by Commission Member Davis to deny 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 Letters. Second by Commission Member Manley.

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

Commission Member Davis stated, "There is only one other motion, I am not sure where we are supposed to go."

Chairman Mahone inquired, "Can we take the same motion twice?"

Ms. Bradley, replied, "yes."

Vice-Chairman Downtain asked, "We are missing 2 votes aren't we?"

Commission Member Davis replied, "not for Board of Adjustments."

Chairman Mahone asked, "procedurally, I don't typically make motions, if we have no further motion, do we fail to act?"

Ms. Bradley replied, speaking to the applicant, "One of the options is if you would like to request to table it and potentially provide some extra picture packets and different things, you can certainly do that. That is at your request."

Mr. Phillips requested to table the exception.

Motion by Vice-Chairman Downtain to table 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 at the applicant's request. Second by Commission Member WHITAKER.

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

MOTION CARRIED

THE REQUEST WAS TABLED

Chairman Mahone stated, "Because of tabling the exception, procedurally, we can't act on the Planning and Zoning Commission at this time. Do we need a motion to table that?"

Commission Member Blagg asked, "Could we act on the zoning change?"

Ms. Bradley replied, "You certainly could, but with not intended purpose. The variance wouldn't be granted and they would be nonconforming."

Chairman Mahone, stated, "The site plan clearly calls out lots that are not in compliance."

Mr. Phillips requested to table the requested zone change and site plan approval.

Planning and Zoning Commission
ACTION TAKEN.
Motion by Vice-Chairman Downtain to table 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 Letters. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DAVIS, DOWNTAIN, MANLEY, WHITAKER AND BLAGG
VOTING NAY:
MOTION CARRIED

THE REQUEST WAS TABLED

VARIANCE – REAR SETBACK

911 OSPREY DR. (RIVERSIDE HOMEBUILDERS LTD)

(DENIED)

VARIANCE
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.

No one appeared to represent the request.

The property is located at 911 Osprey Drive off Quail Run Road in southwest Sherman of FM 1417 (Heritage Parkway).

The property is zoned an R-1 (One-Family Residential) District.

Chairman Mahone, referencing the Staff Review Letter, read, "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."

Chairman Mahone asked if anyone was here to represent this item.

Rob Rae, Director of Development Services, stated, "Just for clarification, on previous questions that the commissioners have had, site plans and plats, if they conform to the ordinance, even if the applicant doesn't show up, need to be acted on. Other items, such as zone changes, exceptions and variances don't have that same shot clock rule. You have the ability to accept or deny if they're here."

Chairman Mahone asked, "This is Board of Adjustments for a variance. Does anyone remember what the earlier one was?"

Mr. Rae and Ms. Bradley, both replied, "It was Board of Adjustments."

Commission Member Manley asked, "What are the consequences of denial, are they done for a year?"

Ms. Bradley replied, "They can certainly appeal their denial."

Commission Member Manley asked, "If we deny it, they can't reapply for another year, is that correct?"

Ms. Bradley replied, "correct. They would have to wait or appeal this one within 10 days."

(City of Sherman Code of Ordinances, Chapter 14, Exhibit A, Section 12, Subsection(2)(e), Appeal of [planning and] zoning board denial of application. In the event the [planning and] zoning board recommends denial of an application after public hearing, the applicant may appeal said determination to the city council by filing a written notice of appeal with the city secretary within ten (10) days after the determination of the [planning and] zoning board.)

Commission Member Manley asked, "Can they slightly modify the request?"

Ms. Bradley replied, "Yes, they can easily apply again."

(Items that go to City Council if denied cannot come back for one year. For Board of Adjustment items there is no time limit to reapply to the Board of Adjustments following a denial.)

Chairman Mahone asked why we put the following information in the staff review letter: 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.

Ms. Bradley replied, "It is our policy to make sure you get the answers and ask questions when they come. If you have questions about the property, you are getting all the information and you're having them advocate."

Commission Member Blagg stated, "We tabled the last one because he was in excess."

Commission Member Davis replied, "No, because there was nobody here, like this one."

Commission Member Blagg clarified, "This applicant was here two months ago."

Commission Member Davis replied, "He is not here now. It says to be here in the end."

Chairman Mahone said, "I think we should be consistent."

Commission Member Davis agreed.

Mr. Rae said, "You all have the discretion if they don't show up."

Chairman Mahone asked Ms. Bradley if a motion needed to be made.

Ms. Bradley replied, "Yes."

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

ACTION TAKEN.
Motion by Commission Member Davis to deny the 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 at 911 Osprey Drive subject to the Staff Review Letters. Second by Commission Member Whitaker.

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

THE REQUEST WAS DENIED

SUP & SITE PLAN – SMOKE/VAPE SHOP

1717 TEXOMA PKWY (EISENHOWER TEXOMA LTD)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF EISENHOWER TEXOMA LTD (OWNER) AND JOHN MUNSON (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1717 TEXOMA PARKWAY, BEING 5.56 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 SMOKE/VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

John Munson, 1127 W. Morton Street, Denison, TX and Alex Asad) Ali, 1330 Macarthur Dr., Carrollton, TX
Mr. Munson appeared to represent the request and answer any questions. The property is located at 1717 Texoma Parkway between Broughton Street and Grand Avenue. The property is zoned a C-2 (General Commercial) District.

Mr. Munson explained, "The owner is requesting a Specific Use Permit to allow a tobacco, vape, CBD store."

Mr. Ali explained, "Right now we have two stores, one in Plano and one in Mesquite. We are planning to open a third in Sherman and hopefully one in Denison. We have been in this business more than one and a half years. Our primary business is LED lighting and convergent lighting."

Chairman Mahone, "Can you tell us about your floor plan? I notice there is something called a vape bar. Does that mean there will be smoking inside the building?"

Mr. Ali answered, "not exactly. We sell vape bottles, a whole flavor. Vape bar is where they bring in their vapes and we fill up just the coil and not sell the whole bottle. Instead of a 25 dollar bottle, we just fill their vape for 4 dollars. They won't be smoking in there, just taste. They might take one or two puffs, but they won't be smoking in there the whole time.

Vice-Chairman Downtain asked, "What about that lounge area behind you with couches?"

Commission Member Davis state, "It looks like a hookah lounge."

Chairman Mahone asked, "What's with all the couches that are in a closed off room?"

Mr. Ali replied, "This closed off room is where we can smoke cigars, not hookah or anything other than cigar. If City Council won't allow that, we can remove it and take that space in the store."

Chairman Mahone stated, "Your intention is to have people smoking in the building."

Mr. Ali replied, "If the City allows. If City won't allow, we can take that off."

Commission Member Davis stated, "I think it's permitted in a tobacco shop."

Chairman Mahone said, "I just want to be clear. Some don't allow smoking inside, some do."

Commission Member Davis asked, referring to the site plan, "This is retail?"

Mr. Ali confirmed that the images Commission Member Davis referred to on the site plan were counters where they were going to display their product and not more couches.

Commission Member Davis asked about the hours of operation.

Mr. Ali replied, "We have two stores right now. One operates from 10 to 10, the other 10 to 11, and Sundays we operate 10 to 6."

Vice-Chairman Downtain asked, "Do you sell the glass pipes and water pipes?"

Mr. Ali replied, "Yes sir, we do."

Commission Member Davis asked, "Do you have the little red rose in the vase?"

Mr. Ali replied, "No."

Commission Member Davis explained that the little red rose in the glass tube is what drug users use to smoke crack and thanked Mr. Ali for not selling that product.

Chairman Mahone said, "Mr. Munson, it looks like they plan to have smoking inside. Is that a problem with any of your other locations in that same building? Will there be an air filtration system?"

Mr. Ali replied, "Yes, we will be putting two ventilators in there. We have talked to the guy who did our other humidors and he said for that space we need two ventilators, so we are going to be putting that in. There is going to be a closed glass door so that none of the smoke comes into the retail space in the front."

Commission Member Whitaker asked, "Are you going to have walk in humidors?"

Mr. Ali replied, "Yes sir, but no one can smoke in the humidor."

Mr. Rae asked, "What's the name of your company?"

Mr. Ali replied, "Smokeclub."

Chairman Mahone asked where Mr. Ali's current locations are.

Mr. Ali replied, "Plano and Mesquite."

Chairman Mahone said, "It sounds like there will be sales of tobacco and also a smoking lounge."

Mr. Ali replied, "yes, but we don't do that much in the smoking lounge area. Our main sale is going to be retail. It's hardly going to be 15 to 20 percent at the lounge and the rest of the 80 percent is going to come from the retail side."

Mr. Munson stated, "My comment on the question on fire. There's firewalls on three sides and we're fully sprinkled and alarmed in the entire building. We have a lot of protection there."

Commission Member Blagg commented, "I am going to assume that, as part of the site plan, parking is all in order. It's a vigorous complex."

Mr. Rae replied, "yes, the parking would have been allowed when it was first approved."

Commission Member Blagg asked "If we approve this it will still go through building permits, right?"

Mr. Rae responded, "yes, I drove past today and I believe they already have a permit to do renovations or remodel in there."

Mr. Munson commented, referring to 1717 Texoma Parkway and 1719 Texoma Parkway, "We have got both spaces under construction and having all the inspections. The building has 79,200 square feet and 325 spaces of off-street parking."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a) to allow a Smoke/Vape Shop in a C-2 (General Commercial) District at 1717 Texoma Parkway Second by Commission Member Blagg.

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

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

SUP & SITE PLAN – LENDING/FINANCE OFFICE

1719 TEXOMA PKWY (EISENHOWER TEXOMA LTD)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF EISENHOWER TEXOMA LTD (OWNER) AND JOHN MUNSON (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1719 TEXOMA PARKWAY, BEING 5.56 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 LENDING/FINANCE OFFICE (LOAN OFFICE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

John Munson, 2402 W. Morton Street, Denison, TX and Matthew Baulier, 2907 Sweet Briar, Grapevine, TX
Mr. Baulier appeared to represent the request and answer any questions. The property is located at 1719 Texoma Parkway between Broughton Street and Grand Avenue. The property is zoned a C-2 (General Commercial) District.

Mr. Baulier explained, "Wallace Finance manages small loan companies with 135 locations in 7 states. They have been in the small consumer loan business since 1980. Their senior management and field supervisors have over 140 years of combined experience in helping to serve their customers. The companies they manage are licensed, regulated and audited by all states where they operate and fully comply with all laws and regulations in those states. Their goal is to help you get the money you need when you need it. They are requesting a Specific Use Permit to allow a lending/finance office (Loan Office) at this location."

Mr. Baulier further explained, "We are not a payday lender and we do not have a CAB license, a Credit Access Business license specific to payday and title lenders. We do not do title loans. I think that type of business is going to the wayside. Companies like Wallace are taking advantage of supplying loans customers that have credit backgrounds and we do backgrounds on credit to give loans for schools, autos, home improvement or whatever you may need. If you google our company, Wallace Finance, you will find that we have five brands. You will find that our ratings are very good."

Commission Member Davis asked, "What is your average loan and for what term?"

Mr. Baulier replied, "Installment lends anywhere from 6 to 12 months on average. An average loan is between $700 and $1500."

Chairman Mahone asked, "Is there a state organization that you fall under the jurisdiction of?"

Mr. Baulier replied, "yes, we have state licenses we have to apply for and we had to go through a very rigorous six month process to acquire a Texas state license."

Chairman Mahone asked, "Do they put any limitations on you as far as maximum percentages you are allowed to charge?"

Mr. Baulier answered, "I personally don't know enough to share with you the regulatory information. It is outside the high interest rates that you have with payday lends of a CAB access licensed business. We are nowhere near that. There are rules and regulations that have to do with the amount you can charge, the length of loans and the multiplicity of loans. To the details of that, I am not sure."

Commission Member Mahone asked, "This CAB license that you refer to, that's what allows payday lenders to charge a higher rate than you would be able to charge legally?"

Mr. Baulier replied, "yes. I can't charge that."

Commission Member Davis asked, "Do these types of companies, being under a one year note, have fewer rules if you keep your notes under twelve months and under a certain amount verses a three year note for more money?"

Mr. Baulier replied, "I don't know the answer to that."

Commission Member Davis stated, "It doesn't matter, it is still just a bank."

Mr. Baulier stated, "The big difference between this company and a bank or credit union is that they are a savings company and that they have rules regulated by the FDIC for savings, which we don't have. We are competing with them. We are actually in business because banks today do not care to be in the small loan business. You can get a quicker loan going to us as you can go on line or use a credit card. The bank really isn't an option anymore. Our main competitor on Texoma is Covington Credit, Regional Finance, and Western Finance right there on Texoma."

Chairman Mahone asked, "Do you know if those businesses are CAB licensed?"

Mr. Baulier replied, "They are not CAB licensed. The Cash Store is a CAB, as well as, Lone Star."

Vice-Chairman Downtain asked, "Mr. Munson, are these two adjoining spaces in that one building."

Mr. Munson replied, "yes."

Mr. Baulier asked, "Is there a process after this, does it go to City Council?"

Mr. Rae answered, "yes, it will go to City Council on October 18, 2021."

Chairman Mahone stated, "Technically, for Planning and Zoning Commission, this is a recommendation that goes to City Council."

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

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

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

ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Lending/Finance Office (Loan Office) in a C-1 (Retail Business) District at 1719 Texoma Parkway Second by Commission Member Davis.

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

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

EXCEPTION AND REPLAT – LOT WIDTH

810 E. MULBERRY ST. (TOBAR PROPERTIES LLC)

<u>EXCEPTION AND REPLAT</u>
THE REQUEST OF TOBAR PROPERTIES LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY AT 810 EAST MULBERRY STREET, BEING 0.164 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 19 AND 20, BLOCK 14, CHAFFIN'S FIRST ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50' WIDE LOT IN LIEU OF THE REQUIRED 60' WIDTH IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF CHAFFIN'S FIRST ADDITION, BLOCK 14, LOT 19R, BEING A REPLAT OF LOTS 19 & 20, BLOCK 14, CHAFFIN'S FIRST ADDITION.

Chris Noah, Preston Trail Land Surveying, 787 FM 996, Pottsboro, TX and Mario Tobar, Tobar Properties LLC, 635 Meadows Road, Sherman, TX

Mr. Noah appeared to represent the request and answer any questions. The property is located at 810 East Mulberry Street between Maxey and Willow Streets. The property is zoned an R-1 (One-Family Residential) District. The owner was approved for a zone change from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District September 7, 2021.

Mr. Noah explained, "These are two existing 25' lots platted in the 1800's. We are going to combine them into a single 50' lot."

Chairman Mahone stated, "This is just a basic replat. You want it to be 50'. I assume you have some idea of building a home on this land, but you don't have final plans."

Mr. Rae stated, "The plans may have been included on the zone change request that has recently been approved. Part of the condition of that Staff Review Letter was that they have to replat. They are following up on that zone change."

Commission Member Davis stated, "It appears the lots to the left and right of you are 50' lots."

Mr. Noah replied, "yes, they are. The lot to the East is approximately 37.5' and the lot to the West is just a hair under 50'."

Chairman Mahone asked, "Is a structure on the lot currently?"

Mr. Noah replied, "When we surveyed it, there is just a concrete slab."

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

Mr. Tobar and Mr. Noah replied, "yes, I 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 and replat.

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Davis to approve the Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' width in an R-1 (One-Family Residential) District at 810 East Mulberry Street Second by Commission Member Manley.

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Davis to approve the Replat approval of Chaffin's First Addition, Block 14, Lot 19R, being a Replat of Lots 19 & 20, Block 14, Chaffin's First Addition at 810 East Mulberry Street Second by Commission Member Manley.

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

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

ZONE CHANGE AND CONCEPTUAL SITE PLAN – M-1 TO R-2

4001 W. O.B. GRONER RD. (BOB TESCH INVESTMENTS, LLC)

ZONE CHANGE AND CONCEPTUAL SITE PLAN
THE REQUEST OF BOB TESCH INVESTMENTS, LLC (OWNER), ROBERT TESCH (APPLICANT), MATT GILBERTSON, PAPE-DAWSON ENGINEERS, INC. (CIVIL ENGINEER) AND PIERCE-MURRAY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY AT 4001 WEST O.B. GRONER ROAD, BEING 13.640 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS;
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND CONCEPTUAL SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

Robert Tesch, 6950 TPC Drive, Ste. 110, McKinney, TX, Josh Jessig, Pape-Dawson Engineers Inc., 7557 Rambler Rd, Suite 1400, Dallas, TX and Charlie Mussa, Multi-Family Developer, 1916 Kipling, Flower Mound, TX
Mr. Tesch and Mr. Jessig appeared to represent the request and answer any questions. The property is located at 4001 West O.B. Groner Road, the northwest corner of O.B. Groner Road and South FM 1417 (Heritage Parkway). The property is zoned an M-1 (Light Manufacturing) District.

Mr. Jessig explained, "We are requesting a zone change to an R-2 (Multi-Family Residential) District for an apartment complex. The project consists of (11) eleven, three-story apartment buildings, a club house, pool, (12) twelve carports and (5) five detached garages. There will be 126-unit one bedrooms and 150-unit two bedrooms for a total of 276 units. Parking provided: 379 surface parking, 143 carport parking and 30 detached garage for a total of 552 parking spaces."

Chairman Mahone asked, "Is this a gated entry and exit?"

Mr. Jessig answered, "Yes."

Chairman Mahone asked if there was fencing around the complex.

Mr. Jessig responded, "yes, you would have controlled entrances coming off Groner Rd. You have enhanced paving and gated entrances on either side of that. It would be controlled access for the tenants."

Chairman Mahone asked, "The gates control traffic control, but there is still a fence around the entire property?"

Mr. Jessig confirmed, "yes, that is the plan."

Commission Member Davis asked about the required screening between the complex and the ETJ (Extra-Territorial Jurisdiction).

Mr. Rae replied, "A perimeter fence is required around the whole multi-family property. The part that is adjacent to residential needs to be fully screened. The other parts are the new ordinance, the wrought iron with masonry columns every 24' on public streets and 32' on other property lines."

Chairman Mahone asked if screening was included in the Staff Review Letter. Mr. Rae confirmed that it was and pointed out where to find where it was mentioned.

Larry Boring, 2714 S. Rolling Hills, Sherman, TX 75092
Mr. Boring stated, "We have come across this before where they just want to keep building apartments by our residence. We have been there since 1980. You drive down our street, people are keeping up their yards and always updating their houses. I have been a mail carrier here since 1980 and I know what apartments do after about 30 years. FM 1417 is already inundated with more apartments than we need. The traffic is always a huge mess. People using that middle lane as a merge lane. That scares me. We just built that beautiful new high school and you are going to put government subsidized apartments across the street from it. Let's keep it R-1 (One Family Residential District)."

Commission Member Davis asked Mr. Boring, "Where did you get the government subsidized sir?"

Mr. Boring replied, "From this office right here."

Mr. Jessig stated, "We said market rate."

Mr. Boring said, "I could be wrong. I heard it from the zoning office."

Mr. Rae stated, "I do not recall mentioning that to you when we spoke."

Mr. Boring continued, "We have the jewel of Sherman right there and we are going to put apartments across the street from it. There are apartments up and down FM 1417 already and enough is enough. They came before with R-2 (Multi-Family Residential District) and the Council said 'no, we aren't going to do R-2 (Multi-Family Residential District)'. I hope we can do that again."

Mr. Kipling explained, "I have done 110 multi-family projects. We take pride in what we do. Out of all the projects we have done, probably one or two haven't been market rate class A. We don't intend to bring anything but market rate class A to Sherman. We try to bring communities that will integrate into the town: green space, the traditional 3 story and garden walk up. We try to make it beautified to where residence feel it's a calm and serene environment. We do not intend to have any government subsidized housing whatsoever. Our financing will have different elements to it that are tied to market rate projects with no restrictions on rent."

Commission Member Blagg asked Mr. Tesch what the original zoning was to the north of the project. Mr. Tesch said it was light industrial.

Commission Member Blagg asked Mr. Rae if there was no need for the light industrial in that area anymore.

Mr. Rae replied, "Originally the portion closest to FM 1417 was in the city limits and it was zoned M-1 (Light Manufacturing District). Mr. Tesch annexed the other portion and it came in as R-A (Single Family Agricultural District). The last action that he had was R-1 (One Family Residential) zoning approval for the property north of this and a SUP (Specific Use Permit) for patio homes."

Commission Member Blagg asked, "Ultimately, the need for light manufacturing is going a different direction in this area?"

Mr. Rae stated, "I don't know the original reason it was zoned that way. It may be its proximity to Blalock. I am making an assumption and do not know, but it seems as if FM 1417 is going in a different direction than manufacturing in the location."

Mr. Tesch stated, "The light manufacturing was there before the school. As to the need for the apartments, we did a market study and there is definitely a need for market rate multi-family, especially with the housing cost we are seeing these days."

Commission Member Davis asked how many bedrooms each unit will have.

Mr. Mussa replied that they are one and two bedrooms.

Commission Member Davis asked if they had plenty of parking. Mr. Mussa replied that they want to be able to provide enough parking for residents and their guest and that 1.7 to 1.75 parking places per unit is very typical to accomplish that goal.

Commission Member Blagg asked who controls the aesthetics of the complex.

Mr. Mussa explained, "The lender wants the project to be a success because they want to get paid back. They put a lot of restrictions on site plans, elevations and concepts. We try to use products that are lifelong products. We try to accent the property so that it is beautified and something that you can continually maintain, not something that is going to fall apart after a couple of years. It doesn't serve the property or the city well and the lender doesn't like it because how are you going to rent if you can't keep the space attractive."

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

Mr. Jessig replied, "yes, I 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 and conceptual site plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve the Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District at 4001 West O.B. Groner Road. Second by Commission Member Manley.

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

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

VARIANCE – FRONT PROPERTY LINE SETBACK

1317 S. SAM RAYBURN FWY.

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.

(CROSS DEVELOPMENT)

(DENIED)

No one 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.

Chairman Mahone, referencing the Staff Review Letter, read, "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."

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

ACTION TAKEN.
Motion by Vice-Chairman Downtain to deny the 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 at 1317 South Sam Rayburn Freeway. Second by Commission Member Davis.

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

THE REQUEST WAS DENIED.

<u>VARIANCES, EXCEPTION & SITE PLAN</u>
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;
BOARD OF ADJUSTMENTS

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTIONS 5, SUBSECTION (4) AND 6.13.1, SUBSECTION (5)(A)(1) TO ALLOW A 23'7" SETBACK FROM THE HIGHWAY 82 PROPERTY LINE FOR THE MOBIL GAS STATION IN LIEU OF THE REQUIRED 43' WIDTH IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
B. EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.13.1, SUBSECTION (6)(C)(2) TO NOT REQUIRE A 10'

VARIANCES – SETBACKS
EXCEPTION – NOT TO REQUIRE BUFFER STRIP
SITE PLAN – MOBILE GAS STATION

3001 LOY LAKE ROAD
(NEW RAYS LLC)

BUFFER STRIP, LANDSCAPED AND IRRIGATED IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

C. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.13.1, SUBSECTION (5)(A)(1) TO ALLOW A 10' SETBACK FROM THE HIGHWAY 82 PROPERTY LINE FOR A FREESTANDING SIGN IN LIEU OF THE REQUIRED 75' IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.
PLANNING AND ZONING COMMISSION

D. SITE PLAN APPROVAL FOR AN ADDITION TO THE MOBIL GAS STATION.

Mohammed Habib, 2019 Kenneth Hopper, Mesquite, TX and Nizar Yousuf, New Rays LLC, 4009 Standridge Dr. The Colony, 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, "The owner would like to add a drive-thru window on the south side of the building and a 198 square foot addition to the back of the building. The property is non-conforming with current ordinances therefore the reason for the exceptions and variances. We will also be doing some new landscaping"

Mr. Rae, stated, "There is also concrete around the back of the building that is not currently there."

Commission Member Blagg asked if the metal shed on the current site plan would be removed. Mr. Habib said that it would.

Commission Member Manley asked, "What are you going to do with the drive-thru window?"

Mr. Habib replied, "sell convenience store items."

Commission Member Davis asked, "Will your drive-through lane go across your pumps where people have to pull in?"

Mr. Habib replied, "It's on the side of the building."

Commission Member Blagg asked, "Is parking allowed on top of the underground gas tanks?"

Mr. Habib stated, "It is concrete."

Commission Member Blagg, "That's an allowable area for parking?"

Mr. Habib replied, "yes sir."

Mr. Rae stated, "It's a challenge because if a truck needs to fill up and there is a car parked there, then they could be limited to what they could access."

Mr. Habib stated, "Trucks only come very early in the morning. They do not come in the busy rush hours."

Commission Member Blagg asked, "You are just losing 5 spaces on the south side for the drive-thru window and putting them in the rear?"

Mr. Habib replied, "yes."

Chairman Mahone asked, "Is the parking requirement calculated off of the square footage for this?"

Mr. Rae replied, "for the convenience store, yes."

Commission Member Davis said, "Is Sherman fixing to jump in 20' to 30' into this property. He is asking for a small exception, but is Sherman going come back in a year and need this 10'? We are constructing all around this property."

Chairman Mahone asked Wayne Lee, Director of Engineering, "Can you give a summary of Engineering's perspective on this?"

Mr. Lee replied, "With the Highway 82 improvements, right now you just have wide open head in driveway/parking. TxDOT's curbing all of that off and creating just one driveway. He is reflecting just one driveway on this site plan off of the access road. That is consistent with the TxDOT plan location map he coordinated. I don't think TxDOT is putting it exactly in that spot. It's just a matter of coordination between the owner, the City and TxDOT. One of our comments that may be new to the applicant, as we have met with them a few times, we discovered during our review that there does not appear to be a public sewer main along the property. I am not sure how the property is sewered. With this proposed plan if there is no sewer main in front of the property, we're asking the sewer main to be extended."

Mr. Yousuf responded, "I have been on that property since 1994 and it does have a sewer. It's right by the trash cans are on the south. The sewer cap is there."

Mr. Lee stated, "There is a sewer main on the back of this property. The concern is where does their service go?"

Chairman Mahone asked Mr. Yousuf to point out on a map to Mr. Lee where he thought the sewer was.
Mr. Lee told Mr. Yousuf that if there was not a city main up to his property, we would require that a new city main to be installed.

Mr. Lee stated that there was concern about the parking spot dimensions, they were consistently 9' x 18', but they have new dimensions that are now showing 9' x 20' parking spaces.

Mr. Habib stated, "I have not addressed the dumpster location. We are still waiting on a setback."

Mr. Rae replied, "The dumpster needs to be 10' off your property line. It's located roughly 1' off your property line."

Commission Member Davis stated, "There is a reason you are giving them 43' off the highway because you come barreling through there and have a wreck, you may cover that 43'."

Mr. Rae replied, "All of our major highways, including FM 1417, have a 40' setback, whether it is for safety or aesthetics, that's something that was determined when those overlay districts were created. It is greater than the regular setbacks of what a commercial district would allow."

Commission Member Manley stated, "That's not changing, that's what it is now."

Chairman Mahone stated, "This was probably there before that ordinance."

Commission Member Manley added, "Just like the freestanding sign. They are just re-facing the freestanding sign. You're not moving it."

Mr. Habib confirmed, "No, we are not moving it."

Mr. Rae stated, "All of the exceptions on this property are coming to Planning and Zoning and the Board of Adjustments because they want to change their property. They either need to remove those nonconforming items or they need to get approval for them to improve their property."

Mr. Lee asked, "The pylon sign is not moving? So it is going to be in the parking?"

Commission Member Davis asked, "Where will the sign be going?"

Mr. Habib stated, "We can make the adjustment."

Mr. Yousuf stated, "We have plenty of parking. We are putting in the drive-thru is because Highway 82 is taking up space on the property and we are going to lose all this parking. We are thinking we can have a drive-thru so that people can just come and go instead of parking."

Commission Member Manley, "Our drawing shows a pylon sign that is outside a parking space, but that is with an 18' length, but they extended to 20', it is in the middle of a parking space."

Mr. Habib said they could shift it around a bit so that they are not losing 2 more parking spots. He said they could add another parking.

Commission Member Davis asked about the number of revisions submitted.

Mr. Rae replied, "There are a number of revisions on this."

Commission Member Davis stated, "You have had three revisions and your still not there."

Mr. Habib replied, "We still have some room to add a few more parking spaces."

Commission Member Davis asked "Where are your employees going to park?"

Mr. Habib replied, "We have parallel parking."

Commission Member Davis said, "I see you have 2 parking spaces and a handicapped parking space."

Commission Member Manley asked, "Is the air and water supply going away?"

Mr. Habib replied, "yes sir, we will be relocating that."

Commission Member Blagg asked, "It says 'to not require a 10' buffer strip' but on the landscape plan, I see some trees."

Mr. Rae replied, "Where he is showing trees, that is outside of the property line. They will not be able to put trees in the TxDOT right-of-way. We understood that with this site plan that the concrete would go all the way to the property line. Their plan is that it would all be concrete. That's why there is a request for an exception."

Mr. Lee stated between the curb and the property line would be TxDOT's grass."

Mr. Habib agreed that it would.

Mr. Rae stated, "There will be grass in the future, but not on their property."

Commission Member Blagg stated, "In residential, I don't own the right-of-way, but I maintain it. What is required here?"

Mr. Rae replied, "In our overlay district, it's 10' from their property. They will need to irrigate and landscape that, not in the right-of-way, 10' back."

Commission Member Blagg stated, "This is our corner, 82 and 75, trying to achieve some screening is something we should ask. This is our chance if we want to make some landscape buffering to occur."

Chairman Mahone said, "We have that now, but not necessarily when they built this place."

Chairman Mahone asked about the pylon sign, "The most recent plan shows the sign straddling the line between parking spots. If they want to move that sign is that going to require another adjustment for the sign?"

Mr. Rae replied, "yes and no, like we've done before, if you approve things subject to the Staff Review Letter, then the items on the Staff Review letter that need to be fixed or adjusted can be done after the fact. If that's not in the Staff Review Letter then it is possible they would have to come back."

Chairman Mahone asked, "Where is it on the Staff Review Letter? Is it on there?"

Ms. Bradley replied, "We do have the sign ordinance."

Chairman Mahone said, "We have listed the sign ordinance in number 1. Their sign as it is, if they weren't making any changes, does it conform?"

Mr. Rae said, "It does not conform to the setbacks. The overlay district is 25' plus the height of the structure. That is the setback. That's why on the item sheet it says 75' setback is required. That's pretty unrealistic for a site like this."

Chairman Mahone stated, "That's where I am going with this. If we approve this site plan and they have to conform with their sign, potentially there is no way for their sign to conform without getting a variance."

Mr. Rae agreed, "The options are if any of these items are denied or the site plan is denied, they would go back to being nonconforming and they can't improve or do what they are requesting. It would just stay the same as it's been."

Chairman Mahone confirmed, "The whole project stays the way it is."

Chairman Mahone asked "Do you understand what we are saying about the sign?"

Mr. Yousuf said, "yes."

Commission Member Davis said, "The sign could be moved to the east side of the store."

Mr. Rae replied, "It would still need an exception no matter where that pole sign goes on the site if they keep that pole sign."

Chairman Mahone stated, "I am trying to think ahead on this and avoid giving you something you want that might cause another problem down the road."

Chairman Mahone reminded the Board of Adjustments that the lettered items could be voted on separately.

Commission Member Blagg asked if the site plan should be approved since Mr. Lee had just seen the newly submitted plans.

Mr. Lee replied, "A lot of the comments were parking related. Those appear to have been addressed."

Chairman Mahone asked Ms. Bradley if the site plan was included.

Ms. Bradley replied, "The site plan was not included in the application."

Chairman Mahone asked, "The new plan was not advertised to the public, can we proceed?"

Ms. Bradley replied, speaking to Mr. Habib and Mr. Yousuf "I would recommend that if you wanted to table it and fix the sign and you were to request that, we could do that because it wasn't advertised that way."

Ms. Bradley asked, "Are you requesting a tabling?"

Mr. Habib replied, "We can table it."

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

Mr. Habib replied, "yes, we 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, exception and variances.

Board of Adjusments
ACTION TAKEN.
Motion by Vice-Chairman Downtain to approve the Variance under Ordinance No. 2280, Sections 5, Subsection (4) and 6.13.1, Subsection (5)(a)(1) to allow a 23'7" setback from the

Highway 82 property line for the Mobil Gas Station in lieu of the required 43' width in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District; the Exception under Ordinance No. 2280, Section 6.13.1, Subsection (6)(c)(2) to not require a 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District; and the Variance under Ordinance No. 2280, Section 6.13.1, Subsection (5)(a)(1) to allow a 10' setback from the Highway 82 property line for a freestanding sign in lieu of the required 75' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District at 3001 Loy Lake Road. Second by Commission Member Manley.

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

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

Planning and Zoning Commission
ACTION TAKEN.
Motion by Commission Member Manley to table the Site plan for an addition to the Mobil Gas Station at 3001 Loy Lake Road. Second by Commission Member Blagg.

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

THIS REQUEST WAS TABLED

(SITE PLAN TABLED)

OTHER BUSINESS

DISCUSSION IPAD TABLETS FOR PLANNING AND ZONING BOARD

DISCUSSION ABOUT USING IPAD TABLETS FOR PLANNING AND ZONING BOARD IN LIEU OF PAPER PACKETS FOR AGENDA ITEMS

Mr. Rae explained, "In October we have a new budget. Part of the budget is requesting iPads for Planning and Zoning members. I had the pleasure of photocopying all of these packets for you. I was happy to do so. It took me a whole day and a whole box of paper. What we would like to see is to make our agenda and packets digital for you all. On the Thursday that we typically give the paper copy, we would give you an iPad that is loaded with the packet and any of the other information. If there is an adjustment period or permanent period where you want hard copies, I would recommend that we provide just the hard copies of the site plan, but all the other parts of the packet would still be digital."

Mr. Rae asked, "Does anyone have any concerns about going digital?"

Commission Member Blagg asked, "Will you email the packet a week before?"

Mr. Rae responded, "no. The Wednesday or Thursday that you typically get packets we would either deliver the iPads to you or you could come by the office to get them. That's what we have planned at this point."

Commission Member Davis commented, "I wouldn't want an iPad left on everyone's porch."

Mr. Rae said, "We're hoping that for the October Planning and Zoning meeting that we'll be able to get those for you. That's if I.T. (Information Technology Department) can get them ordered and to us by that time. That would save us a lot of time and a lot of money."

Commission Member Blagg asked if City Council already had iPads.

Mr. Rae said they had been using iPads for a long time.

Chairman Mahone said, "I would just propose for a transition period, at least for the very first meeting that we get a packet and an iPad in case one of us fumbles the iPad, we would still have a packet to fall back on."

Chairman Mahone said that he wanted a backup until he got used to using the iPad. Commission Member Davis agreed.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:42 p.m.

_____

CHAIRMAN

_____

ACTING SECRETARY

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

Meeting Date: 10/19/2021

Prepared By: Patsy Reeves, Development Services Coordinator

Issue:

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

List of Agenda Items:

13. * 4318 SOUTH U.S. HIGHWAY 75

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 11.781 acres in the Sherod Dunman Survey, Abstract No. 329, as follows;

Planning and Zoning Commission

Final Plat approval of Kaiser Aluminum Addition, Lots1&2.

14. * 5000 TEXOMA PARKWAY

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.

15. * 2310 NORTH TRAVIS STREET

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

18. * 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 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.

21. * 600-700 BLOCKS MERRIMAN PARKWAY
The request of Robert Ladd Holton (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 600-700 blocks of 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).

23. * 1101 STARK LANE
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).

28. * 200-500 BLOCKS SWAN RIDGE DRIVE
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.

29. * 1712 NORTH FM 1417 (HERITAGE PARKWAY)
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.

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

Meeting Date: 10/19/2021

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:

2800-3200 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY)

The request of The Munson Realty Co. (Owners), JR Urban Advisors, John Ruggieri (Planning & Urban Design) Jones I 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).

Background:

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.

The Village Planned Development is a mixed-use community of commercial and residential opportunites 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.

Adjacent Zoning:

R-1 (One Family Residential) District
C-1 (Retail Business) District
M-1 (Light Manufacturing) District

Origination:

The Munson Realty Co. (Owners)
JR Urban Advisors, John Ruggieri (Planning & Urban Design)
Jones I Carter (Civil Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.
and
Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

10

Objections Received:

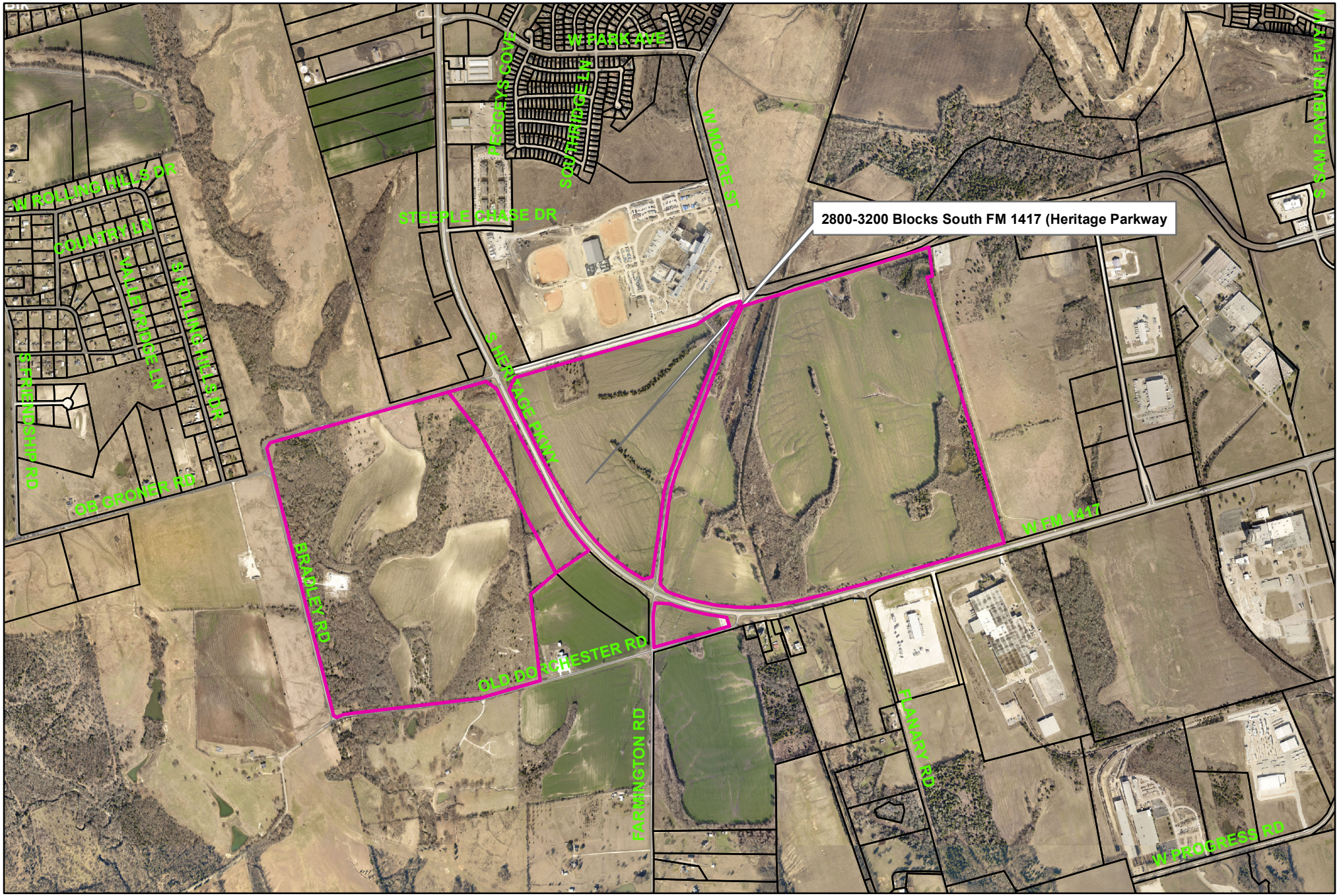
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Planned Development
Ord 6253
Staff Review Letter
Letter from Halff



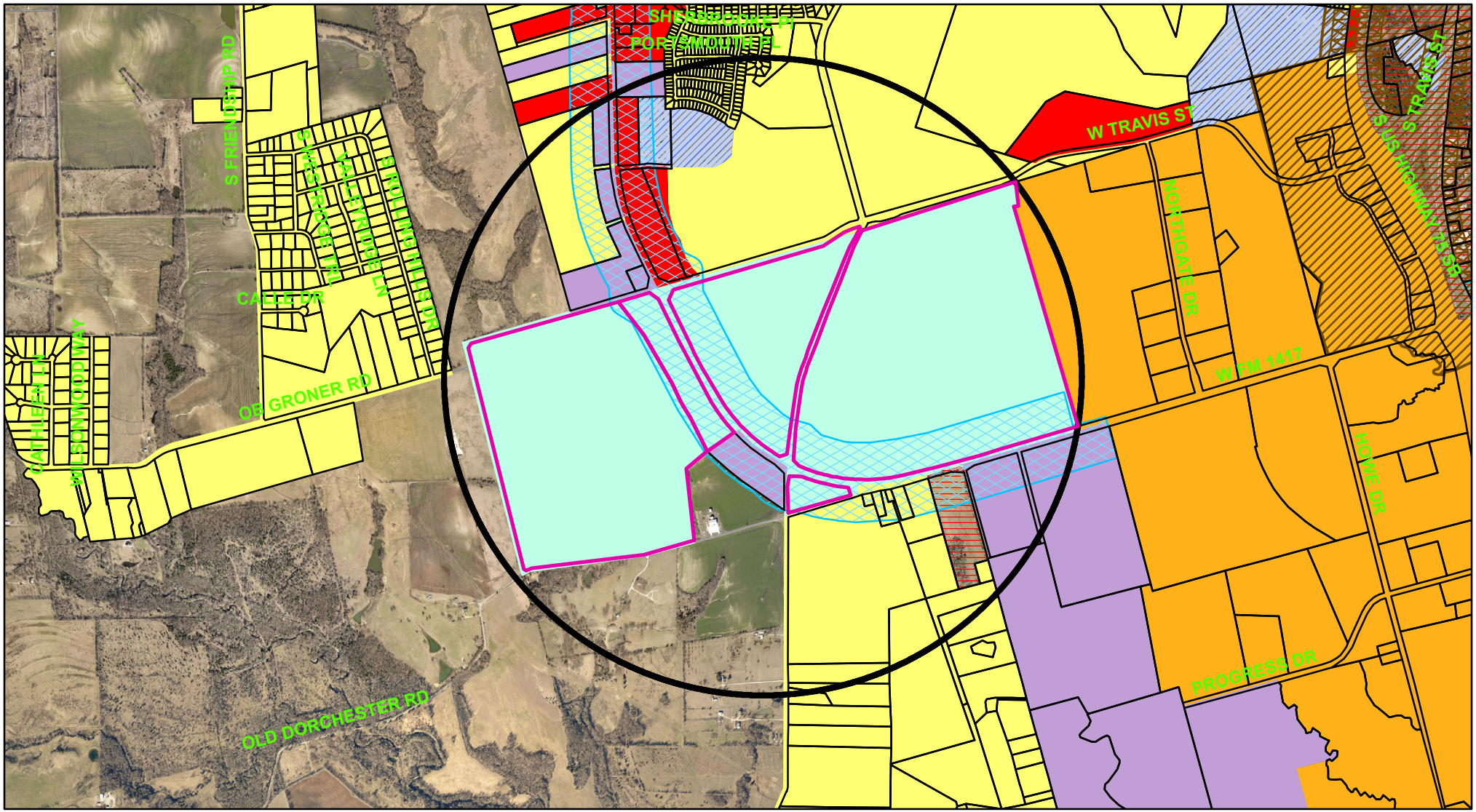
Sherman
CLASSIC TOWN. BROAD HORIZON.

2800-3200 Blocks South FM 1417 (Heritage Parkway)

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,500 ft



Zoning - 2800-3200 Blocks South FM 1417 (Heritage Parkway)

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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 = 2,000 ft

2800-3200 Blocks South FM 1417
(Heritage Parkway)






Sep 30, 2021 at 4:01 PM

Amended Village Planned Development
Final Submittal

October 8, 2021

,

THE MUNSON REALTY COMPANY
305 Woodward Street
Denison, TX 75020

Planning and Urban Design
JR Urban Advisors
211 North Ervay Street
Suite 600
Dallas, TX 75201

Civil Engineer
Jones I Carter
2805 Dallas Parkway, Suite 600
Plano, Texas 75093

Preface

The Village Planned Development Amendment maintains all the original Village Development vision, intentions and standard as approved by Sherman City Council in October 2019. This Amendment revises the East Zone from Employment to Employment and Residential. The incorporation of residential is based on updated market information which recommends residential in proximity to the Sherman High School.

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I. INTRODUCTION

A. Plan Overview

The Village Planned Development is a revision to, and update of the Village Planned Development adopted by Sherman City Council in October 2019. This planned development document makes minor changes in land uses to two of the zones in The Village Planned Development. This document also addresses urban design standards.

The Village Planned Development is a mixed-use community encompassing approximately 624 acres located in Sherman, Texas. The Planned Development offers a mix 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.

The Planned Development is intended to facilitate the planning, design, and development of integrated land uses for this property. The Planned Development demonstrates enhanced and contextual design standards, presents a well-organized and cohesive land plan, and contains clear and concise development regulations. The Planned Development is to provide a coordinated and comprehensive document for the rezoning and urban design of the new community. The Planned Development establishes specific, unique planning and design objectives by integrating land uses, intensities, relationships, parking, open space preservation, and village lifestyle character. The Planned Development establishes a set of principles and uses implementation guides as a means of creating a unified and predictable pattern of development and design character that is intended to be both flexible yet consistent in its application over the life of the project.

Land uses, design and development standards and guidelines are specific to this Planned Development and not associated with other standards of the City of Sherman Zoning Ordinance. This document and the rezoning of the property is intended to guide the City and developer on public infrastructure, public and private land uses, which may also be associated with separate developer agreements.

B. Development Objectives

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

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes.
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs.

- Siting land uses, streets, and pedestrian circulation in a cohesive complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes.
- Applying residential and non-residential architectural façade elements and finishes.
- Ensuring creation of high-quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context.
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Purpose

The purposes of these guidelines and regulations are as follows:

- To reduce the potentially negative aesthetic, economic, traffic-related, and other impacts of retail structures and sites upon the community by breaking up the apparent mass and scale of building walls and parking areas.
- To ensure that retail development is compatible with its surroundings and reinforces The City of Sherman's and the Planned Development's character, historical heritage and tradition, and unique sense of place.
- To encourage a mixture of uses and sizes of structures and promote an integrated, village-like approach toward site development, building design, and the landscape.
- To encourage the development of a safe and comfortable pedestrian-scale environment that achieves variety, visual interest, and creative design to foster community pride and protect property values and the interests of citizens.

II. COMPONENTS OF THE DEVELOPMENT PLAN

The Development Plan is organized as follows:

- **The Conceptual Master Plan**, which graphically depicts the development framework and intent.
- **Planned Development Framework,** which details how the planned development is structurally organized in a hierarchy of development zones and districts.
- **Land Use, Site and Architectural Requirements**, which provide a functional distribution of land use types, density and design characteristics for each district envisioned in this Planned Development. Sections within this document provide detail and context for site and building design, which are intended at a guide at this stage, to be refined further at Detailed Site Plan.

A. Conceptual Master Plan

The provisions of this document are presented through a Conceptual Master Plan with accompanying Development Plan standards and design guidelines. The Conceptual Master Plan includes a depiction of general area zones, development districts, and general circulation patterns. The allocation of specific land uses, buildings, and the proposed road network will be identified as specific development plans come forward at the detailed site plan stage. The underlying site plan depicted as part of the Conceptual Master Plan is presented as illustrative only and not intended to be final. (See Appendix - Figure 1 – Conceptual Master Plan).

The Conceptual Master Plan is an overall guide to the development of the community. The Conceptual Master Plan illustrates a balanced community that incorporates residential, civic, commercial, and employment uses in a walkable community. The Conceptual Master Plan incorporates existing site and proposed built environments that integrate the community both internally and within the region. The Conceptual Master Plan reflects the importance of incorporating the adjacencies of the high school, watersheds, FM 1417, and the expanding employment zone.

B. Planned Development Framework

The Conceptual Master Plan utilizes a framework that includes Development Zones, Districts, District Character and Standards to provide an organizational framework for the Village Planned Development. The framework separates the property into four major general-area zones that are further described as a set of districts and sub-districts where appropriate.

The Zone and District hierarchy establish a sense of scale and relationship of compatible uses that establish a sense of place for the residents and users of the development. Each District responds to its location within the zone, its mix of uses and their purpose, and the establishment of distinct spaces and places that guide users through a large-scale development. Each district

will establish a district character by a set of design guidelines and development standards appropriate for the districts land use and character type. The four zones and their respective districts are connected by an integrated Transportation plan which connects all four zones (See Appendix Figure 2-Transportation Plan) and an Open Space Plan (See Appendix Figure 3 – Open Space Plan) that supports pedestrian connectivity.

C. Development Zones

The Conceptual Masterplan contains the following four zones (See Appendix - Figure 1):

1. Village Center Zone –

The **Village Center Zone** is the heart of the Planned Development, designed to act as the center of the community and a supporting center for the high school and its future facilities. The Village Center Zone is approximately 126 acres. The Village Center is designed as a pedestrian friendly mixed- use environment that promotes a human-scaled village experience for residents and the larger community. The Village Center must have a relatively dense, urban character that emphasizes mixed-use development, residences within walking distance of shops, residential, employment, and public uses, and contains accessible public places.

The Village Center Zone is composed of four primary districts that guide its use and urban form:

- Highway Commercial,
- Transition,
- Residential,
- Main Street.

The intent of the Village Center is to provide a village core to serve the community and provide an identity for all future development. The Village Center seeks to balance commercial and residential land uses in a manner that relates to the future use of FM 1417 as a regional transportation connector and the High School as a community wide resource. The Village Center Zone is projected to include approximately 680,000 SF of commercial and civic space, in addition to 2,300 residential units.

2. East Village Zone –

The **East Village Zone** is approximately 174 acres and is comprised of a residential district and two **employment districts.** The **East Village Residential District** comprises approximately 125

acres. The residential land use is intended to be village centric with a mix of street and alleys. The residential use is organized around a community space and connected internally by greenways and paseos. The community center is connected externally to the **Greenbelt Zone** through the same greenways and paseos. The East Village Residential District will contain a mix of single-family detached and attached homes and multi-family to achieve a diversity of house types and affordability. Multi-family will serve as a buffer to the employment land use east of the property. The residential areas will include pedestrian and bicycle linkages to the Village Center and Greenbelt. The **East Village Employment Districts** comprise approximately 49 acres along the north and west of FM 1417 and Moore Street intersection and the south side of Travis Street. The Employment District includes office, retail and general commercial uses.

3. West Residential Zone

The **West Residential Zone** will be primarily residential in use with a mix of residential options that range from large lot to mixed use residential in a **Residential District** and **Mixed-Use District**. The Residential District should contain a mix of single-family detached units to achieve a diversity of house types and affordability. The Residential areas will include pedestrian and bicycle linkages to the Village Center and Greenbelt. The 154-acre Residential Zone's mixed-use commercial and single-family areas are projected to yield approximately 326 residential units and 515,000 SF of commercial space at build-out.

4. The Greenbelt Zone

The Greenbelt Zone is a major feature of the Planned Development's Open Space Plan. The Greenbelt is centrally located and separates the Village Center from the Employment Zone. The Greenbelt is approximately 73 acres and contains a mix of woodlands, rolling hills and floodplain. The Greenbelt will contain a portion of the storm water drainage system for the property and Independent School District properties. The Greenbelt will be a regional park resource that also contains public facilities that serve the civic and recreational needs of the larger Sherman community. The Greenbelt will be accessible through a system of pedestrian and bike corridors that serve the Planned Development's other three zones and the High School.

D. Districts

The Village Center Zone contains the following districts (Appendix - Figure 4):.

1. Highway Commercial District

The southern half of the Village Center will be primarily highway serving commercial**.** The Highway Commercial District can accommodate regional retail, office and hospitality as is intended to serve regional needs of the expanding employment and residential demands in

the southwestern part of the City. The Highway Commercial Center should act as an entry to the more pedestrian friendly **Village Center**.

2. Main Street District

The **Main Street District** is composed of a mix of retail, office, civic, and residential uses. The uses are organized to create a main street environment in which the main streets have both retail and a limited amount of residential either above a portion of the retail or in townhouses at the end of the retail functions. The northern one- half of the Village Center may be anchored by a community oriented Civic use. The core of the Main Street District is horizontal and potentially vertical mixed use. Main Street level is composed of retail except for a potential civic land use at its northernmost end. Second and third floors of the Main Street retail may be office and residential.

3. Transition District

The Village Center also contains a **Transition District** that has characteristics of both village and highway commercial. The transitional retail area connects the vehicular oriented Highway Commercial District to the Main Street District in a manner that transitions vehicular speeds and introduces pedestrian friendly public realm elements.

4. Residential District

The perimeter of the Village Center Main Street District is supported by the **Residential District,** a mix of higher intensity multi-family housing to support the retail functions. Multi-family in the Residential District is a combination of three and four-story buildings served by dedicated surface and/or structured parking as the market for residential matures. Single Family attached (townhomes) along Munson Avenue can be two or three-story, owner occupied, or rental. Townhouses have rear-loaded enclosed parking. **The Residential District** provides residential options with an urban sensibility, which offers a variety of workforce market housing and support the retail and commercial uses in neighboring Zones and Districts.

The East Village Zone contains the following districts (See Appendix - Figure 5)**:**

5. Residential District

The District consists of mixed residential housing served by a community center. The District has mixed attached residential on the east boundary to provide a buffer between the residential district and future employment on the SEDCO property. The Zone also has one employment district along each of FM1417 and Travis Street. The East Village Zone and its three Districts is separated from the Village Center by the Greenbelt. Visual and physical

access to the Greenbelt by the **East Village Residential District** is a critical aspect of creating a sense of community and proving direct linkage between the two Zones.

6. Employment Districts

The **Employment Districts** are intended to provide horizontal and vertical mixed use along FM1417 **and Travis Street**. The Employment District consists of employment, medical and healthcare, entertainment and commerce.

West Residential Zone contains the following districts (See Appendix - Figure6)**:**

7. Residential District

The Residential District consists of mixed residential housing served by a community center.

8. Mixed Use District

The Mixed-Use District consists of mixed vertical and horizontal commercial and multi-family residential. The Mixed Used District buffers the Residential District from FM 1417.

Greenbelt Zone (See Appendix - Figure 7)**:**

The Greenbelt is intended to be a City Park that is used for recreational and regional drainage use only. It may contain active and passage recreational uses only.

III. LAND USE

Land uses in the Village Planned Development are described in the following table as permitted, conditionally permitted, or not allowed by district and development zone, as depicted. P = Permitted and S=Special Use Permit

Table 1 Land Uses

	Village Center				East Village			West Residential		Greenbelt
Use	Highway Commercial	Main Street	Transition	Residential	Residential	Multi-Family	Employment	Residential	Mixed Use	
Residential										
Assisted Living				P	P	P		P		
Dwelling, Multi-Family				P	P	P		P	P	
Dwelling, Townhouses				P	P	P		P		
Dwelling, Single Family				P	P			P		
Commercial										
Retail	P	P	P	P			P		P	
Restaurant	P	P	P	P			P		P	
Restaurant/Drive Thru	P						P		P	
Lodging/Hotel	S	S	S				S		S	
Lodging/ Bed & Breakfast	P	P					P		P	
Microbrewery	P	P	P				P		P	
Gas/Convenience	P						P			
Health Club/Studio	P	P	P	P	P		P		P	
Day Care	P		P				P		P	
Food Service/Restaurant	P	P	P	P			P		P	
Mini-Warehouse							P			
Indoor Storage							S			
Gallery	P	P	P							
Animal Hospital/Veterinary Clinic	P		P				P		P	
Religious/Congregation	P						P		P	
Entertainment	P	P	P				P		P	
Alcoholic Beverage Sales	P		P				P		P	
Employment										
Broadcast Facilities	P		P				P		P	
Co-Work Office	P	P	P				P		P	
Corporate Office							P			
Multi Tenant Office	P	P	P				P		P	
Medical	P		P				P		P	
Research and Development							P			
Assemblage and Manufacturing							P			
Civic										
Community Center		P								
Recreation Center		P								
Library		P								
Park Facilities										P
Conference Center		P								

Prohibited Uses

- Sexually Oriented Businesses
- Gas Wells
- Explosives and Arms Sales
- Tattoo Parlors
- Payday/ Title Loans
- Mini Water Treatment Plants
- Mini Wastewater Treatment Plants

IV. SITE DEVELOPMENT STANDARDS

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

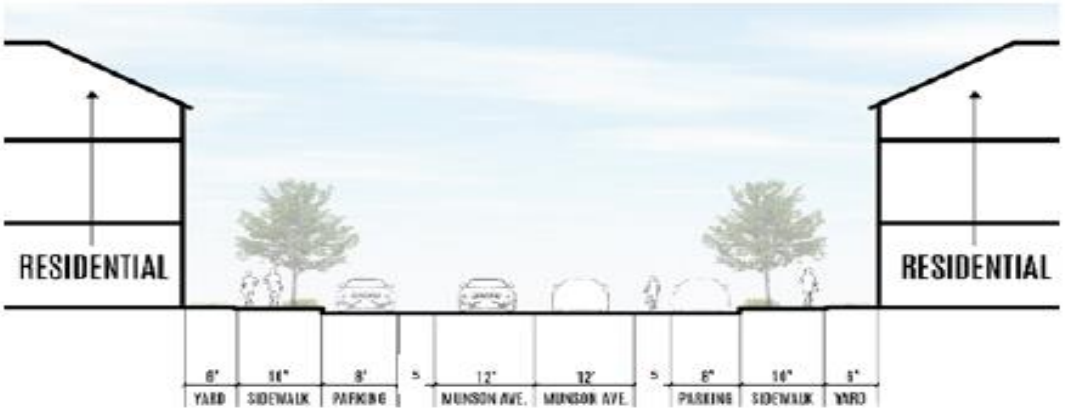
A. Main Street and Transition Districts (Village Center Zone)

1. Street Typologies

The Main Street District will consist of two Street Typologies—Munson Avenue and Main Street. Each street typology will have different characteristics and dimensional requirements.

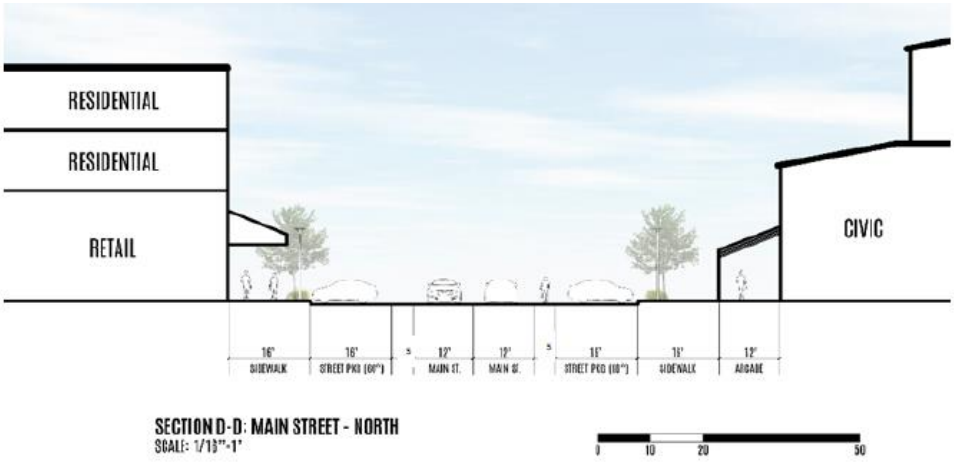
a. Munson Avenue

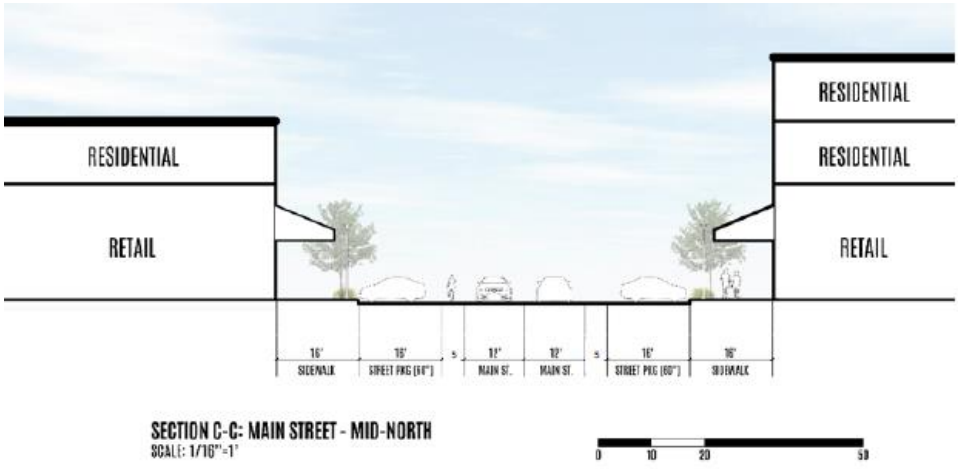
The northernmost portion of the proposed Munson Avenue is flanked by the Residential District on either side. The right of way on this portion of Munson Avenue is 68 feet wide. It consists of a two-way paved road with two 12-foot lanes, two 5-foot bike lanes, and two 8-foot lanes for parallel parking along the street. The sidewalk on each side shall be 10 feet wide, with the innermost feet reserved for landscaping. The portion of Munson Avenue near the intersection with Main Street is flanked by retail uses on either side. In this portion, there shall be no lane for street parking, and this 8' area will become additional sidewalk. West of the intersection with Main Street, the road is again flanked with Residential District on either side of Munson Avenue. This portion will again have two 8-foot lanes for parallel parking along the street.

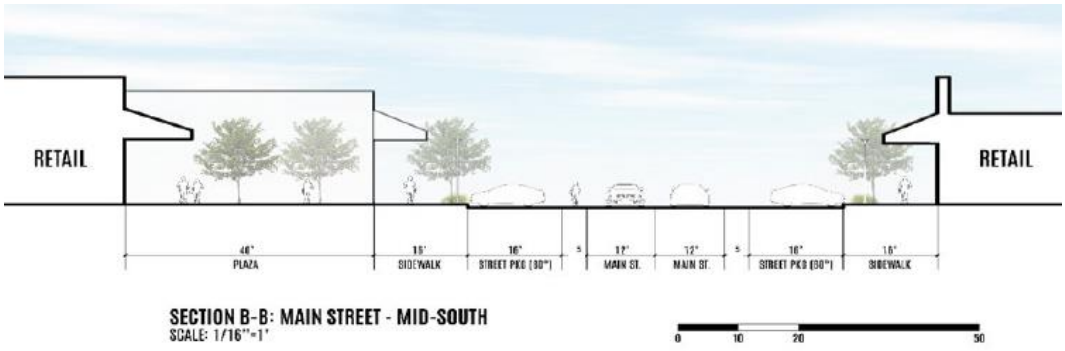


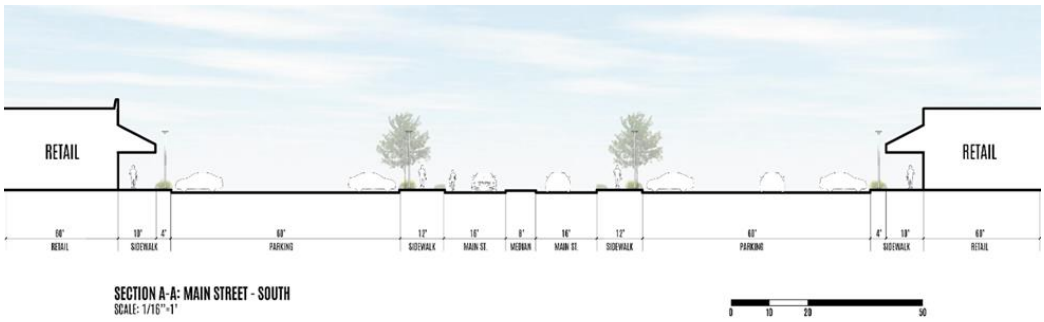
b. Mainstreet

The public right of way on the proposed Main Street has four different conditions. The section of Main Street between Travis and Munson Avenue will be a 96-foot right of way. This section of Main Street consists of a two-way paved road with two 12-foot drive lanes, two 5-foot bike lanes, and angled parking at 16 feet wide on each side. The sidewalk on each side shall be 16 feet wide, with the innermost 4 feet reserved for landscaping. The section of Main Street between Munson Avenue and the Transition District will be an 88-foot wide right of way. It shall consist of a two-way paved road with two 12-foot drive lanes and two 5 - foot bike lanes. The sidewalk shall be a minimum of 10 feet and a landscape buffer of 18 feet. The landscape buffer will include amenities for pedestrians such as seating and enhanced paving.









a. Public Spaces

There are five different types of public spaces in the Main Street District—parks, paseos, sidewalks, and the plaza.

i. Parks

Parks shall be primarily green spaces located along enhanced streets and/or pedestrian/bike corridors. Parks may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. All parks must be ADA compliant. Parks shall be a maximum of 50% hard space and have a minimum of 40% tree canopy coverage at maturity.

ii. Paseos

In the Residential or Office Over Retail typology, there will be three paseos allowing pedestrian and vehicular access from the parking lot behind the buildings on one side of Main Street to the parking lot behind the buildings on the other side of Main Street. Each paseo shall have a width of 24 feet but no greater than 30% of the combined building height of the buildings on either side. Some paseos may be meant for vehicular access (including a drive with 5-foot minimum sidewalks), while at least one paseo shall be pedestrian only. Paseos shall be lined with native trees and landscaping on either side.

iii. Sidewalks

Within the Main Street District, sidewalks range from 6 feet to 10 feet wide, as described in the Street Typologies section above. All sidewalks will be bordered by either the front edge of a retail shop and landscape buffer, or two landscape buffers. The plan provides enhanced pedestrian crossings at intersections by minimizing curb to curb dimensions, ADA compliant ramps and curbing, and enhanced landscaping and lighting.

iv. Plazas

An area of at least 15,000 square feet at one corner of the intersection of Main Street and Munson Avenue shall be left as open space for a public plaza. This plaza may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. Portions of the plaza may be sloped no more than 1:20; they may, however, be raised or lowered with stairs and accessible ramps. The plaza shall be a minimum of 75% hard space and have a minimum of 25% tree canopy coverage at maturity.

V. Building Front and Side-yards (front and side yard space is only applicable in the village center residential district)

Areas in the front and side-yards of any residential in the Village Center shall be considered public space for management and maintenance purposes only. Front and side yards are for private use only. The front and side yards will be maintained through a third-party property management provider.

B. Highway Commercial District (Village Center Zone)

a. Street Typologies

The Highway Commercial District will consist of one Main Street typology. The section of Main Street in the Highway Commercial District shall be a 100-foot right of way. The cross-section of Main Street at FM1417 will be based on a traffic study to determine the required number of ingress and egress lanes and transition from the intersection of FM 1417 to the interior of the District.

b. Public Spaces

There are two different types of public spaces in the Highway Commercial District—walkways and paseos.

i. Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered

walk and two 4-foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4-foot wide median. Each end nay median shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

ii. Paseos

The Highway Commercial District will have paseos that connects the Transition District to FM 1417. The number of paseos will depend upon the location and size of retail in the Highway Commercial Districts. Paseos will occur at the end of each multi-tenant retail and along each side of major entrances off FM 1417.

C. Residential District (Village Center Zone)

a. Street Typologies

The Residential District will consist of one Main Street typology. The section of Main Street in the Residential District shall be a 68 -foot right of way. The cross-section of Main Street at FM1417 will be based on a traffic study to determine the required number of ingress and egress lanes and transition from the intersection of FM 1417 to the interior of the District.

b. Public Spaces

Public spaces within the Residential District are limited to the frontage of buildings and central walkways from FM 1417 to building frontage and parks for multi-family groupings.

i. Frontage of Buildings

The frontage of buildings within the Residential District shall be considered open space. The space between buildings and parking or drive lanes shall be a minimum of 16 lineal feet and contain a minimum 4-foot landscape buffer between back of curb and sidewalk.

ii. Parks

Each grouping of four multi-family residential or multi-family with retail combination shall have a minimum of one park. The park shall be a minimum of 15% the ground floor of each four-building grouping. Parks may include features such as shade structures, fountains, water features, tables, benches, and decorative pavers. All parks must be ADA compliant. Parks shall be a maximum of 50% hard space and have a minimum of 40% tree canopy coverage at maturity. The Residential District will have a minimum of one dog park of a

minimum of 1,000 square feet in addition to the park space requirements as described above.

iii. Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered walk and two 4-foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4-foot wide median. Each median shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

D. Residential District (East Village Zone)

a. Street Typologies

The East Village Residential District will consist of three street typologies and one alley typology. Entry roads from Moore Street into the East Village Zone will be a 62 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, one central 8-foot landscaped median, two 6-foot sidewalks and two 5-foot landscape buffers between the sidewalk and back of curb. The East Village Zone will be served by one collector road that connects FM 1417 and Travis Street through the East Village Zone. The collector street will also connect Moore Street to the north /south collector on the east side of the zone (Appendix - Figure 7). Collector roads will be a 54 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, two 6-foot sidewalks and 4-foot landscape buffers between the sidewalk and back of curb. Alleys that serve rear loaded lots will be a minimum of 12 feet and a maximum of 16 feet wide.

b. Public Spaces

There are three types of public spaces in the East Residential District - Community Center, Sidewalk and Boulevards, Paseos.

i. Community Center

The Residential District in the shall have one community center for the use of the residents of the Residential District.

ii. Sidewalks

Within the Residential District, sidewalks are a main aspect of community open space. They serve both connectivity and provide additional landscape opportunities when combined with street and front yards elements. Sidewalks are a minimum 6 feet in width and should be separated from the street by a 4-foot minimum landscape buffer to support the healthy growth of street trees

iii. Paseos

Paseos or greenways In the Residential District, provide connectivity between residential and adjoining open space. Paseos should be designed in the final detailed site plan to provide visual transition between the two uses by varying the width of the corridor, curvature of the alignment and variation in landscape materials to establish points of entries. Paseos provide an ideal way of transitioning from open space natural landscape and more ornamental landscape of residential.

E. Employment Districts (East Village Zone)

a. Street Typologies

The East Village Residential District will consist of three street typologies and one alley typology. Entry roads from Moore Street into the East Village Zone will be a 62 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, one central 8-foot landscaped median, two 6-foot sidewalks and two 5-foot landscape buffers between the sidewalk and back of curb. The East Village Zone will be served by one collector road that connects FM 1417 and Travis Street through the East Village Zone. The collector street will also connect Moore Street to the north /south collector on the east side of the zone (Appendix - Figure 7). Collector roads will be a 54 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, two 6-foot sidewalks and 4-foot landscape buffers between the sidewalk and back of curb. Alleys that serve rear loaded lots will be a minimum of 12 feet and a maximum of 16 feet wide.

b. Public Spaces

There are three types of public spaces in the East Residential District - Community Center, Sidewalk and Boulevards, Paseos.

i. Community Center

The Residential District in the shall have one community center for the use of the residents of the Residential District.

ii. Sidewalks

Within the Residential District, sidewalks are a main aspect of community open space. They serve both connectivity and provide additional landscape opportunities when combined with street and front yards elements. Sidewalks are a minimum 6 feet in width and should be separated from the street by a 4-foot minimum landscape buffer to support the healthy growth of street trees.

iii. Paseos

Paseos or greenways In the Residential District, provide connectivity between residential and adjoining open space. Paseos should be designed in the final detailed site plan to provide visual transition between the two uses by varying the width of the corridor, curvature of the alignment and variation in landscape materials to establish points of entries. Paseos provide an ideal way of transitioning from open space natural landscape and more ornamental landscape of residential.

F. Residential District (West Residential Zone)

a. Street Typologies

The West Residential District will consist of two street typologies and one alley typology. Entry road into the district will be a 62 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, one central 8-foot landscaped median, two 6-foot sidewalks and two 5-foot landscape buffers between the sidewalk and back of curb. Circulator roads that provide frontage to buildings will be a 54 foot right of way and contain two 12-foot drive lanes, two 5-foot bike lanes, two 6-foot sidewalks and 4-foot landscape buffers between the sidewalk and back of curb. Alleys that ser ve rear loaded lots will be a minimum of 12 feet and a maximum of 16 feet wide.

b. Public Spaces

There are four types of public spaces in the West Residential District - Ravine Park, Community Center, Sidewalk and Boulevards, Paseos.

i. Ravine Park

The West Residential District contains a natural drainage area and partial floodplain that will

be incorporated into a community green space. Location, size, and orientation of the park will be completed in the detail site plan.

ii. Community Center

The Residential District in the shall have one community center for the use of the residents of the Residential District.

iii. Sidewalks

Within the Residential District, sidewalks are a main aspect of community open space. They serve both connectivity and provide additional landscape opportunities when combined with street and front yards elements. Sidewalks are a minimum 6 feet in width and should be separated from the street by a 4-foot minimum landscape buffer to support the healthy growth of street trees

iv. Paseos

Paseos or greenways In the Residential District, provide connectivity between residential and adjoining open space. Paseos should be designed in the final detailed site plan to provide visual transition between the two uses by varying the width of the corridor, curvature of the alignment and variation in landscape materials to establish points of entries. Paseos provide an ideal way of transitioning from open space natural landscape and more ornamental landscape of residential.

G. Mixed-Use District (West Residential Zone)

a. Street Typologies

The Mixed-Use District will consist of two street typologies. Sections of entry streets from FM1417 to the interior of the district will be 100 feet wide. Interior streets will be a minimum of 86 feet to allow for on street parking.

b. Public Spaces

i. Walkways in Parking Lots

Walkways that cross parking bays shall be located in landscaped medians or corridors that include trees and groundcovers. Landscape islands in parking lots shall be located a maximum of 200 lineal feet apart. Mid-block walkways shall be 12 feet in width with a 4-foot centered walk and two 4-foot landscaped areas. Each landscape area shall have a minimum of one mid-sized tree and plus ground cover. Parking bays shall be separated from drive lanes by a minimum 4-foot wide median. Each end nay median

shall contain two native trees and ground covers over 100% of the median. Native trees and ground covers must allow clear lines of sight. Where the required walkways

cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; or scored, colored concrete.

ii. Paseos

The Mixed-Use District t will have paseos that connects the Residential District to FM 1417. The number of paseos will depend upon the location and size of retail in the Mixed-Use District. Paseos will occur at the end of each multi-tenant retail and along each side of major entrances off FM 1417.

V. BUILDING and LOT STANDARDS

The use and building envelope standards section establishes basic parameters for all land uses, building siting, lot widths, height, stories, and overall densities. Building Typologies for uses permitted or permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Planned Development in the defined character of the district in which it is proposed.

A. VILLAGE CENTER ZONE LOT and BUILDING TYPOLOGIES

1. Main Street District

The Main Street District will consist of four building typologies—Multi-family, Residential or office over retail, Retail, and Civic. Each typology will have different building height and coverage limitations and design guidelines. Drive-throughs are not allowed in the Main Street District. (Table 1)

a. Multi-Family

All multi-family buildings within the Main Street District will be a minimum of three (3) stories and a maximum of five (5) stories. A minimum of 30% of the gross floor area on the ground floor shall be retail. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking for 100% of the building's required parking count.

b. Residential or Office Over Retail

All buildings in the Main Street District will provide retail space on the ground floor. All Main Street District retail buildings may have either residential or office on upper floors. These buildings will be a minimum of two stories and a maximum of three stories.. The entire ground floor level shall be devoted to retail, while floors 2 and 3 may be either residential or office use. These buildings must front Main Street with a maximum building length of 200 feet. Parking is not allowed within the side setbacks.

Buildings within 100 feet of the intersection of Munson Avenue and Main Street may be either Retail or Residential or Office over Retail. Each building shall have a setback of zero feet, with a minimum footprint of 15,000 square feet. An area of at least 15,000 sf at one corner of the intersection of Main Street and Munson Avenue shall be left as open space for a public plaza.

c. Civic

The north end of Main Street may contain a potential Civic building, located to the east of the intersection of Main Street and Travis Street. The civic building should serve as a

landmark in the Village Center and be distinguished by a strong, welcoming architectural style. The front of the building shall have uses that activate Main Street and the public realm. The building may be composed of two to three joined volumes with a ground level loggia or canopy structure along the side of the building facing the sidewalk.

2. Transition District

The Transition District will consist of one building typology—Small in-line retail. The typology may have different building heights but will maintain consistent coverage limitation and design guidelines. Drive-throughs are not allowed in the Transition District.

Small In-line Retail shall consist of connected retail spaces that are a maximum of 100 feet wide and 70 feet in depth.

3. Residential District

The Residential District will consist of two building typologies—multi-family residential and single family attached (townhomes). Drive-throughs are not allowed in the Residential District.

a. Multi-Family Residential

All multi-family apartment buildings within the Residential District will be a minimum of three stories and a maximum of five stories.. A maximum of 30% of the gross floor area on the ground floor may be retail for buildings along West Travis Street and FM 1417 only. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking.

b. Single Family Attached (Townhomes)

Single family attached townhomes within the Residential District will have a minimum of 2 stories and a maximum of3 stories. The width of one residential unit shall range from 20-24 feet, and the length shall range from 35-45 feet. Each residential unit shall have two parking spaces of a minimum of 20 feet in length behind the unit. Service drive shall be 20 feet with a 4-foot minimum landscape area between garages. Each building shall consist of a minimum of 4 and a maximum of 6 units.

c. **Highway Commercial District**

The Highway Commercial District will consist of four building typologies—Large box retail, In-line retail, Single use retail, and Restaurants. Each typology will have different building height and coverage limitations and design guidelines.

a. Large Box Retail

Large box retail stores shall be located at the ends of in-line retail or as a single unattached use.

b. In-Line Retail

In-line Retail shall consist of connected retail spaces that are a maximum of 70 feet in depth. A minimum of five and a maximum of eight retail spaces may be connected in the in-line retail typology. The maximum length of in-line retail shall be 400 feet.

Two large box retail stores with in-line retail in between shall have a maximum length of 800 lineal feet. The total square footage shall not be greater than 300,000 square feet.

c. Single Use Retail

Single use retail shall consist of a maximum of 45,000 square feet. Maximum height for single use retail shall not exceed 30 feet without a variance.

d. Restaurants

Family Style restaurants shall be full service. Drive-throughs are not allowed on family style restaurants. Fast food restaurants shall be a minimum of 1,600 square feet and a maximum of 2,400 square feet. Fast food restaurants are allowed drive-throughs. All fast-food restaurants are required to have a variance.

e. Hospitality

Hospitality shall be full service or limited service provided that the limited service offers internal food and beverage functions.

B. EAST VILLAGE CENTER ZONE LOT and BUILDING TYPOLOGIES

1. Residential District

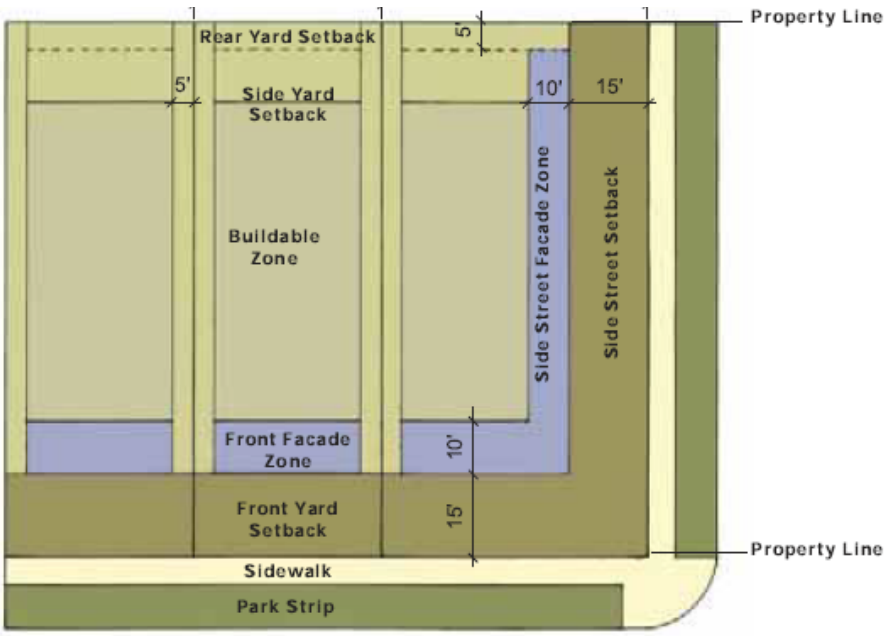
The Residential District will consist of two building typologies—multi-family residential, single family detached and single family attached.

a. Single Family Detached

Single family detached buildings within the Residential District will have a maximum of three stories. Single family detached can be on front or rear loaded lots.

i. Each lot has a set of setback lines that define the minimum and maximum yard between the house, streets and alleys. There are also zones within the yard where the house should be placed. The Front Porches should be placed within the Front Porch Zone described in the

general conditions for the lot type. The Front Porch Zone is set back from the front property line at a distance defined by the Front Yard Setback. The Front Yard Setback is the area between the Front Yard Setback Line and the front property line.



ii. On corner lots, a Side Street Porch Zone is established adjacent to the cross street. It is set back from the side street a specific dimension established for each lot type and is defined by the Side Street Setback. The Main body, side wings, garages and fences are placed within this zone.

iii. The Rear Alley Setback defines the distance between the alley right of way to a built structure. The Side Yard Setback defines the minimum distance between the side property line and the built structure.

iv. The East Village Residential District has a connected semi-grid of streets connecting all of the lots internal to the district with Moore Street and Travis Avenue. Streets do not connect the Commercial Districts unless proper entry sequence and buffer is detailed in the detailed site plan. Streets are designed to have limited parking within the street rights of way on front loaded streets.

v. Rear loaded streets allow parking on the proposed alley system behind buildings and a limited amount of designated parking areas on the

street in front of the rear loaded lots. By proving parking in the rear of lots, buildings can sit closer to streets to create a continuous and delightful street wall. The system of streets, alley and mid-block parking helps create a pedestrian friendly environment in a traditional neighborhood form. Some additional visitor parking will be provided in proximity to the community center.

b. Single Family Attached (Townhomes)

Single family attached townhomes within the Residential District will have a minimum of 2 stories and a maximum of 3 stories. Each residential unit shall have two parking spaces of a minimum of 20 feet in length behind the unit. Service drive shall be 20 feet with a 4-foot minimum landscape area between garages. Each building shall consist of a minimum of 4 and a maximum of 6 units.

2. Multi-Family Residential District

All multi-family apartment buildings within the Residential District will be a minimum of three stories and a maximum of five stories.

The ground floor level shall have a floor-to-floor height of 18 feet. A maximum of 30% of the gross floor area on the ground floor may be retail for buildings along West Travis Street and FM 1417 only. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking.

d. **Employment District**

The Employment District consists of The following uses:

a. Employment

i. Corporate Office
ii. Multi-Tenant Office
iii. Research and Development
iv. Assemblage and Manufacturing

b. Medical and Healthcare

i. Hospitals and Clinics

c. Commercial

i. In-Line Retail
ii. Single Use Retail
iii. Restaurants
iv. Entertainment

C. WEST RESIDENTIAL ZONE BUILDING TYPOLOGIES

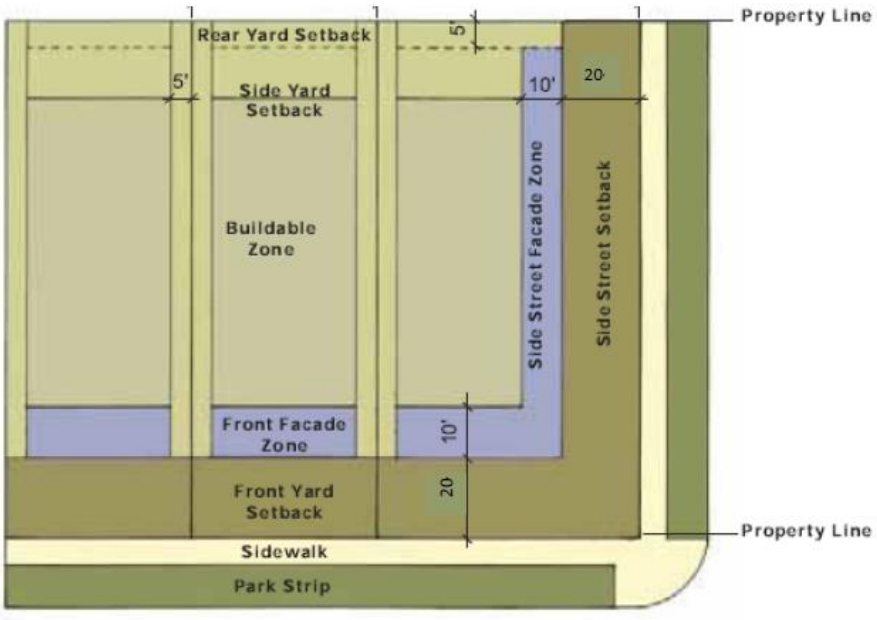
1. Residential District

The Residential District may consist of two building typologies—single family detached and single family attached.

a. Single Family Detached

Single family detached buildings within the Residential District will have a maximum of three stories. Single family detached can be on front or rear loaded lots.

i. Each lot has a set of setback lines that define the minimum and maximum yard between the house, streets and alleys. There are also zones within the yard where the house should be placed. The Front Porches should be placed within the Front Porch Zone described in the general conditions for the lot type. The Front Porch Zone is set back from the front property line at a distance defined by the Front Yard Setback. The Front Yard Setback is the area between the Front Yard Setback Line and the front property line.



ii. On corner lots, a Side Street Porch Zone is established adjacent to the cross street. It is set back from the side street a specific

dimension established for each lot type and is defined by the Side Street Setback. The Main body, side wings, garages and fences are placed within this zone.

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iv. The East Village Residential District has a connected semi-grid of streets connecting all of the lots internal to the district with Moore Street and Travis Avenue. Streets do not connect the Commercial Districts unless proper entry sequence and buffer is detailed in the detailed site plan. Streets are designed to have limited parking within the street rights of way on front loaded streets.

v. Rear loaded streets allow parking on the proposed alley system behind buildings and a limited amount of designated parking areas on the street in front of the rear loaded lots. By proving parking in the rear of lots, buildings can sit closer to streets to create a continuous and delightful street wall. The system of streets, alley

and mid-block parking helps create a pedestrian friendly environment in a traditional neighborhood form. Some additional visitor parking will be provided in proximity to the community center.

2. Mixed Use District

The Mixed-Use District is intended to provide horizontal and vertical mixed use along FM1417. Mixed use may include multi-family residential and multi-family residential with retail provided that retail is on the ground floor. The District may include office provided that the office is a minimum of two floors. The District may include office over retail provided that the mixed use is a minimum of two floors. Single story retail is allowed provided that it does not exceed 15% of a site plan's total proposed building square footage.

The Mixed-Use District will consist of up to seven building typologies that support horizontal and vertical mixed uses along FM 1417. The five building typologies include:

a. **Multi-Family Residential**

All multi-family residential buildings within the Residential District will be a minimum of three stories and a maximum of five stories. The ground floor level shall have a floor-to-floor height of 18 feet, and levels 2-5 shall have a floor-to-floor height of 10 feet, plus a 36" parapet at the roof level. A maximum of 30% of the gross floor area on the ground floor may be retail for buildings along West Travis Street and FM 1417 only. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking. Multifamily apartment buildings within the Residential District shall have a front yard setback of 10 feet and a minimum 30-foot side and rear yard setback

b. Multi-Family Residential with Ground Floor Residential

Multi-family residential buildings with retail within the Residential District will be a minimum of three stories and a maximum of five stories. The ground floor level shall have a floor-to-floor height of 18 feet, and levels 2-5 shall have a floor-to-floor height of 10 feet, plus a 36" parapet at the roof level. A maximum of 30% of the gross floor area on the ground floor may be retail for buildings along West Travis Street and FM 1417 only. A three-story building shall utilize adjacent surface parking. A four- or five-story building will require structured parking. Multifamily apartment buildings within the Residential District shall have a front yard setback of 10 feet and a minimum 30-foot side and rear yard setback

c. Multi-Tenant Office

Multi-Tenant Office shall consist of a maximum of 85 feet in depth and a maximum floorplate of 28,000 square feet with a maximum height shall be 45 feet plus a 36" parapet.

d. In-Line Retail

In-line Retail shall consist of connected retail spaces that are a maximum of 70 feet in depth. The maximum height shall be 25 feet plus a 36" parapet. A minimum of five and a maximum of eight retail spaces may be connected in the in-line retail typology. The maximum length of in-line retail shall be 400 feet. The total square footage for in-line retail shall not exceed 28,000 square feet.

e. Single Use Retail

Single use retail shall consist of a maximum of 20,000 square feet Maximum height for single use retail shall not exceed 30 feet without a special use permit.

Hospitality

Hospitality shall be full service or limited service provided that the limited service offers internal food and beverage functions. The building shall be a minimum of 4 floors and a maximum of 7 floors with the ground floor height of 18 feet minimum.

f. Restaurants

Family Style restaurants shall be a minimum of 7,000 square feet and a maximum of 12,000 square feet. Drive-throughs are not allowed on family style restaurants. Fast food restaurants shall be a minimum of 1,600 square feet and a maximum of 2,400 square feet. Fast food restaurants are allowed drive-throughs. All fast-food restaurants are required to have a variance.

			Lot Standards									Building Standards	
Zone	District	Building Type	Density		Coverage	Lot Size		Lot Width	Setbacks			Height	
			Minimum	Maximum	Maximum	Minimum	Maximum	Minimum	Front	Rear	Side	Maximum	Minimum
Village Center													
	Main Street												
		Multi-Family	30 DUA	60 DUA	60%	1.5 AC	3.5 AC	N/A	0 FT	30FT	30FT	61 FT	41 FT
		Residential over Retail	20 DUA	30 DUA	60%	N/A	N/A	N/A	0 FT	30FT	10 FT	61 FT	41 FT
		Office over Retail	.40 FAR	1.0 FAR	60%	N/A	N/A	N/A	0 FT	30FT	10 FT	61 FT	41 FT
		Retail	.20 FAR	.30 FAR	40%	N/A	N/A	N/A	0 FT	30FT	10 FT	30 FT	25 FT
		Single Family Attached	12 DUA	18 DUA	80%	2,500 SF	3,500 SF	N/A	0 FT	30FT	10 FT	25 FT	40 FT
		Civic	.50 FAR	1.0 FAR	60%	1.0 AC	7.0 AC	N/A	0 FT	30FT	10 FT	30 FT	50 FT
		Hospitality	.40 FAR	.80 FAR	60%	1.0 AC	2.0 AC	N/A	0 FT	30FT	10 FT	61 FT	41 FT
	Transition												
		Retail	.20 FAR	.30 FAR	40%	N/A	N/A	N/A	0 FT	30FT	10 FT	30 FT	21 FT
	Residential												
		Multi-Family	30 DUA	60 DUA	80%	1.5 AC	3.5 AC	N/A	0 FT	30FT	30FT	61 FT	40 FT
		Single Family Detached	10 DUA	16 DUA	60%	3,000 SF	5,000 SF	35 FT	5 FT	30FT	10 FT	25 FT	40 FT
		Single Family Attached	12 DUA	18 DUA	60%	2,500 SF	3,500 SF	24 FT	5 FT	30FT	10 FT	25 FT	40 FT
	Highway Commercial												
		Large Box Retail	.15 FAR	.30 FAR	30%	2.0 AC	12 AC	N/A	50FT	50FT	50FT	35 FT	25 FT
		In-Line Retail	.15 FAR	.30 FAR	30%	N/A	N/A	N/A	50FT	50FT	50FT	30 FT	21 FT
		Single Use Retail	.15 FAR	.30 FAR	30%	1.5 AC	2.5 AC	N/A	50FT	50FT	50FT	30 FT	21 FT
		Restaurants	.15 FAR	.30 FAR	30%	.75 AC	1.5 AC	N/A	50FT	50FT	50FT	30 FT	21 FT
		Hospitality	.40 FAR	1.0 FAR	50%	3.0 AC	5.0 AC	N/A	50FT	50FT	50FT	81 FT	40 FT
East Village													
	Residential												
		Single Family Detached	N/A	N/A	50%	4,000 SF	40 FT	40 FT	20 FT	30FT	10 FT	25 FT	40 FT
	Multi-Family												
		Multi-Family	30 DUA	80 DUA	60%	1.5 AC	N/A	N/A	0 FT	30FT	30FT	61 FT	40 FT
		Single Family Attached	8 DUA	12 DUA	50%	2,500 SF	28 FT	28 FT	0 FT	30FT	10 FT	25 FT	40 FT
	Employment												
		Corporate	.15 FAR	0.25 FAR	25%	3.0 AC	N/A	N/A	50FT	50FT	50FT	81 FT	40 FT
		Multi-Tenant	.15 FAR	0.25 FAR	25%	3.0 AC	N/A	N/A	50FT	30FT	20FT	81 FT	40 FT
		Research/Developmen	.15 FAR	0.25 FAR	25%	5.0 AC	N/A	N/A	50FT	30FT	20FT	55 FT	31 FT
		Assemblage	.15 FAR	0.25 FAR	25%	8.0 AC	N/A	N/A	50FT	30FT	20FT	35 FT	25 FT
		Medical Office/Clinic	.15 FAR	.50 FAR	50%	.75 AC	N/A	N/A	50FT	50FT	50FT	55 FT	33 FT
		Hospital	.15 FAR	1.50 FAR	25%	15 AC	N/A	N/A	50FT	50FT	50FT	81 FT	41 FT
		Retail	.15 FAR	0.25 FAR	25%	1.0 AC	N/A	N/A	50FT	50FT	50FT	30 FT	21 FT
		Hospitality	.30 FAR	.60 FAR	50%	3.0 AC	N/A	N/A	50FT	50FT	50FT	81 FT	40 FT
West Residential													
	Residential												
		Single Family Detached	N/A	N/A	50%	4,000 SF	15,000 SF	40 FT	20 FT	30FT	10 FT	25 FT	40 FT
	Mixed Use												
		Mixed Use	.30 FAR	1.0 FAR	60%	N/A	N/A	N/A	0 FT	30FT	10 FT	61 FT	41 FT

D. HEIGHT LIMIT EXCEPTIONS (EMPLOYMENT DISTRICTS ONLY)

(1) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first-floor footprint may exceed the height limits by up to twenty (20) feet.

(2) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building façade(s).

VI. ARCHITECTURAL STANDARDS

The architectural standards section governs the village center zone and the residential attached and multifamily residential architectural elements and appurtenances related to the façade materials, windows, roofs, service areas and other standards. (Architectural standards are recommended to maintain the consistency of the Village Center unless otherwise agreed to by the property owner and City.)

A. Main Street and Multi-Family Residential

1. Building façade materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the façade) shall be:

(1) Masonry/stone

(2) Stucco/plaster

(3) Hardie-plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a special exception as a part of detailed site plan approval

b. Accent building materials (no greater than 15% of the area of the façade) may be:

(1) Pre-cast masonry (for trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (for trim elements only)

(3) Metal (for beams, lintels, trim elements, and ornamentation only)

(4) Split-faced CMU block (only for piers, foundation walls and chimneys)

(5) EIFS

2. Building awnings and canopies

a. Materials, illumination, and location

(1) Awnings and canopies shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.

(2) Awnings and canopies shall not be internally illuminated in a manner that illuminates the awnings or canopy material; provided, however, downward lighting limited to lighting the building façade, sidewalk areas, and seating areas, is permitted to be installed beneath awnings and canopies.

3. Building Roofs

a. Permitted Roof Materials

(1) Architectural asphalt shingles

(2) Tile, clay or concrete (faux clay)

(3) Slate (equivalent synthetic or better)

(4) Metal (standing seam, equivalent or better)

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent material.

b. Flat Roofs – roof material interior to the parapet shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment

(1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical.

(2) Roof mounted equipment shall be screened from view from the public space where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of detailed site plan.

c. Solid waste collection and disposal

(1) Location of solid waste facilities shall be approved at time of detailed site plan.

(2) Solid waste facilities including trash compactors shall be screened by a masonry wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise city approved material.

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Townhomes

1. Architectural Diversity

a. Floor plans and front façades of the same primary building material color for single-family attached residential shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front façade.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for single family attached residential buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into façades of single-family attached residential buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4^{th}) lot and be included in the detailed site plan:

(1) Balcony
(2) Front porch (may occur more often than every 4^{th} lot)
(3) Chimney
(4) Patio courtyard
(5) Masonry, stone, or cast stone accents
(6) Double entry doors
(7) Covered entry
(8) Dormers
(9) Cedar shutters
(10) Natural stone (30% front façade)
(11) 10:12 or great roof pitch (may occur more often than every 4^{th} lot)
(12) Gables with architecture feature
(13) Arch top windows
(14) Circle top windows
(15) Stained wood columns

2. Building façades

Façade treatments are those portions of a building's street frontage façade elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. Residential buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building façade materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the façade) shall be:

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

b. accent building materials (which may cover no more than 15% of the area of the façade) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements, and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the façade.

(2) Solar screens are permitted only on façades not visible from the public space.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier, or wall section that is not less than seven (7) inches wide.

(3) Alterations to these standards may be granted as part of a detailed Site Plan.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay, or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent material

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs
Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs
Roof material interior to the parapet shall not be visible from any adjacent ground-level areas.

(3) Roofs, Dormers and Chimneys

c. DORMERS and chimney chases above the roof structure shall be finished with a permitted primary building material

d. Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed prefabricated metal flue piping (other than gas appliance vent stacks required by codes) is prohibited

6. Underground Utilities

All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of detailed site plan.

C. Employment

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

1. Building Height, Massing, and Scale

a. The mass and scale of large buildings should be reduced by varying building heights, and/or setbacks, along the front and street side building façades.
b. Building heights, massing and setbacks should be varied, to define different functions such as offices and warehousing.
c. Industrial and business park development should be similar in scale and massing to adjacent development and establish a smooth transition between uses. If a different scale for new development is required for functional reasons, the new development should provide a transition between adjacent buildings.
d. Vertical and horizontal offsets should be integrated within building facades to minimize building bulk.
e. Techniques that should be used to 'break up' the massing of a building include stepping the building height, furring out walls to create offsets in plane, adding battens or reveals to walls surfaces, and insets or other variations in plan.

2. Building Facades

a. Long, blank facades should be avoided. More articulation, detailing, and fenestration should be provided on facades visible from major thoroughfares and freeways.

b. Facades of large buildings visible from a public street should include architectural features such as reveals, windows and openings, changes in parapet heights, color, texture, and material to add interest to the building elevation and reduce its visual mass.

3. Entry Features

a. Building entries should be clearly identifiable and integrated within the overall building design. Projections, columns, overhangs, enhanced landscaping, vertical architectural features, distinctive materials, and colors should be used to articulate entrances.

b. Primary building entries should be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

4. Windows & Doors

a. Recessed windows, awnings, landscaping, and shading devices to reduce solar heat gain should be used where appropriate.

b. Window type, material, shape, and proportion should complement the architectural style of the building entry.

c. Glare-producing reflective glass is discouraged, but tinted glass may be used. The tinted glass should be as clear as possible while still being energy efficient.

d. Building openings, such as windows and doors, should maintain the proportions and spacing of other openings on the block.

e. Roll-up doors should be oriented away from public street views and adjacent residential areas to avoid unsightly views and noise emissions beyond the property line.

5. Colors & Materials

a. A comprehensive material and color scheme should be developed for each site. Material and color variations in multi-building complexes should be complementary and compatible among buildings.

b. Large expanses of smooth material (e.g., concrete) should be broken up with expansion joints, reveals, or changes in texture, color, and material.

c. Large expanses of highly reflective surface and mirror glass exterior walls should be avoided to reduce heat and prevent glare impacts on adjacent public streets and properties.

d. Materials and colors of wall and monument signs should be compatible with the main buildings on the site.

e. Building walls that may be prone to graffiti should be treated with a graffiti resistant coating, materials that are not conducive to graffiti such as split face block, or extensive landscaping to cover blank walls.

f. All exterior materials, textures and colors should be appropriate for the architectural style or theme of the building and should contribute towards the quality of the streetscape.

g. Compatible colors on a single façade, or composition, should add interest and variety while reducing building scale and breaking up plain walls. Light, neutral colors should be used on industrial buildings to help reduce their perceived size. Contrasting trim and color bands can help break up blank surfaces.

6. Building Lighting

a. The design of the light fixtures and their structural support should be architecturally compatible with the theme of the development.

b. Lighting fixtures should not have exposed bulbs.
c. Decorative accent lighting and fixtures above the minimum 1-foot candle illumination levels of surrounding parking lots should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
d. Exterior doorways and entries should be fully illuminated to a minimum of one foot-candle over the entire face and frame of the opening.
e. Wall mounted lights should not extend above the height of the wall or parapet to which they are mounted.
f. Parking lot lighting standards should be placed so that the illumination spread will not conflict with the growth of trees in required parking lot planters.

7. Roof Forms

a. Rooflines should include variations to avoid long, horizontal rooflines. Long, horizontal rooflines should be minimized through articulating a building's facade, alternating roof or parapet heights, providing variations in materials and colors, or other appropriate methods.
b. Depending upon the architectural style of a structure, industrial and business park buildings are encouraged to use decorative roof elements, such as cornices to enhance a building's roof edge.
c. When sloped roofs are incorporated into a design, equipment wells should be used to continue the existing pitch and roofline.

8. Service Areas & Utilities

a. Refuse, storage, and equipment areas should be screened from view from adjacent uses.
b. All installed equipment, electrical rooms, and service rooms should be placed within the footprint of the structure. No equipment of any kind should be visible on the outside of the structure.
c. All screening devices should be compatible with the architecture, materials, and colors of the building.
d. Trash enclosures that are visible from upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the architectural theme of the site's buildings.
e. Roof ladders should be located inside the building or be designed to be compatible with the architectural design of the building. Equipment used to retract and store roof ladders should not be mounted to the exterior of the structure.
f. Refuse storage and loading areas should be located at the rear of the development and screened from public view.

9. Canopies & Awnings

a. Canopies, awnings, arcades, and overhangs are encouraged over windows and entries along public sidewalks on the ground floor.
b. Canopies, awnings, and arcades should be designed with respect for the proportions of the building in terms of size, shape, and placement, unless a unique architectural style encourages something different.

c. Canopies and awnings should fit within individual bays or structural divisions of the building facade rather than extending beyond a single bay unless the building structure dictates an alternative placement.
d. Use of a continuous awning for the windows on the upper floors is discouraged. Each window, or small grouping of windows, should be articulated with an individual canopy or awning, with awnings extending no more than halfway down the window. The color and style should complement ground-level awnings and canopies on the same building.
e. Brightly colored awnings should be compatible with the colors used on the main building. Uncolored or light-colored canvas awnings may be appropriate for dark and north-facing facades.
f. Canopies and awnings should only be internally illuminated where appropriate to the architectural style of the building.
g. Materials should be of the highest quality such as metal and glass. If canvas material is used, it should be heavy duty and non-reflective, matte finish. Plastic or vinyl canopies should not be used.

10. Signage & Graphics

a. Signage can be wall-mounted, projecting, combined with awnings, or placed on windows. Hanging signs with projecting lettering are encouraged.
b. Attached signage should consist of individual letters; cabinet signs are discouraged.

D. Highway Commercial District

1. Entrances.

a. Standards. Retail buildings 20,000 square feet or greater shall feature multiple entrances to help reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience. Multiple entrances should be used to mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses. Retail buildings shall feature entrances that are coordinated with pedestrian networking and public connectivity to and through the entire site.
b. All sides of a principal building that directly face an abutting public or private right-of-way should feature at least one customer entrance or covered walkway leading to an entrance. Where a principal building 20,000 square feet or greater directly faces more than two abutting public or private rights-of-way, this requirement should apply to a minimum of two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street. Where exterior entrances to the building are not feasible due to internal store operations, real or false windows or similar features may be combined with a covered walkway.

c. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
   (4) Canopies or porticos;
   (5) Overhangs.
   (6) Recesses/projections.
   (7) Arcades.
   (8) Raised corniced parapets over the door.
   (9) Peaked roof forms.
   (10) Arches.

d. Display windows.
   (1) Architectural details such as tile work and moldings which are integrated into the building structure and design.
   (2) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
   (3) A specific architectural element proposed by the applicant's architect that is acceptable to the Community Development Director.
   (4) Where additional stores will be located in the principal building, each such store should have at least one exterior customer entrance, which shall conform to the above requirements.
   (5) Side or rear walls that face walkways may include false windows and door openings defined by architectural features or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building, as determined by the Community Development Director.

2. Facades and Exterior Walls.

a. Standards. Facades shall be articulated to reduce the scale and the uniform, impersonal appearances of retail buildings that are subject to this chapter, and provide visual interest that will be consistent with the community's identity, character, and scale. The intent is to encourage a more human scale that residents of Ferndale will be able to identify with their community. The resulting scale will ensure a greater likelihood of reuse of structures by subsequent tenants. Facades, exterior walls, and entryways shall provide consistent architectural treatment. Where practical, vertical construction is encouraged for retail and mixed-use developments.

b. Regardless of building size, all facades greater than 100 feet in length, measured horizontally and visible from public or private streets, pedestrian walkways, public parking lots, or other areas which, in the opinion of the Community Development Director, are now or are likely to be accessed by the public, should incorporate wall plane projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any visible facade shall exceed 100 horizontal feet.

c. Facades that face public streets should have a variety of arcades, display windows, entry areas, or awnings along no less than 60 percent of their horizontal length, unless the structural integrity of the building is at stake.

d. All sides of the building should include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

3. Smaller Retail Stores.

a. Standards.

(1) The presence of smaller retail stores gives a center a "friendlier" appearance by creating variety, breaking up large expanses, and exhibiting the variety of the site's opportunities. Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades. The standards presented in this section are directed toward those situations where additional, smaller stores, with separate, exterior customer entrances are located in the principal buildings or development site.

(2) Smaller retail stores less than 20,000 square feet and located within a regional center complex as a separate building pad shall incorporate into their design structural enhancements similar to the principal structure. This would provide visual consistency and a greater sense of place within the center.

(3) Where principal buildings contain additional, separate stores, which occupy less than 20,000 square feet of gross floor area, with separate, exterior customer entrances:

b. Facades

(1) The street level facade of such stores should be transparent between the height of three feet and seven feet above the grade of the walkway for no less than 60 percent of the horizontal length of the building facade for each such store. Windows should include visually prominent sills, shutters, recessed windows, or other forms of framing and shall not contain reflective glass.

(2) Standards. Buildings shall have architectural features and patterns that provide visual interest at the scale of the pedestrian, reduce massive visual effects, and recognize local character.

(3) Building facades should include a repeating pattern that should include no less than three of the elements listed below. At least one of these elements shall repeat horizontally. Each selected element should repeat at intervals of no more than 30 feet, either horizontally or vertically.

a) Color change.
b) Texture change.
c) Material module change.
d) Wall plane change, where the expression of architectural or structural bay is created through a change in plane no less than one foot in width, such as an offset, reveal, or projecting rib.

c. Roofs.

(1) Standards. Variations in rooflines shall be used to add interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining neighborhoods.

(2) Guidelines.

a) Rooflines should be varied with a change in height every 100 linear feet in the building length.
b) Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment (such as HVAC units) from public view out to the site perimeter. Alternating lengths and designs may be acceptable.
c) The average height of parapets should not exceed 15 percent of the height of the supporting wall, nor at any point exceed one-third of the height of the supporting wall.

3) Materials and Colors.

a) Standards. Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they shall be aesthetically pleasing and compatible with materials and colors used in adjoining properties.

d. Guidelines.

1) Predominant exterior building materials should be constructed with high-quality materials such as:
   a. Brick masonry
   b. Wood, large timbers.
   c. Sandstone.
   d. River rock and other native stone.
   e. Tinted, textured, concrete masonry units.
   f. Transparency elements such as windows, showcases, skylights, and display windows.
   g. Other similar high-quality building material.

2) Front facades or facades visible from public or private streets or residentially zoned properties should not include the following as the primary building material:

   (1) Smooth-faced concrete block.
   (2) Smooth-faced tilt-up concrete panels.
   (3) Prefabricated steel panels.
   (4) Highly reflective materials that produce glare are not permitted.

3) Facade colors should be of low reflectance, subtle, neutral colors, blend well with the environment and not cause abrupt changes. The use of high-intensity colors, metallic colors, black or fluorescent colors on the primary facade or wall is prohibited.
4) Building trim and accent areas, not to exceed 15 percent of any single building facade, may feature brighter colors, including primary colors, but neon tubing or the use of other high-intensity lighting is prohibited.

VII. LIGHTING, PARKING AND SIGNAGE STANDARDS

The Lighting, Parking and Signage standards section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

A. Lighting

1. Streetlights

a. Streetlights shall be installed in accordance with the following:

(2) Major streets – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(3) Minor streets – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(4) Local streets – lighting shall be at each intersection.

b. Streetlights shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

c. Village Center Zone lighting

An exterior lighting plan shall be approved as part of the detailed site plan for the village center.

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved detailed site plan.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low-pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Single-Family Residential

a. Single-family residential detached and attached shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

b. Additional visitor parking (on or off street) shall be provided for single-family residential developments at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any single-family residential lot providing parking for less than four (4) vehicles.

2. Multi - Family Residential

a. A minimum of 1.46 parking spaces shall be provided for each mid-rise residential unit.

b. Additional onsite visitor parking shall be provided for mid-rise residential at a rate of one (1) space per four (4) units.

2. Village Center

a. A parking plan prepared by a Texas professional engineer shall be submitted to the City that sets forth how village center uses will accommodate parking demand. The parking plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established by the City of Sherman as part of the approved detailed site plan.

b. Required parking ratios for village center uses shall be:

(1) Employment – 1 space per 300 square feet
(2) Retail – 1 space per 250 square feet
(3) Restaurant – 1 space per 150 square feet
(4) Civic – 1 space per 250 Square feet
(5) Residential above Retail – 1.46 spaces per residential unit
(6) Office above Retail – 1 space per 250 square feet
(7) Single Family Attached and Detached – 2 spaces per residential unit

a. On street parking

(1) On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

(2) On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved detailed site plan.

(3) Except for single family residential lots, a perpetual cross-access easement for vehicle and pedestrian travel as well as cross-easements for parking shall be granted between and among all lots within the Property, as necessary. The cross-access easement may be provided by plat or separate instrument. No other cross-access easements are required.

(4) Multifamily uses (Dwelling, Condominium and Dwelling, Multi-Family Apartment) must provide a minimum of one (1.6) off-street parking spaces per residential unit.

(5) Senior independent living uses must provide a minimum of 0.7 off-street parking spaces per dwelling unit or suite.

(6) On-street parking within 200 feet of a building/use may be counted towards the off-street parking requirement; provided, however, such

use may only be counted once and not counted for multiple uses or buildings. Nothing in this paragraph 4 shall be construed as prohibiting a shared parking agreement from allowing parking spaces to be counted toward the minimum off-street parking requirements for multiple uses or buildings.

(7) Off-street parking requirements may be satisfied using shared parking agreements, provided that all spaces are located within 800-feet of the building/use being served, measured at the shortest possible distance in a straight line from the building/use to the parking space.

(8) Private streets may be provided. The pavement and subgrade of all such private streets shall be constructed to public street standards in accordance with the City of Sherman's standard construction specifications for public streets.

(9) Temporary parking for special events may be approved by the Director of Community Development.

(10) Angled head-in parking is allowed. Angled parking can only be at 45 degrees if the parking width is 16 feet.

(11) Streets may be constructed with a minimum 2% cross-slope

3. Signage

a. Plan

(1) A comprehensive sign plan shall be submitted to the City as part of the detailed site plan.

(2) Only individual lettering on a village center signage may be internally lit.

(3) Lettering on awnings and canopies shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside of awning.

b. Prohibited or Limited Signs

(1) Billboards, off-premises, pole signs, marquees, animated, flashing, or intermittent signs, and roof and painted building façade signs are prohibited.

(2) Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

VIII.LANDSCAPING STANDARDS

The landscaping section addresses required landscaping at site development. Landscape improvements on private property will be completed by the property owner. Landscaping within the public rights of way is subject to development agreements.

A. Landscaping – Trees

1. Street Trees
   A. Major Streets shall have Street Trees planted within the Parkway with a spacing of no greater than one hundred (100) feet on center measured per Block face or on a project-by-project basis, whichever is the smaller lineal dimension.
   B. Minor and Local Streets shall have Street Trees planted within the Parkway with a spacing of no greater than seventy-five (75) feet on center measured per Block face or on a project-by-project basis, whichever is the smaller lineal dimension.
   C. For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) Street Tree shall be planted in each bump-out.
   D. Street Trees shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.
2. Village Center Trees
   A. Where the primary structure is located within twenty (20) feet of the front property line, the Village Center use shall be only responsible for planting Street Trees in accordance with standards for Street Trees on Major Streets.
   B. Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:
      (1) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear Street Frontage, which trees shall be planted within fifteen (15) feet of the front property line.
      (2) Trees may be planted in groups with appropriate spacing for species.
      (3) The trees required by this Subparagraph b. shall be in addition to the required Street Trees.
3. SINGLE-FAMILY RESIDENTIAL TREES
   A. General
      (1) Required Front Yard Trees shall be in addition to the required Street Trees.
      (2) Required Front Yard Trees shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

B. Required Front Yard Trees

(1) For lots having building setbacks of ten (10) feet or less no Front Yard Trees S shall be required.

(2) For lots having building setbacks of greater than ten (10) feet one (1) Front Yard Trees shall be required.

B. Landscaping – Yards

1. Village Center and Residential Lots

A. Required Landscaping shall be approved as a part of detailed site plan approval.

2. Single Family Detached Lots

A. For lots of widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

B. For lots of widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

C. For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

D. Single Family Detached lots shall have full sod installed within any portion of the front yard and side yard abutting a street not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

E. Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

C. Landscaping – Parking Lots

1. Five (5) linear feet of landscaped evergreen screening at a height of three (3) feet shall be planted between the street right-of-way and the parking area in all parking areas within a parking lot abutting a street.
2. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

A. Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(1) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the detailed site plan

(2) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(3) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length and planted with approved ground cover.

(4) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no City-approved root barrier has been installed.

D. Landscaping – Fences/Walls

1. Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.
2. Masonry walls shall be constructed with Masonry materials compatible with adjacent buildings.
3. Wood fencing adjacent to streets shall be board-on-board with capping, pre-stained cedar, with steel posts.
4. Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of Village Center..
5. Fence and wall materials and location shall be approved as part of the detailed site plan.
6. Fencing/Walls – Major Streets
7. WOOD fencing along Major and Minor Streets is prohibited.
8. MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.
9. Fences/Walls – Residential
   A. No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e., the side yard along the Street).
   B. On Residential lots abutting or facing a Park/Open Space, only ornamental metal fencing shall be used on the side of the lot facing the Park/Open Space unless another material approved as part of the detailed site plan.
   C. Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved detailed site plan.

E. Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

F. Landscaping – Completion

1. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.
2. Due to on-going drought conditions, the City staff may delay the planting of new landscape materials, in which case, a certificate of occupancy may be issued.
3. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance

VIII. Parks, Open Space and Recreation Standards

The Landscaping. Open Space and Recreation Standards section addresses required landscaping and other recreation amenities.

A. Greenbelt Standards

The Greenbelt is intended to be a City-wide open space with both passive and active recreational uses. The Greenbelt will also contain a storm water ponding feature accommodating stormwater for a portion of this property and the Independent School District. The pond will be designed as an aesthetic feature to enhance the visual aesthetics of the greenbelt and will allow for public access under safe conditions.

1. Hike and Bike Trails, inclusive of a publicly accessible trail head, shall be constructed by the City of Sherman within the Greenbelt Zone in accordance with City specifications, as follows:

    A. The Greenbelt will contain public accessible trails that allow the community to access the natural greenbelt features of the property.
    B. The location and size of the trail(s) will be determined by final landscape improvement plans associated with the improvements of Moore Road and detention facilities as determined by preliminary and final improvement plans.
    C. In general, a 12-foot-wide hike and bike trail shall be constructed along either Moore Road or the east side of the existing gas and power utility easements conjunction with construction of the adjacent streets as shown on the Concept Plan.
    D. The final location of each trail to be constructed on the Property must be approved by the City prior to commencement of construction of said trail.

2. Civic and Recreational Facilities shall be constructed at no cost to the Owner or Developer within the Greenbelt Character District in accordance with plans and specifications approved by the applicant and approved by the Director of Community Development as follows:

    A. As part of the Open Space Plan, the Greenbelt shall contain publicly accessible recreational facilities that allow the community to access active recreational and civic based facilities.
    B. The location and size of civic and recreational facilities will be determined by final improvement plans associated with the improvements of Moore Road.

3. Natural Features. The intent of the Planned Development's Open Space Plan is to preserve as much as the existing natural site features from FM 1417 to Travis Street as a community wide regional open space. Final Greenbelt Preservation will be a function of the mass grading and drainage plan and improvement plans for Moore Road and adjacent areas.

B. Park/Open Space

1. Village Center and Residential
   A. Village Center uses shall be required to set aside a percentage of lot area for Park/Open Space per Appendix Figure 3 - Parks and Open Space Map.
   B. Residential shall allocated and develop not less than ten percent (10%) of the lot(s) on which the development is to be constructed to Park/Open Space
   C. Areas designated as Park/Open Space shall be shown on all approved detailed site plans.
   D. Park/Open Space shall be maintained by either a property or homeowners association unless it is a City of Sherman public park.

C. Pedestrian Pathway

A. Pedestrian Pathways shall be twelve (12) feet in width on Major Streets, seven (7) feet in width on Minor Streets, and five (5) feet on Local Streets unless otherwise shown on the street sections.

B. Pedestrian Pathways shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the

IX. APPENDICES

The Appendices contain: Appendix A – Definitions; Appendix B – Plan Graphics

A. Appendix – Definitions

The following words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

ACCESSORY USE (see USE)**.**

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street

between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE CENTER and MID-RISE uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – The City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCE purposes.

CIVIC USE – Community uses including meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and other similar uses.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EXTERIOR INSULATION AND FINISH SYSTEM or "EIFS" - a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to

or behind.

FRONT YARD TREE (see TREE, FRONT YARD). HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other similar masonry material approved by the CITY'S BUILDING OFFICIAL..

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and streetlights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access

throughout a community to VILLAGE CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, parkways, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS. RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.
RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

RESIDENTIAL, MID-RISE – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as “apartments;” this definition does not include a HOTEL or any short-term stay facility (stays of less than six months).

RESIDENTIAL, SINGLE-FAMILY – A residential dwelling occupied by persons living as a single household unit but does not include MID-RISE RESIDENTIAL.
RESIDENTIAL, SINGLE-FAMILY ATTACHED – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.

RESIDENTIAL, SINGLE-FAMILY DETACHED – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, FULL-SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or

merchandise are specifically excluded.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREETLIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET TREE (see TREE, STREET).

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish

with equal or greater strength, durability and fire resistive specifications.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

TREE, FRONT YARD – A tree planted in a front yard area.

TREE, STREET – A tree planted in the PARKWAY.

VILLAGE CENTER – [Project Name Here] Center.

VILLAGE CENTER /MID-RISE RESIDENTIAL DISTRICT– Land designated on the DEVELOPMENT DISTRICT MAP as

VILLAGE CENTER BUILDING – Any building used for a VILLAGE CENTER USE.

VILLAGE CENTER BUILDING – Any building used for a VILLAGE CENTER USE.

VILLAGE CENTER USE – Any use that is defined herein as a BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE CENTER USE (see USE)**.**
VILLAGE CENTER/MID-RISE intended for more flexible development standards allowing for VILLAGE CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-RISE RESIDENTIAL uses.

VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as

ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended

Appendix – B – Plan Graphics

Figure 1 - Conceptual Master Plan



Figure 2 -Transportation Plan



Figure 3 – Open Space Plan

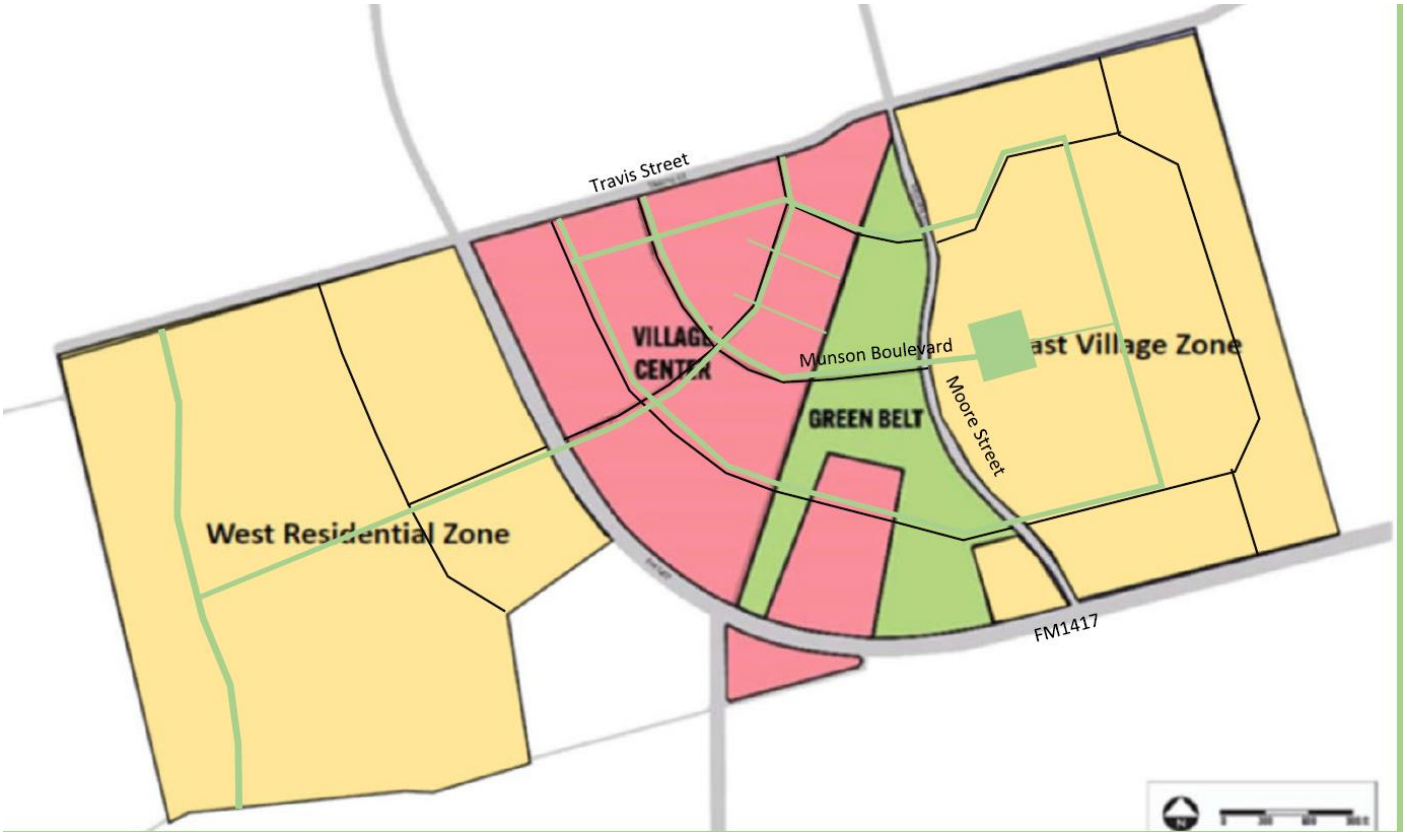


Figure 4 – Village Center Districts



Figure 5 – East Village Districts

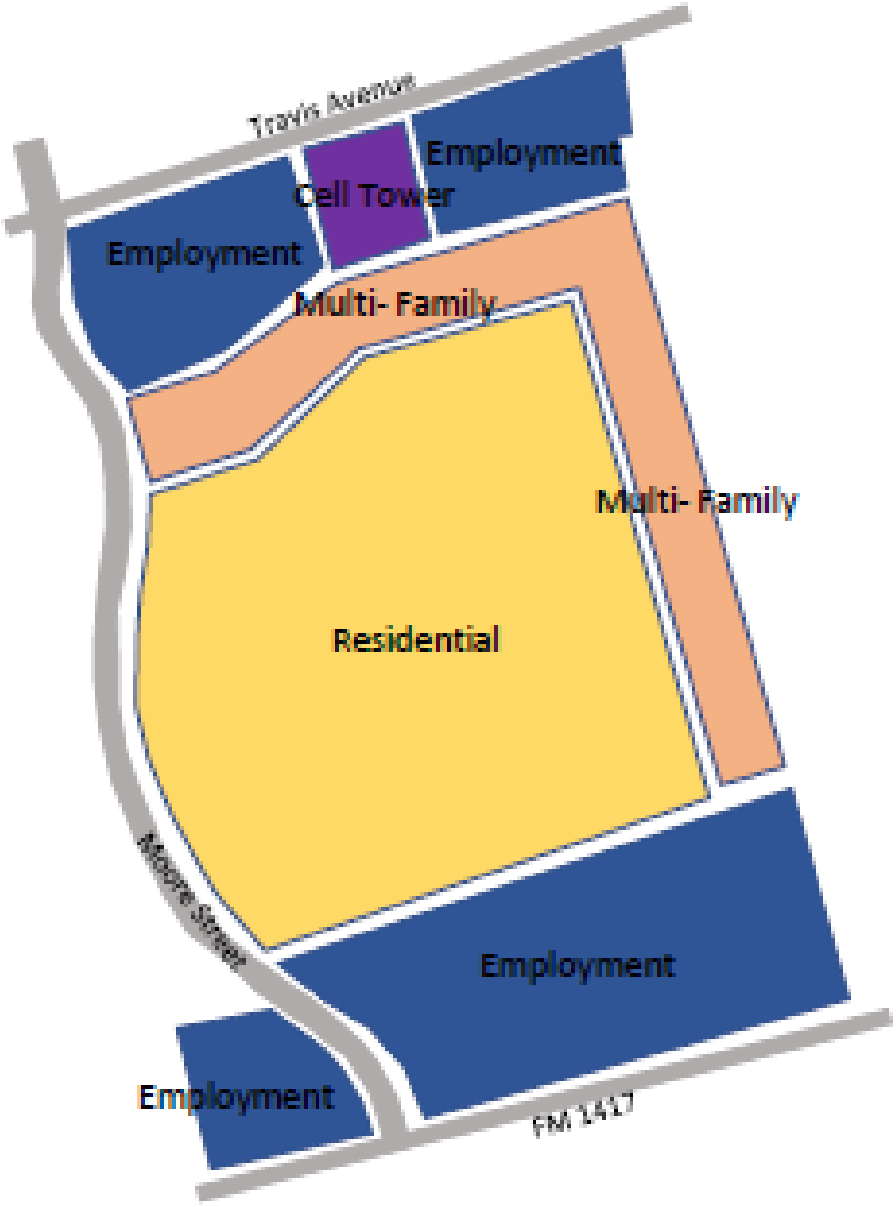


Figure 6 – West Residential Districts

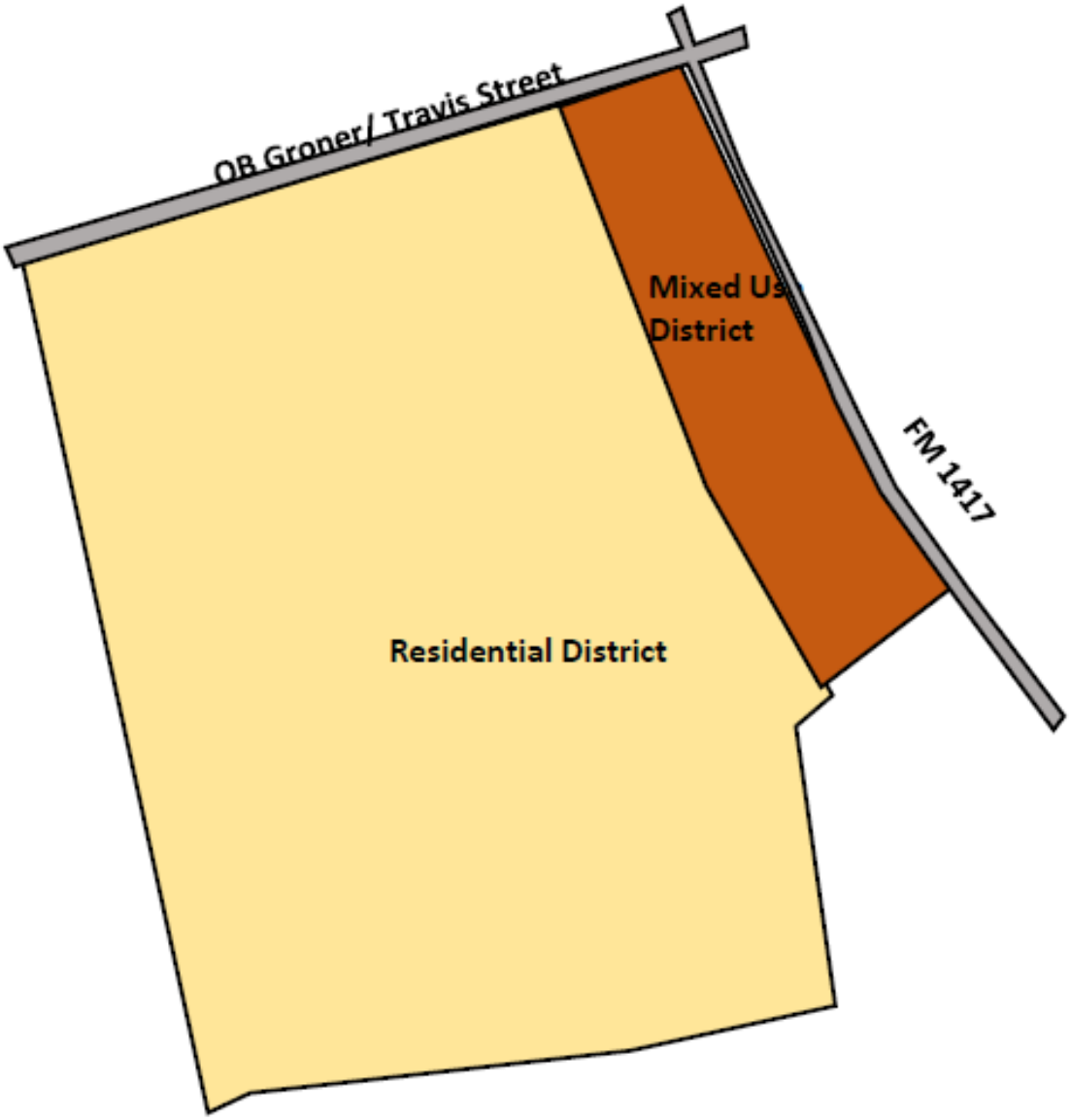


Figure 7 – Greenbelt



ORDINANCE NO. 6253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR VILLAGE PLANNED DEVELOPMENT IN THE 2800-3200 BLOCKS OF SOUTH F.M. 1417 (HERITAGE PARKWAY), BEING 624.473 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (THE MUNSON REALTY CO., OWNERS; HOEFER WYSOCKI, ARCHITECT; JOHN RUGGIERI, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; 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 Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Planned Development; and

WHEREAS, the City Council finds that this Planned Development will complement or be compatible with the surrounding developments and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, The Munson Realty Co. (Owners), Hoefer Wysocki (Architect), John Ruggieri (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2800-3200 blocks of South F.M. 1417 (Heritage Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SOUTH TRACT

SITUATED in the County of Grayson, Stale of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being the same tract of land described as 6.3130 acres and referred to as Tract No. 2 as conveyed by John S. Calhoun to The Munson Realty Company by deed dated January 22, 1979, recorded in Volume 1460, Page 722, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found maintaining the Southwest corner of said Tract No. 2 at the intersection of the center of a North-South public road locally known as Farmington Road with the center of an East-West public road locally known as Old Dorchester Road, said spike being in the South line of the said Jones Survey and North line of the William Martin Survey, Abstract No. 765, said spike also maintaining the Southeast corner of the same tract of land described as 34.93 acres conveyed by Farmington 1417, Ltd. to Classic Ed Jointure by deed dated January 29, 2016, recorded in Volume 5752, Page746, Official Public Records, Grayson County, Texas, the Northeast corner of the same tract of land described as 54.785 acres conveyed by Western Investments to 6401 Skillman I, Ltd by deed dated February 16, 2006, recorded in Volume 4008, Page 808, said Official Public Records, and the Northwest corner of the same tract of land described as 125.380 acres conveyed by Ronald Schachar Profit Sharing Plan, Ronald Schachar Trustee to Ronald A. Schachar, MD., P.H.D.by deed dated January 6, 2014, recorded in Volume 5408, Page 812, said Official Public Records;

THENCE North 02°01'09" West with said center of Farmington Road a distance of 360.17 feet to a spike nail set marking an angle point;

THENCE North 05°36'24" East continuing with said center of Farmington Road a distance of 206.89 feet to a spike nail set marking the Northwest corner of said Tract No. 2 and the Northeast corner of the said 34.93 acre tract in the South right-of-way line of F. M Highway No. 1417, also being the South line of the same tract of land described as 10.485 acres awarded to the State of Texas (for Highway 1417 right-of-way) by Judgement dated April 28, 1961, recorded in Volume 932, Page 370, said Deed Records;

THENCE South 65°01'20" East with said South right-of-way line a distance of 26.80 feet to an angle point at the West base of a concrete monument;

THENCE South 87°11'25" East continuing with said South right-of-way line a distance of 145.30 feet to a 1/2" steel rod set at an angle point;

THENCE in a Southeasterly direction continuing with said South right-of way line along a curve to the left having a radius of 2616.48 feet, (chord bears South 76°33'17" East, 732.65 feet), an arc distance of 735.07 feet to a 1/2" steel rod set for an "L" corner from which a concrete monument lies North 45° West a distance of 1.35 feet;

THENCE South 16°02'31" East continuing with said right-of-way line a distance of 118.67 feet to a spike nail set marking the Southeast corner of said Tract No. 2 in the said center of Old Dorchester Road;

THENCE South 74°05'00" West with said center of Old Dorchester Road a distance of 959.07 feet to the **POINT OF BEGINNING and containing 7.039 acres of land more or less.....**

WEST TRACT

SITUATED in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 385 acres, comprised of First Tract, described as 190 acres, and Second Tract, described as 390-1/2 acres, Save and Except 5-1/2 acres, as conveyed by Robert S. Davis etux to The Munson Realty Company by deed dated December 29, 1960, recorded in Volume 925, Page 261, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found maintaining the Southwest corner of the said 385 acre tract in the West line of the said Elizabeth Jones Survey and East line of the Thomas Jones Survey, Abstract No. 635, said spike also being at the intersection of an East-West road locally known as Old Dorchester Road with the center of a public road to the North locally known as Bradley Road, said spike also maintaining an inside angle corner to the same tract of land described as 175.04 acres conveyed by Thomas D. Scott to TLS Investments, L.P. by deed dated November 14, 2017, recorded in Document No. 2017-27771, Official Public Records, Grayson County, Texas;

THENCE North 14°17'41" West with said center of Bradley Road and West line of the said Elizabeth Jones Survey, at a distance of 3060.58 feel passing the Northeast corner of the said Thomas Jones Survey, the most Northerly Northeast corner of the said 175.04 acre tract, the Southeast corner of the Jason Stamps Survey, Abstract No. 1115, and the most Southerly Southeast corner of the same tract of land described as 220.14 acres conveyed by Bobbie Lou Gee et al to Huy Quach and Charles Shao Wu by deed dated June 3, 2002, recorded in Volume 3260, Page 62, said Official Public Records, and continuing leaving said road at its turn to the East and continuing for a total distance of 3400.39 feet to a 1/2" steel rod found maintaining the Northwest corner of the said 385 acre tract and an inside "L" corner to the said 220.14 acre tract at the intersection of the extended center of Bradley Road with the extended center from the East of a public road locally known as O. B. Groner Road;

THENCE North 74'04'23" East, entering and continuing with said center of O. B. Groner Road a distance of 1585.34 feet to a spike nail set marking the most Easterly Southeast corner of the said 220.14 acre tract and the Southwest corner of the same tract of land described as 70.15 acres conveyed by $G Holdings, Ltd et al to A.R.C.STX Holdings, L.L.C. by deed dated December 18, 2009, recorded In Volume 4740, Page 328, said Official Public Records;

THENCE North 73°45'28" East continuing with said center of O. B. Groner road a distance of 1186.75 feet to a spike nail set for the Northeast corner of the herein described tract in the West right-of-way line of F. M. Highway No. 1417, also being the Northwest corner of the same tract of land described as 9.406 acres previously severed from said 385 acre tract as conveyed by The Munson Realty Company to the State of Texas (for Highway 1417 right-of-way) by deed dated January 31, 1961, recorded in Volume 927, Page 255, said Deed Records;

THENCE South 26°33'47" East with said West right-of-way line and West line of the said 9.406 acre tract a distance of 17.00 feet to a concrete monument at an angle point;

THENCE South 43°59'56" East continuing with said West right-of-way line and West line of the said 9.406 acre tract a distance of 166.87 feet to an angle point lying 1.2 feet Southeast of a concrete monument;

THENCE South 26°33'47" East continuing with said West right-of-way line and West line of the said 9.406 acre tract a distance of 1415.99 feet to a point lying 1 foot East of a concrete monument for the beginning of a curve to the left having a radius of 2606.48 feet;

THENCE in a Southeasterly direction continuing with said West right-of-way line and West line of the said 9.406 acre tract along said curve, (chord bears South 35°00'42" East, 765.90 feet), an arc distance of 768.68 feet to a 1/2" steel rod set for the most Easterly Southeast corner of the herein described tract and the Northeast comer of the same tract of land described as 34.93 acres previously severed from said Second Tract and subsequently conveyed by Farmington 1417, Ltd to Classic Ed Jointure by deed dated January 29, 2016, recorded in Volume 5752, Page 746, said Official Public Records;

THENCE South 52°06'46" West with a fence a distance of 961.41 feet to a wood corner post maintaining the Northwest corner of the said 34.93 acre tract;

THENCE South 16°06'21" East with a fence, exiting said fence at 977.3 feet at a fence post on the North side of said Old Dorchester Road and continuing for a total distance of 995.27 feet to a spike nail set marking the Southwest corner of the said 34.93 acre tract in the said center of Old Dorchester Road in or near the South line of the said Elizabeth Jones Survey and North line of both the William Martin Survey, Abstract No. 765 and the same tract of land described as 54.785 acres conveyed by Western Investments to 6401 Skillman I, Ltd, by deed dated February 16, 2006, recorded in Volume 4008, Page 808, said Official Public Records;

THENCE South 73°54'10" West with said center of road a distance of 360.31 feet to a spike nail set marking the Northwest corner of the said 54.785 acre tract and the Northeast corner of the same tract of land described as 47.243 acres and referred to as Tract Two as conveyed by Jane Mangrum to Trinidad Ranch, L.L.C. by deed dated December 16, 2016, recorded in Volume 5923, Page 765, said Official Public Records;

THENCE South 73°25'25" West continuing with said center of road, passing the Easterly Northwest corner of said Tract Two and the Northeast corner of the same tract of land described as 7.50 acres and referred to as Tract One in said Volume 5923, Page 765 and continuing for a total distance of 450.89 feet to a spike nail set at an angel point;

THENCE South 83°00'03" West continuing with said center of road, passing the Northwest corner of said Tract One and the Westerly Northeast corner of said Tract Two and continuing for a total distance of 918.79 feet to a spike nail found maintaining the Westerly Northwest corner of said Tract Two and the most Easterly Northeast corner of the said 175.04 acre tract;

THENCE South 83°18'36" West continuing with said center of road and extending at its turn Southwesterly for a distance of 771.37 feet to a ½" steel rod set marking an angel point in a North line of the said 175.04 acre tract;

THENCE South 55°26'36" West continuing with said center of road a distance of 98.80 feet to the **POINT-OF-BEGINNING and containing 238.744 acres of land more or less.....**

EAST TRACT

SITUATED in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the same tract of land described as 277.2956 acres and referred to as Tract No. 1 as conveyed by John S. Calhoun to The Munson Realty Company by deed dated January 22, 1979, recorded In Volume 1460, Page 722, Deed Records, Grayson County, Texas, also being a part of the same tract of land described as 385 acres, comprised of First Tract, described as 190 acres, and Second Tract, described as 390-1/2 acres, Save and Except 5-1/2 acres, as conveyed by Robert S. Davis et ux to The Munson Realty Company by deed dated December 29, 1960, recorded In Volume 925, Page 261, said Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" pipe found maintaining the Northeast corner of said Tract No. 1 and an angle point in the South line of the same tract of land described as 147.48 acres conveyed by Panda Fund Development Company to Panda Sherman Power, LLC by deed dated January 26, 2012, recorded in Volume 5125, Page 388, Official Public Records, Grayson County, Texas, also being the Northwest corner of the same tract of land described as 211.212 acres conveyed by Johnson & Johnson to Sherman Economic Development Corporation by deed dated June 10, 1998, recorded In Volume 2660, Page 656, said Official Public Records;

THENCE South 06°22'05" East with the East line of the Tract No. 1 and West line of the 211.212 acre tract a distance of 48.34 feet to a 3/4" pipe found at an "L" corner;

THENCE South 83°30'56" West with a common line between said Tract No. 1 and 211.212 acre tract a distance of 64.55feet to a 3/4" pipe found at an "L" corner;

THENCE South 16°13'26" East a distance of 3278.18 feet to a 1/2" steel rod set for the Southeast corner of said Tract No. 1 in the North right-of-way line of F. M Highway No. 1417, also being the North line of the same tract of land described as 10.485 acres awarded to the State of Texas (for Highway 1417 right-of-way) by Judgement dated April 28, 1961, recorded in Volume 932, Page 370, said Deed Records;

THENCE South 73°57'13" West with said North right-of-way line and North line of the 10.485 acre tract a distance o/2212.63 feet to a 1/2" steel rod set marking an angle point;

THENCE South 77°34'32" West continuing with said with said North right-of-way line and North line of the 10.485 acre tract a distance of 661.49 feet to a point at the base of a concrete monument for the beginning of a curve to the right having a radius of 2476.48 feet;

THENCE In a Northwesterly direction continuing with said North right-of-way line and North line of the 10.485 acre tract along said curve (chord bears North 82°13'53" West, 1250.58 feet), an arc distance of 1264.26 feet to a 1/2" steel rod set marking the end of said curve and an angle point;

THENCE North 48°42'38" West continuing with said North right-of way line and North line of the 10.485 acre tract a distance of 170.69 feet to a concrete monument at an angle point;

THENCE North 63°12'20" West, passing a point in the middle of a public road locally known as Moore Street at the Northwest corner of the said 10.485 acre tract and the Southeast corner of the same tract of land described as 9.406 acres previously severed from said 385 acre tract as conveyed by The Munson Realty Company to the State of Texas (for Highway 1417 right-of-way) by deed dated January 31, 1961, recorded in Volume 927, Page 255, said Deed Records, and continuing for a total distance of 49.55 feet to an angle point at the base of a concrete monument;

THENCE North 85°13'18" West continuing now with the Northeasterly right-of-way line of Highway No. 1417 and Northeasterly line of the said 9.406 acre tract a distance of 146.31 feet to a concrete monument at an angle point;

THENCE in a Northwesterly direction continuing with said Northeasterly right-of-way line and Northeasterly line of the 9.406 acre tract with a curve to the right having a radius of 2486.48 feet, (chord bears North 43°02'05" West, 1410.04 feet), an arc distance of 1429.65 feet to a point for the end of said curve lying 1 foot East of a concrete monument;

THENCE North 26°33'47" West continuing with said Northeasterly right-of-way line and Northeasterly line of the 9.406 acre tract a distance of 1393.79 feet to an angle point lying 1 foot Southwest of a concrete monument;

THENCE North 07°00'45" West continuing with said Northeasterly right-of-way line and Northeasterly line of the 9.406 acre tract a distance of 123.47 feet to a 1/2" steel rod set for the Southwest corner of the same tract of land described as 2.3644 acres conveyed by The Munson Realty Company to the City Of Sherman, Texas by Right-of-Way Deed Of Dedication dated January 16, 2017, recorded in Volume 5940, Page 279, said Official Public Records;

THENCE North 74°17'09" East with the South line of the said 2.3644 acre tract a distance of 2193.26 feet to the beginning of a curve to the left having a radius of 1092.99 feet;

THENCE in a Northeasterly direction with said curve, (chord bears North 66°13'24" East, 306.59 feet}, an arc distance of 307.60 feet to a spike nail found maintaining the Northeast corner of the said 2.3644 acre tract in the center of a public road locally known as O. B. Groner Road also being the North line of the said 385 acre tract and South line of the same tract of land described as 98.362 acres conveyed by Walter H. DeRonde and Mary T. DeRonde to Sherman Independent School District by deed dated May 12, 2017, recorded in Volume 5998, Page 299, said Official Pubic Records;

THENCE North 74°17'09" East with said center of road a distance of 390.46 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 385 acre tract and Southeast corner of the said 98.362 acre tract in the West line of said Tract No. 1 and intersection of said center of O. B. Groner Road and center of Moore Street;

THENCE North 25°02'17" East with said center of Moore Street a distance of 91.73 feet to a 1/2" steel rod found maintaining the Northwest corner of said Tract No. 1 and the Southwest corner of the said 147.48 acre tract (Panda);

THENCE North 74°11'21" East, exiting said road and continuing with the general course of a fence along the North line of said Tract No. 1 and South line of the 147.48 acre tract a distance of 2321.33 feet to the **POINT-OF-BEGINNING and containing 378.69 acres of land more or less**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 7th day of October, 2019.

ADOPTED on this the 7th day of October, 2019.

EFFECTIVE DATE on this the 7th day of October, 2019.

CITY OF SHERMAN, TEXAS

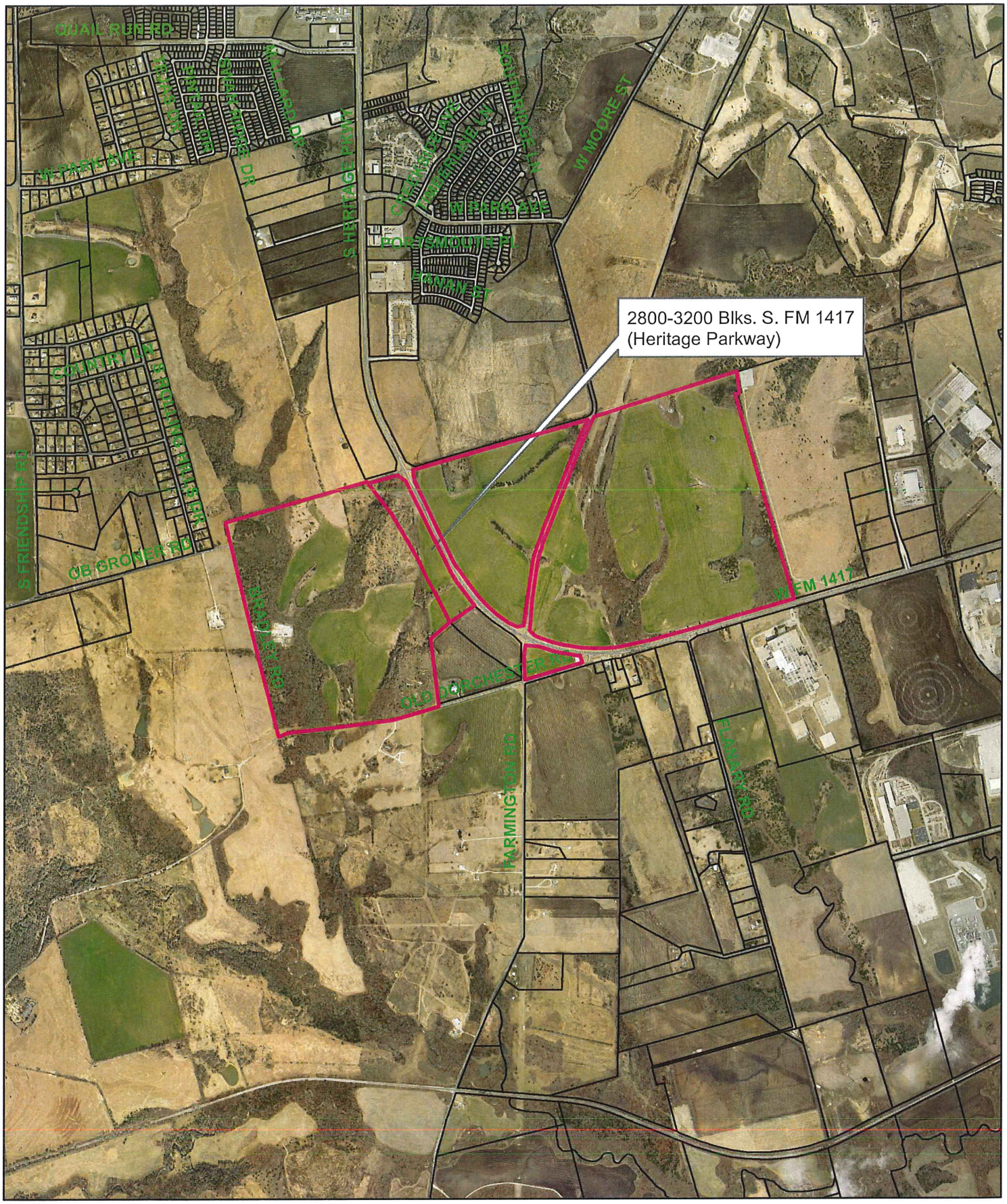
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY



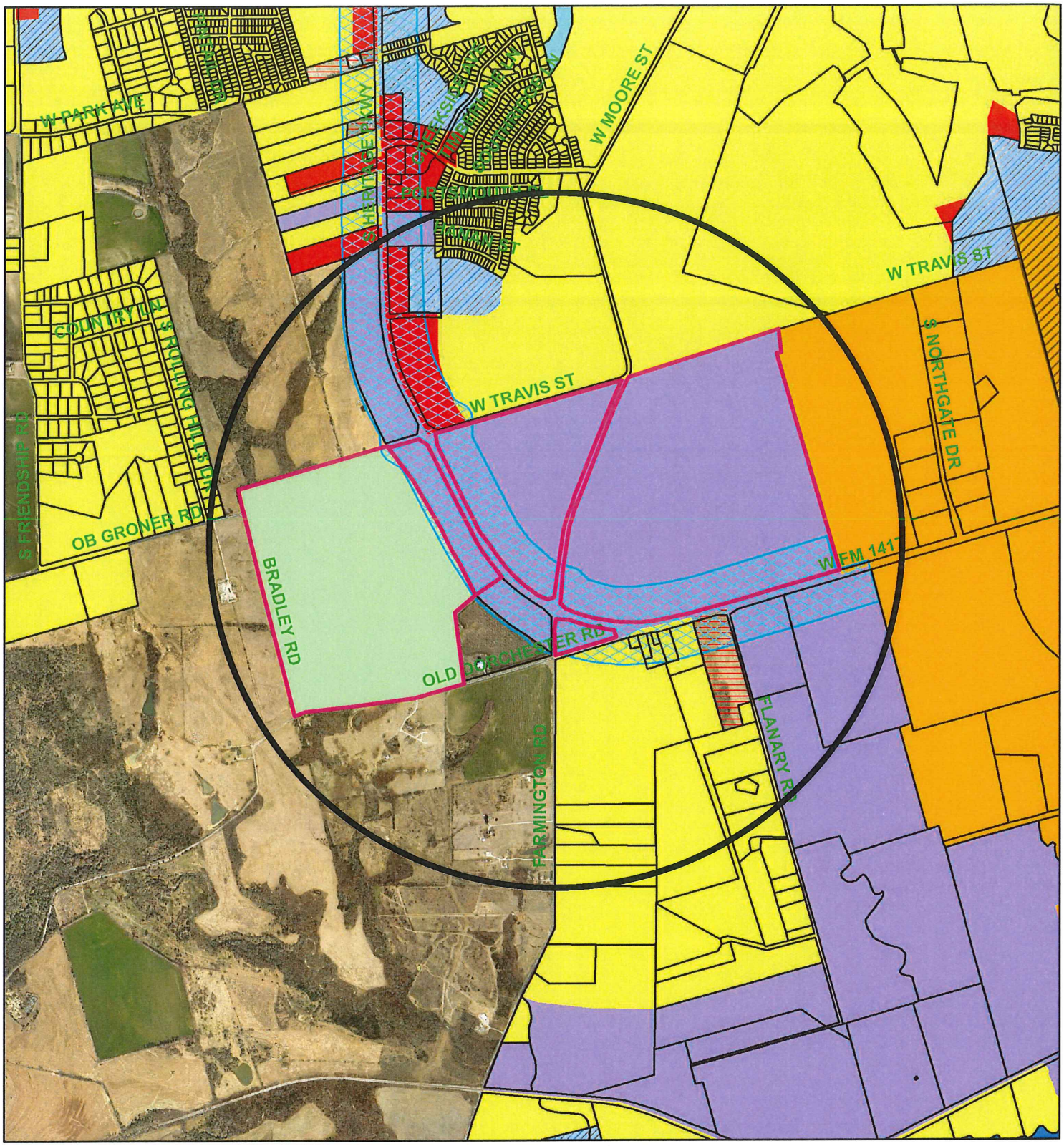
Sherman
CLASSIC TOWN. BROAD HORIZON.

2800-3200 Blocks South FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 2,000 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 2800-3200 Blocks South FM 1417 (Heritage Parkway)

Legend

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

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1,5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing 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

NOT TO SCALE

1 in = 2,000 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

2800-3200 Blocks S. FM 1417

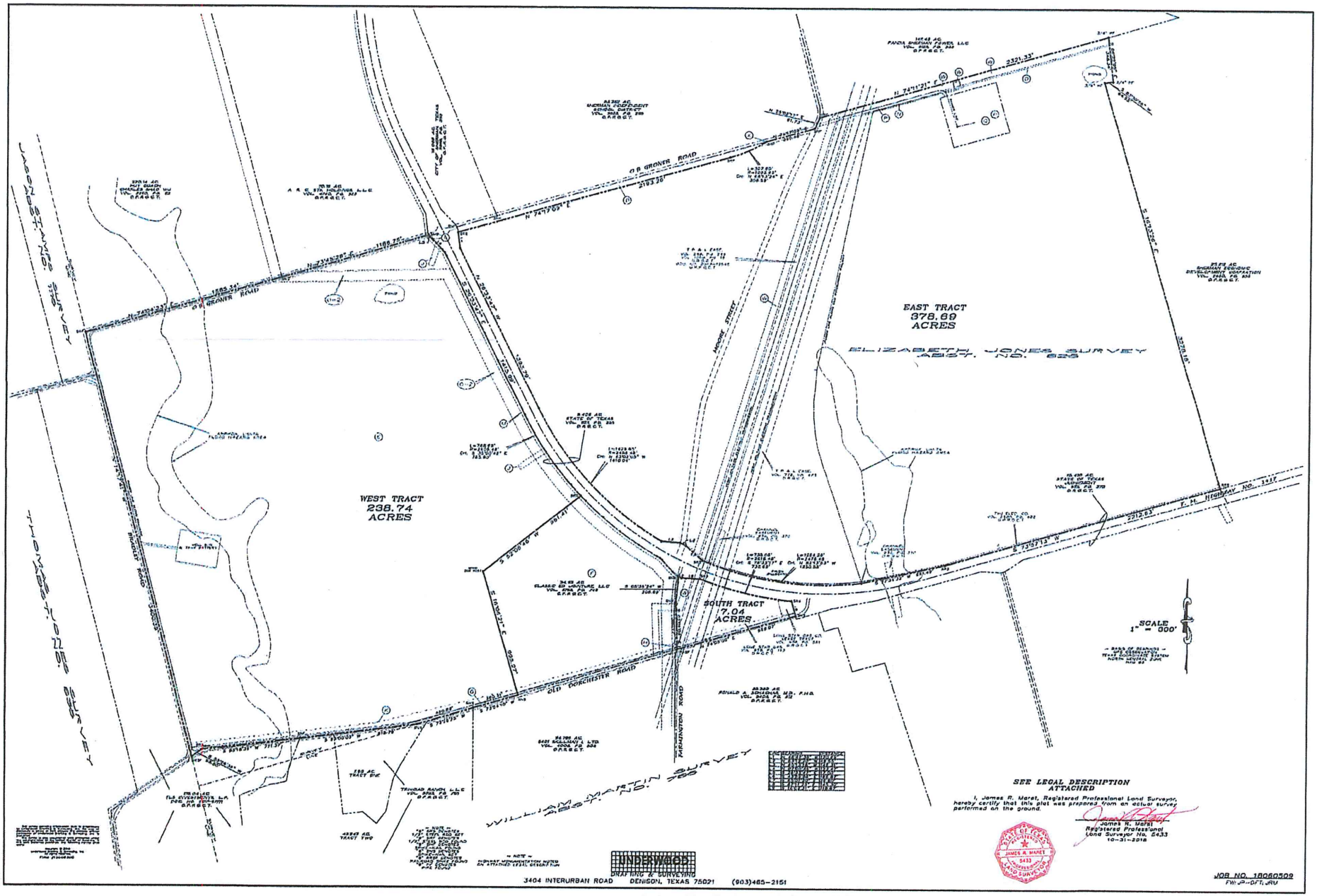
(Heritage Parkway)










EAST TRACT
378.69
ACRES
ELIZABETH JONES SURVEY
ABST. NO. 625
WEST TRACT
238.74
ACRES
SOUTH TRACT
7.04
ACRES
G.B. GRONER ROAD
OLD DORCHESTER ROAD
MOORE STREET
FARMINGTON ROAD
F.M. HIGHWAY NO. 3417
JASON STARR SURVEY
THOMAS JONES SURVEY
WILLIAM MARTIN SURVEY
SCALE
1" = 000'
SEE LEGAL DESCRIPTION
ATTACHED
I, James R. Marel, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground.
James R. Marel
Registered Professional
Land Surveyor No. 5433
10-31-2018
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151
JOB NO. 18060509
FW: JP-DFT, JRM

A. Appendix – Conceptual Plan Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

The Munson Realty Company
305 Woodward Street
Denison, TX 75020

Jones I Carter
2805 Dallas Parkway, Ste. 600
Plano, TX 75093

JR Urban Advisors
211 North Ervay St., Ste. 600
Dallas, TX 75201

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

Dear Applicants,

The request to Amend Village Planned Development (Ord. 6253) and site plan approval under Ordinance No. 2280, Section 6.12 located in the 2800-3200 blocks South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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. All aspects of the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.2)*
2. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Memo to: City of Sherman October 12, 2021

The Village Planned Development (PD) Amendment Review

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

Rob,

Per the requested review of the submitted The Village PD Amendment, Halff has now completed a review of that submission and provided in this memo a few remaining comments in conjunction with staff. This review was based on the draft submitted for P&Z (dated 09-24-21).

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

The Village PD is a detailed and thorough PD that addresses multiple land uses and densities to acknowledge its location along major thoroughfares and extensive acreage. The PD provides elements of design, site characteristics and compatibility necessary for this type of development plan. There are anticipated to be several residential product types and densities, along with extensive retail and employment that easily clear the requirements for multi-use. While there is open space envisioned in the middle of the development, there remains some questions in regard to what type of "public destination" this will be, as details are lacking at this time. It is also unclear how the large open space area will connect to the residential areas to the east and west. A general street network and is present, positively supporting the land uses, but could be enhanced to show general locations of collector roadways through the residential areas.

The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan, both of which consider a balanced and organized structure to the land development framework. The enhancements required in the ordinance, including variety of housing types, pedestrian-friendly open space connectivity, quality architecture and site features, are all presented in a manner that is understandable and supportive of the overarching theme of the project. As mentioned, there are a few tweaks that could be made to enhance the open space and roadways. By and large, we appreciate the work of the project team to respond to extensive review comments and adjust details in order to improve the technical aspects of the document. The development team has had extensive discussions with Halff and Sherman planning staff and there have been great strides to prepare this document for the Commission. Generally, the proposed PD is consistent and supportive of the City of Sherman PD ordinance elements and I recommend conditional approval.

Reviewed by: Chelsea Irby, AICP



Senior Planner, Halff Associates, Inc.

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

Meeting Date: 10/19/2021

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:

3001 LOY LAKE ROAD

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.

Background:

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.

The following has been approved for the property:

- Variance to allow a 23'7" setback from the Highway 82 property line for the Mobil Gas Station in lieu of the required 43' width in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District - September 21, 2021
- Exception to not require a 10' buffer strip, landscaped and irrigated in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. - September 21, 2021
- Variance to allow a 10' setback from the Highway 82 property line for a freestanding sign in lieu of the required 75' in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District. - September 21, 2021

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.

Adjacent Zoning:

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

Origination:

New Rays LLC (Owner)
Mohammed Habib (Representative)
Royal Bengal Construction 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:

Not required.

Objections Received:

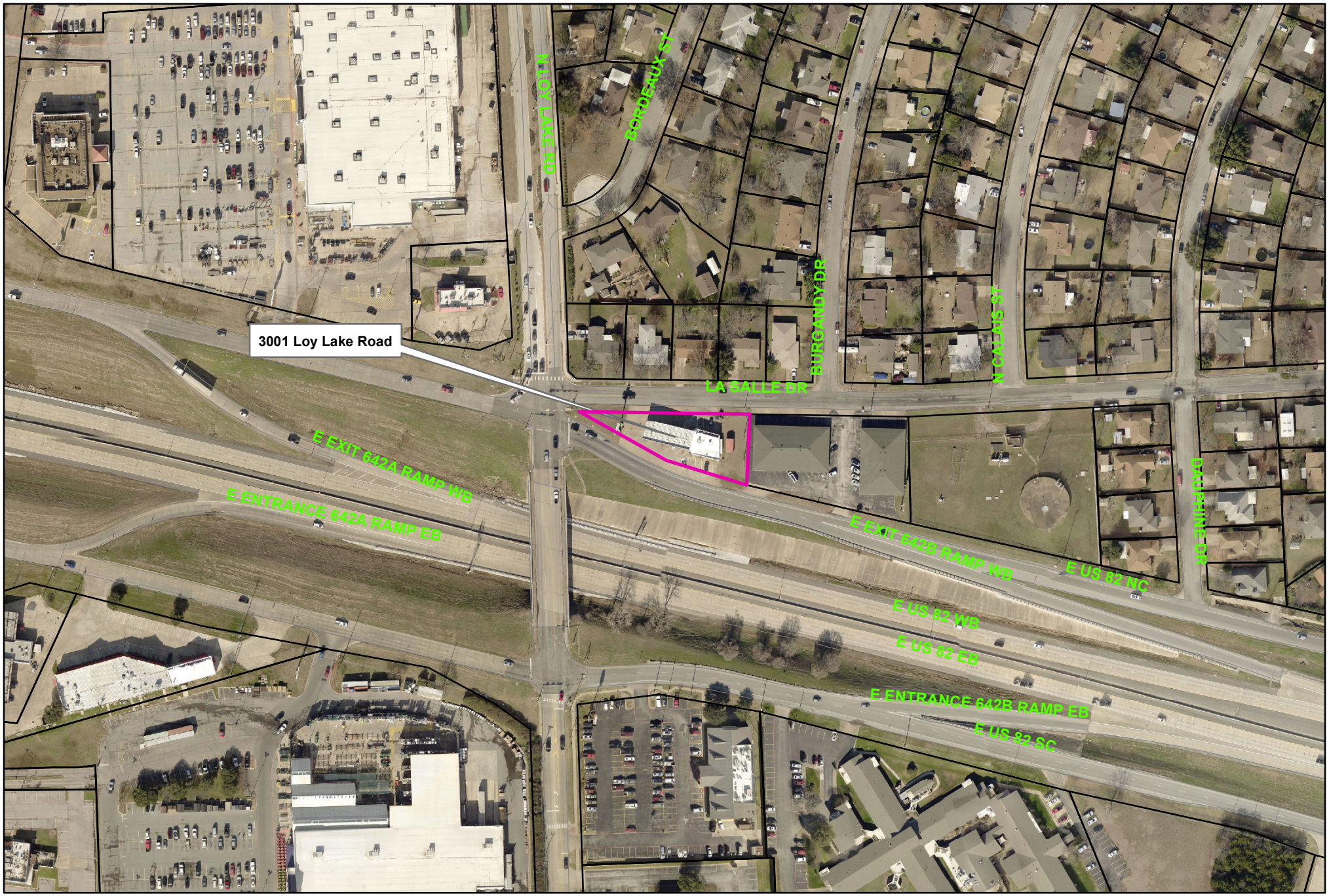
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Existing Site Plan
Proposed Site Plan
Building Elevations
Landscape Plan
Staff Review Letter



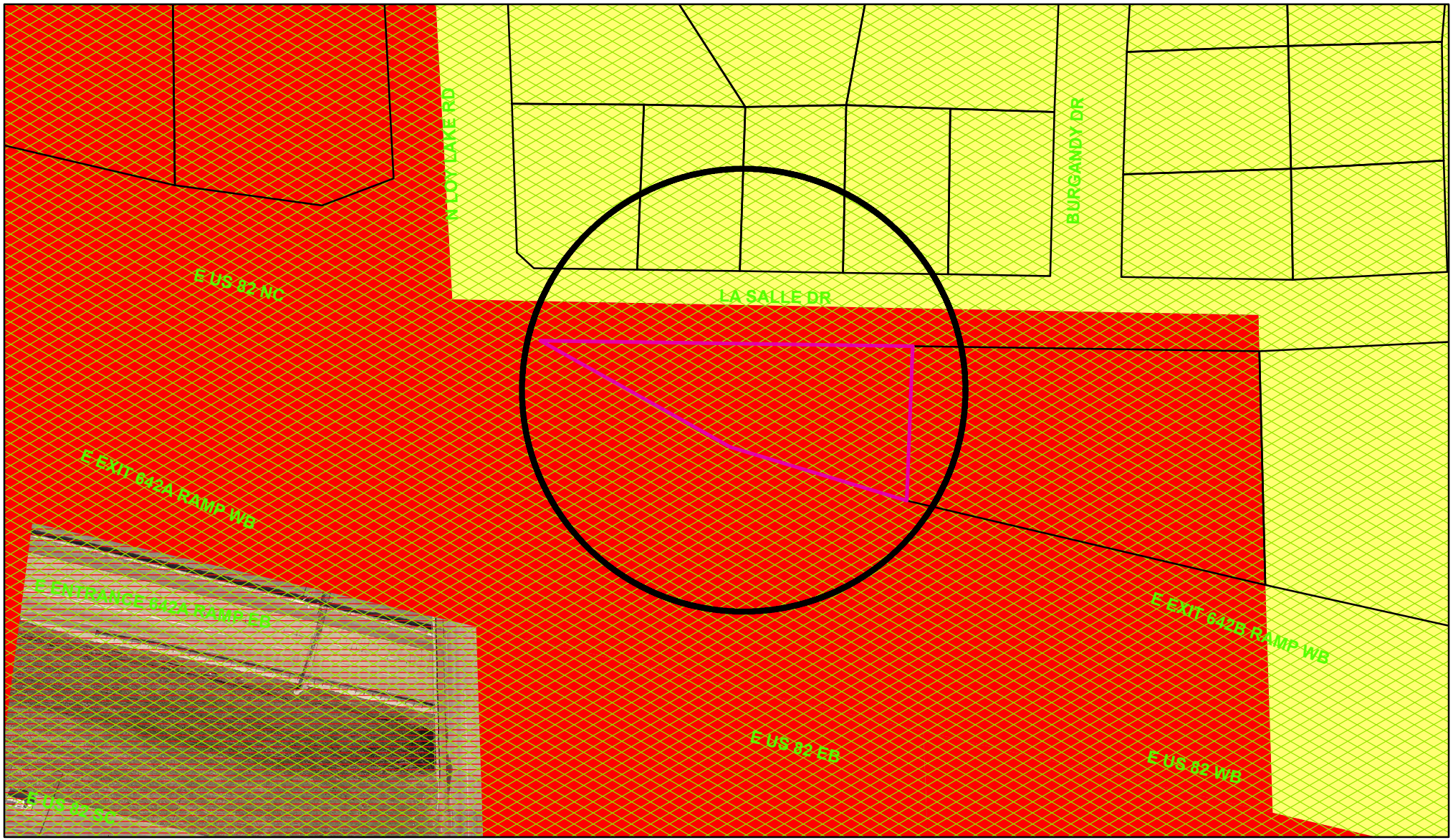
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3001 Loy Lake Road

NOT TO SCALE

1 in = 200 ft



Zoning - 3001 Loy Lake 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

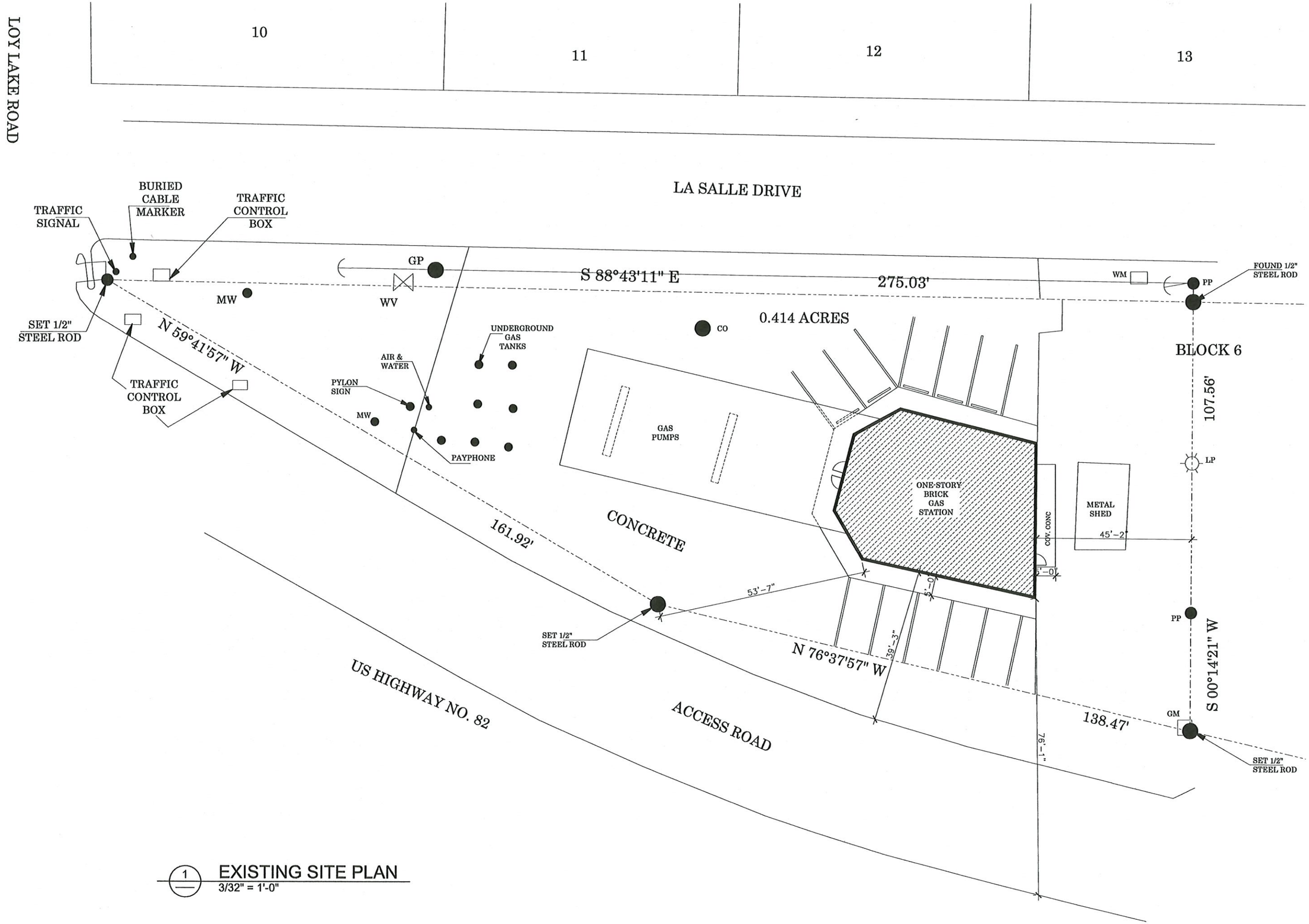
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft



1 EXISTING SITE PLAN
3/32" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl2

GAS STATION

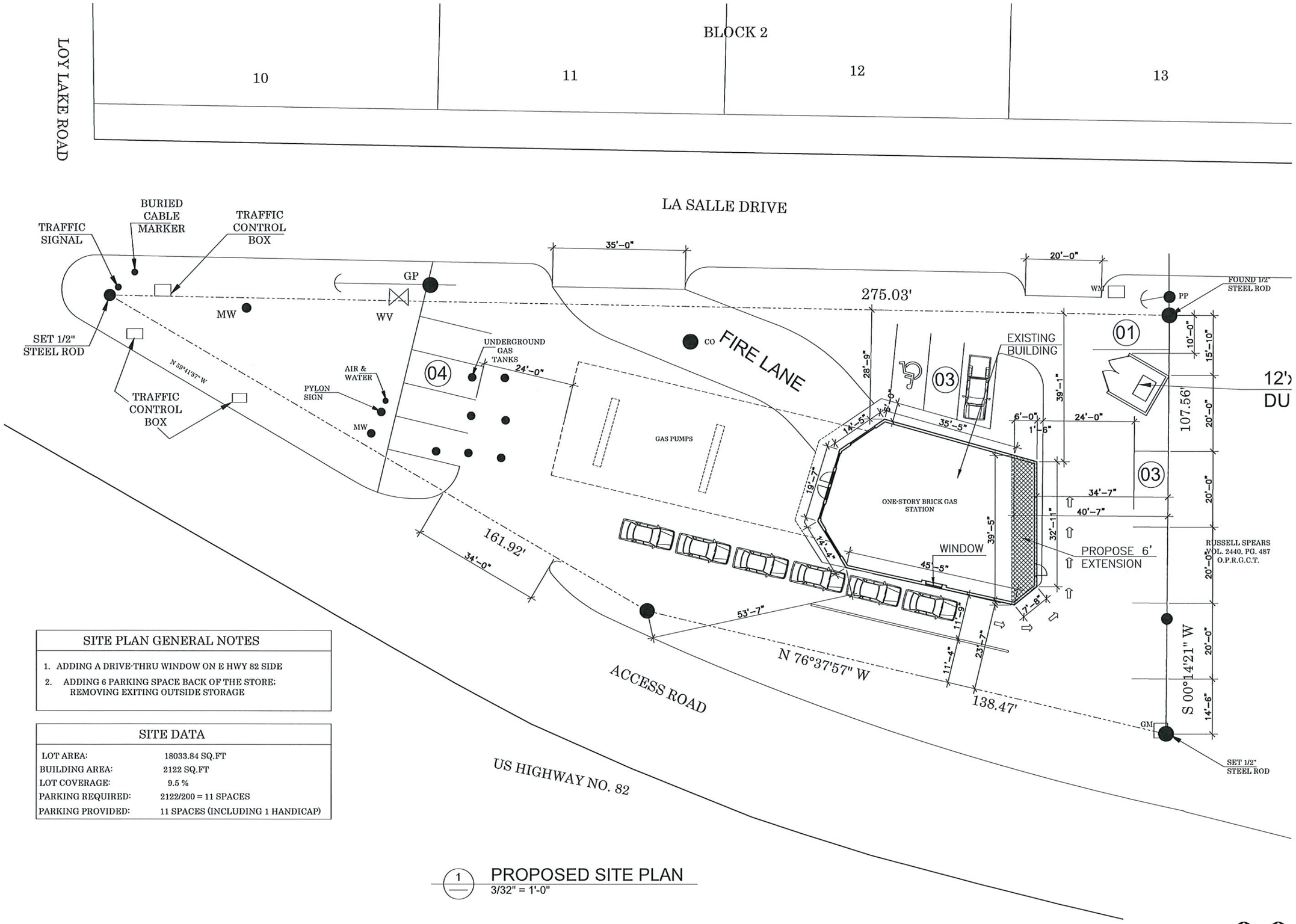
REVIS
No. Date

Drawn
Checked
Approved

EXISTI
PL

Project No.
Date
Last Revisi

A1



SITE PLAN GENERAL NOTES

1. ADDING A DRIVE-THRU WINDOW ON E HWY 82 SIDE
2. ADDING 6 PARKING SPACE BACK OF THE STORE; REMOVING EXITING OUTSIDE STORAGE

SITE DATA

LOT AREA:	18033.84 SQ.FT
BUILDING AREA:	2122 SQ.FT
LOT COVERAGE:	9.5 %
PARKING REQUIRED:	2122/200 = 11 SPACES
PARKING PROVIDED:	11 SPACES (INCLUDING 1 HANDICAP)

1 PROPOSED SITE PLAN
3/32" = 1'-0"

PLAN NORTH TRUE NORTH

ROYAL BENGAL CONSTRUCTION INC.
DESIGN BUILD CONTRACTOR
2019 KENNETH HOPPER DR.,
MESQUITE, TX 75149
EMAIL : rbcl2008@gmail.com

GAS STATION

3001 N LOY LAKE RD, SHERMAN, TX 75090

REVISIONS

No.	Date	Item

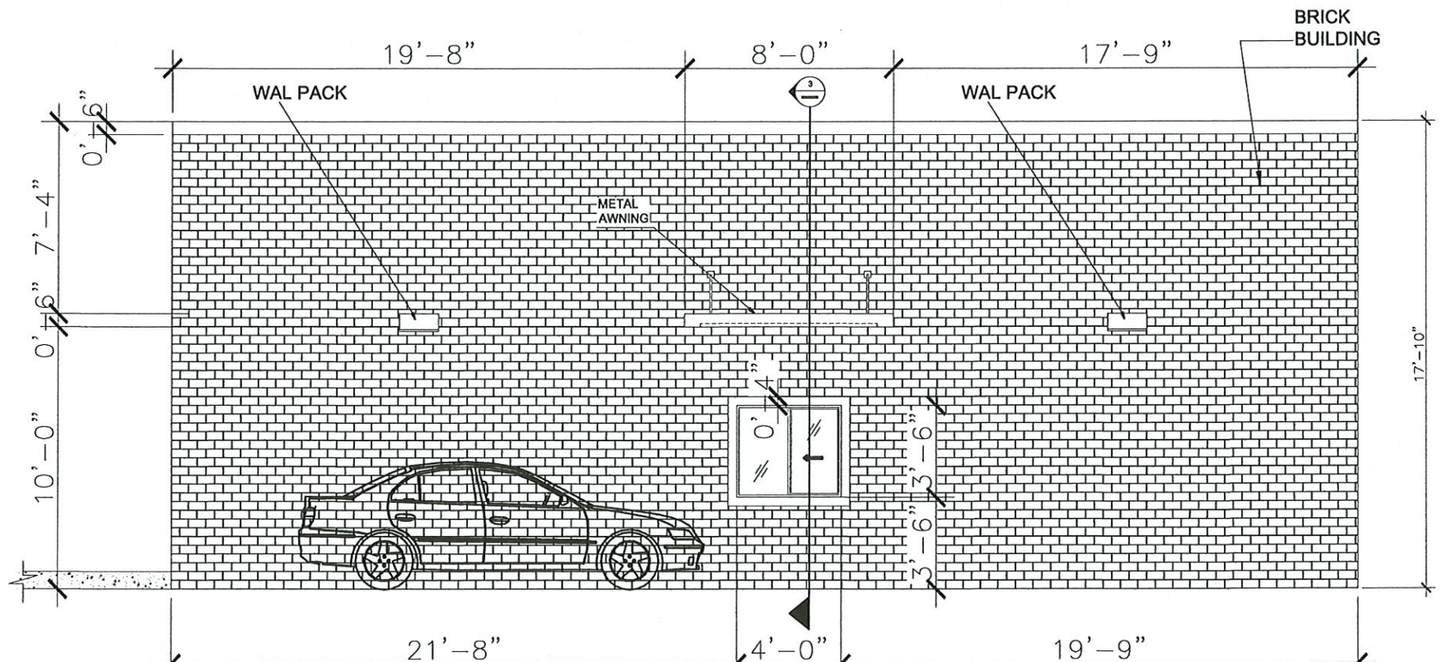
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PROPOSED SITE PLAN

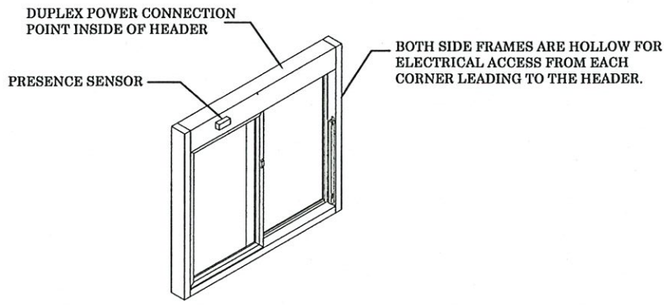
Project No.
Date
Last Revision

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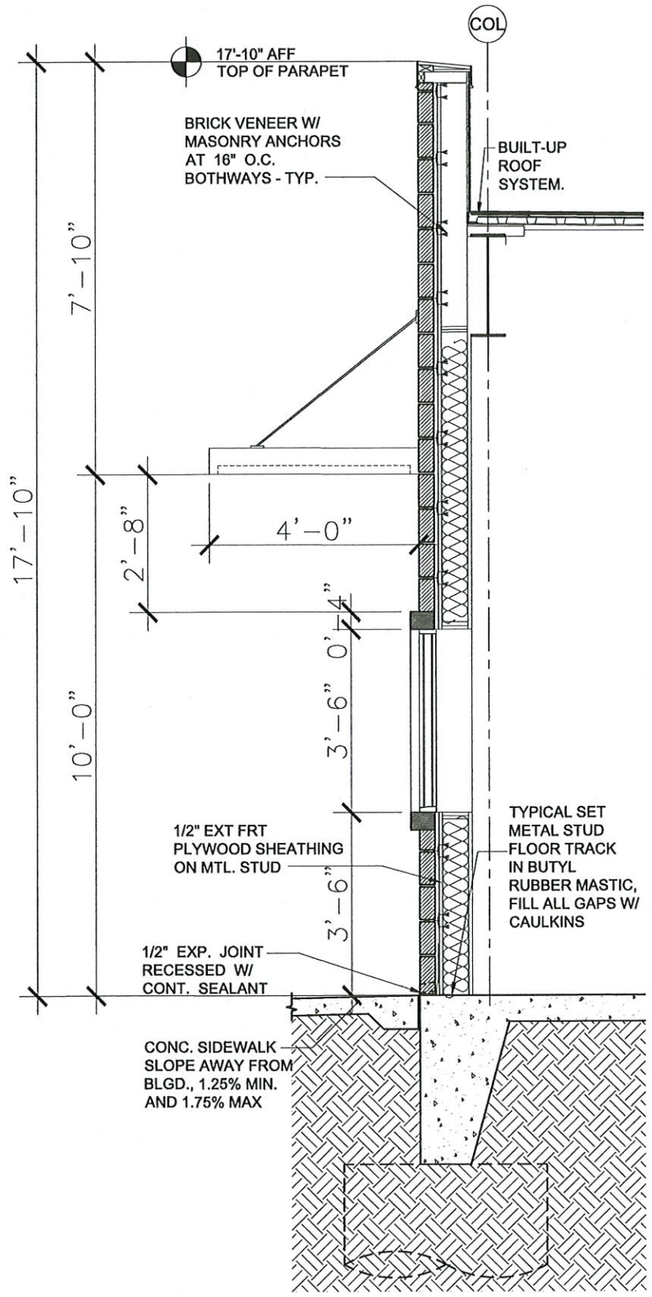
printed



1 EXTERIOR DRIVE-THRU ELEVATION: SOUTH
3/8" = 1'-0"



2 DRIVE-THRU WINDOW: ISOMETRIC
1/2" = 1'-0"



3 EXTERIOR DRIVE-THRU SECTION
3/4" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl2

GAS STATION

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No. Date

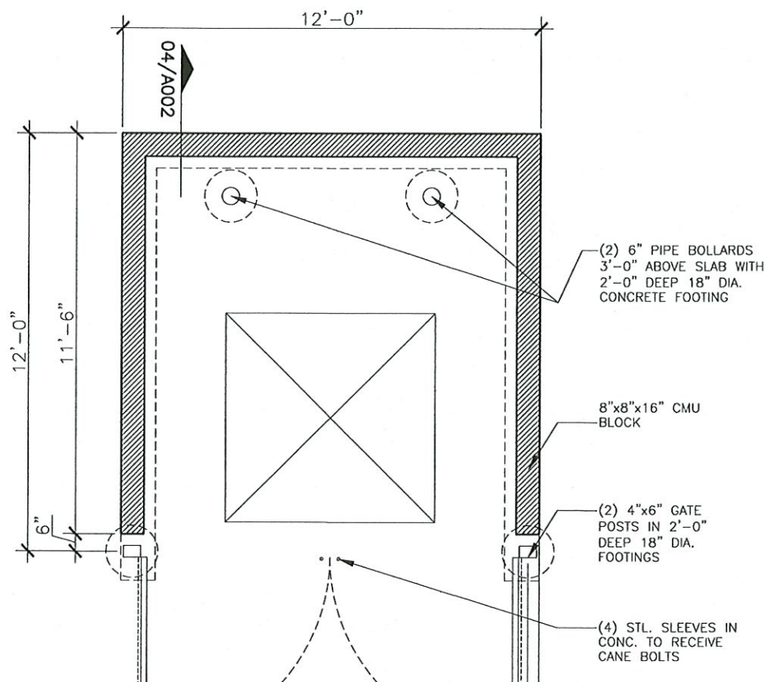
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ELEV

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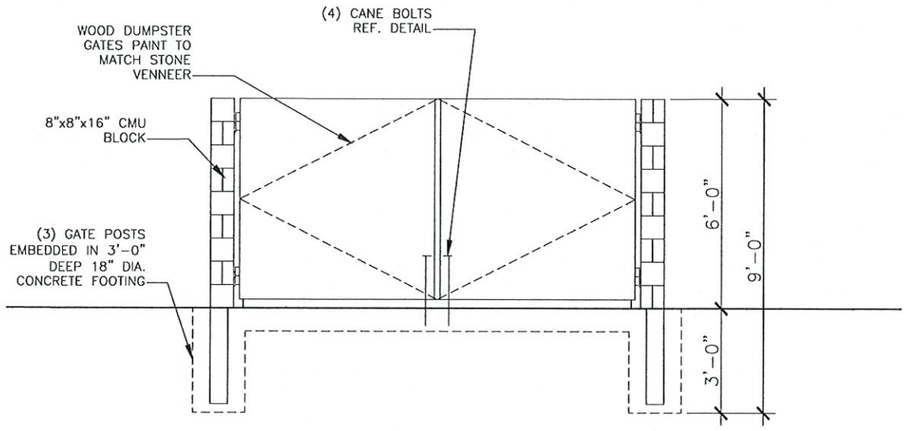
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PLAN NORTH TRUE NORTH



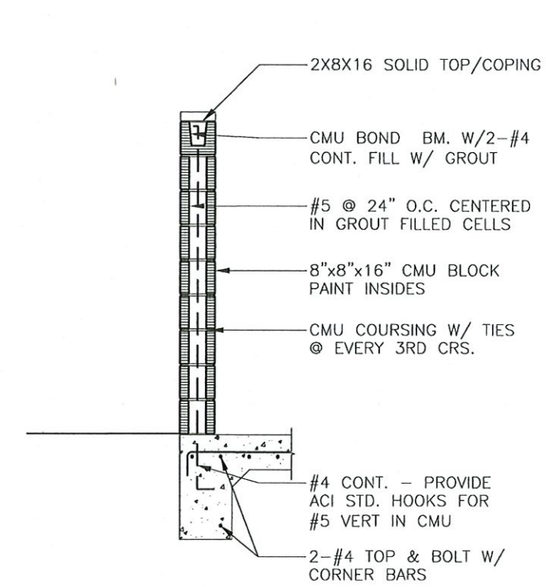
01 DUMPSTER ENCLOSURE

Scale: 1/2" = 1'-0"



03 DUMPSTER ENCLOSURE ELEVATION

Scale: 1/2" = 1'-0"



02 DUMPSTER ENCLOSURE WALL SECTION

Scale: 3/4" = 1'-0"

ROYAL B
CONSTR
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbc

GAS STATION

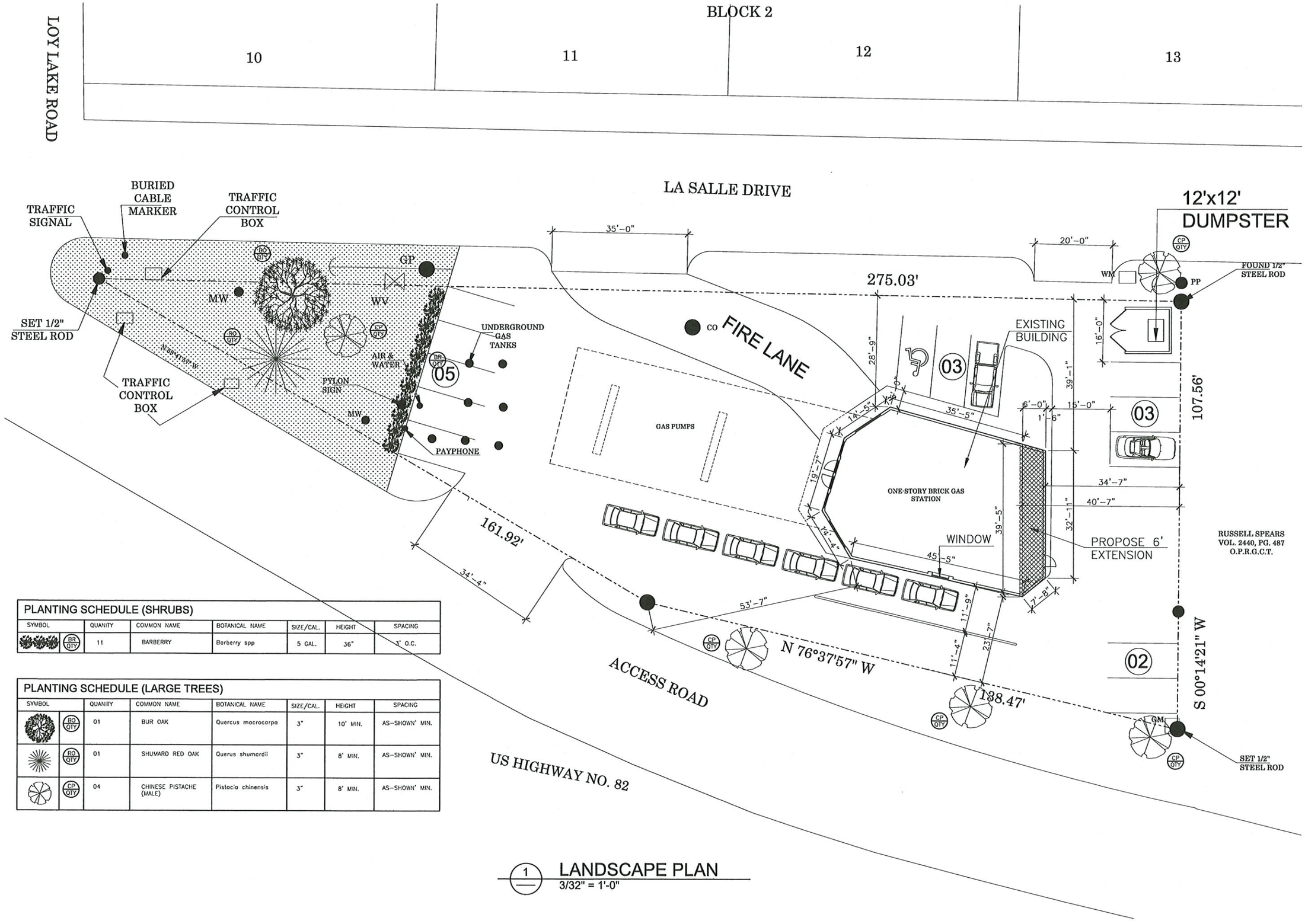
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PLANTING SCHEDULE (SHRUBS)							
SYMBOL		QUANITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
	BR QTY	11	BARBERRY	Barberry spp	5 GAL.	36"	3' O.C.

PLANTING SCHEDULE (LARGE TREES)							
SYMBOL		QUANITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
	BO QTY	01	BUR OAK	Quercus macrocarpa	3"	10' MIN.	AS-SHOWN' MIN.
	RO QTY	01	SHUMARD RED OAK	Querus shumardii	3"	8' MIN.	AS-SHOWN' MIN.
	CP QTY	04	CHINESE PISTACHE (MALE)	Pistacia chinensis	3"	8' MIN.	AS-SHOWN' MIN.

1 LANDSCAPE PLAN
3/32" = 1'-0"

ROYAL B
CONSTRU
DESIGN BUILD
2019 KENNETH
MESQUITE, TX
EMAIL : rbcl

REVI
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GAS STATION

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Project No.
Date
Last Revisi

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PLAN NORTH TRUE NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

New Rays LLC
1036 Dame Carol Way
Carrollton, TX 75010

Royal Bengal Construction
2019 Kenneth Hopper Dr.
Mesquite, TX 754149

Dear Applicants,

The request for Site plan approval for an addition to the Mobil Gas Station located at 3001 Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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 O-1 (75 & 82) Overlay District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; Sec 6.13.1, Sec. 7(14) 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. 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))*
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. *(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. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
9. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Platting of the property is required. *Code of Ordnances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
12. Drive approaches and sidewalks must conform to City of Sherman 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*

13. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
14. Engineering Department shows no record of public sanitary sewer access to the property. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot if evidence of public sanitary sewer serving the property cannot be produced. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
15. Parking spaces on west side of site plan do not meet City standard. They scale to be 9' x 19'6". Requirement is 9' x 20'.
16. Driveway off of US 82 is not where current TxDOT plans show it to be installed. Coordination with City and TxDOT required to be permitted in location shown.

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/19/2021

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:

2708 EAST LAMAR STREET

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.

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.

Background:

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 intensions 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.

Frontera Manufactured Home Community is a 112.334 acre, 409-unit, Manufactured Home Community proposed for the property at 2708 East Lamar Street. They 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'. Individual lots will not be platted for each home. A dog park, playground, pool, and club house/office will also be onsite.

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.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Ventura Verde, LLC (Owner)
Marley Phillips (Applicant)
Bowman (Consulting Firm)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Was not included in the Master Plan

Number of notices mailed:

2

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Sign Photo
Narrative
Survey
Site Plan
First Step Homes Submittal
Rules & Regulations
Photos of Existing Lots
Future Property Location Map
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2708 East Lamar Street

NOT TO SCALE

1 in = 717 ft

2708 East Lamar Street





FIRST STEP HOMES

September 23, 2021

Rob Rae, AICP
Planning and Zoning
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: **Frontera Manufactured Home Community**
2708 East Lamar Street
Sherman, TX 75090

Dear Mr. Rae:

The Frontera Manufactured Home Community is a 112.334-acre, 409-Unit, Manufactured Home Community proposed for the property located at 2708 East Lamar Street in Sherman, TX 75090. 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 greater region.

Currently, we are requesting a zoning designation, per Chapter 14: Zoning Ordinance of the City of Sherman Code of Ordinances, as a Manufactured Housing (MH) District. The current zoning of this property is R-A: Single-Family Agricultural. This development is currently in the City of Sherman ETJ, and we have intensions to apply for annexation into the city in the coming months, after the property has passed P&Z approval for rezoning from R-A to MH.

The following variances from the MH District requirements listed within Section 6.11 of the Zoning Ordinance are requested for this development:

(4)c. *The minimum lot width per unit or stand shall be sixty (60) feet.*

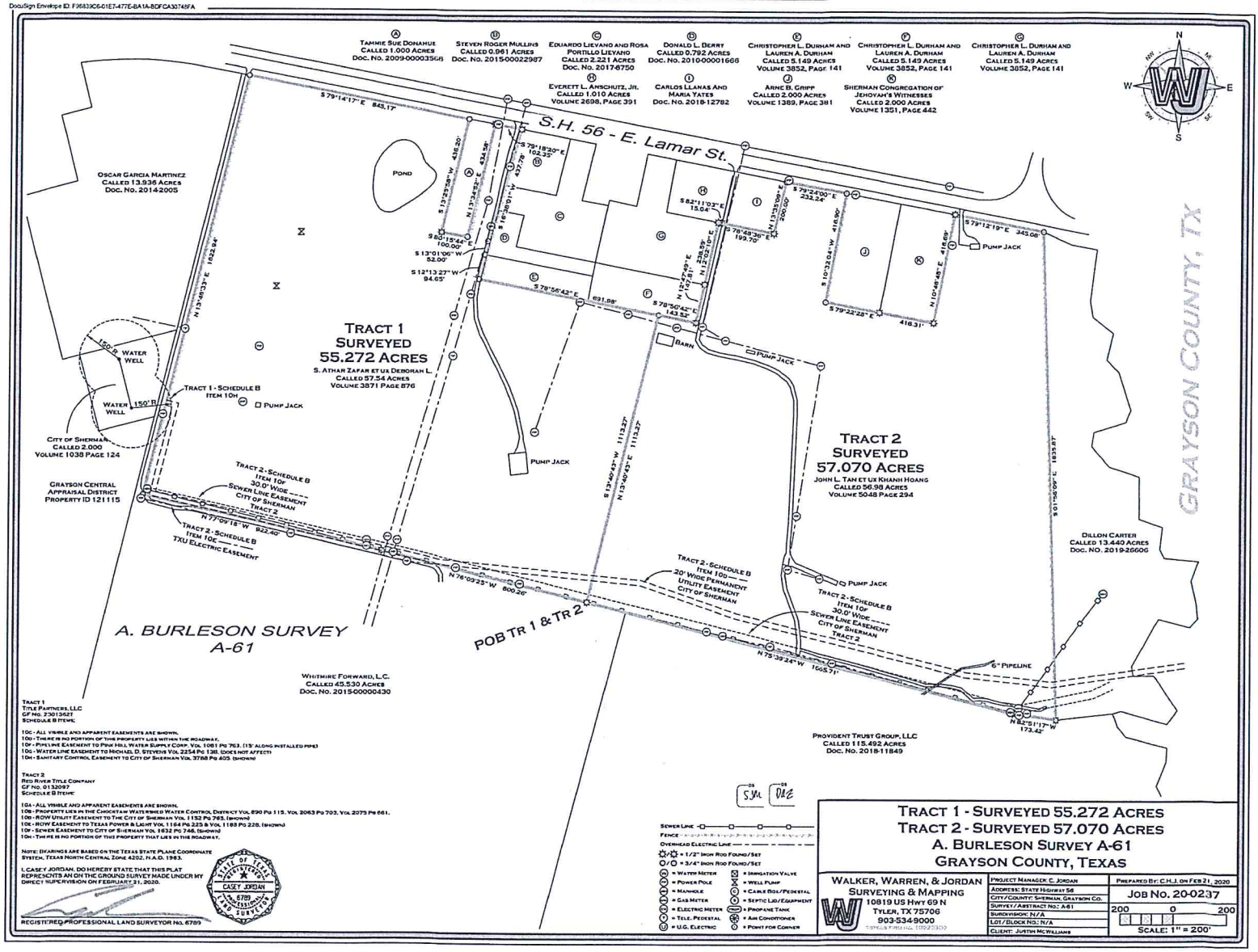
Individual lots will not be platted for each home. The minimum unit width for this development shall be forty (40) feet.

If you have any questions or require additional information, please call me at (469) 442-7553, or send an email to marley.phillips.1026@gmail.com.

Best Regards,

Marley Phillips
Land Development Manager
First Step Homes

DocuSign Envelope ID: F9583C6-61E7-477E-BA1A-BDFCA30745FA



Tract 1
Title Partners, LLC
GF No. 23013627
Schedule B Items:

10c - All visible and apparent easements are shown.
10g - There is no portion of this property lies within the roadway.
10f - Pipeline Easement to Pine Hill Water Supply Corp. Vol. 1081 Pg 763. (15' along installed pipe)
10g - Water Line Easement to Michael D. Stiyeski Vol. 2254 Pg 138. (does not affect)
10h - Sanitary Control Easement to City of Sherman Vol. 3788 Pg 405. (shown)

Tract 2
Red River Title Company
GF No. 0132097
Schedule B Items:

10a - All visible and apparent easements are shown.
10e - Property lies in the Choctaw Watershed Water Control District Vol. 890 Pg 115, Vol. 2063 Pg 703, Vol. 2075 Pg 661.
10g - ROW Utility Easement to The City of Sherman Vol. 1152 Pg 763. (shown)
10c - ROW Easement to Texas Power & Light Vol. 1164 Pg 225 & Vol. 1188 Pg 228. (shown)
10f - Sewer Easement to City of Sherman Vol. 1832 Pg 746. (shown)
10h - There is no portion of this property that lies in the roadway.

Note: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

I, Casey Jordan, do hereby state that this plat represents an on the ground survey made under my direct supervision on February 21, 2020.

State of Texas Registered Professional Land Surveyor Casey Jordan 6789

Registered Professional Land Surveyor No. 6789

Sewer Line
Fence
Overhead Electric Line
1/2" Iron Rod Found/Set
3/4" Iron Rod Found/Set
Water Meter
Power Pole
Manhole
Gas Meter
Electric Meter
Tele. Pedestal
U.G. Electric
Irrigation Valve
Well Pump
Cable Box/Pedestal
Septic Lid/Equipment
Propane Tank
Air Conditioner
Point for Corner

Tract 1 - Surveyed 55.272 Acres
Tract 2 - Surveyed 57.070 Acres
A. Burleson Survey A-61
Grayson County, Texas

Walker, Warren, & Jordan Surveying & Mapping
10819 US Hwy 69 N
Tyler, TX 75706
903-534-9000
TBPELS Firm No. 10023300

Project Manager: C. Jordan	Prepared By: C.H.J. on Feb 21, 2020
Address: State Highway 56	Job No. 20-0237
City/County: Sherman, Grayson Co.	
Survey / Abstract No.: A-61	200 0 200
Subdivision: N/A	
Lot / Block No.: N/A	Scale: 1" = 200'
Client: Justin McWilliams	

STATE HIGHWAY NO. 56

MATCHLINE – SHEET 2
MATCHLINE – SHEET 3

MATCHLINE – SHEET 3
MATCHLINE – SHEET 4

MATCHLINE – SHEET 2
MATCHLINE – SHEET 5

MATCHLINE – SHEET 3
MATCHLINE – SHEET 6

MATCHLINE – SHEET 4
MATCHLINE – SHEET 7

MATCHLINE – SHEET 5
MATCHLINE – SHEET 6

MATCHLINE – SHEET 6
MATCHLINE – SHEET 7

DOG PARK
PLAYGROUND
FULL COURT BASKETBALL
PAVILION
POOL
GATE
PICNIC
PUMP JACK
200.00' PUMP JACK SETBACK (TYP.)
MAINTENANCE YARD
3.22 AC EDUARDO LEVANO ROSA PORTILLO LEVANO VOL. 3664, PG. 709 O.P.R.G.C.T.
CHRIS AND LAUREN DURHAM VOL. 3852, PG. 141 O.P.R.G.C.T.
80.63 AC. WHITMORE FORWARD, LC VOL. 5566, PG. 533 O.P.R.G.C.T.
4" SAN MH
TOP RIM=758.38
FL 18"(IN)=751.06
FL 18"(OUT)=751.03
4" WATER MH
TOP RIM=759.22
FL 8"(IN)=739.56
FL 8"(OUT)=739.46
AIR RELIEF MH
TXDOT STA 42+83.70 YT
TXDOT STA 49+38.70 YT
S 79°21'29" E 103.29'
S 79°47'18" E 848.16'
S 80°23'26" E
N 13°04'04" E 163.97'
N 77°09'03" W 922.40'
N 76°09'42" W 800.44'
N 75°45'39" W 151.60'
N 75°58'13" W 151.5.94'
S 79°12'50" E 344.98'
S 79°24'32" E 416.32'
S 81°08'49" E 15.03'
N 79°10'48" W 199.96'
N 13°04'04" E 199.96'
N 13°05'37" E 358.48'
N 13°00'04" E 51.83'
N 12°51'36" E 94.74'
N 13°05'37" E 14.81'
N 13°19'07" E 416.65'
S 78°56'08" E 835.51'
S 80°23'45" E 30.45'
S 13°05'37" W 416.65'
S 13°04'04" W 199.96'
S 13°04'04" W 163.97'
S 13°19'07" W 416.65'

MANUFACTURED HOME DATA		
A	18' x 80' SINGLE WIDE, 1 STORY	84
B	18' x 78' SINGLE WIDE, 1 STORY	162
C	18' x 72' SINGLE WIDE, 1 STORY	32
D	18' x 56' SINGLE WIDE, 1 STORY	6
E	18' x 66' SINGLE WIDE, 1 STORY	26
F	16' x 60' SINGLE WIDE, 1 STORY	36
G	16' x 56' SINGLE WIDE, 1 STORY	9
H	16' x 50' SINGLE WIDE, 1 STORY	26
I	16' x 38' SINGLE WIDE, 1 STORY	12
D	32' x 52' DOUBLE WIDE, 1 STORY	16
	TOTAL # OF HOMES	409

[X] NUMBER OF LOTS PER BLOCK

100 0 100 200
SCALE: 1 INCH = 100 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman
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Phone: (512) 327-1180 • Fax: (512) 327-4062 • www.bowmanconsulting.com
TBPE Firm Registration No. F-14309

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August 23, 2021

SHEET 1 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

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STATE HIGHW

25' BUILDING SETBACK

PROP. FENCE

PROP. FENCE

GATE

GATE

DOG PARK

PLAYGROUND

FULL COURT BASKETBALL

POOL

PAVILION

P.O.B.

TXDOT STA. 42+83.70 ??

FL=757.80

4X2 BC

FL=759.91

TXDOT STA. 49+38.70 ??

FL=735.48

5X4 BC

FL=735.87

S 79°14'18" E 845.16'

S 79°21'29" E 103.29'

S 13°25'53" W 436.29'

N 13°24'46" E 434.19'

S 16°13'54" W 437.76'

N 13°00'00" E 51.83'

S 80°23'28" E 100.06'

N 12°14'36" E 94.74'

MATCHLINE – SHEET 3

MATCHLINE – SHEET 5

1.90 AC.
ALEJANDRO LIEVANO
LIFE ESTATE, ET AL
VOL. 5178, PG. 283
O.P.R.G.C.T.

2.22 AC.
EDUARDO LIEVANO
ROSA PORTILLO LIEVANO
VOL. 5888, PG. 538
O.P.R.G.C.T.

14.78 AC.
OSCAR GARCIA MARTINEZ
VOL. 5418, PG. 169
O.P.R.G.C.T.

TAMMIE L. BONNAVIE
VOL. 4597, PG. 283
O.P.R.G.C.T.

CHRIS AND LAUREN DURHAM
VOL. 3852, PG. 141
O.P.R.G.C.T.

BENCHMARK
N: 7204466.018
E: 2564439.718
ELEV: 754.79

" E 1622.97'

LOT SIZE 4,592 SF. (TYP) 6 112.00' 41.00' (TYP)

LOT SIZE 16 4,264 SF. (TYP) 11 104.00' (TYP) 41.00' (TYP)

LOT SIZE 17 3,800 SF. (TYP) 95.00' (TYP) 40.00' (TYP)

LOT SIZE 4,756 SF. (TYP) 10 116.00' (TYP) 41.00' (TYP)

LOT SIZE 5,043 SF. (TYP) 4 123.00' (TYP) 41.00' (TYP)

LOT SIZE 4,838 SF. (TYP) 18 118.00' (TYP) 41.00' (TYP)

LOT SIZE 4,735 SF. (TYP) 14 115.50' (TYP) 41.00' (TYP)

LOT SIZE 4,120.5 SF. (TYP) 24 118.00' (TYP) 40.00' (TYP)

LOT SIZE 4,346 SF. (TYP) 20 106.00' (TYP) 41.00' (TYP)

LOT SIZE 4,141 SF. 1 101.00' 41.00'

LOT SIZE 4,050 SF. 1 54.00' 75.00'

LOT SIZE 4,141 SF. (TYP) 2 101.00' (TYP) 41.00' (TYP)

18x78 SINGLE WIDE

18x80 SINGLE WIDE

18x68 SINGLE WIDE

18x72 SINGLE WIDE

16x50 SINGLE

16x60 SINGLE WIDE

16x50 SINGLE WIDE

X NUMBER OF LOTS PER BLOCK

50 0 50 100

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman

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SHEET 2 OF 7

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STATE HIGHWAY NO. 56

25' BUILDING SETBACK

PROP. FENCE

25' BUILDING SETBACK

MATCHLINE – SHEET 2

MATCHLINE – SHEET 4

MATCHLINE – SHEET 6

GATE

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

X NUMBER OF LOTS PER BLOCK

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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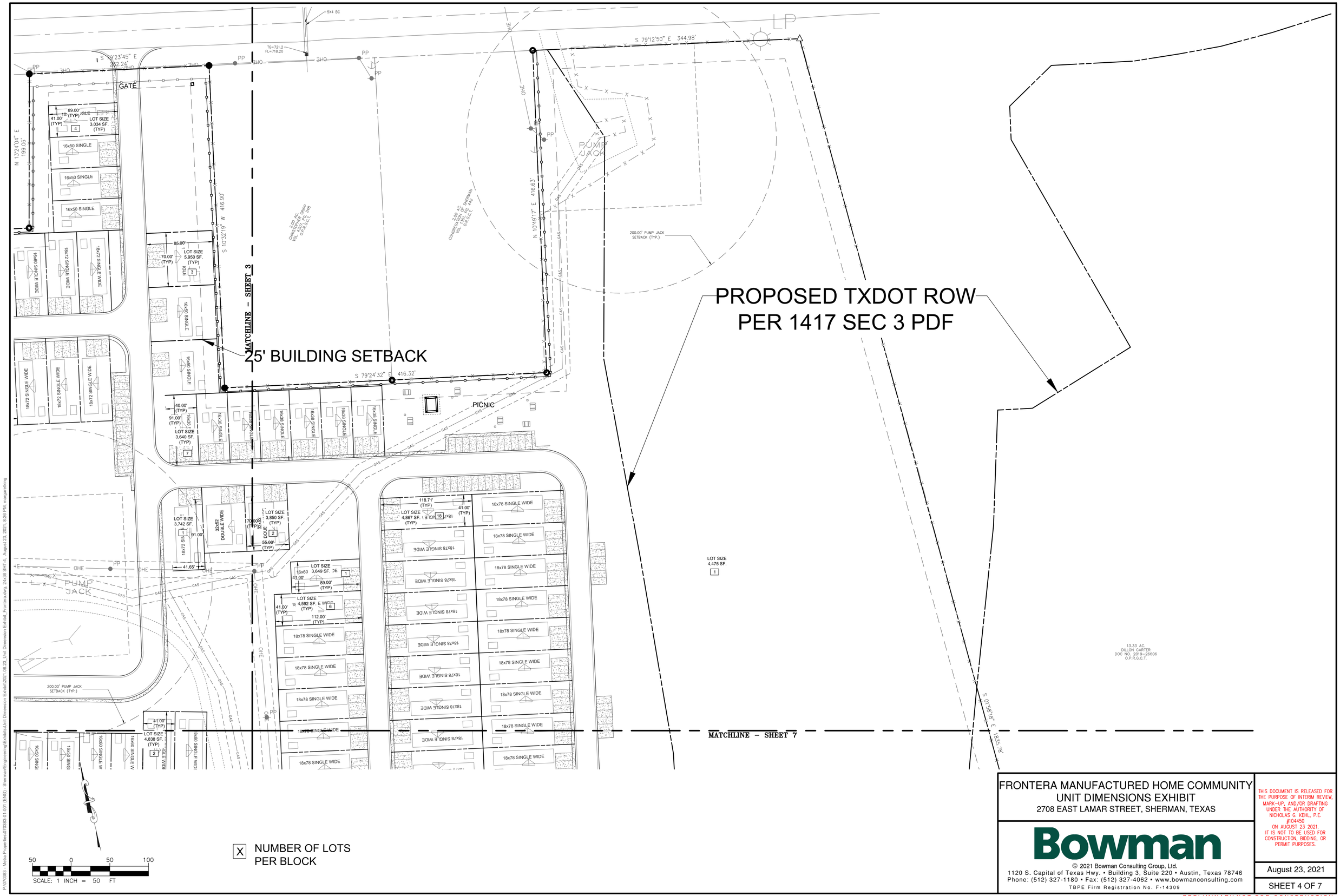
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FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
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August 23, 2021

SHEET 4 OF 7

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BUILDING SETBACK

PROP. FENCE

MATCHLINE – SHEET 2

MATCHLINE – SHEET 6

N 13°48'44" E 1622.97'

N 77°09'03" W 922.40'

N 76°09'42" W 800.44'

2.10 AC.
CITY OF SHERMAN
VOL. 1038, PG. 124
D.R.G.C.T.

5' SAN MH
RIM = 760.82
FL 18"(IN)=747.38
FL 18"(N)=747.30
FL 18"(OUT)=747.21

4' SAN
TOP RIM=7
FL 18"(N)=
FL 18"(OUT)=

ADJUSTED SAN MH
TOP RIM=76
FL 18"(IN)=747.
FL 18"(OUT)=747.

BENCHMARK
N:7254866.918
E:1564480.184
ELEV: 754.79

200.00' PUMP JACK SETBACK (TYP.)

PUMP JACK

PROP. FENCE

X NUMBER OF LOTS PER BLOCK

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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August 23, 2021

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MATCHLINE – SHEET 3

MATCHLINE – SHEET 5

MATCHLINE – SHEET 7

PUMP JACK

DOG PARK

MAINTENANCE YARD

BENCHMARK
N: 7204456.618
E: 2724324.791
ELEV: 754.79

PROP. FENCE

N 76°09'42" W 800.44'

N 75°45'39" W
151.60'

N 75°38'13"

200.00' PUMP JACK SETBACK (TYP.)

X NUMBER OF LOTS PER BLOCK

50 0 50 100
SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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August 23, 2021

SHEET 6 OF 7

PRELIMINARY NOT FOR CONSTRUCTION

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MATCHLINE – SHEET 4

MATCHLINE – SHEET 6

S 01°58'18" E 1855.78'

N 75°38'13" W 1513.94'

N 82°59'31" W 173.57'

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

5' SAN MH

AIR RELIEF MH

18x78 SINGLE WIDE

18x80 SINGLE WIDE

15x80 SINGLE WIDE

LOT SIZE 4,838 SF. (TYP)

LOT SIZE 3,825 SF.

LOT SIZE 3,980 SF.

LOT SIZE 4,674 SF. (TYP)

41.00' (TYP)

118.00' (TYP)

114.00' (TYP)

88.00'

45.22'

44.78'

26.39'

OHE

GAS

SS

EX FM

PP

X NUMBER OF LOTS PER BLOCK

50 0 50 100

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSIONS EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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August 23, 2021

SHEET 7 OF 7

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September 23, 2021

Rob Rae, AICP
Planning and Zoning
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: **Frontera Manufactured Home Community**
2708 East Lamar Street
Sherman, TX 75090

Dear Mr. Rae:

The Frontera Manufactured Home Community is a 112.334-acre, 409-Unit, Manufactured Home Community proposed for the property located at 2708 East Lamar Street in Sherman, TX 75090. 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 greater region.

Currently, we are requesting a zoning designation, per Chapter 14: Zoning Ordinance of the City of Sherman Code of Ordinances, as a Manufactured Housing (MH) District. The current zoning of this property is R-A: Single-Family Agricultural. This development is currently in the City of Sherman ETJ, and we have intensions to apply for annexation into the city in the coming months, after the property has passed P&Z approval for rezoning from R-A to MH.

The following variances from the MH District requirements listed within Section 6.11 of the Zoning Ordinance are requested for this development:

(4)c. *The minimum lot width per unit or stand shall be sixty (60) feet.*

Individual lots will not be platted for each home. The minimum unit width for this development shall be forty (40) feet.

If you have any questions or require additional information, please call me at (469) 442-7553, or send an email to marley.phillips.1026@gmail.com.

Best Regards,

Marley T Phillips

Marley Phillips
Land Development Manager
First Step Homes

STATE HIGHWAY NO. 56

MATCHLINE – SHEET 2
MATCHLINE – SHEET 3

MATCHLINE – SHEET 3
MATCHLINE – SHEET 4

MATCHLINE – SHEET 2
MATCHLINE – SHEET 5

MATCHLINE – SHEET 3
MATCHLINE – SHEET 6

MATCHLINE – SHEET 4
MATCHLINE – SHEET 7

MATCHLINE – SHEET 5
MATCHLINE – SHEET 6

MATCHLINE – SHEET 6
MATCHLINE – SHEET 7

DOG PARK
PLAYGROUND
FULL COURT BASKETBALL
PAVILION
POOL
GATE
PICNIC
PUMP JACK
200.00' PUMP JACK SETBACK (TYP.)
MAINTENANCE YARD
3.22 AC. EDUARDO LEVANO ROSA PORTILLO DE LEVANO VOL. 2012, PG. 518 O.P.R.S.C.T.
CHRIS AND LAUREN DURHAM VOL. 3852, PG. 141 O.P.R.S.C.T.
81.83 AC. WHITMIRE FORWARD LC VOL. 5596, PG. 523 O.P.R.S.C.T.
4" SAN MH
TOP RIM=758.39
FL 18"(IN)=751.07
FL 18"(OUT)=751.07
6" INVERTED SAN MH
TOP RIM=759.48
FL 8"(IN)=747.38
FL 8"(OUT)=747.48
ELEV. 754.79
S 79°21'29" E 103.29'
S 79°14'18" E 888.16'
S 80°23'28" E
N 13°01'04" E 51.83'
N 12°13'36" E 94.74'
S 78°46'09" E 835.91'
S 81°08'49" E 15.03'
N 79°10'48" W 199.96'
N 13°04'04" E 199.96'
N 13°05'37" E 336.48'
N 17°56'24" E 14.91'
S 79°23'45" E 82.24'
S 79°13'50" E 344.98'
S 10°03'39" W 416.90'
N 10°49'07" E 416.63'
S 79°34'33" E 416.32'
N 77°09'03" W 922.40'
N 76°09'42" W 800.44'
N 75°45'39" W 151.60'
N 75°36'13" W 1513.94'
N 13°05'44" E 1629.97'
S 13°05'44" W 1629.97'
S 10°03'39" W 1629.97'
N 10°49'07" E 1629.97'
S 13°05'44" W 1629.97'
N 13°05'44" E

STATE HIGHWAY NO. 56

25' BUILDING SETBACK

TXDOT STA. 42+83.70 ??

TXDOT STA. 49+38.70 ??

FL=757.80

FL=759.91

FL=735.48

FL=735.87

4X2 BC

5X4 BC

P.O.B.

S 79°14'18" E 845.16'

S 79°21'29" E 103.29'

S 13°25'53" W 436.29'

N 13°24'46" E 434.19'

S 15°16'53" W 437.76'

N 13°00'39" E 51.83'

N 12°14'55" E 94.74'

S 80°23'

DOG PARK

PLAYGROUND

FULL COURT BASKETBALL

POOL

PAVILION

GATE

GATE

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

4.00' SIDEWALK

112.00'

41.00' (TYP)

104.00' (TYP)

95.00' (TYP)

40.00' (TYP)

116.00' (TYP)

123.00' (TYP)

118.00' (TYP)

106.00' (TYP)

115.50' (TYP)

75.00'

54.00'

101.00'

UNIT SIZE 4,592 SF. (TYP)

UNIT SIZE 4,264 SF. (TYP)

UNIT SIZE 3,800 SF. (TYP)

UNIT SIZE 4,750 SF. (TYP)

UNIT SIZE 5,043 SF. (TYP)

UNIT SIZE 4,838 SF. (TYP)

UNIT SIZE 4,346 SF. (TYP)

UNIT SIZE 4,735 SF. (TYP)

UNIT SIZE 4,120.5 SF. (TYP)

UNIT SIZE 4,141 SF.

UNIT SIZE 4,050 SF.

UNIT SIZE 4,141 SF. (TYP)

18x78 SINGLE WIDE

16x50 SINGLE

16x60 SINGLE WIDE

18x80 SINGLE WIDE

18x68 SINGLE WIDE

18x72 SINGLE WIDE

MATCHLINE – SHEET 3

MATCHLINE – SHEET 5

14.78 AC.
OSCAR GARCIA MARTINEZ
VOL. 5418, PG. 169
O.P.R.G.C.T.

2.22 AC.
EDUARDO LIEVANO
ROSA PORTILLO LIEVANO
VOL. 5988, PG. 538
O.P.R.G.C.T.

CHRIS AND LAUREN DURHAM
VOL. 3852, PG. 141
O.P.R.G.C.T.

BENCHMARK
ELEV: 754.79

X NUMBER OF LOTS PER BLOCK

50 0 50 100
SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSION EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

Bowman

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September 23, 2021

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STATE HIGHWAY NO. 56

MATCHLINE – SHEET 2

MATCHLINE – SHEET 4

MATCHLINE – SHEET 6

25' BUILDING SETBACK

25' BUILDING SETBACK

25' BUILDING SETBACK

2.22 AC.
EDUARDO LIEVANO
ROSA PORTILLO LIEVANO
VOL. 5988, PG. 538
O.P.R.G.C.T.

CHRIS AND LAUREN DURHAM
VOL. 3852, PG. 141
O.P.R.G.C.T.

0.92 AC.
CARLOS LLANAS
LAURA LLANAS
DOC. 2021137782
O.P.R.G.C.T.

2.00 AC.
CHRISTOPHER SIGMON
VOL. 4300, PG. 349
O.P.R.G.C.T.

1.00 AC.
TAMMIE SUE RAMIRE
VOL. 5988, PG. 923
O.P.R.G.C.T.

1.00 AC.
JOE MUNOZ
VOL. 5988, PG. 303
O.P.R.G.C.T.

BENCHMARK
N: 7,054,666.18
E: 2,725,555.18
ELEV: 754.79

200.00' PUMP JACK SETBACK (TYP.)

PUMP JACK

GATE

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSION EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

X NUMBER OF LOTS PER BLOCK

SCALE: 1 INCH = 50 FT

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September 23, 2021

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STATE HIGHWAY NO. 56

S 79°23'45" E 232.24'

S 79°12'50" E 344.98'

GATE

89.00' (TYP)

41.00' (TYP)

N 13°24'04" E 193.06'

16x50 SINGLE

UNIT SIZE 3,034 SF. (TYP) 4

85.00'

106.00' (TYP)

16x72 SINGLE WIDE

UNIT SIZE 4,360 SF. (TYP) 4

UNIT SIZE 5,950 SF. (TYP) 3 TYP

S 10°32'19" W 416.90'

700.00' (TYP)

MATCHLINE – SHEET 3

41.00' (TYP)

41.00' (TYP)

25' BUILDING SETBACK

18x72 SINGLE WIDE

UNIT SIZE 4,510 SF. (TYP) 4

110.00' (TYP)

S 79°24'32" E 416.32'

PICNIC

91.00' (TYP)

UNIT SIZE 3,640 SF. (TYP) 7 TYP

40.00' (TYP)

55.00' (TYP)

41.65'

118.71' (TYP)

UNIT SIZE 3,742 SF. 1

32x52 DOUBLE WIDE

UNIT SIZE 3,850 SF. (TYP) 2

85.13'

41.00' (TYP)

UNIT SIZE 4,867 SF. (TYP) 18

18x78 SINGLE WIDE

89.00' (TYP)

16x60 SINGLE WIDE

UNIT SIZE 3,649 SF. 1

41.00' (TYP)

UNIT SIZE 4,592 SF. (TYP) 6

112.00' (TYP)

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

UNIT SIZE 3,649 SF. (TYP) 5

UNIT SIZE 4,838 SF. (TYP) 2

118.00' (TYP)

41.00' (TYP)

MATCHLINE – SHEET 7

PROPOSED TXDOT ROW
PER 1417 SEC 3 PDF

2.00 AC. CHRISTOPHER C. GRIPP VOL. 4420, PG. 2348 O.P.R.K.C.T.

2.00 AC. CHRISTOPHER C. GRIPP VOL. 4420, PG. 442 O.P.R.K.C.T.

13.33 AC. DILLON CARTER DOC NO. 2019-26606 O.P.R.G.C.T.

S 01°58'18" E 1855.75'

N 10°49'17" E 416.63'

OHE

PP

GAS

X NUMBER OF LOTS PER BLOCK

50 0 50 100

SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSION EXHIBIT
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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MATCHLINE – SHEET 2

MATCHLINE – SHEET 8

25' BUILDING SETBACK

25' BUILDING SETBACK

2.10 AC.
CITY OF SHERMAN
VOL. 1038, PG. 124
D.R.G.C.T.

N 13°48'44" E 1622.97'

N 77°09'03" W 922.40'

N 76°09'42" W 800.44'

116.00' (TYP)

114.00' (TYP)

41.00' (TYP)

118.00' (TYP)

115.50' (TYP)

112.00' (TYP)

110.00' (TYP)

101.00' (TYP)

55.00' (TYP)

4.00' SIDEWALK

99.83'

104.39'

89.00'

58.00'

56.00'

44.00'

50.84'

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

BENCHMARK
N: 7,055,666.218
E: 2,744,870.181
ELEV: 754.79

5' SAN. MH.
RIM = 760.82
FL 18"(N)=747.38
FL 18"(N)=747.30
FL 18"(OUT)=747.21

4' SAN. MH.
TOP RIM=758.73
FL 15"(N)=743.63
FL 18"(OUT)=743.53

4' SAN. MH.
TOP RIM=760.22
FL 15"(N)=747.08
FL 18"(OUT)=747.00

UNIT SIZE 4,050 SF. 1
35'X55' DOUBLE WIDE

UNIT SIZE 4,141 SF. (TYP) 2

UNIT SIZE 4,895 SF. (TYP) 5

32x52 DOUBLE WIDE

UNIT SIZE 4,756 SF. (TYP) 12

UNIT SIZE 4,674 SF. (TYP) 22

UNIT SIZE 4,838 SF. (TYP) 20

UNIT SIZE 4,838 SF. (TYP) 15

UNIT SIZE 4,735.5 SF. (TYP) 20

UNIT SIZE 4,592 SF. 9

UNIT SIZE 4,592 SF. (TYP) 8

UNIT SIZE 4,510 SF. (TYP) 2

UNIT SIZE 4,984 SF. 5

UNIT SIZE 4,756 SF. (TYP) 6

UNIT SIZE 5,162 SF. 1
32x52 DOUBLE WIDE

18x78 SINGLE WIDE

18x80 SINGLE WIDE

16x56 SINGLE WIDE

OHE — PP — SS — EX FM — GAS

50 0 50 100
SCALE: 1 INCH = 50 FT

X NUMBER OF LOTS PER BLOCK

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UNIT DIMENSION EXHIBIT
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SHEET 5 OF 8

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MATCHLINE – SHEET 3

MATCHLINE – SHEET 5

MATCHLINE – SHEET 7

DOG PARK

MAINTENANCE YARD

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

4.00' SIDEWALK

25' BUILDING SETBACK

N 76°09'42" W 800.44'

N 75°45'39" W 151.60'

N 75°38'13"

BENCHMARK
N: 7054657.218
E: 2744455.718
ELEV: 754.79

X NUMBER OF LOTS PER BLOCK

50 0 50 100
SCALE: 1 INCH = 50 FT

FRONTERA MANUFACTURED HOME COMMUNITY
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MATCHLINE – SHEET 4

MATCHLINE – SHEET 6

41.00' (TYP)

UNIT SIZE 4,838 SF. (TYP)

2

18x65 SINGLE WIDE

118.00' (TYP)

18x78 SINGLE WIDE

41.00'

118.71'

4.00' SIDEWALK

45.00'

UNIT SIZE 3,825 SF.

1

16x50 SINGLE

UNIT SIZE 3,980 SF.

1

16x60 SINGLE WIDE

88.90'

44.78'

18x80 SINGLE WIDE

UNIT SIZE 4,674 SF. (TYP)

11

18x80

114.00' (TYP)

41.00' (TYP)

4.00' SIDEWALK

UNIT SIZE 4,674 SF. (TYP)

10

18x78 SINGLE WIDE

114.00' (TYP)

41.00'

4.00' SIDEWALK

18x78 SINGLE WIDE

112.00'

41.00'

OHE

GAS

PP

PUMP JACK

200.00' PUMP JACK SETBACK (TYP.)

EX FM

N 75°38'13" W 1513.94'

S 01°58'16" E 1835.78'

5' SAN MH

SS

AIR RELIEF MH

MH

N 82°59'31" W 173.57'

50 0 50 100

SCALE: 1 INCH = 50 FT

X NUMBER OF LOTS PER BLOCK

FRONTERA MANUFACTURED HOME COMMUNITY
UNIT DIMENSION EXHIBIT
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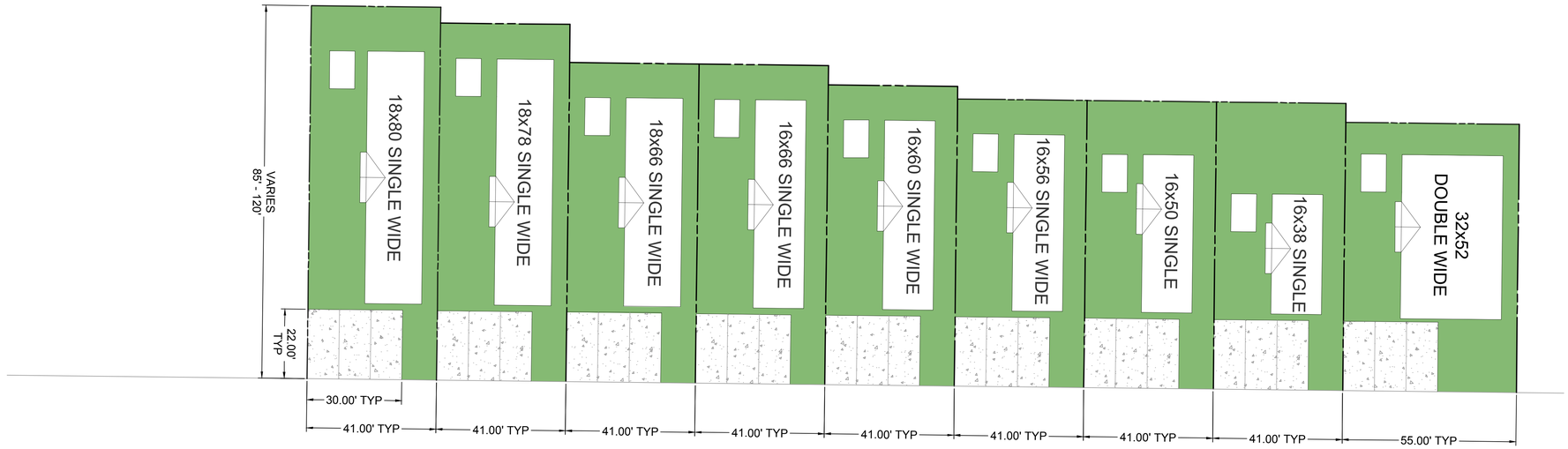
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September 23, 2021

SHEET 7 OF 8

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X NUMBER OF LOTS PER BLOCK

20 0 20 40
SCALE: 1 INCH = 20 FT

FRONTERA MANUFACTURED HOME COMMUNITY
TYPICAL UNIT DIMENSIONS
2708 EAST LAMAR STREET, SHERMAN, TEXAS

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SHEET 8 OF 8

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FIRST STEP HOMES

FRONTERA

SHERMAN, TX

PROPERTY LOCATION



110 Acres | 384 Homes | Amenity Center | 2 Dog Parks | Basketball Court | Playground | Pavilion | Pool

CONCEPT SITE PLAN



110 Acres | 409 Homes | Amenity Center | 2 Dog Parks | Basketball Court | Playground | Pavilion | Pool

COMMUNITY CENTER
IRVING, TX

SCREENING WALL AND GATED ENTRANCE

COMMUNITY CENTER

COMMUNITY CENTER

GATED ACCESS

AMENITY CENTER



FULLY EQUIPPED GYM

EXERCISE ROOM

PLAYGROUND AREA

POOL

OUTDOOR PAVILION

BASKETBALL COURT

BASKETBALL COURT

LANDSCAPING

PET WASTE STATIONS

SCREENING UTILITY METERS

SCREENING UTILITY METERS

STONE SKIRTING WITH PIT SET

PIT SET HOMES

PIT SET HOMES

HOME INTERIOR





FORT WORTH QUOTES



Kelly Ann Gray
City Council Member

…I wanted to say Thank You for thinking outside of the box and bring affordable housing to families that want to be home owners…



Wanda Conlin
Zoning Commission

…I went out and looked and this is a neighborhood…I think it's wonderful that they are planning to do an expansion of what's already there

REFERENCE LETTERS

CITY OF Forest Hill
COMMUNITY DRIVEN

April 12, 2017

To Whom It May Concern,

As Mayor of the City of Forest Hill, I have the opportunity to work with many caring and responsible developers in our City.

Such has been the case working with Mr. David Zulejkic on the 7 Oaks Mobile Home Park on Anglin Drive. Mr. Zulejkic and his team have taken a blighted area of our city and turned it into more than 40 new homes that families can enjoy and raise their children. Prior to his purchase of the property, only a few people lived in much older manufactured homes on a piece of property that had been neglected for many years. Now, it's a bustling residential development with neat and clean living areas, plenty of parking for homeowners, and storage buildings that complement each home.

The City of Forest Hill has seen tremendous growth, both residential and commercial, over the last 5 years. Our hidden gem is not going unnoticed and we are proud that Mr. Zulejkic has invested in the vision for our city. He has been diligent in following policies and procedures and been very proactive with our staff in every step of construction.

Based on this previous experience, our city would welcome Mr. David Zulejkic back to Forest Hill should another similar development opportunity arise here.

Thank you.

Gerald Joubert
Mayor
City of Forest Hill

3219 California Parkway, Forest Hill, TX 76119 (817) 568-3000

From: **Bobby Rowland** <rowlandbobby7@gmail.com>
Date: Wed, Feb 24, 2021 at 6:16 AM
Subject:
To: <Colinasdelbosque.janet@gmail.com>

Dear Janet, my name is Bobby Rowland and I live at 3222 Peterson Dr W, Fort Worth, TX 76140. I have lived there for over 10 years. I know most emails are written to complain about something but this one is different. I wanted to say how good of a job Veronica is doing. Anytime I have had a problem she is quick to respond and get the problem taking care of no matter what time of day it is. Case in point I came home Thursday during all the cold weather and had a busted pipe. I called Veronica and it was taking care of in a half a hour. I can't tell you how much I appreciate that and you should feel lucky to have her part of your team. I am a tarrant County sheriff and work at the court house protecting the judges and see all kinds of people trying to take advantage of others and not wanting to help the resident people. That is not the case with Veronica. I just wanted to write and tell you how much I appreciate what she does.

God bless, Bobby Rowland

From: "Gilbert, Doyal" <Doyal.Gilbert@fortworthtexas.gov>
Date: April 19, 2017 at 12:19:56 PM CDT
To: "zulejkic@gmail.com" <zulejkic@gmail.com>
Subject: colinas mhp

Mr. Zulejkic, the crime in the area of Colinas MHP has gone down in the last five years since you have bought the property. I believe that is a direct reflection on you. I have been a police officer on that beat for 15 years. I have been the neighborhood police officer for 12 years. I have had dealings with several companies over the years associated with that property. Investors in the past have only had concerns on filling the mobile home park up and then selling. No one has ever invested in the property. At one point even the manager was allowing people to live in vacant homes and took cash on the side from those residence in order they wouldn't be on a lease. Management was not concerned with building a community. Since you have purchased the property, I have noticed a lot of changes. The old dilapidated houses were removed. Not only were those an eye sore, but all of them had broken windows or doors that provided the criminal element to hide stolen property in or stay in. The current houses that remained were given new skirts around the houses, new deck or porches and sheds for each home. New lighting was also installed all thorough out the property and you also up dated the roads on the property. You also installed cameras around the office. The cameras capture footage of people entering and exiting the property. Investing in the property you also updated the playground on the 7800 side. A new office was built for the 7700 side, a new playground and pool too. By investing financial assets in the property to the degree you have the residence then take pride in their homes. Residents maintain their lots better now that all the homes look so much better. When residents take pride in the property, they work better with police. When people feel connected, they want to preserve where they live. They call the police to report suspicious activity when it happens instead of after it happened. New lighting, cameras and the property being updated deters crime. That is the definition of the "broken windows theory." When you get little things under control, then the big things get taken care of. A majority of the crime that occurred on the property was from criminal element that didn't live on the property. Criminals were walking through the field on the west side of the property to gain access to the location. You were able to stop that by installing a privacy fence around the property. That was a huge deterrent to the criminal element. Once all that was in place, you hired security to do patrols at night. A lot of the residents were able to see the patrols at night and would let me know that security was out at night. The crime dropping in the area was because of your financial investment in that community and not as a result of anything the police department did.

I think that by investing in a property that had a long history of being inconsistent in ownership and management and showing the residents that this was not a "flip project", but a community building project, has made a huge difference in that area. Before you bought the property, in a 12 month time frame, I had four managers and two different owners. I understand that the area is not the best. It is a title one school district. That doesn't mean that the residence that live there don't deserve something nice. Because of the location, a lot of the residence can't afford houses or don't qualify for a home loan. By providing a mobile home community, you allow lower income people the ability to achieve the American Dream of home ownership. It just looks different for some. Residence have their own yard for kids to play in. They don't have to worry about loud neighbors above them or beside them, like they would in a muliti family community. The community they live in is surrounded by houses and not apartments, so it gives them a sense of pride in where they live. You have been able to achieve stability in a community where it was lacking. You provided the residence a manager that has been at the property for several years now that speaks multiple languages, so all the residence feel they can approach the manager if they have problems. The City of Fort Worth and the police department appreciate your long term investment in the community.

Doyal Gilbert
Fort Worth Police Department
Neighborhood Police Officer
817-988-1032

EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



UPDATED FIXTURES



CONSTRUCTION

CONSTRUCTION

FOUNDATIONS AND SHEDS

CONSTRUCTION



Home foundations consist of concrete perimeter with moisture barrier and road base. This helps to eliminate moisture from the under side of the home



Sheds consist of concrete foundation with wood studs and smart siding

COMMUNITY RULES AND REGULATIONS

- Minimum standards and management approval for all homes
  - E.g., skirting, decks, carports, storage units
- Minimum maintenance and appearance standards for each home
  - E.g., landscaping, lawn maintenance, outdoor furniture, storage
  - Park financing available for home capital improvements
- Occupancy restrictions
- Parking and other vehicle regulations
  - No parking anywhere but designated parking spaces; no "on-street" parking
  - Permitted vehicles limited to cars, pickups, and motorcycles and in working condition
- No dangerous breed animals
- PROMOTES CLEAN AND SAFE NEIGHBORHOOD

CRIME PREVENTION



Security Cameras



License Plate Readers

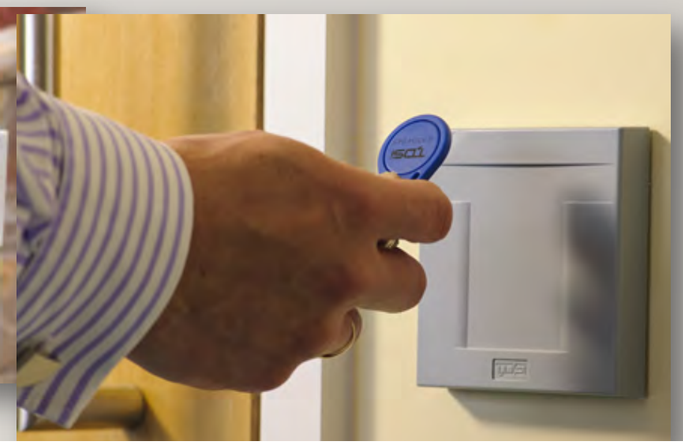


Security Patrols



Emergency Access via Strobe Switch





Gated with FOB access

Home provided to Police Dept for free for off duty officers



CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Federal Controlled Substance Act [21 U.S.C. 802]).

2. Shall not engage in any act intended to facilitate criminal activity.

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in Texas Health and Safety Code Chapter 481 – Texas Controlled Substances Act, at any locations, whether on or near the dwelling unit premises.

5. Shall not engage in any illegal activity, including, but not limited to prostitution as defined in Texas Penal Code Chapter 43 – Public Indecency, criminal street gang activity or engaging in organized criminal activity as defined in Texas Penal Code Chapter 71 – Organized Crime, threatening, intimidating, or committing assault as prohibited in Texas Penal Code Chapter 22 – Assaultive Offenses, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

6. *VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE RIGHT OF POSSESSION*. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the right of possession. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

(Signature) Date

(Print Name)

(Signature) Date

(Print Name)

(Signature) Date

(Manufactured Home Community)

Resident(s) Name: tkResPrimF tkResPrimL, tkResSecF tkResSecL
Address: tkHomeAddy tkParkCity, tkParkSt tkParkZ
Space No.: tkSpace

tkParkName
RULES AND REGULATIONS

Sign Off Sheet

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Purpose

These Rules and Regulations provide **TKPARKNAME** and each resident with a set of standards of common responsibilities conduct, and respect for each other and the community.

As stated in the Lease Agreement, these Rules and Regulations are an integral part of maintaining the positive relationships we enjoy as a part of living in this modern manufactured home community. The owners and management of the community sincerely hope that you will enjoy a pleasant residency at our community, and your suggestions will always be appreciatively accepted and thoughtfully considered.

These Rules and Regulations form a part of the Lease Agreement and are binding upon the community, the residents, and any guests or invitees of residents.

Application for Residency

Residents must complete an application that is approved, pay the application fee, send the security deposit, and execute the Lease Agreement before any manufactured home for a prospective resident arrives. Applicants must provide suitable references from previous community operators or landlords if they have any. Applicants must also demonstrate financial capability to pay community fees and charges and financing cost, if any, of their manufactured home.

The management committee determines which applicants are approved or disapproved. The committee reserves the right to refuse rental to any applicant, and all decisions are final. Once an applicant is approved, the resident must obey all laws, ordinances, rules and regulations of the state of Texas, Dallas County, the City of Irving, and the community.

Rent

Rent is due on the first day of each month. Rent is considered late on the second day of each month, and a late fee of $100.00 will be applied to your account. If lot rent is not paid by the tenth of the month, a ten-day notice of eviction will be issued. If not paid in full by the end of the tenth day, charges will be filed with the Justice of the Peace, and you will be charged court costs.

Rent payments are applied in the following order:

1. Violation fees
2. Unpaid home taxes and insurance
3. Water bills
4. Lot rent
5. Any other amounts due under the lease agreement

Please remember that any violations will be paid prior to rent. The violations and the rent must be paid in full by the first of the following month to avoid a late fee for that month.

How to Pay Rent

You can pay rent in one of the following ways:

- Free ACH Online Payments through Tenant Web Access
- Cash Pay with your "Pay Lease Card"

Please note that there is a $38.00 charge to your account for returned payments.

Rent Calendar

Below is a calendar breakdown of when rent payments are due.

1. Rent is due.	2. Rent is late today, and **$100** late fee applied to your account.	3.	4.	5.	6.	7.
8.	9.	10. Notice of eviction issued.	11.	12.	13.	14.
15.	16.	17.	18.	19.	20.	21.
22.	23.	24.	25.	26.	27.	28.
29.	30.	31.				

Manufactured Homes

The community has the right to approve or reject any manufactured home if the home does not meet the community requirements for its appearance, design, and compatibility with the community. Residents are responsible for any improvements made to their manufactured home and are required to carry "Homeowners" insurance. The law requires residents to pay all personal property taxes on their manufactured home before they become delinquent, unless the home is part of a retail installment or sales contract with the community. The community is not responsible for damage, injury, or loss by accident, theft, fire, wind, flood, act of God or any other causes to the property, residents, or guests.

Moving Manufactured Homes

The community must supervise any manufactured home moving into, within, or out of the community, so residents must notify the community before moving a manufactured home into, within, or out of the community. Home movement is based on weather and soil conditions, since **homes cannot be moved on wet ground**. Management makes the final decision on when to move homes.

All items required for moving the home, such as hitches, running lights, and reflectors, must be removed when it reaches the site. The manufactured home's owner is responsible for obtaining permits for installing or removing the unit. The community may give residents instructions on how to install or remove the manufactured home to protect the other homes and facilities in the community. Residents must follow these instructions. Residents are responsible for any damage to other homes or community property caused by the mover.

Manufactured Home Specifications

Texas State Law requires anchors, or tie downs, to be installed when the home is installed in the community and if the home changes owners while in the community. Residents cannot secure the roof of a manufactured home against the weather without written consent from the community, and residents cannot add any living quarters to the house. Management must approve window unit air conditioners before residents install them.

No manufactured home in the community can be less than 12 feet wide and 40 feet long.

Selling Manufactured Homes

By signing this document, residents acknowledge that selling a manufactured home does not include selling the property to the buyer. If a resident sells their home and the buyer wishes to stay in the community, the community must approve the buyer as a resident according to the prequalification procedures and other conditions stated in the Lease Agreement and Rules and Regulations. The community may require the buyer to reasonably upgrade the home to meet the standards of this document. If a new space lease agreement is assigned to the buyer, the resident is only responsible for rent up to the date the buyer begins paying rent.

Occupancy

Only people related by blood, marriage, or adoption can live in the manufactured home, and only one family is allowed per house.

- No more than six people can live in a home at one time
- No more than three adults can live in a home at one time
- No more than four children can live in a home at one time

Anyone eighteen years or older classifies as an adult. To be approved, each new resident must sign the Rules and Regulations, Application, and Lease Agreement before officially moving in to a home. **This section is strictly enforced.**

Guest Visits

Residents do not need to inform the community if they have guests stay less than seven days, but any guest(s) occupying the house for more than seven days must register with the community. If guests wish to stay more than thirty days, the community must approve their residency. Residents are responsible for their guest(s) compliance with community Rules and Regulations.

Children

Children must always be supervised by their parents, and children must follow the rules of the community for their safety. Residents are responsible for other children visiting their children.

- Children cannot disturb other residents or damage any property. Residents are responsible for any damage to community property by your children or those visiting your children.
- Children cannot play in other yards without permission.
- Children cannot loiter, play around in the office, in the streets, or around community construction.
- Children cannot climb fences.
- Children must be on the resident's lot by 9:00 p.m. and in the house by 10:00 p.m. This is a city ordinance.

These rules are primarily for the protection of your children and must be followed.

Subletting

Residents cannot rent, sublet, or lease their manufactured home under any circumstances. Only people registered and approved by management may occupy the home.

Cleanliness

Each resident is responsible for always maintaining a clean, attractive, well-kept lot.

Yard Upkeep

Residents should mow, weed eat, and clean their yard weekly or as needed through the winter months, weather permitting. Yard standards are up to the discretion of the Management.

Every Monday, a sign will be posted on the front of the property stating, "Monday Mow Yard." Yards are inspected and violation notices will be posted every Tuesday. If violations are not resolved by that Thursday morning, the community will mow or clean your lawn, and a $50.00 violation fee will be applied to your account.

Residents are also responsible for landscaping their lawns. All landscaping must be approved in writing by Management. Residents should trim, water, care for, pull weeds, and control the growth of all plants, hedges, and shrubs.

The community is responsible for all large tree trimming.

Residents must contact management before digging in their yards to prevent damage to utility lines and pipes. If any lines or pipes are damaged by a resident, an agent, or a contractor, the resident must repair the damage at the resident's expense. If the community repairs the damage because the resident failed to

do so, the repair bills will be applied to your account. The full amount for the repair bills must be paid on the first day of the month following the billing.

Car Waste

Residents are required to repair and clean oil dripping and damage to driveway or roadway pavement. If wood chips, bark, rocks, or pebbles are used as part of landscaping, residents must ensure that none of the ground cover spreads to community pavement, such as the street, sidewalk, or driveway. If any of the ground cover does spread to community pavement, the resident is responsible for cleaning it up immediately.

No fuel, oil, or other explosive materials are allowed in any manufactured home or on any home space that will violate local fire codes or create a fire hazard. Only five gallons or less of gasoline can be stored on the property to fuel lawn equipment.

Outdoor Items

Only outdoor patio furniture approved by management is allowed on patios, porches, and yards. No overstuffed furniture, ironing boards, brooms, mops, freezers, refrigerators, washing machines, etc. are allowed outside the manufactured home.

Swimming pools and trampolines are prohibited.

Utilities

Residents are responsible for having all utilities professionally installed on their home by licensed contractors with the City of tkParkCity. **Residents are responsible for all utilities, including electricity, natural gas, water, and sewer**. Management is not responsible for the failure, default, improper set, or omissions by any utility. Community management must supervise disconnecting all utilities.

General Rules

- All wiring and plumbing inside or outside the home must comply with federal, state, and local requirements. Management must give residents written permission before altering existing community wiring or plumbing, and residents must pay for any alterations.
- Residents are responsible for all costs related to connecting the manufactured home to the community facilities and utilities.
- Tampering with any community utility service connections is strictly forbidden. Residents should inform management immediately if any equipment malfunctions. Management will either refer residents to the appropriate utility company or will repair the malfunction.
- The community is not responsible for any obligations the resident contracts for repair or maintenance to community property, regardless of the problem. Residents should notify management if they contemplate any of the actions above.
- The utility pedestals (meter and utility hook-ups) must always be accessible.

Electric

The community provides complete electrical service to the pole or pedestal located at the back of each lot. This includes the breaker (100 or 200 amp), breaker box, and a pole. These items are community property and will remain on the property once the Lease Agreement is terminated. Tampering or removing the breaker, electric service connections, or wire is strictly prohibited. If residents own their manufactured home, they are responsible for the electric service from the pole or pedestal to the home. If residents purchased their home from the community, the community is responsible for all installations. After the

home has been paid off and the home leaves the community, the wires and materials that feed the home from the electric service are community property. All installations must follow current building codes for the nation and city. Stream Energy provides electric service for Irving.

Natural Gas

Natural gas is available through Atmos Energy at the residents' expense. The community is responsible for gas lines after the meter feeding the home until the point of entry into the house. After that point, residents are responsible for repair and maintenance of the lines. The provider is responsible for all gas lines before the meter.

Water

The water line must be inspected for leaks, then insulated to prevent freezing. It must be buried at least one foot deep between the meter and the manufactured home. Residents are responsible for any leaks occurring from the outside of the meter box to the home or any leaks in the home. If leaks occur, the community will turn off the water until the leak is fixed. Tampering with the meters, meter boxes, or water service is grounds for eviction and will void the Lease Agreement. **The community will not issue any warnings**.

Sewer

The sewer line must be rigid plastic, at least three inches in diameter. The sewer line must have a steady grade from the manufactured home to the sewer service with no high or low spots that would prevent proper draining. The resident is responsible for maintaining the sewer line from where it begins at the home until it is attached to the ground. From that point, the community is responsible for the sewer line. If a stoppage has an unknown location, the community will clean the line. If the stoppage is located on the residents' side, the resident is responsible for the contractor fee to clean the line.

Trash Collection and Disposal

Dumping refuse on empty spaces or in any area around recreation or services areas is strictly prohibited. Residents must place trash in containers supplied by the City of tkParkCity or IESI. If residents desire to keep trash on their lot until plastic bags are full, the bags must remain in a trash can with a lid. The trash can must be kept behind the home, so it is not visible from the street.

Cable TV

The community allows cable TV, but the community can specify a certain cable company.

Home Accessories

Residents must submit a drawing or picture of the intended structure of any accessory for management to consider. If management approves the addition, the resident should install the accessory within thirty days unless otherwise indicated.

We suggest that all accessories should be installed by licensed contractors. Improvements or accessories constructed or installed by a resident must comply with existing building codes.

Steps and decks must be painted or stained when they are completed. Blocks, bricks, loose boards, or other similar materials are prohibited as steps or decks. The home accessory colors must match or be compatible with the manufactured home or its skirting to create an attractive appearance. Once the lease is terminated, the residents should remove the home addition. Swings, awnings, fences, storage buildings,

and other portable improvements remain on the property. Awnings and patio covers must either be painted or anodized aluminum or steel and must be an approved manufactures type.

Each of the following additions must follow the guidelines in the Rules and Regulations:

- Skirting
- Decks, stairs, and ramps
- Swings, awnings, porches, and patios
- Carport covers, storage buildings, and sheds
- Fences
- Satellite

Skirting

Skirting must be installed completely around the home and around decks or porches. All hitches must be skirted with the same skirting no less than sixty days after transporting. Community approved skirting must be professionally installed within sixty days after moving in. The skirting must be commercial grade and conform to the terrain around the house. The skirting wall must enclose all sides of the home, and the color must match or be compatible with the siding. If the manufactured home is installed with hitches, the hitches must be removed before installing skirting. If the hitch is not removeable, the skirting must be installed around it. Any skirting that is loose, damaged, or unsightly to the community must be repaired immediately by the resident.

Decks, Stairs, and Ramps

Front and rear entrances must have a landing of at least three feet by three feet. The landing and stairs or ramp must be enclosed by skirting at the bottom. The stairs or ramp must have railings if it is over thirty inches high. The decks, stairs, and ramps must be constructed from green lumber, stained, or painted, and all posts must be set in concrete or on concrete blocks.

Swings, Awnings, Patios, and Porches

Swings, awnings, and patios are allowed, but residents must receive permission from the community before installing any of these additions.

All porches must be built according to specific qualifications and must be approved by the office before building begins.

- All wood must be treated or painted
- All nails must be galvanized ring
- The porch must be self-supporting
- The porch cannot be bigger than eight feet by sixteen feet

Please see the attached diagram for more details on the porch requirements. Porches must meet the specification requirements detailed on the attached page, and construction must be preapproved by the property manager. Please contact your manager for pricing and pre-approval of self-construction and installation.

Carport Covers, Storage Buildings, and Sheds

Residents cannot install carport covers, storage buildings, and sheds. The community is responsible for these additions, and the community will maintain them for a fee, which is stated in your Lease Agreement.

Fences

Fences are not allowed within the community unless residents receive permission from management.

Satellite

Satellites cannot be installed on the manufactured home. Residents must mount the satellite on a pole that is ten feet from their house, but the pole must remain on their lot. Management must review and approve any exceptions to this rule.

Postal Boxes

The community provides mailboxes for free. Residents must report to the tkParkCity Post Office to provide any information the post office needs. The post office will assign a box and issue the keys. tkParkCity Post Office requires residents to present the signed Lease Agreement before they will issue a box and keys.

Automobiles

The speed limit throughout the community is fifteen miles per hour, and residents should always follow this speed limit.

Specifications

Passenger cars and trucks are the only vehicles allowed in the community. If the community must tow a vehicle for violating the following rules, the resident is immediately responsible for all removal fees.

- Residents must be state licensed drivers to operate vehicles within the community.
- Residents cannot have more than two vehicles per lot, and the vehicles must be parked in designated areas.
- Residents must register each vehicle kept within community boundaries with the office.
- Residents must remove any inoperable cars and vehicles without valid, current license plates and state inspection stickers within 48 hours. Residents cannot keep excessively noisy vehicles within the community.
- Residents cannot sleep in their car overnight.
- Residents must repair any car that drips oil, gasoline, or other fluids. Residents are responsible for cleaning and repairing any damage due to their car dripping.
- Residents cannot immobilize a car for repair anywhere in the community.
- Residents cannot keep a truck in the community larger than a one-ton pickup.
- Residents cannot keep any camper shells, boats, or trailers in the community unless management has given written permission.
- Residents cannot keep go-carts, dune buggies, four-wheelers, dirt bikes, or similar recreational vehicles in the community.
- Residents can keep motorcycles in the community that have valid license plates and state inspection stickers. Motorcycles must also be registered in the office.

Parking

Parking is permitted in designated parking areas only. Please remember the following rules:

- Do not ever park in a fire lane. Residents risk citations and towing if they park in the fire lane.
- Do not park in yards, grass, or streets.

- Do not have more than two cars per lot.
- Do not have a motor vehicle on the that is not operable or does not have a current license place or current inspection sticker unless management has given written authorization.

If residents park a car illegally, the community will remove the vehicle. Residents are responsible for the risk and expense related to illegally parked cars.

Pets

Residents are always responsible for their pets. The following rules will be strictly enforced.

Violations

If residents violate any of the pet rules or another resident makes a valid complaint, the pet owner will receive an official written warning to either correct the problem, dispose of the pet, or vacate the space. If a second violation or complaint is received, the pet owner may receive an eviction notice.

Pet Specifications

Residents must register any pets at the office.

- Residents cannot have more than two pets per premise.
- Residents cannot keep pets that weigh more than thirty pounds or are taller than twenty-four inches, measured from the ground to the top of the pet's back when it is standing.
- Residents are not allowed to pet-sit or care for non-resident animals.
- Guests are not allowed to bring pets into the community.

Pet Maintenance

- Residents must always keep their pets on a leash when the pet is outside unless the pet is inside a fenced yard. Any loose or unattended pets will be removed from the community by the City of tkParkCity Irving Animal Control.
- Residents cannot tie or chain up their pets at any time.
- Residents must keep their pets inside the home from dusk until dawn and when residents are not home.
- Residents must keep pets current on their vaccinations and must ensure they are tagged with a resident's name and phone number.
- Residents must clean up and remove all pet refuse and defecation from all leased property and common areas.
- The community will remove noisy or unruly pets within the time frame given by the community in writing. If the resident fails to remove the pet, the resident might have a lease termination and Home Purchase Agreement termination.
- No pets removed from the community will be allowed back in the community for any reason.

Dog Breeds

Dogs must be under twenty-five pounds full-grown and cannot be aggressive breeds. If you are unsure whether your dog is an aggressive breed, please contact the office for more information.

Residents are not allowed to keep dogs with a bite incident record.

The breeds pictured on the attached page are considered aggressive and are not permitted on the property. If you have any of these breeds as pets, you will be given three days' notice to vacate the property.

General Rules

- If a resident's conduct while within the community results in criminal charges, the resident violates these Rules and Regulations.
- Residents are prohibited from using any illegal drugs or narcotics in the community, and any violations will be directly reported to law enforcement.
- Soliciting, peddling, or selling is prohibited in the community, and any violations should be immediately reported to management.
- Residents cannot create any loud or disturbing noises at any time. Residents should keep all radio, stereos, TV, musical instruments, and conversation at a level that will not disturb other residents. Loud parties and/or excessive drinking are prohibited.
- **Fireworks are prohibited**.
- Residents cannot keep an open fire on the property. Charcoal grills are not considered open fire.
- If residents and their guests, agents, representatives, or property cause damage to another resident or property, the resident in charge of the person or property causing the damage is responsible for the damage.
- Residents cannot conduct any commercial enterprises in the community without written consent from management.
- Residents must receive written permission from management before having a yard sale.

Complaints

Complaints must be presented in writing to management during office hours. All complaints must be dated and signed. Complaint forms are available in the office.

Warnings and Fees for Violations

If management notices a violation of these Rules and Regulations or if a resident makes a valid complaint, management will issue a warning unless a different notice is required by the Lease or law. The violator will have three days day to correct the violation. If the violation is not corrected by the third day, a second warning will be issued. If the violation is not corrected within three days of the second warning, the following fees will be issued depending on the situation. The time frame for warnings may change depending on the situation or if a different time frame is listed in the Rules and Regulations. The warning will have the fees and time frame to correct the issue written on it.

The fee schedule:

- Any violation that does not require community maintenance crew to correct will be a fee of $50.00.
- Any violation that requires community maintenance to correct will be an initial fee of $50.00 plus $50.00 per hour for time spent to correct the violation.

Termination of the Agreement by the Community – Eviction

The community can terminate the Lease Agreement and evict the resident for any of the following reasons, including those stated in the Lease Agreement:

- If a resident knowingly makes any false or misleading statements on the residency application

- If a resident does not pay rent or other charges listed in the Lease Agreement or Rules and Regulations
- If a resident fails to obey local ordinances and state laws relating to manufactured homes
- If a resident violates a local ordinance or state law relating to a property owner or the community
- If a resident is convicted of criminal activity
- If a resident fails to comply with the terms of the Lease Agreement and the community's Rules and Regulations
- If a resident allows any situation or condition to exist which the management deems detrimental to the welfare of the community

Notices

Residents can give any notice of payment required by the Lease Agreement, by the community's Rules and Regulations, or by any law by personally taking the notice to the office or mailing the notice to TKPARKADDY, TKPARKCITY, tkParkSt TKPARKZ.

The community can give any notice required by the Agreement or the community's Rules & Regulations by personally taking the notice to the resident's home and posting it on the screen door or main door or by mailing the notice to the resident's address.

Exception to a Provision

If the community and resident agree to make an exception to a provision of the Rules and Regulations, that exception will be stated in writing and initialed by both parties.

Modification and Acceptance of Rules and Regulations

Management has the right to add or alter these Rules and Regulations if necessary for the safety, care, and cleanliness of the community. Residents will comply with all rules that management might add or alter through a written notice to the community. Management will enforce these Rules and Regulations to make sure the community remains heathy, safe, well, and comfortable.

Residents acknowledge reading and understanding these Rules and Regulations and agree to comply with all. These Rules and Regulation are a binding legal document and are an important part of the Application for Residency, Security Deposit Agreement, and Lease Agreement between residents and the community. By signing the Rules and Regulations, you as residents agree to be bound by everything it contains. Residents acknowledge that violations, single or several, may be grounds for immediate termination of the lease and eviction from the community.

If you have any questions, ask them **before** you sign the Rules and Regulations. After you sign, you will be given a copy of the Lease Agreement, Rules and Regulations, and all applicable documents.

Important Numbers

Office: tkMaintPh

Emergency Number:	**Non-Emergency Numbers**:	
Emergency: 911	tkParkCity Police:	tkParkCity Fire:

Resident Initials _____ / _____ Manager Initials _____

Local Offices: tkParkCity Post Office: tkParkCity Public Library:

Additional Residents

The community a listing below of all other person(s) or resident(s) who will live on the lot and follow the Lease Agreement and Rules and Regulations. Residents agree that no other people besides those listed below will live on the property without prior written approval from the community.

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Signing

I, **tkResPrimF tkResPrimL, tkResSecF tkResSecL** , acknowledge that I have read all the above Rules and Regulations and I agree to follow these rules.

Executed on this _tkDateD day of tkDateM, 20tkYr.

_____ _____

tkResPrimF tkResPrimL (sign)

tkParkName
tkParkMan, Community Manager
tkParkAddy, tkParkCity, tkParkSt tkParkZ
Phone: tkParkPh

_____

tkResSecF tkResSecL (sign)

Please INITIAL every page.

Resident Initials _____ / _____ Manager Initials _____



Chow



Doberman Pinscher



German Shepherd



Husky



Pitt Bull



Rottweiler

Resident Initials _____ / _____

Manager Initials _____

SATELLITE DISH PLACEMENT



This is **NOT** proper placement of a Satellite Dish. The Satellite Dish **CAN NOT** be attached to the house.



This **IS** proper placement of a Satellite Dish. The Satellite Dish **MUST** be on a pole 10 ft from your house, but the pole must remain on your lot.

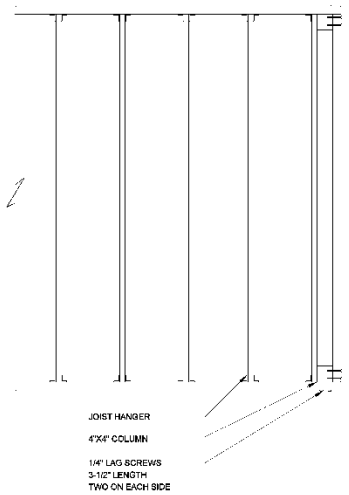
Resident Initials _____ / _____ Manager Initials _____

GENERAL NOTES

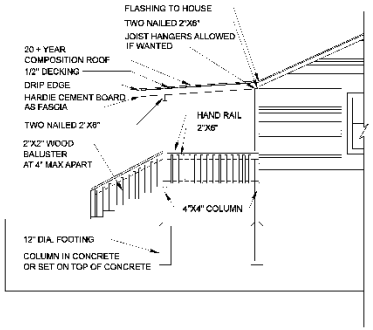
1. ALL WOOD MUST BE TREATED OR PAINTED
2. ALL NAILS GALVANIZED RING
3. PORCH MUST BE SELF SUPPORTING
4. MAXIMUM SIZE 8'X16'
5. ALL DECKS/PORCHES MUST BE APPROVED BY OFFICE

STAIR NOTES

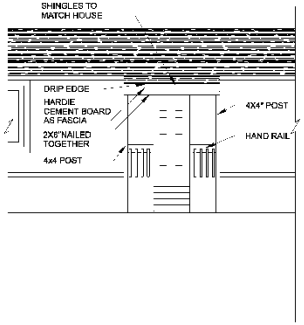
1. MUST BE HUNG WITH HANGER
2. MUST HAVE 5-1/2" TO 7-1/2" RISE
3. MUST HAVE RAIL



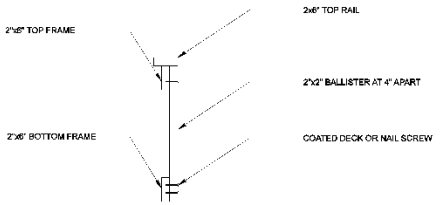
4 PLAN DETAIL
DWG NO. SCALE: 1" = 1'



1 AWNING ELEVATION 01
DWG NO. SCALE: 1/4" = 1'



2 AWNING ELEVATION 02
DWG NO. SCALE: 1/4" = 1'



3 RAIL DETAIL
DWG NO. SCALE: 1" = 1'

General Notes

PORCH DETAILS

MANUFACTURED HOME PARK

No	Revision Issue	Date
1.0	PORCH DETAILS	12/ 07/2017

PORCH DETAILS

Project	CANDELA	Sheet
Date	12/19/2017	A-1
Drawn	MB/BTS	

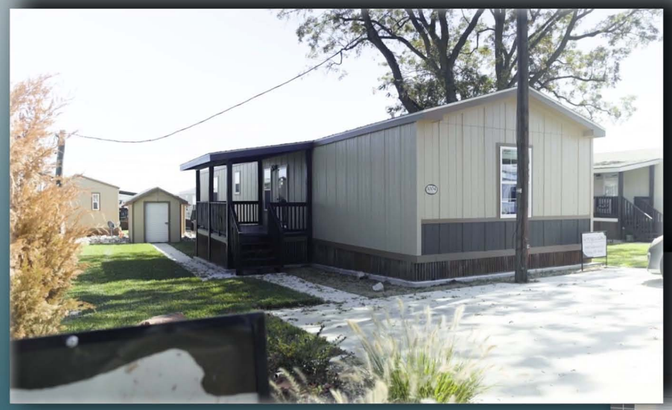
Manager Initials _____

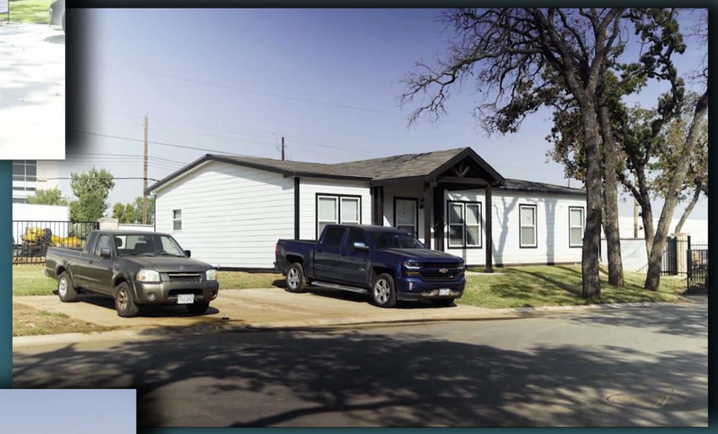
Resident Initials _____ / _____

FIRST STEP HOMES

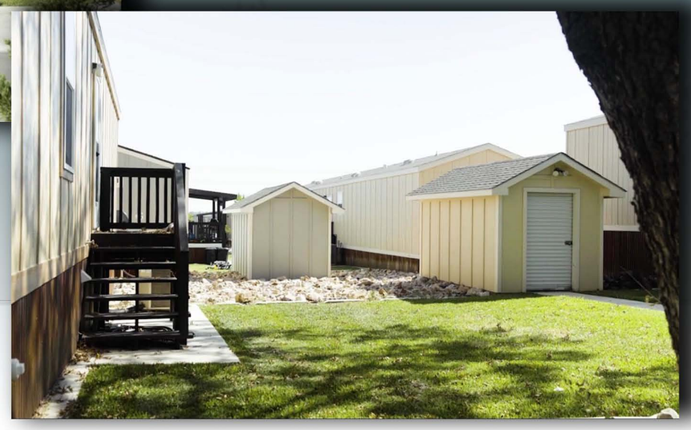
Dimensions ARCHITECTS

.....TYPICAL HOME FEATURES .....









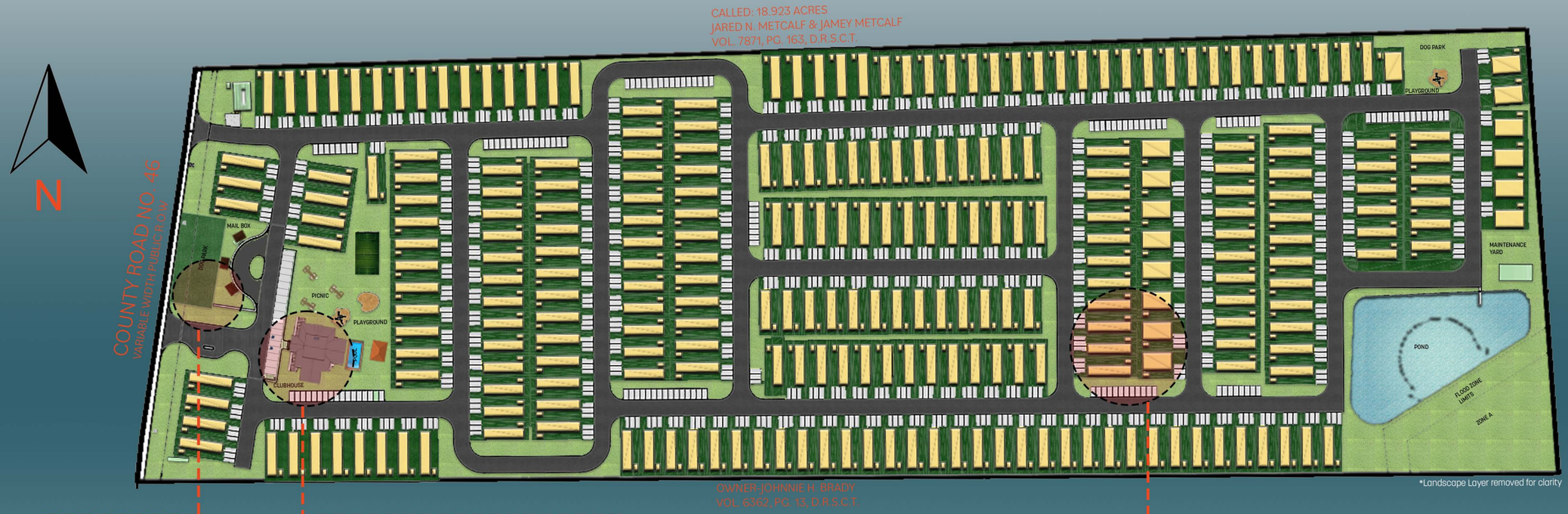
MANUFACTURERS

Jessup Housing
Legacy Housing
Oak Creek Homes
RGN Homes
Clayton Homes
Champion/Skyline Homes

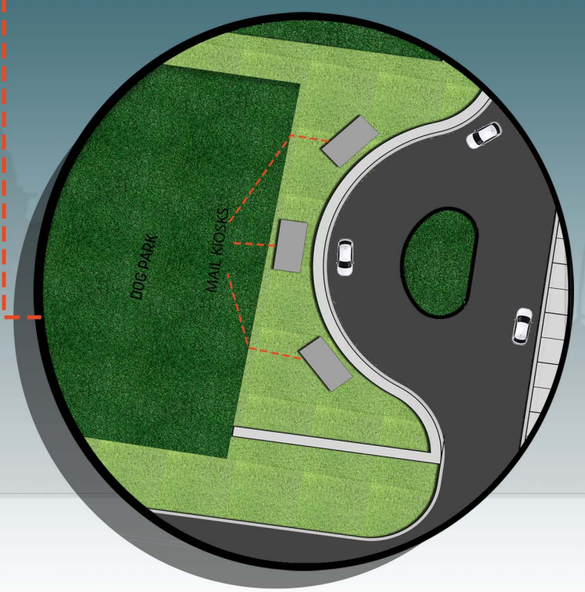
FEATURES AND AMENITIES

Non-flammable Sheetrock / VOG walls
PEX Plumbing
At least R11/11/22 Insulation
Exterior Water Spigot
Stainless Steel Sink
Matching Shed and Front Porch
Perimeter Landscape

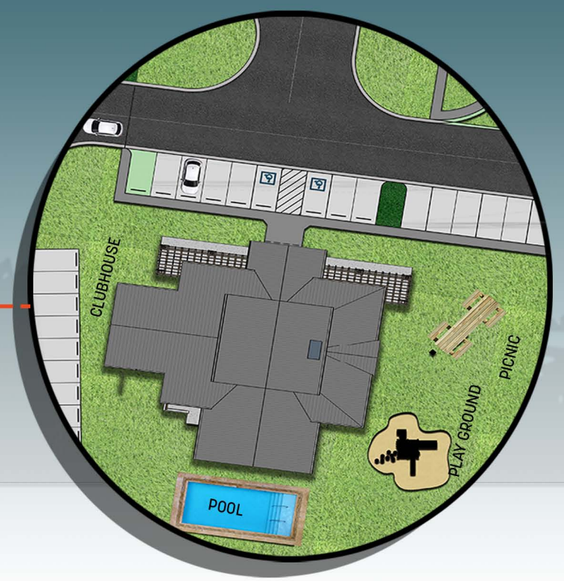
.....SITE PLAN.....



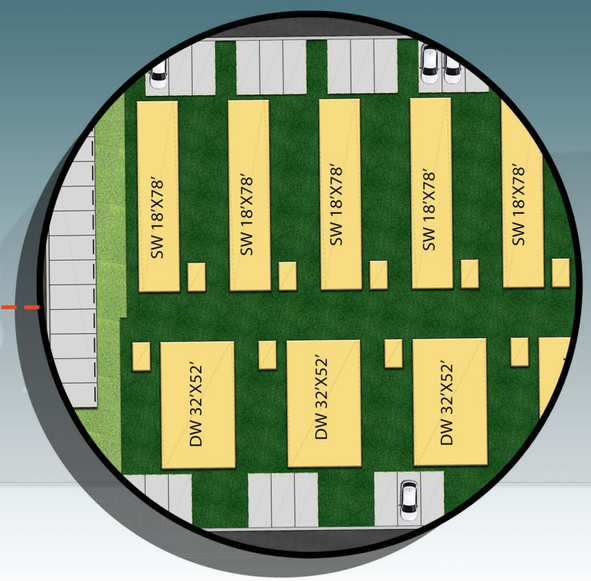
*Landscape Layer removed for clarity



MAIL CENTRE



CLUBHOUSE



HOUSING ARRANGEMENT

Dimensions ARCHITECTS

FIRST STEP HOMES

.....CLUBHOUSE.....



Pimenzions ARCHITECTS

FIRST STEP HOMES

.....CLUBHOUSE.....



FRONT VIEW

FEATURES AND AMENITIES

Conference Room
Computer Lab
Lounge
Kitchen
Restrooms
Laundry Room
Gym/ Exercise Room
Yoga Room*

.....CLUBHOUSE.....



REAR VIEW

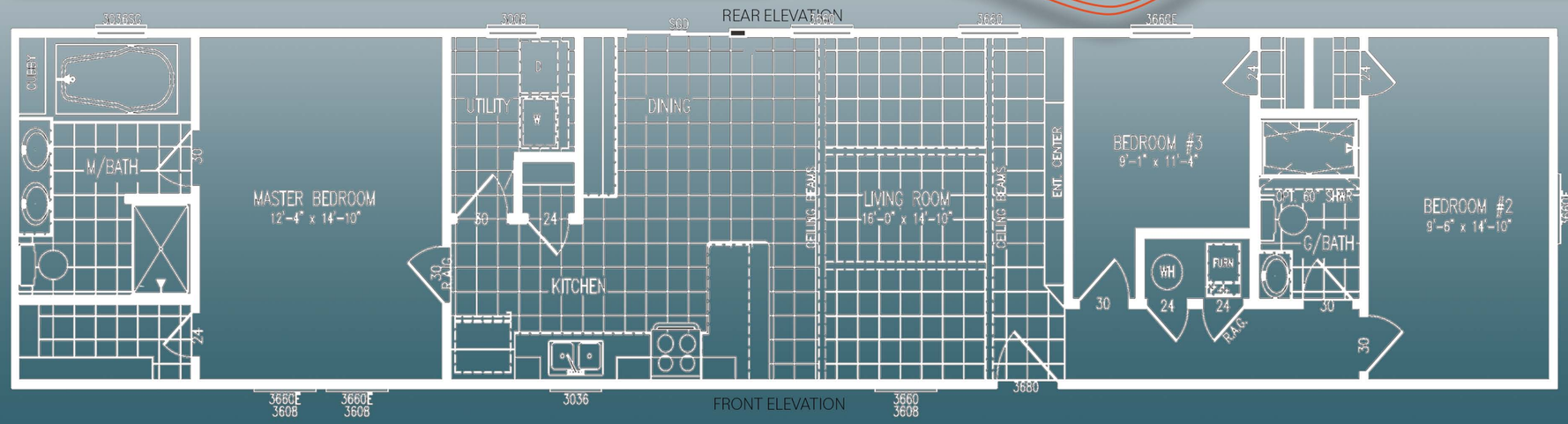
FEATURES AND AMENITIES

Outdoor Grill Area
Swimming Pool
Basket Ball Court
Children's Playground
Picnic Pavillion

16′ WIDE







SKIRTING OPTIONS

SMART BOARD

CORRUGATED METAL

STONE

SUNKEN PIT

ROOF OPTIONS

ASPHALT SHINGLES

R PANEL METAL ROOFING

GALVALUME (SILVER)

RUSTIC RED

FOREST GREEN

OVERALL SPECS

16 X 76 (80) OVERALL
15'6" X 76 BOX, 1178 LVG SQ.F.T
3 BEDRROM 2 BATH

KEY FEATURES

ENTERTAINMENT CENTER
PANTRY
WALK-IN CLOSET
SPLIT FLOORPLAN
FULL TAPE & TEXTURE
LOW-E WINDOWS
HVAC VENTS IN CEILING
AVAILABLE AS MODULAR

MAIN BODY COLOR OPTIONS

COPPER HIDE

BURNT CAMEL

CUSTOM TAN

OLIVE SAWDUST

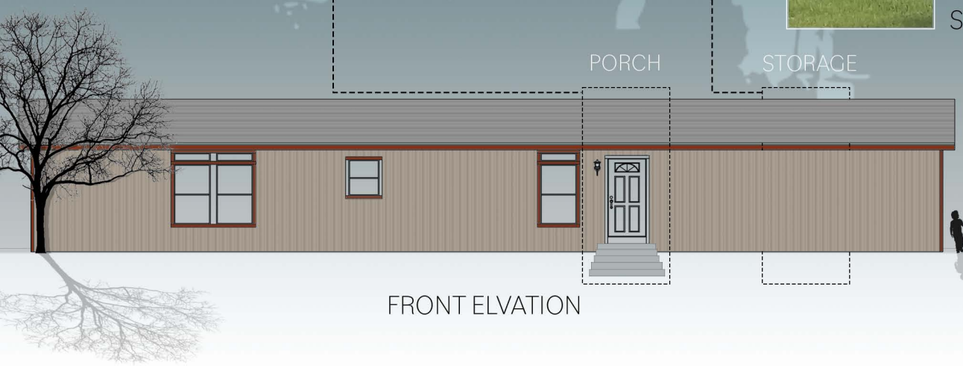
TRIM COLOR OPTIONS

RARE WOOD

WHEAT WOOD

RARE WOOD

WHEAT WOOD



FRONT ELVATION



LEFT ELVATION

RIGHT ELVATION



REAR ELVATION

Dimensions ARCHITECTS

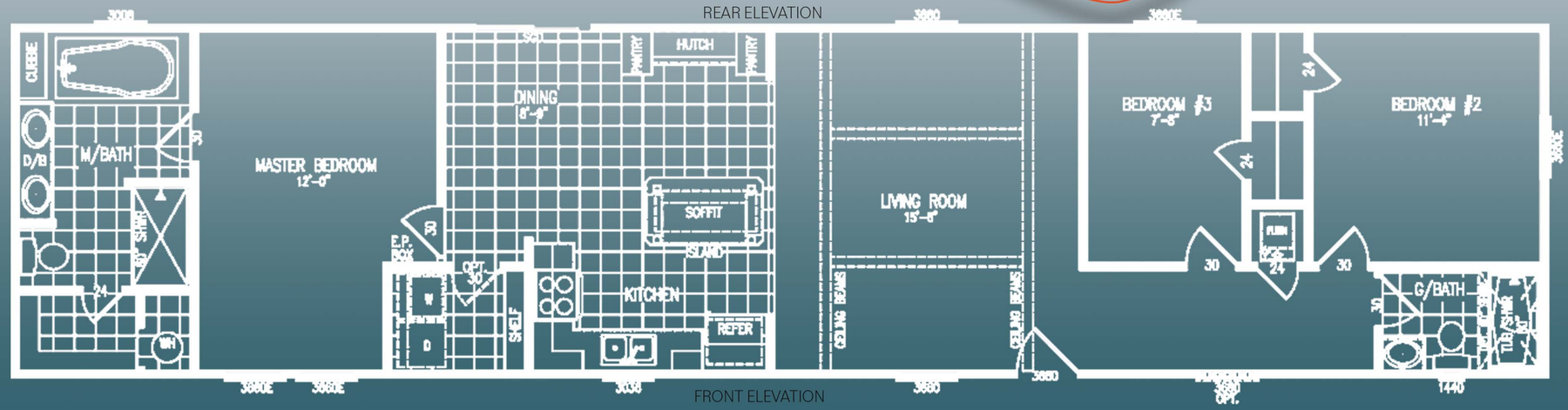
FIRST STEP HOMES

.....18′ WIDE.....





REAR ELEVATION



FRONT ELEVATION

SKIRTING OPTIONS

- SMART BOARD
- CORRUGATED METAL
- STONE
- SUNKEN PIT

ROOF OPTIONS

- ASPHALT SHINGLES

R PANEL METAL ROOFING

- GALVALUME (SILVER)
- RUSTIC RED
- FOREST GREEN

OVERALL SPECS

18 X 76 (80) OVERALL
17'6" X 76 BOX, 1330 LVG SQ.F.T
3 BEDRROM 2 BATH

KEY FEATURES

KITCHEN ISLAND
PANTRY
WALK-IN CLOSET
LARGE SHOWER
SPLIT FLOORPLAN
AVAILABLE AS MODULAR

MAIN BODY COLOR OPTIONS

- COPPER HIDE
- BURNT CAMEL
- CUSTOM TAN
- OLIVE SAWDUST

TRIM COLOR OPTIONS

- RARE WOOD
- WHEAT WOOD
- RARE WOOD
- WHEAT WOOD



FRONT ELVATION

LEFT ELVATION

RIGHT ELVATION

REAR ELVATION

Dimensions ARCHITECTS

FIRST STEP HOMES

.....16’/18’ WIDE.....



UTILITY





LIVING ROOM



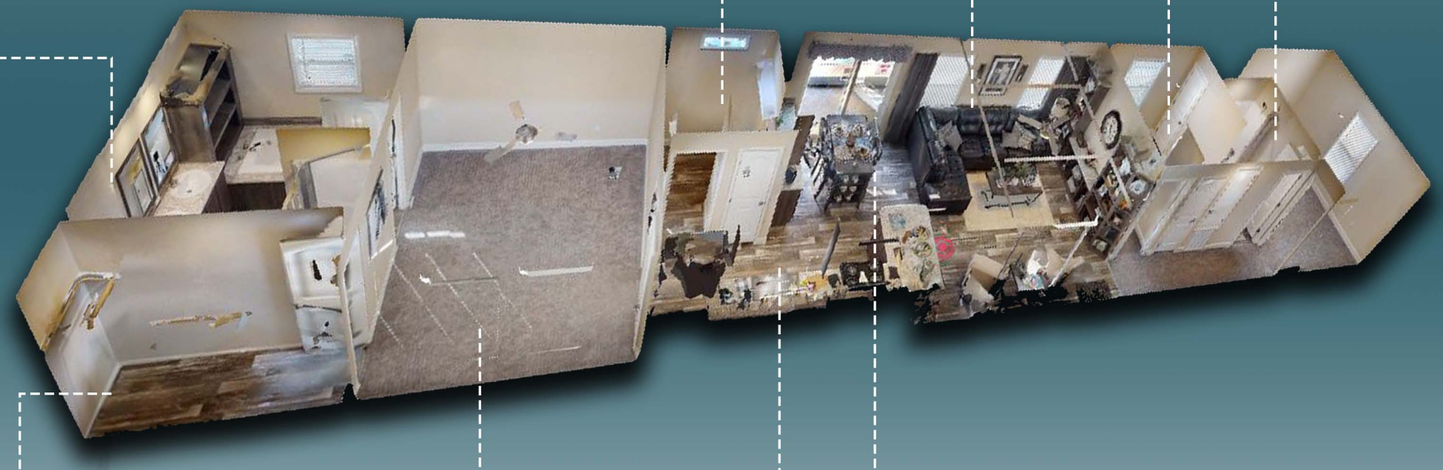
BEDROOM 3



BATHROOM 2



BATHROOM 1





BEDROOM 2



MASTER CLOSET



MASTER BEDROOM



KITCHEN



DINING



INTERIOR PICTURES

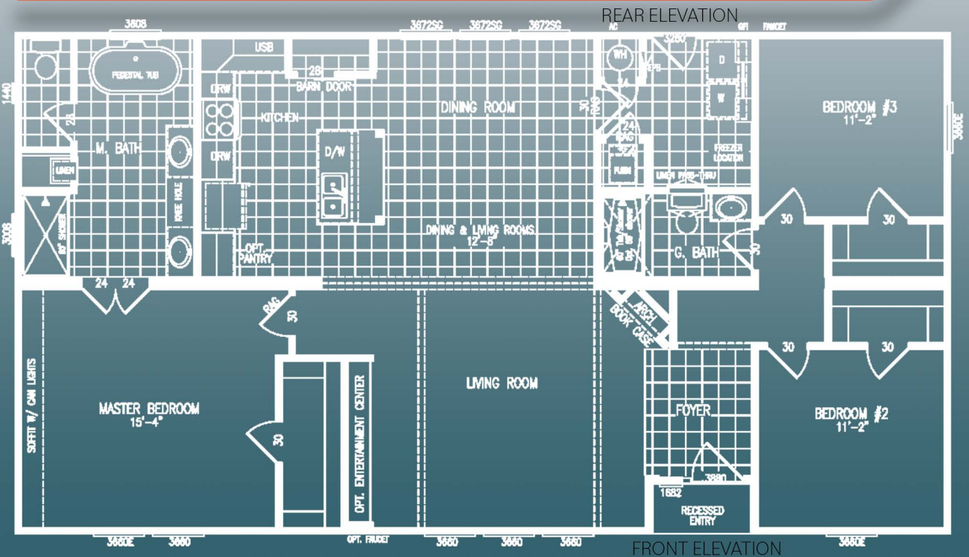
Dimensions ARCHITECTS

FIRST STEP HOMES

.....DOUBLE WIDE.....







OVERALL SPECS

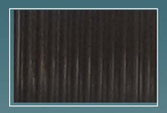
32 X 56 (80) OVERALL
30'6" X 56BOX, 1680 LVG SQ.F.T
3 BEDRROM 2 BATH

KEY FEATURES

KITCHEN ISLAND
ENTERTAINMENT CENTER
PANTRY
WALK-IN CLOSET
LARGE SHOWER
SPLIT FLOORPLAN
FULL TAPE & TEXTURE
LOW-E WINDOWS
HVAC VENTS IN CEILING
AVAILABLE AS MODULAR

SKIRTING OPTIONS


SMART BOARD


CORRUGATED METAL


STONE


SUNKEN PIT

ROOF OPTIONS


ASPHALT SHINGLES

R PANEL METAL ROOFING


GALVALUME (SILVER)


RUSTIC RED

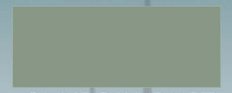

FOREST GREEN

MAIN BODY COLOR OPTIONS


COPPER HIDE

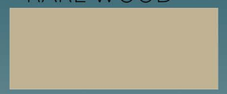

BURNT CAMEL

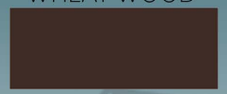

CUSTOM TAN

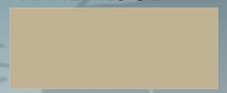

OLIVE SAWDUST

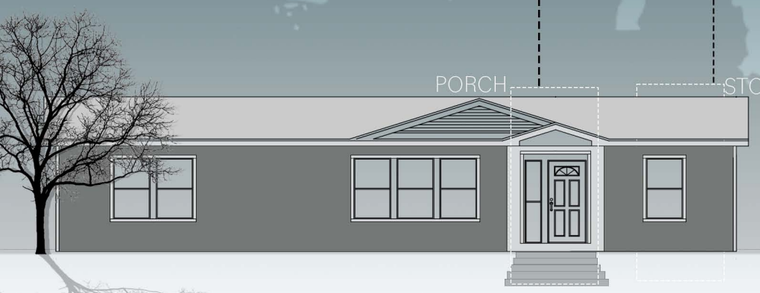
TRIM COLOR OPTIONS


RARE WOOD


WHEAT WOOD


RARE WOOD


WHEAT WOOD



FRONT ELVATION


LEFT ELVATION

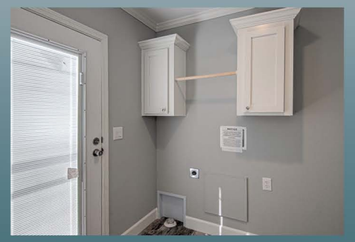
RIGHT ELVATION

REAR ELVATION

Dimensions ARCHITECTS

FIRST STEP HOMES

.....DOUBLE WIDE.....



UTILITY



LIVING ROOM



BEDROOM 3



BATHROOM 2



BATHROOM 1





BEDROOM 2



MASTER CLOSET



DINING



MASTER BEDROOM



KITCHEN





INTERIOR PICTURES

Demonzions ARCHITECTS

FIRST STEP HOMES

.....2 STORY HOUSE.....



.....2 STORY HOUSE.....



FRONT VIEW

KEY FEATURES

INCLUDED FEATURES FROM 16'/18'WIDE
FULL COVERED 3 CAR GARAGE
ADDITIONAL CARPORT
GARAGE WORKSPACE
UPSTAIRS BALCONY/PATIO
EXTENED VIEWS


FIRST STEP
HOMES

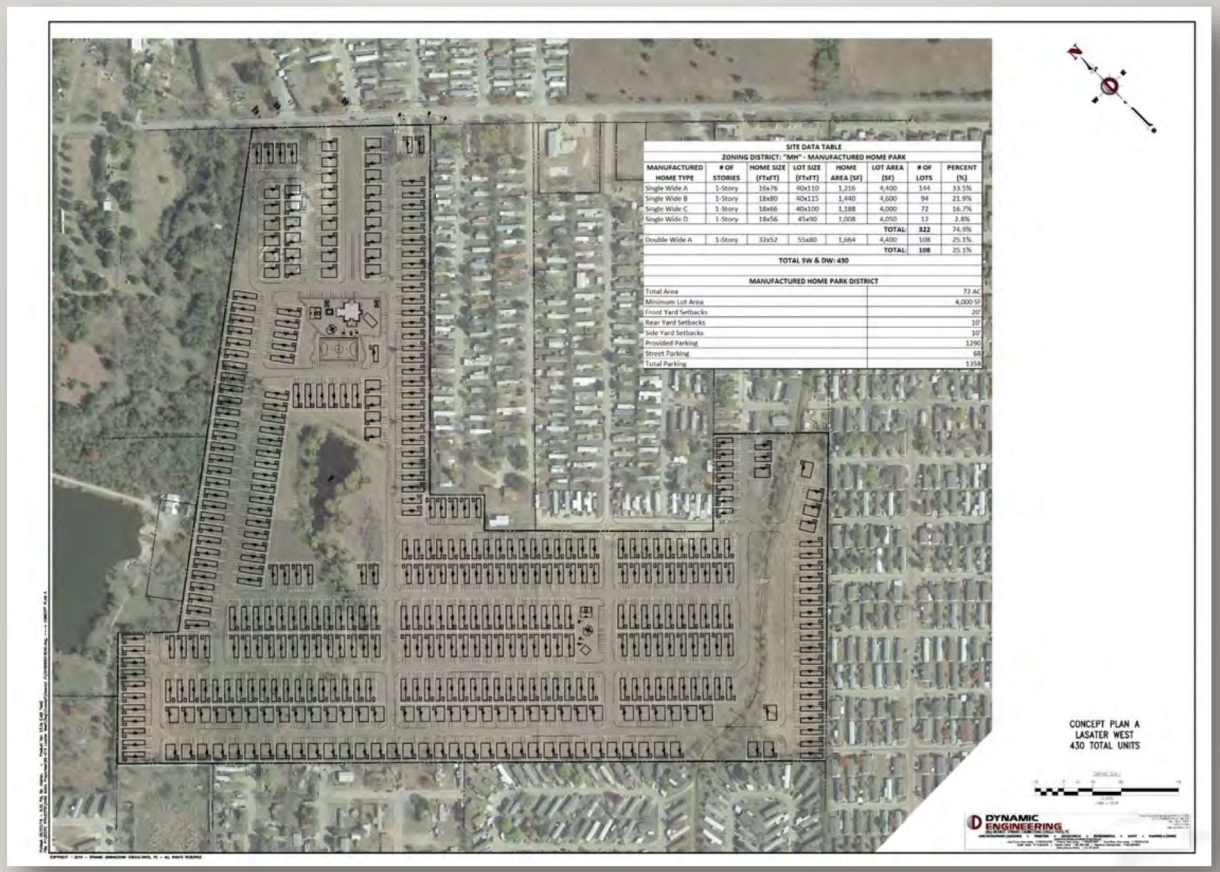
FIRST STEP HOMES

DAVID ZULEJKIC

DEVELOPER/OWNER 972-365-0307

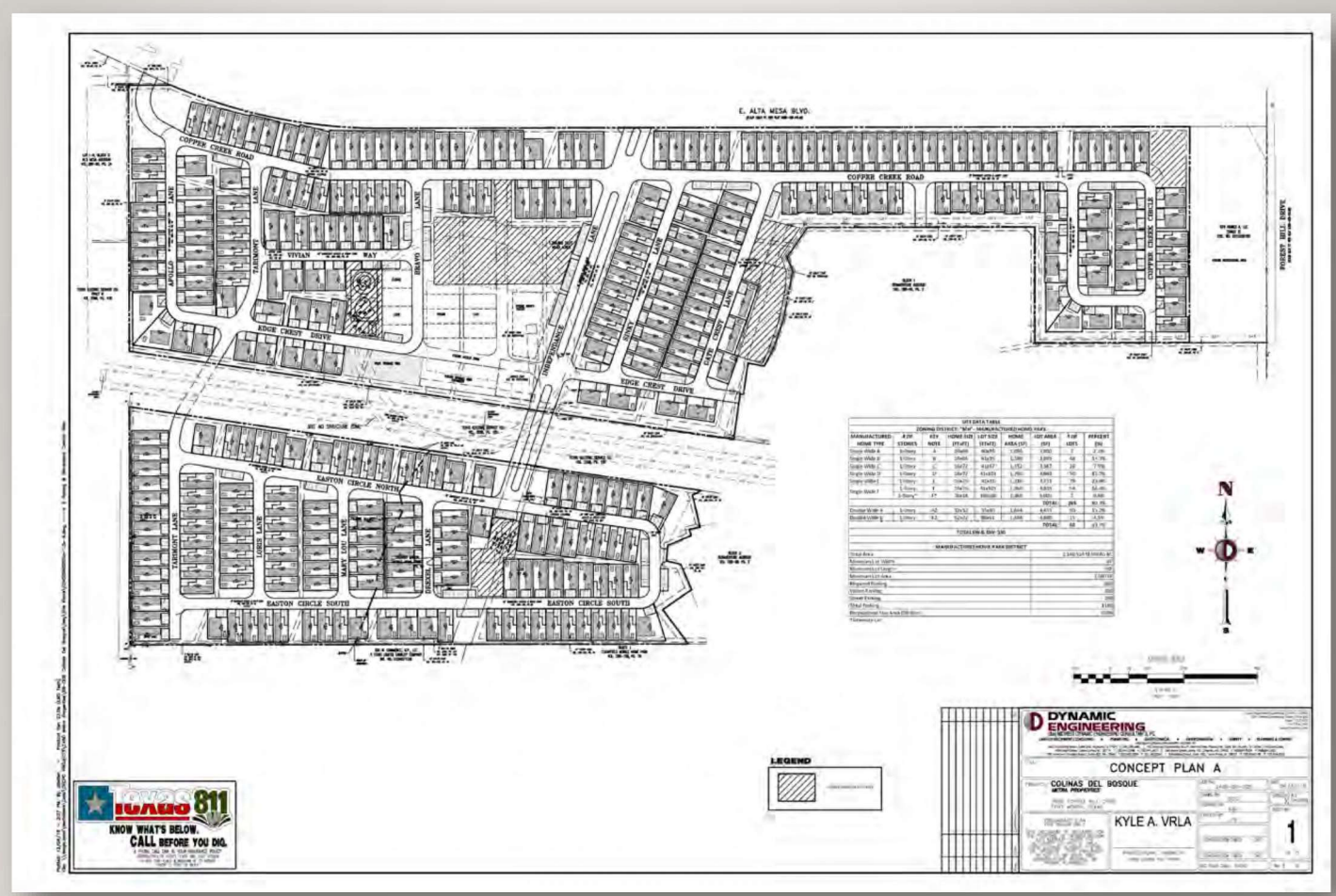
- 35-years of experience in the real estate industry and licensed electrician
- Focus on market-leading, manufactured housing communities
- Committed to building high-end attainable lifestyle communities
- Supports a team of over 80 staff

LASATER WEST
14770 LASATER RD



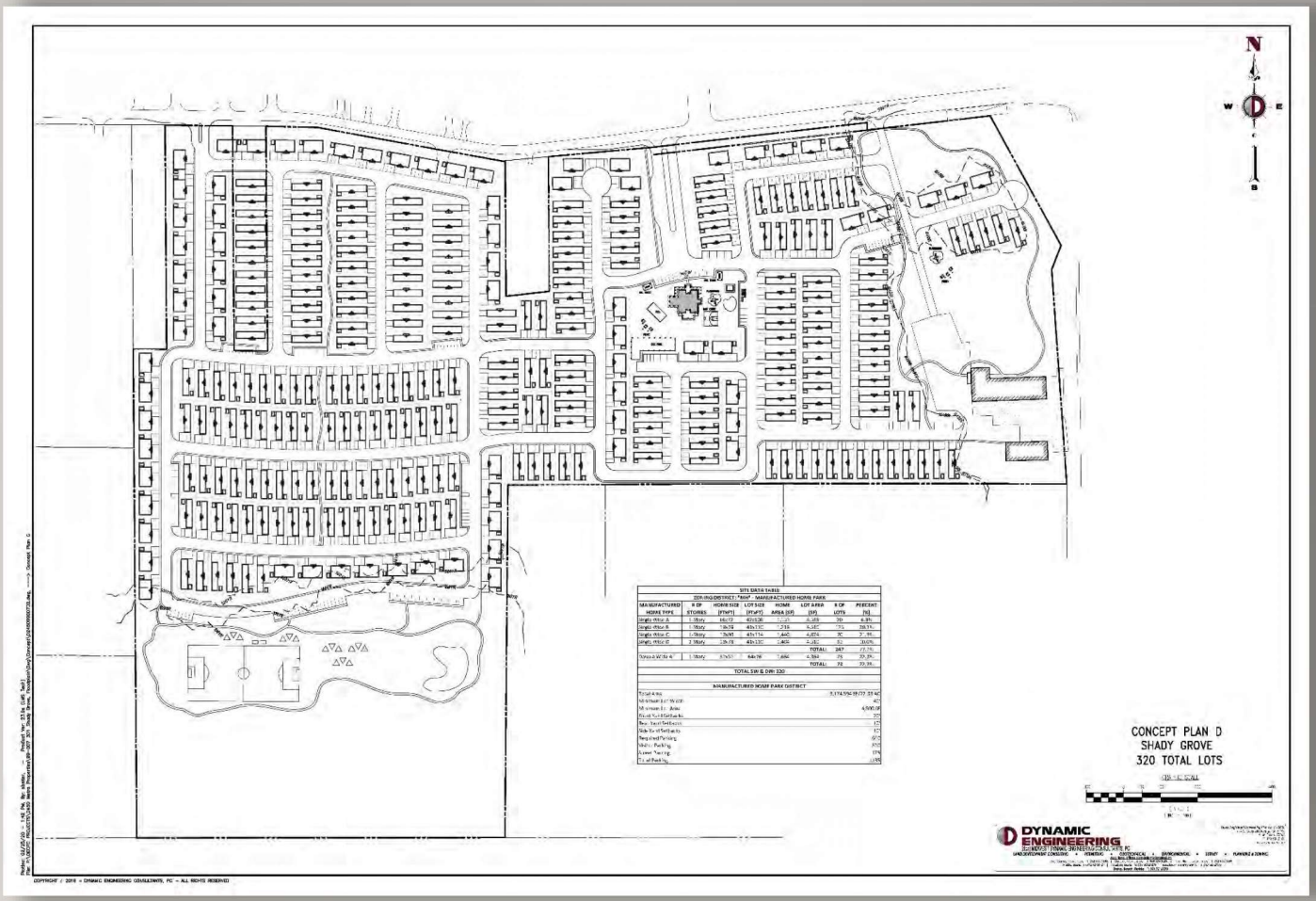
Gated | 430 Additional Homes | Community Center | 2 Playgrounds | Water Feature | Dog Park | Cabanas

SFW NORTH EXPANSION
7700 FOREST HILL DR



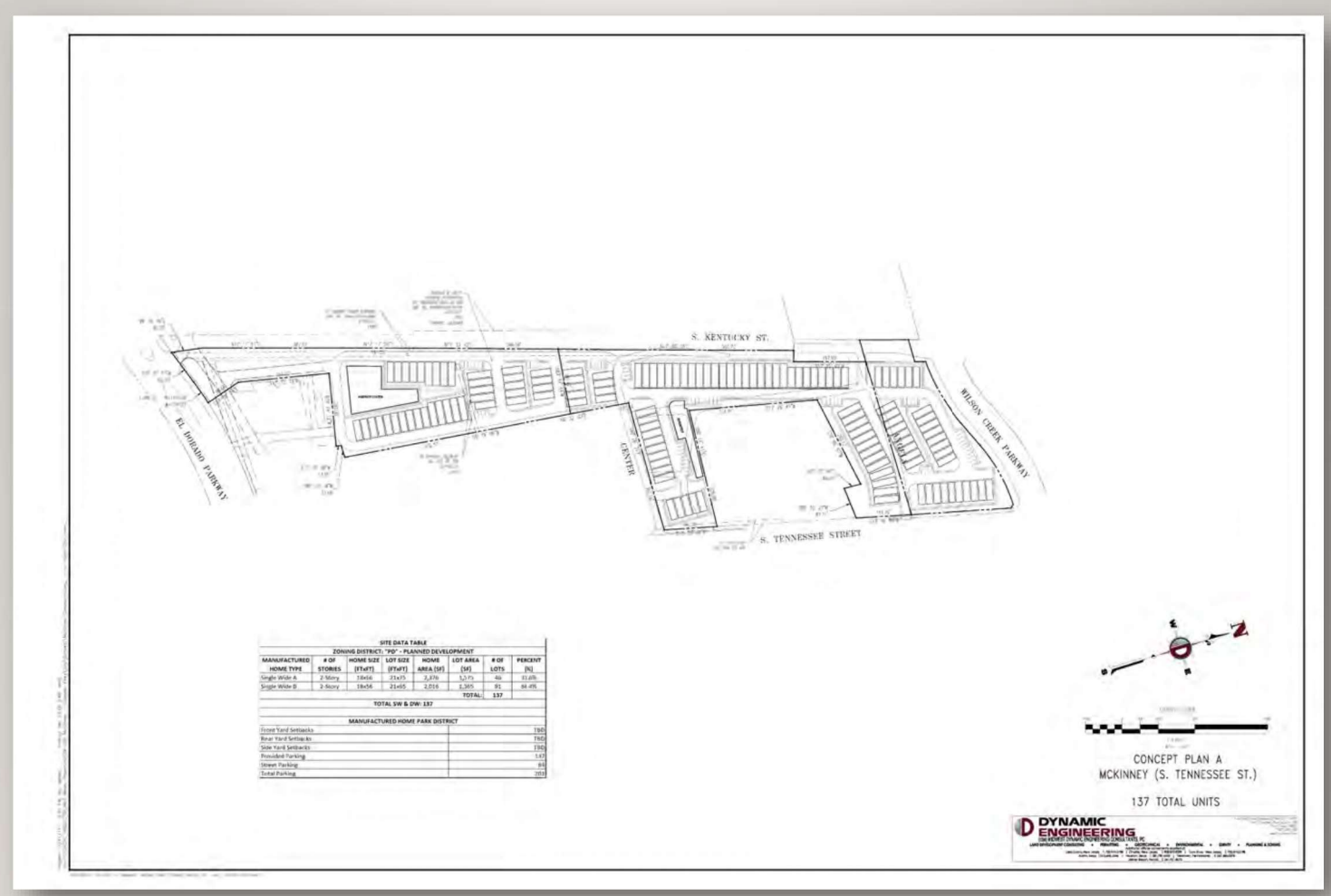
Gated | 330 Additional Homes | 2 Community Centers | 3 Playgrounds | Water Feature | Dog Park | Cabanas

HIDDEN TREE
701 SHADY GROVE ROAD



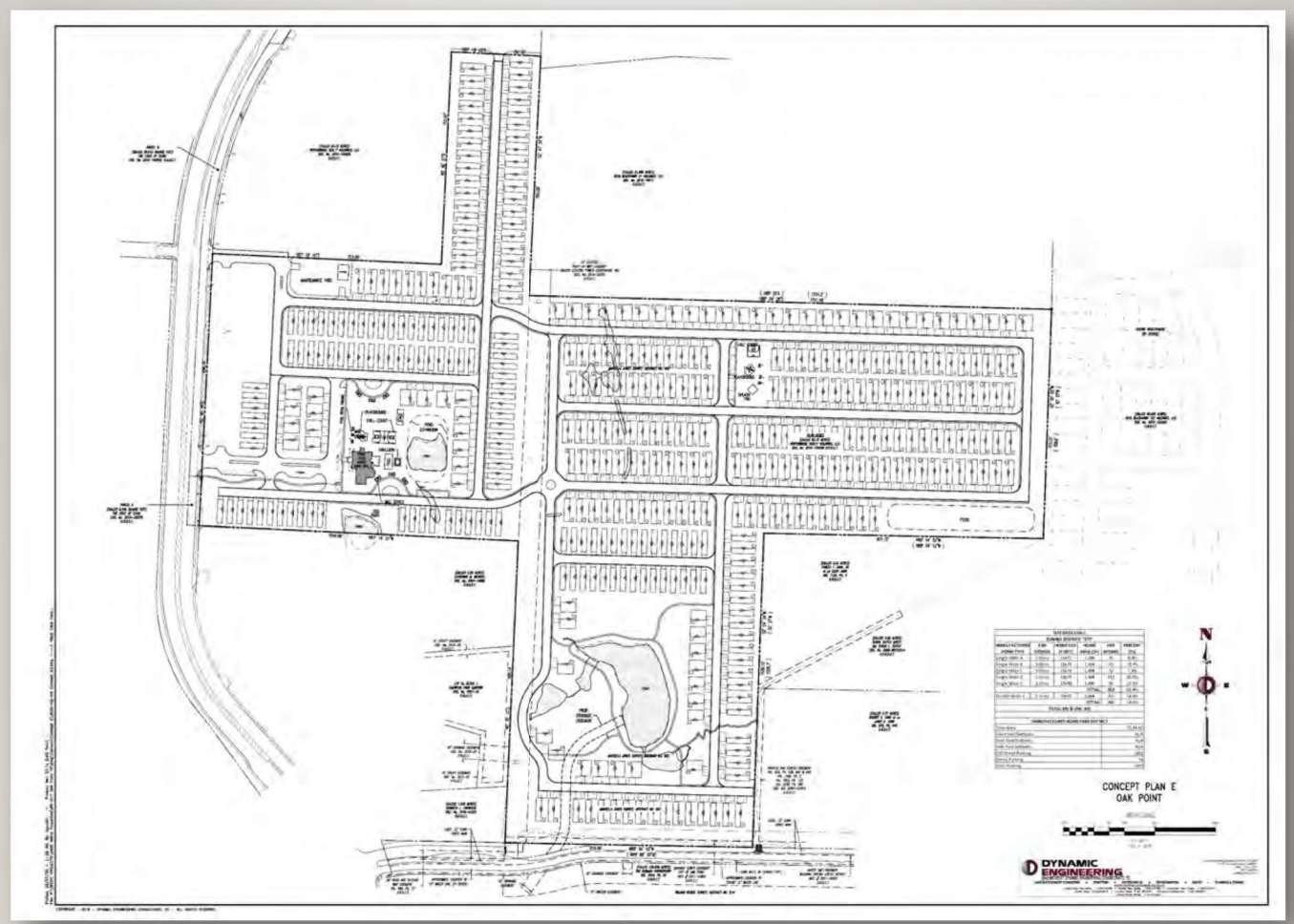
Gated | ~320 Homes | Community Center | Pool | 2 Playgrounds | 2 Dog Parks | Cabanas | Basket Ball | Soccer | 2 Miles of Hike & Bike Trails

MCKINNEY
1406 S. TENNESSEE ST



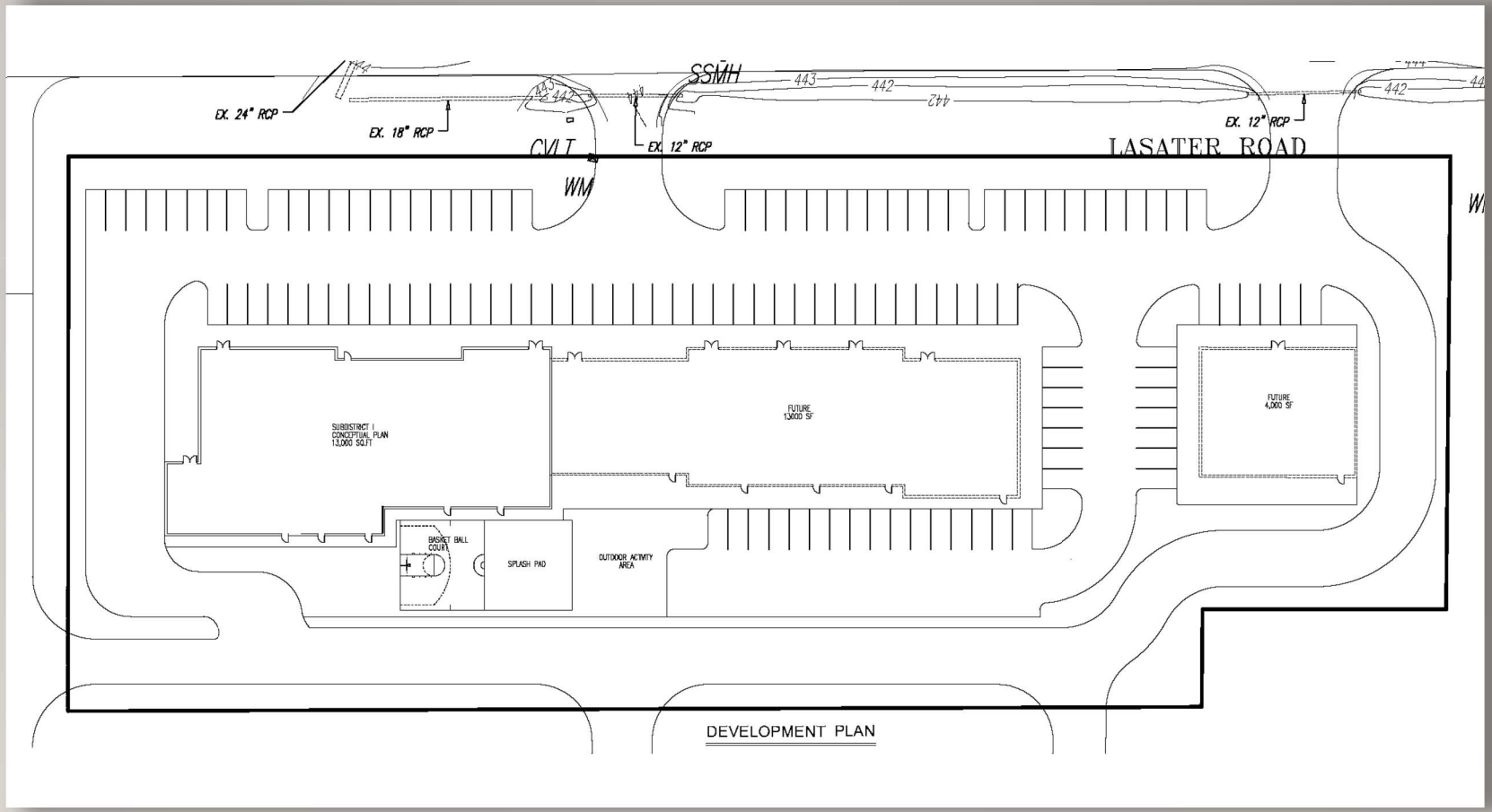
12 Acres | Gated | ~137 2 Story Homes | Community Center | Pool | Playground | Basket Ball

OAK POINT
3355 FM 720



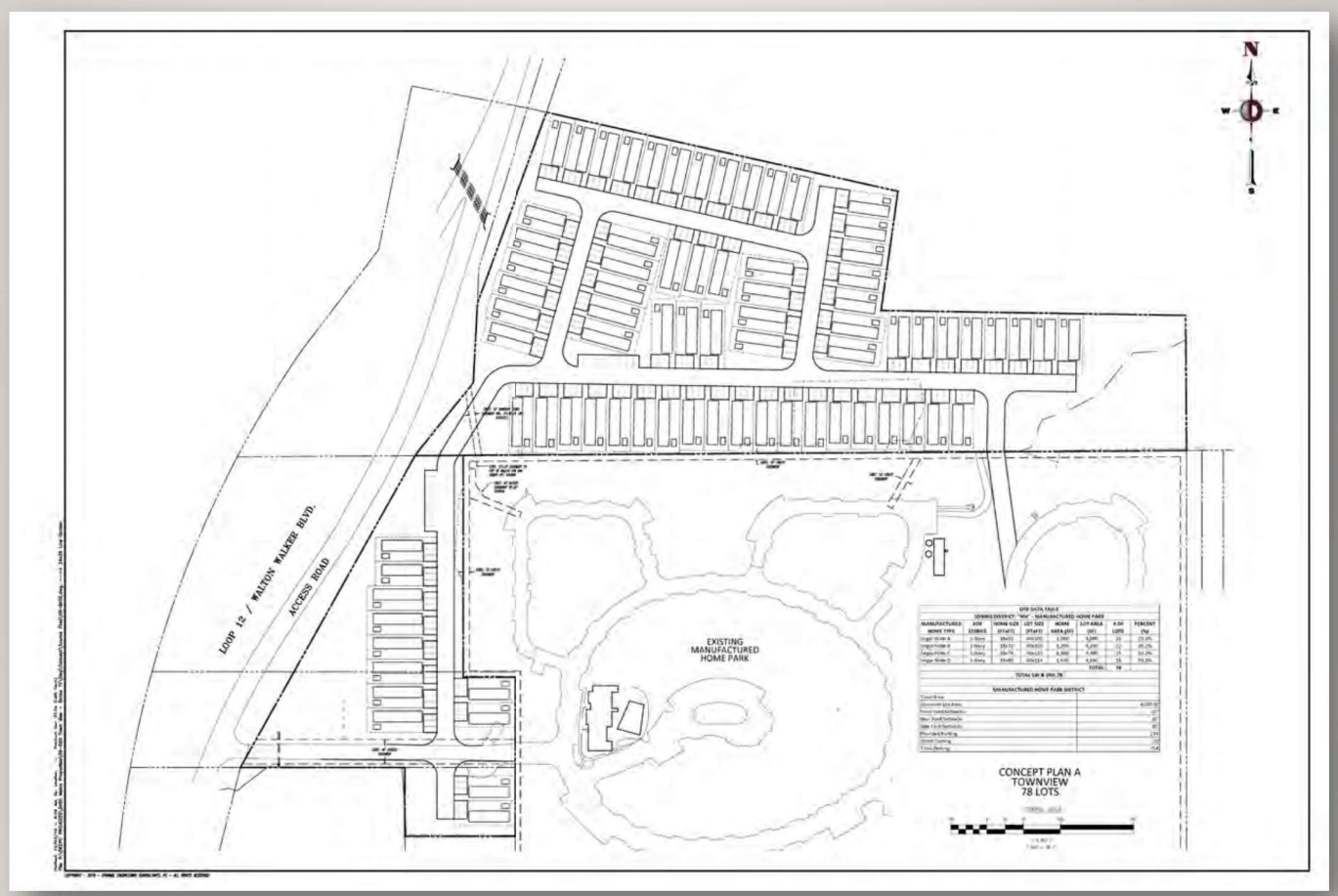
Gated | 415 Homes | Community Center | Pool | 2 Playgrounds | 2 Dog Parks | Splash Zone | Cabanas | Basketball Court | Pond | Hike & Bike Trails

RETAIL DEVELOPMENT
14786 LASATER RD



3 Acres | 3 Restaurant Food Court | 2 Retail 1 Med Store Fronts | Organic Grocery | Crossfit & Boxing Gym | Public Splash Pad, Basket Ball, Playground, Study Room

TOWNVIEW
1288 N BAGLEY ST



35 Acres | Gated | ~244 Homes Total | Community Center | Pool | Playground | Basket Ball

EXAMPLE HOMES
STONE SKIRT



EXAMPLE HOMES
DIRT SKIRT



EXAMPLE HOMES
STEEL SKIRT



EXAMPLE HOMES







EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



EXAMPLE HOMES



FOUNDATIONS AND SHEDS
CONSTRUCTION



Home foundations consist of concrete perimeter with moisture barrier and road base. This helps to eliminate moisture from the under side of the home



Sheds consist of concrete foundation with wood studs and smart siding


CONSTRUCTION


CONSTRUCTION

COMMUNITY RULES AND REGULATIONS

- Minimum standards and management approval for all homes
  - E.g., skirting, decks, carports, storage units
- Minimum maintenance and appearance standards for each home
  - E.g., landscaping, lawn maintenance, outdoor furniture, storage
  - Park financing available for home capital improvements
- Occupancy restrictions
- Parking and other vehicle regulations
  - No parking anywhere but designated parking spaces; no "on-street" parking
  - Permitted vehicles limited to cars, pickups, and motorcycles and in working condition
- No dangerous breed animals
- PROMOTES CLEAN AND SAFE NEIGHBORHOOD

CRIME PREVENTION



Security Cameras



License Plate Readers



Security Patrols



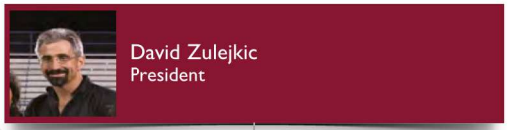
Emergency Access via Strobe Switch



Gated with FOB access

Home provided to Police Dept for free for off duty officers

ORGANIZATION CHART



David Zulejkic
President



Doug Whitby
DFW Lead & Zoning



Teena Hopkins
Accounting Lead



Cindy Smiley
Accounting Assistant



Chelsea Cullen
Tax/Titling Specialist



Lucy Perez
Accounts Payable



Bryan Fisher
Construction / Finish Out PM



Bill McNutt
Bulk Trash CDL



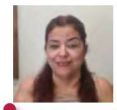
Jose Ramirez Jr
Refurb Supervisor

Home Refurb Team



Alexis Chavez
Capital Improvement Supervisor

Capital Improvement Team



Veronica Benavides
DFW West Property Supervisor



Janet De La Torre
Assistant Manager



Robert De La Torre
Maintenance Supervisor



Jose Martinez
Lead Maintenance



Alberto Castilo
Park Maintenance



Silvia Blevins
DFW East Property Supervisor



Griselda Ramirez
Assistant Manager



Gilbert Moreno
Park Maintenance



Monica Sosa
Colorado Property Manager

Isais Perez
Park Maintenance, CO



Ana Ramirez
DFW Central Property Supervisor



Veronica Gallegos
Assistant Manager



Tammy Garza
Property Manager, Town View



Joe Greenwalt
Park Maintenance, Town View



Juan Cruz
Park Maintenance, Arroyo De Oso

Betty Horton
Property Manager, Bush

Trade Team

Construction Management Team

CAPITAL IMPROVEMENT TEAM



Alexis Chavez
Capital Improvement Supervisor



Carlos Chavez
Construction



Ernesto Chavez
Construction



Freddy Olivares
Heavy Equipment Operator



Kevin Villalobos
Construction



Will Villalobos
Construction



Jose Regaldo
Construction



Juan Alfaro
Operator



Rafugio Ramero
Heavy Equipment Operator



Ed Fisher
Heavy Equipment Operator CDL

TRADE TEAM

PAVING



Humberto Becerra
Concrete and Asphalt



20 Concrete and Asphalt Crew Members

PLUMBING



Phillip Goforth
Plumber



Randy Goforth
Plumber

ELECTRICIANS



Saul Erazo Sr
Plumber



Saul Erazo Jr

CONSTRUCTION MANAGEMENT TEAM



Marley Phillips
Construction Management



Kyle Vrla
Construction Management, P.E.



Ashley Whitby
Permitting, PM

HOME REFURB TEAM



Gustavo Saenz
Home Refurb Crew



Joaquin Hernandez
Home Refurb Crew



Jose G. Ramirez
Home Refurb Crew



Juan Ramirez
Home Refurb Crew



Teodulo Lopez
Home Refurb Crew



Robert Villanueva
Home Refurb Crew



Juan Miguel Perez
Home Refurb Crew



Jose G. Reyes
Home Refurb Crew



CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Federal Controlled Substance Act [21 U.S.C. 802]).

2. Shall not engage in any act intended to facilitate criminal activity.

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in Texas Health and Safety Code Chapter 481 – Texas Controlled Substances Act, at any locations, whether on or near the dwelling unit premises.

5. Shall not engage in any illegal activity, including, but not limited to prostitution as defined in Texas Penal Code Chapter 43 – Public Indecency, criminal street gang activity or engaging in organized criminal activity as defined in Texas Penal Code Chapter 71 – Organized Crime, threatening, intimidating, or committing assault as prohibited in Texas Penal Code Chapter 22 – Assaultive Offenses, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.

6. *VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE RIGHT OF POSSESSION*. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the right of possession. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

(Signature) Date

(Print Name)

(Signature) Date

(Print Name)

(Signature) Date

(Manufactured Home Community)

Resident(s) Name: tkResPrimF tkResPrimL, tkResSecF tkResSecL
Address: tkHomeAddy tkParkCity, tkParkSt tkParkZ
Space No.: tkSpace

tkParkName
RULES AND REGULATIONS

Sign Off Sheet

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Rent 3
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  Rent Calendar 3
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  Moving Manufactured Homes 4
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  Electric 6
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  Water 7
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  Trash Collection and Disposal 7
  Cable TV 7
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  Skirting 8
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  Carport Covers, Storage Buildings, and Sheds 8
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Signing 13

Purpose

These Rules and Regulations provide **TKPARKNAME** and each resident with a set of standards of common responsibilities conduct, and respect for each other and the community.

As stated in the Lease Agreement, these Rules and Regulations are an integral part of maintaining the positive relationships we enjoy as a part of living in this modern manufactured home community. The owners and management of the community sincerely hope that you will enjoy a pleasant residency at our community, and your suggestions will always be appreciatively accepted and thoughtfully considered.

These Rules and Regulations form a part of the Lease Agreement and are binding upon the community, the residents, and any guests or invitees of residents.

Application for Residency

Residents must complete an application that is approved, pay the application fee, send the security deposit, and execute the Lease Agreement before any manufactured home for a prospective resident arrives. Applicants must provide suitable references from previous community operators or landlords if they have any. Applicants must also demonstrate financial capability to pay community fees and charges and financing cost, if any, of their manufactured home.

The management committee determines which applicants are approved or disapproved. The committee reserves the right to refuse rental to any applicant, and all decisions are final. Once an applicant is approved, the resident must obey all laws, ordinances, rules and regulations of the state of Texas, Dallas County, the City of Irving, and the community.

Rent

Rent is due on the first day of each month. Rent is considered late on the second day of each month, and a late fee of $100.00 will be applied to your account. If lot rent is not paid by the tenth of the month, a ten-day notice of eviction will be issued. If not paid in full by the end of the tenth day, charges will be filed with the Justice of the Peace, and you will be charged court costs.

Rent payments are applied in the following order:

1. Violation fees
2. Unpaid home taxes and insurance
3. Water bills
4. Lot rent
5. Any other amounts due under the lease agreement

Please remember that any violations will be paid prior to rent. The violations and the rent must be paid in full by the first of the following month to avoid a late fee for that month.

How to Pay Rent

You can pay rent in one of the following ways:

- Free ACH Online Payments through Tenant Web Access
- Cash Pay with your "Pay Lease Card"

Please note that there is a $38.00 charge to your account for returned payments.

Rent Calendar

Below is a calendar breakdown of when rent payments are due.

1. Rent is due.	2. Rent is late today, and **$100** late fee applied to your account.	3.	4.	5.	6.	7.
8.	9.	10. Notice of eviction issued.	11.	12.	13.	14.
15.	16.	17.	18.	19.	20.	21.
22.	23.	24.	25.	26.	27.	28.
29.	30.	31.				

Manufactured Homes

The community has the right to approve or reject any manufactured home if the home does not meet the community requirements for its appearance, design, and compatibility with the community. Residents are responsible for any improvements made to their manufactured home and are required to carry "Homeowners" insurance. The law requires residents to pay all personal property taxes on their manufactured home before they become delinquent, unless the home is part of a retail installment or sales contract with the community. The community is not responsible for damage, injury, or loss by accident, theft, fire, wind, flood, act of God or any other causes to the property, residents, or guests.

Moving Manufactured Homes

The community must supervise any manufactured home moving into, within, or out of the community, so residents must notify the community before moving a manufactured home into, within, or out of the community. Home movement is based on weather and soil conditions, since **homes cannot be moved on wet ground**. Management makes the final decision on when to move homes.

All items required for moving the home, such as hitches, running lights, and reflectors, must be removed when it reaches the site. The manufactured home's owner is responsible for obtaining permits for installing or removing the unit. The community may give residents instructions on how to install or remove the manufactured home to protect the other homes and facilities in the community. Residents must follow these instructions. Residents are responsible for any damage to other homes or community property caused by the mover.

Manufactured Home Specifications

Texas State Law requires anchors, or tie downs, to be installed when the home is installed in the community and if the home changes owners while in the community. Residents cannot secure the roof of a manufactured home against the weather without written consent from the community, and residents cannot add any living quarters to the house. Management must approve window unit air conditioners before residents install them.

No manufactured home in the community can be less than 12 feet wide and 40 feet long.

Selling Manufactured Homes

By signing this document, residents acknowledge that selling a manufactured home does not include selling the property to the buyer. If a resident sells their home and the buyer wishes to stay in the community, the community must approve the buyer as a resident according to the prequalification procedures and other conditions stated in the Lease Agreement and Rules and Regulations. The community may require the buyer to reasonably upgrade the home to meet the standards of this document. If a new space lease agreement is assigned to the buyer, the resident is only responsible for rent up to the date the buyer begins paying rent.

Occupancy

Only people related by blood, marriage, or adoption can live in the manufactured home, and only one family is allowed per house.

- No more than six people can live in a home at one time
- No more than three adults can live in a home at one time
- No more than four children can live in a home at one time

Anyone eighteen years or older classifies as an adult. To be approved, each new resident must sign the Rules and Regulations, Application, and Lease Agreement before officially moving in to a home. **This section is strictly enforced.**

Guest Visits

Residents do not need to inform the community if they have guests stay less than seven days, but any guest(s) occupying the house for more than seven days must register with the community. If guests wish to stay more than thirty days, the community must approve their residency. Residents are responsible for their guest(s) compliance with community Rules and Regulations.

Children

Children must always be supervised by their parents, and children must follow the rules of the community for their safety. Residents are responsible for other children visiting their children.

- Children cannot disturb other residents or damage any property. Residents are responsible for any damage to community property by your children or those visiting your children.
- Children cannot play in other yards without permission.
- Children cannot loiter, play around in the office, in the streets, or around community construction.
- Children cannot climb fences.
- Children must be on the resident's lot by 9:00 p.m. and in the house by 10:00 p.m. This is a city ordinance.

These rules are primarily for the protection of your children and must be followed.

Subletting

Residents cannot rent, sublet, or lease their manufactured home under any circumstances. Only people registered and approved by management may occupy the home.

Cleanliness

Each resident is responsible for always maintaining a clean, attractive, well-kept lot.

Yard Upkeep

Residents should mow, weed eat, and clean their yard weekly or as needed through the winter months, weather permitting. Yard standards are up to the discretion of the Management.

Every Monday, a sign will be posted on the front of the property stating, "Monday Mow Yard." Yards are inspected and violation notices will be posted every Tuesday. If violations are not resolved by that Thursday morning, the community will mow or clean your lawn, and a $50.00 violation fee will be applied to your account.

Residents are also responsible for landscaping their lawns. All landscaping must be approved in writing by Management. Residents should trim, water, care for, pull weeds, and control the growth of all plants, hedges, and shrubs.

The community is responsible for all large tree trimming.

Residents must contact management before digging in their yards to prevent damage to utility lines and pipes. If any lines or pipes are damaged by a resident, an agent, or a contractor, the resident must repair the damage at the resident's expense. If the community repairs the damage because the resident failed to

do so, the repair bills will be applied to your account. The full amount for the repair bills must be paid on the first day of the month following the billing.

Car Waste

Residents are required to repair and clean oil dripping and damage to driveway or roadway pavement. If wood chips, bark, rocks, or pebbles are used as part of landscaping, residents must ensure that none of the ground cover spreads to community pavement, such as the street, sidewalk, or driveway. If any of the ground cover does spread to community pavement, the resident is responsible for cleaning it up immediately.

No fuel, oil, or other explosive materials are allowed in any manufactured home or on any home space that will violate local fire codes or create a fire hazard. Only five gallons or less of gasoline can be stored on the property to fuel lawn equipment.

Outdoor Items

Only outdoor patio furniture approved by management is allowed on patios, porches, and yards. No overstuffed furniture, ironing boards, brooms, mops, freezers, refrigerators, washing machines, etc. are allowed outside the manufactured home.

Swimming pools and trampolines are prohibited.

Utilities

Residents are responsible for having all utilities professionally installed on their home by licensed contractors with the City of tkParkCity. **Residents are responsible for all utilities, including electricity, natural gas, water, and sewer**. Management is not responsible for the failure, default, improper set, or omissions by any utility. Community management must supervise disconnecting all utilities.

General Rules

- All wiring and plumbing inside or outside the home must comply with federal, state, and local requirements. Management must give residents written permission before altering existing community wiring or plumbing, and residents must pay for any alterations.
- Residents are responsible for all costs related to connecting the manufactured home to the community facilities and utilities.
- Tampering with any community utility service connections is strictly forbidden. Residents should inform management immediately if any equipment malfunctions. Management will either refer residents to the appropriate utility company or will repair the malfunction.
- The community is not responsible for any obligations the resident contracts for repair or maintenance to community property, regardless of the problem. Residents should notify management if they contemplate any of the actions above.
- The utility pedestals (meter and utility hook-ups) must always be accessible.

Electric

The community provides complete electrical service to the pole or pedestal located at the back of each lot. This includes the breaker (100 or 200 amp), breaker box, and a pole. These items are community property and will remain on the property once the Lease Agreement is terminated. Tampering or removing the breaker, electric service connections, or wire is strictly prohibited. If residents own their manufactured home, they are responsible for the electric service from the pole or pedestal to the home. If residents purchased their home from the community, the community is responsible for all installations. After the

home has been paid off and the home leaves the community, the wires and materials that feed the home from the electric service are community property. All installations must follow current building codes for the nation and city. Stream Energy provides electric service for Irving.

Natural Gas

Natural gas is available through Atmos Energy at the residents' expense. The community is responsible for gas lines after the meter feeding the home until the point of entry into the house. After that point, residents are responsible for repair and maintenance of the lines. The provider is responsible for all gas lines before the meter.

Water

The water line must be inspected for leaks, then insulated to prevent freezing. It must be buried at least one foot deep between the meter and the manufactured home. Residents are responsible for any leaks occurring from the outside of the meter box to the home or any leaks in the home. If leaks occur, the community will turn off the water until the leak is fixed. Tampering with the meters, meter boxes, or water service is grounds for eviction and will void the Lease Agreement. **The community will not issue any warnings**.

Sewer

The sewer line must be rigid plastic, at least three inches in diameter. The sewer line must have a steady grade from the manufactured home to the sewer service with no high or low spots that would prevent proper draining. The resident is responsible for maintaining the sewer line from where it begins at the home until it is attached to the ground. From that point, the community is responsible for the sewer line. If a stoppage has an unknown location, the community will clean the line. If the stoppage is located on the residents' side, the resident is responsible for the contractor fee to clean the line.

Trash Collection and Disposal

Dumping refuse on empty spaces or in any area around recreation or services areas is strictly prohibited. Residents must place trash in containers supplied by the City of tkParkCity or IESI. If residents desire to keep trash on their lot until plastic bags are full, the bags must remain in a trash can with a lid. The trash can must be kept behind the home, so it is not visible from the street.

Cable TV

The community allows cable TV, but the community can specify a certain cable company.

Home Accessories

Residents must submit a drawing or picture of the intended structure of any accessory for management to consider. If management approves the addition, the resident should install the accessory within thirty days unless otherwise indicated.

We suggest that all accessories should be installed by licensed contractors. Improvements or accessories constructed or installed by a resident must comply with existing building codes.

Steps and decks must be painted or stained when they are completed. Blocks, bricks, loose boards, or other similar materials are prohibited as steps or decks. The home accessory colors must match or be compatible with the manufactured home or its skirting to create an attractive appearance. Once the lease is terminated, the residents should remove the home addition. Swings, awnings, fences, storage buildings,

and other portable improvements remain on the property. Awnings and patio covers must either be painted or anodized aluminum or steel and must be an approved manufactures type.

Each of the following additions must follow the guidelines in the Rules and Regulations:

- Skirting
- Decks, stairs, and ramps
- Swings, awnings, porches, and patios
- Carport covers, storage buildings, and sheds
- Fences
- Satellite

Skirting

Skirting must be installed completely around the home and around decks or porches. All hitches must be skirted with the same skirting no less than sixty days after transporting. Community approved skirting must be professionally installed within sixty days after moving in. The skirting must be commercial grade and conform to the terrain around the house. The skirting wall must enclose all sides of the home, and the color must match or be compatible with the siding. If the manufactured home is installed with hitches, the hitches must be removed before installing skirting. If the hitch is not removeable, the skirting must be installed around it. Any skirting that is loose, damaged, or unsightly to the community must be repaired immediately by the resident.

Decks, Stairs, and Ramps

Front and rear entrances must have a landing of at least three feet by three feet. The landing and stairs or ramp must be enclosed by skirting at the bottom. The stairs or ramp must have railings if it is over thirty inches high. The decks, stairs, and ramps must be constructed from green lumber, stained, or painted, and all posts must be set in concrete or on concrete blocks.

Swings, Awnings, Patios, and Porches

Swings, awnings, and patios are allowed, but residents must receive permission from the community before installing any of these additions.

All porches must be built according to specific qualifications and must be approved by the office before building begins.

- All wood must be treated or painted
- All nails must be galvanized ring
- The porch must be self-supporting
- The porch cannot be bigger than eight feet by sixteen feet

Please see the attached diagram for more details on the porch requirements. Porches must meet the specification requirements detailed on the attached page, and construction must be preapproved by the property manager. Please contact your manager for pricing and pre-approval of self-construction and installation.

Carport Covers, Storage Buildings, and Sheds

Residents cannot install carport covers, storage buildings, and sheds. The community is responsible for these additions, and the community will maintain them for a fee, which is stated in your Lease Agreement.

Fences

Fences are not allowed within the community unless residents receive permission from management.

Satellite

Satellites cannot be installed on the manufactured home. Residents must mount the satellite on a pole that is ten feet from their house, but the pole must remain on their lot. Management must review and approve any exceptions to this rule.

Postal Boxes

The community provides mailboxes for free. Residents must report to the tkParkCity Post Office to provide any information the post office needs. The post office will assign a box and issue the keys. tkParkCity Post Office requires residents to present the signed Lease Agreement before they will issue a box and keys.

Automobiles

The speed limit throughout the community is fifteen miles per hour, and residents should always follow this speed limit.

Specifications

Passenger cars and trucks are the only vehicles allowed in the community. If the community must tow a vehicle for violating the following rules, the resident is immediately responsible for all removal fees.

- Residents must be state licensed drivers to operate vehicles within the community.
- Residents cannot have more than two vehicles per lot, and the vehicles must be parked in designated areas.
- Residents must register each vehicle kept within community boundaries with the office.
- Residents must remove any inoperable cars and vehicles without valid, current license plates and state inspection stickers within 48 hours. Residents cannot keep excessively noisy vehicles within the community.
- Residents cannot sleep in their car overnight.
- Residents must repair any car that drips oil, gasoline, or other fluids. Residents are responsible for cleaning and repairing any damage due to their car dripping.
- Residents cannot immobilize a car for repair anywhere in the community.
- Residents cannot keep a truck in the community larger than a one-ton pickup.
- Residents cannot keep any camper shells, boats, or trailers in the community unless management has given written permission.
- Residents cannot keep go-carts, dune buggies, four-wheelers, dirt bikes, or similar recreational vehicles in the community.
- Residents can keep motorcycles in the community that have valid license plates and state inspection stickers. Motorcycles must also be registered in the office.

Parking

Parking is permitted in designated parking areas only. Please remember the following rules:

- Do not ever park in a fire lane. Residents risk citations and towing if they park in the fire lane.
- Do not park in yards, grass, or streets.

- Do not have more than two cars per lot.
- Do not have a motor vehicle on the that is not operable or does not have a current license place or current inspection sticker unless management has given written authorization.

If residents park a car illegally, the community will remove the vehicle. Residents are responsible for the risk and expense related to illegally parked cars.

Pets

Residents are always responsible for their pets. The following rules will be strictly enforced.

Violations

If residents violate any of the pet rules or another resident makes a valid complaint, the pet owner will receive an official written warning to either correct the problem, dispose of the pet, or vacate the space. If a second violation or complaint is received, the pet owner may receive an eviction notice.

Pet Specifications

Residents must register any pets at the office.

- Residents cannot have more than two pets per premise.
- Residents cannot keep pets that weigh more than thirty pounds or are taller than twenty-four inches, measured from the ground to the top of the pet's back when it is standing.
- Residents are not allowed to pet-sit or care for non-resident animals.
- Guests are not allowed to bring pets into the community.

Pet Maintenance

- Residents must always keep their pets on a leash when the pet is outside unless the pet is inside a fenced yard. Any loose or unattended pets will be removed from the community by the City of tkParkCity Irving Animal Control.
- Residents cannot tie or chain up their pets at any time.
- Residents must keep their pets inside the home from dusk until dawn and when residents are not home.
- Residents must keep pets current on their vaccinations and must ensure they are tagged with a resident's name and phone number.
- Residents must clean up and remove all pet refuse and defecation from all leased property and common areas.
- The community will remove noisy or unruly pets within the time frame given by the community in writing. If the resident fails to remove the pet, the resident might have a lease termination and Home Purchase Agreement termination.
- No pets removed from the community will be allowed back in the community for any reason.

Dog Breeds

Dogs must be under twenty-five pounds full-grown and cannot be aggressive breeds. If you are unsure whether your dog is an aggressive breed, please contact the office for more information.

Residents are not allowed to keep dogs with a bite incident record.

The breeds pictured on the attached page are considered aggressive and are not permitted on the property. If you have any of these breeds as pets, you will be given three days' notice to vacate the property.

General Rules

- If a resident's conduct while within the community results in criminal charges, the resident violates these Rules and Regulations.
- Residents are prohibited from using any illegal drugs or narcotics in the community, and any violations will be directly reported to law enforcement.
- Soliciting, peddling, or selling is prohibited in the community, and any violations should be immediately reported to management.
- Residents cannot create any loud or disturbing noises at any time. Residents should keep all radio, stereos, TV, musical instruments, and conversation at a level that will not disturb other residents. Loud parties and/or excessive drinking are prohibited.
- **Fireworks are prohibited.**
- Residents cannot keep an open fire on the property. Charcoal grills are not considered open fire.
- If residents and their guests, agents, representatives, or property cause damage to another resident or property, the resident in charge of the person or property causing the damage is responsible for the damage.
- Residents cannot conduct any commercial enterprises in the community without written consent from management.
- Residents must receive written permission from management before having a yard sale.

Complaints

Complaints must be presented in writing to management during office hours. All complaints must be dated and signed. Complaint forms are available in the office.

Warnings and Fees for Violations

If management notices a violation of these Rules and Regulations or if a resident makes a valid complaint, management will issue a warning unless a different notice is required by the Lease or law. The violator will have three days day to correct the violation. If the violation is not corrected by the third day, a second warning will be issued. If the violation is not corrected within three days of the second warning, the following fees will be issued depending on the situation. The time frame for warnings may change depending on the situation or if a different time frame is listed in the Rules and Regulations. The warning will have the fees and time frame to correct the issue written on it.

The fee schedule:

- Any violation that does not require community maintenance crew to correct will be a fee of $50.00.
- Any violation that requires community maintenance to correct will be an initial fee of $50.00 plus $50.00 per hour for time spent to correct the violation.

Termination of the Agreement by the Community – Eviction

The community can terminate the Lease Agreement and evict the resident for any of the following reasons, including those stated in the Lease Agreement:

- If a resident knowingly makes any false or misleading statements on the residency application

- If a resident does not pay rent or other charges listed in the Lease Agreement or Rules and Regulations
- If a resident fails to obey local ordinances and state laws relating to manufactured homes
- If a resident violates a local ordinance or state law relating to a property owner or the community
- If a resident is convicted of criminal activity
- If a resident fails to comply with the terms of the Lease Agreement and the community's Rules and Regulations
- If a resident allows any situation or condition to exist which the management deems detrimental to the welfare of the community

Notices

Residents can give any notice of payment required by the Lease Agreement, by the community's Rules and Regulations, or by any law by personally taking the notice to the office or mailing the notice to TKPARKADDY, TKPARKCITY, tkParkSt TKPARKZ.

The community can give any notice required by the Agreement or the community's Rules & Regulations by personally taking the notice to the resident's home and posting it on the screen door or main door or by mailing the notice to the resident's address.

Exception to a Provision

If the community and resident agree to make an exception to a provision of the Rules and Regulations, that exception will be stated in writing and initialed by both parties.

Modification and Acceptance of Rules and Regulations

Management has the right to add or alter these Rules and Regulations if necessary for the safety, care, and cleanliness of the community. Residents will comply with all rules that management might add or alter through a written notice to the community. Management will enforce these Rules and Regulations to make sure the community remains heathy, safe, well, and comfortable.

Residents acknowledge reading and understanding these Rules and Regulations and agree to comply with all. These Rules and Regulation are a binding legal document and are an important part of the Application for Residency, Security Deposit Agreement, and Lease Agreement between residents and the community. By signing the Rules and Regulations, you as residents agree to be bound by everything it contains. Residents acknowledge that violations, single or several, may be grounds for immediate termination of the lease and eviction from the community.

If you have any questions, ask them **before** you sign the Rules and Regulations. After you sign, you will be given a copy of the Lease Agreement, Rules and Regulations, and all applicable documents.

Important Numbers

Office: tkMaintPh

Emergency Number:	**Non-Emergency Numbers**:	
Emergency: 911	tkParkCity Police:	tkParkCity Fire:

Resident Initials _____ / _____ Manager Initials _____

Local Offices: tkParkCity Post Office: tkParkCity Public Library:

Additional Residents

The community a listing below of all other person(s) or resident(s) who will live on the lot and follow the Lease Agreement and Rules and Regulations. Residents agree that no other people besides those listed below will live on the property without prior written approval from the community.

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Date: ____ / ____ / _____ Name: _____ DOB: ____ / ____ / _____

Signing

I, **tkResPrimF tkResPrimL, tkResSecF tkResSecL** , acknowledge that I have read all the above Rules and Regulations and I agree to follow these rules.

Executed on this tkDateD day of tkDateM, 20tkYr.

_____
tkResPrimF tkResPrimL (sign)

_____
tkResSecF tkResSecL (sign)

_____
tkParkName
tkParkMan, Community Manager
tkParkAddy, tkParkCity, tkParkSt tkParkZ
Phone: tkParkPh

Please INITIAL every page.

Resident Initials _____ / _____ Manager Initials _____



Chow



Doberman Pinscher



German Shepherd



Husky



Pitt Bull



Rottweiler

Resident Initials _____ / _____

Manager Initials _____

SATELLITE DISH PLACEMENT



This is **NOT** proper placement of a Satellite Dish. The Satellite Dish **CAN NOT** be attached to the house.



This **IS** proper placement of a Satellite Dish. The Satellite Dish **MUST** be on a pole 10 ft from your house, but the pole must remain on your lot.

Resident Initials _____ / _____

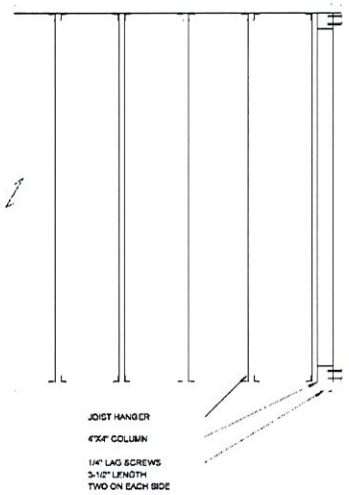
Manager Initials _____

GENERAL NOTES

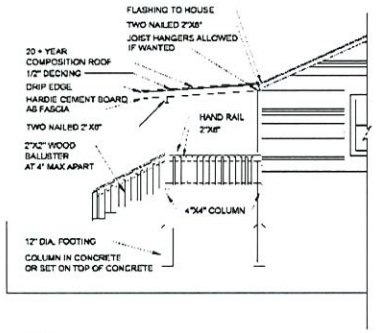
1. ALL WOOD MUST BE TREATED OR PAINTED
2. ALL NAILS GALVANIZED RING
3. PORCH MUST BE SELF SUPPORTING
4. MAXIMUM SIZE 8'X16'
5. ALL DECKS/PORCHES MUST BE APPROVED BY OFFICE

STAIR NOTES

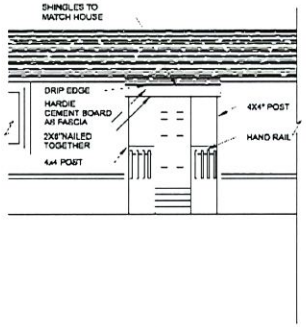
1. MUST BE HUNG WITH HANGER
2. MUST HAVE 5-1/2" TO 7-1/2" RISE
3. MUST HAVE RAIL



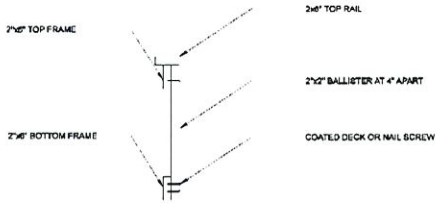
4 PLAN DETAIL
DWG NO. SCALE: 1" = 1'



1 AWNING ELEVATION 01
DWG NO. SCALE: 1/4" = 1'



2 AWNING ELEVATION 02
DWG NO. SCALE: 1/4" = 1'



3 RAIL DETAIL
DWG NO. SCALE: 1" = 1'

PORCH DETAILS

MANUFACTURED HOME PARK

No	Revision	Date
1.0	PORCH DETAILS	12/10/2017

PORCH DETAILS

A-1

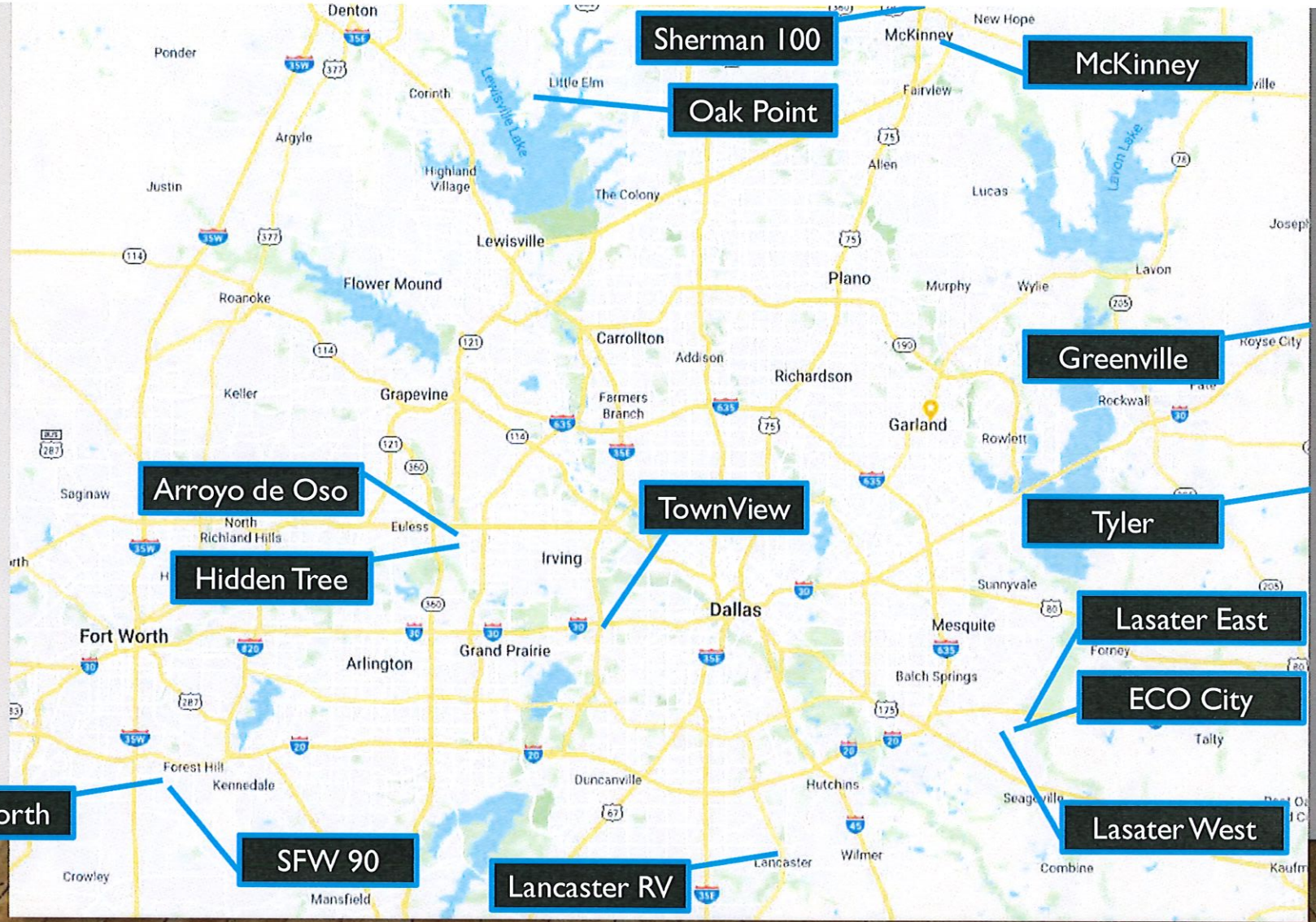
Manager Initials _____

Resident Initials _____ / _____


41'
DOG WASTE STATION
please clean up after your dog


41'
NO PARKING

FUTURE PROPERTY LOCATION MAP



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

Ventura Verde, LLC
3705 Lakeview Pkwy., Ste. 209
Rowlett, TX 75088

Marley Phillips
3705 Lakeview Pkwy., Ste. 209
Rowlett, TX 75088

Bowman
1120 S. Capital of Texas Highway
Building 3, Ste. 220
Austin, TX 78746

Dear Applicants,

The request for a 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 located at 2708 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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-H (Manufactured Housing) District, the Fence Ordinance, the Sign Ordinance, the Residential Tree and Landscaping Ordinance and the Manufactured Housing, Mobile Homes and Travel Trailers Ordinance. (*Chapter 14, Exhibit A, Sec. 6.11; Sec. 7(13), Sec. 7(14), Sec. 17; Chapter 3, Article 3.09).*
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. Parking shall be provided for minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.11, Subsection 7)*
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. A minimum six (6) foot solid screening device shall be provided adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Sec. 8 (5)(b))*
7. Internal streets shall be privately owned, built and maintained.
8. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering:

11. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
12. Annexation into the City of Sherman required.
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*
14. Internal water and sewer lines will be privately owned and maintained.
15. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
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)*

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/19/2021

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:

214 EAST COLLEGE STREET

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.

Background:

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. 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.

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

MPY Homes LLC (Owner)
Anil Pesaramelli (Representative)
Charlie Shearer, Shearer Design & Associates (Designer)
Copley 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:

18

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Proposed Plat - M.P.Y. Homes 2nd Addition
Site Plan
Building Elevations
Staff Review Letter



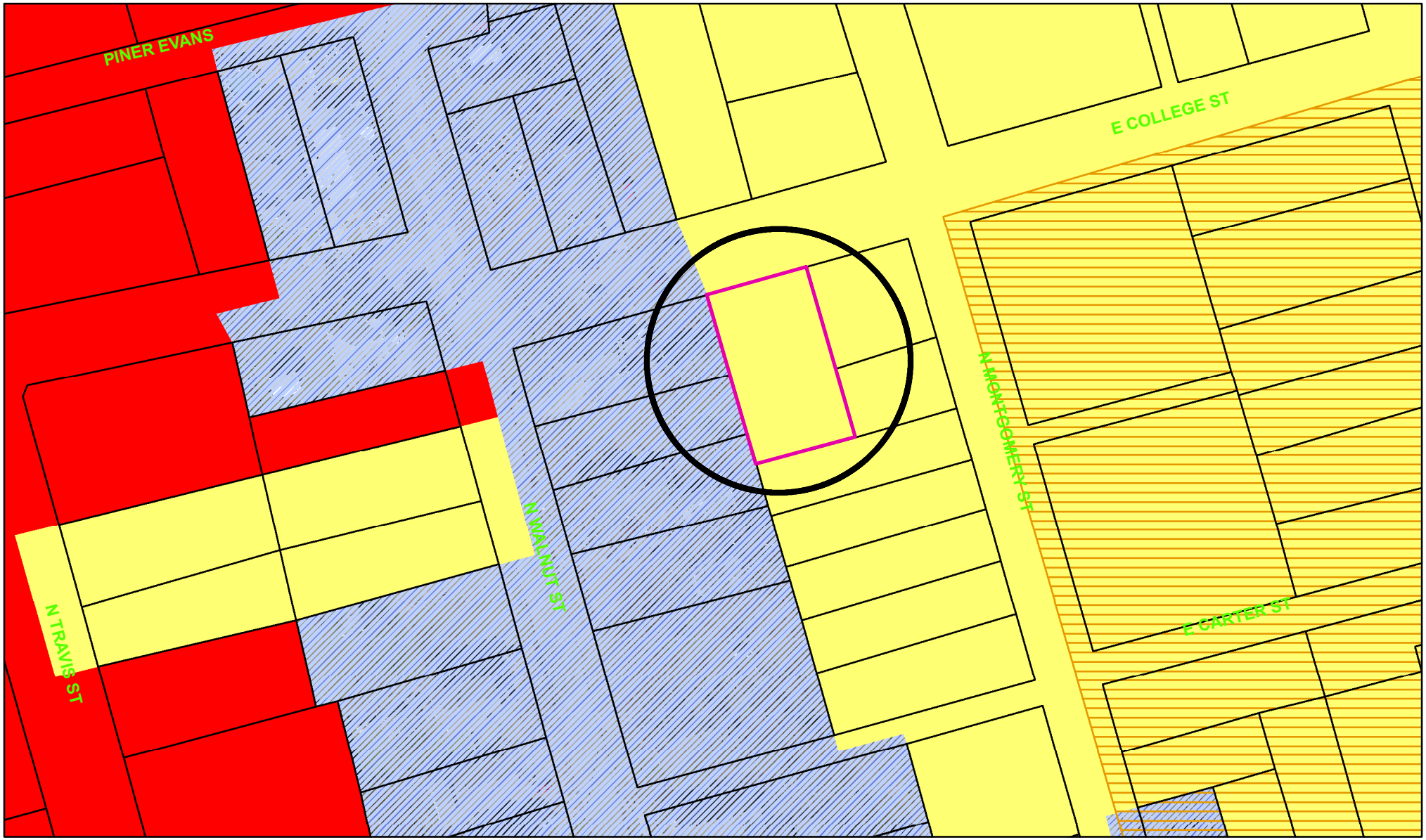
214 East College Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 214 East College 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.

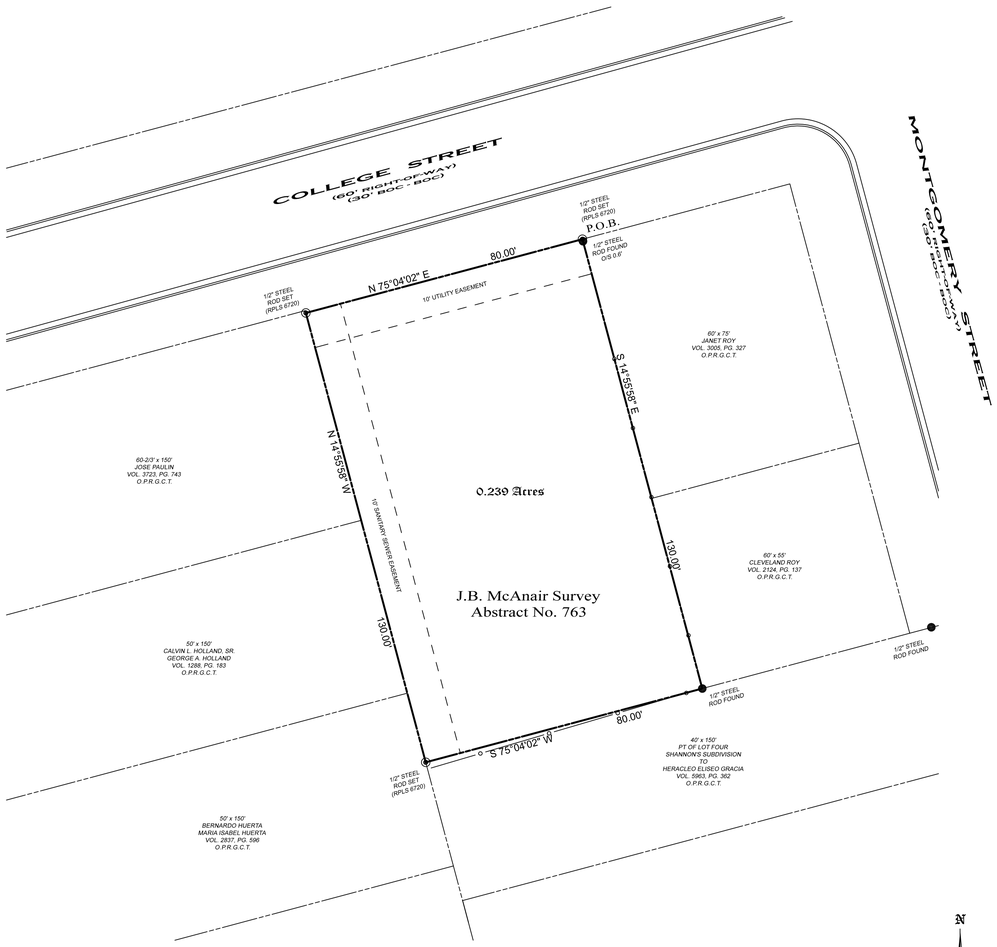
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 100 ft

214 East College Street







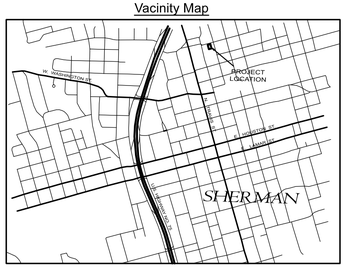
0 20 40

SCALE = 1" = 20'

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

Copyright © 2021
Copley Land Surveying, Inc.
All rights reserved.

Vacinity Map



Final Plat of
M.P.Y. Homes Second Addition
an addition to the City of Sherman Grayson County, Texas

7/20/2021

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

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS 75056

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being the same 0.239 acre tract of land conveyed to MPY HOMES, LLC by deed of record in Document No. 2021-10863, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of College Street for the northeast corner of said 0.239 acre tract and the northwest corner of a 60' x 75' tract of land conveyed to Janet Roy by deed of record in Volume 3005, Page 327 of said Official Public Records;*

Thence ***South 14°55'58" East***, *along the east line of said 0.239 acre tract and the west line of said 60' x 75' tract passing the southwest corner of said 60' x 75' tract continuing along the west line of a 60' x 55' tract of land conveyed to Cleveland Roy by deed of record in Volume 2124, Page 137 of said Official Public Records a total distance of* ***130.00 feet*** *to a 1/2" steel rod found at the corner of a chainlink fence in the north line of a 40' x 150' tract of land being part of Lot Four, Shannon's Subdivision to Grayson County conveyed to Heracleo Eliseo Gracia by deed of record in Volume 5963, Page 362 of said Official Public Records, said rod maintaining the southeast corner of said 0.239 acre tract and the southwest corner of said 60' x 55' tract;*

Thence ***South 75°04'02" West***, *along the north line of said 40' x 150' tract and the south line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of a 50' x 150' tract of land conveyed to Bernardo Huerta and wife Maria Isabel Huerta by deed of record in Volume 2837, Page 596 of said Official Public Records for the southwest corner of said 0.239 acre tract and the northwest corner of said 40' x 150' tract;*

Thence ***North 14°55'58" West***, *along the west line of said 0.239 acre tract and the east line of said 50' x 150' Huerta Tract passing the northeast corner of said 50' x 150' Huerta Tract, continuing along the east line of a 50' x 150' tract conveyed to Calvin L. Holland, Sr. and wife George A. Holland by deed of record in Volume 1288, Page 183, Deed Records, Grayson County, Texas passing the northeast corner of said 50' x 150' Holland Tract and continuing along the east line of a 60-2/3' x 150' tract conveyed to Jose Paulin by deed of record in Volume 3723, Page 743 a total distance of* ***130.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said College Street for the northwest corner of said 0.239 acre tract;*

Thence ***North 75°04'02" East***, *along the south line of said College Street and the north line of said 0.239 acre tract, a distance of* ***80.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.239 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, MPY HOMES, 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 M.P.Y. Homes Second 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 M.P.Y. Homes Second 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: MPY HOMES, LLC

*By:*_____
ANIL PESARAMELLI

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this is to Plat this 0.239 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, MPY HOMES, LLC, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of M.P.Y. HOMES SECOND 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.

_____
ANIL PESARAMELLI

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 ANIL PESARAMELLI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this____day of_____, 2021.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of M.P.Y. HOMES SECOND 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

Approved this _____ day of _____,2021, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas *Date*

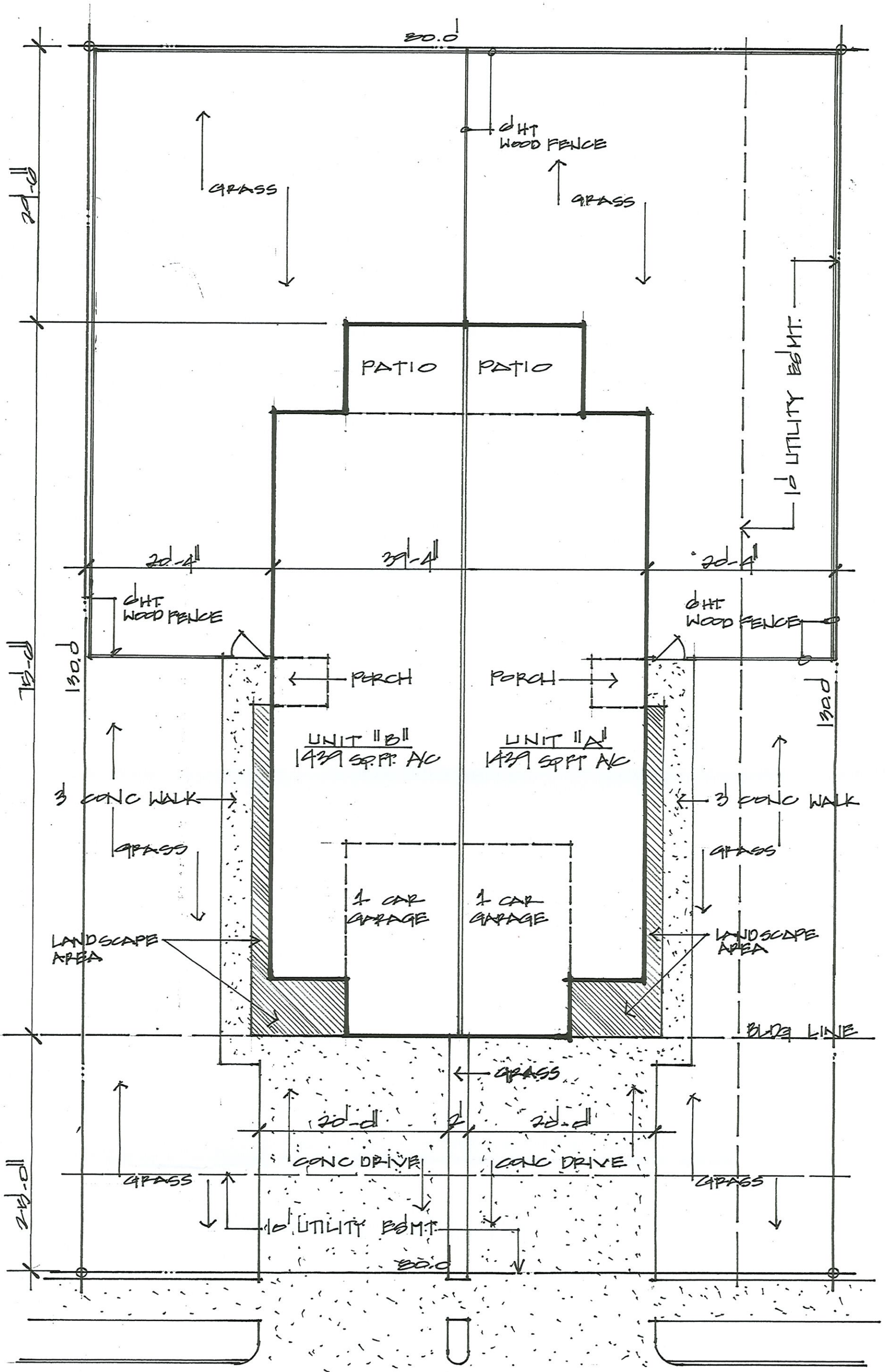
Final Plat of
M.P.Y. Homes Second Addition
an addition to the City of Sherman Grayson County, Texas

7/20/2021

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

OWNERS/DEVELOPER
MPY HOMES, LLC
5200 WINDHAVEN
PARKWAY #1308
LEWISVILLE, TEXAS 75056

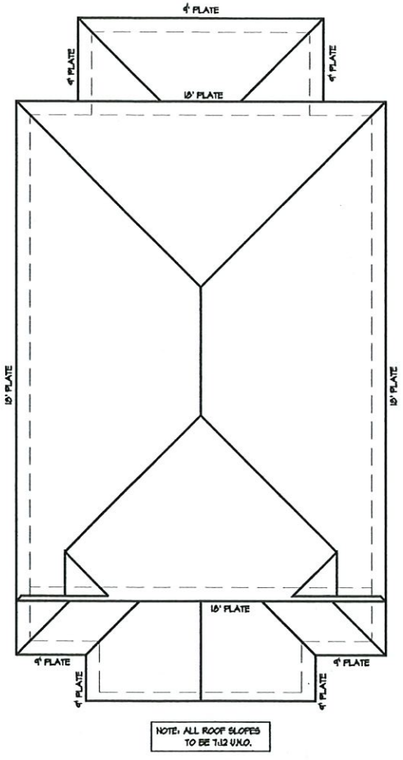
SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090



SITE PLAN

1" = 10'-0"

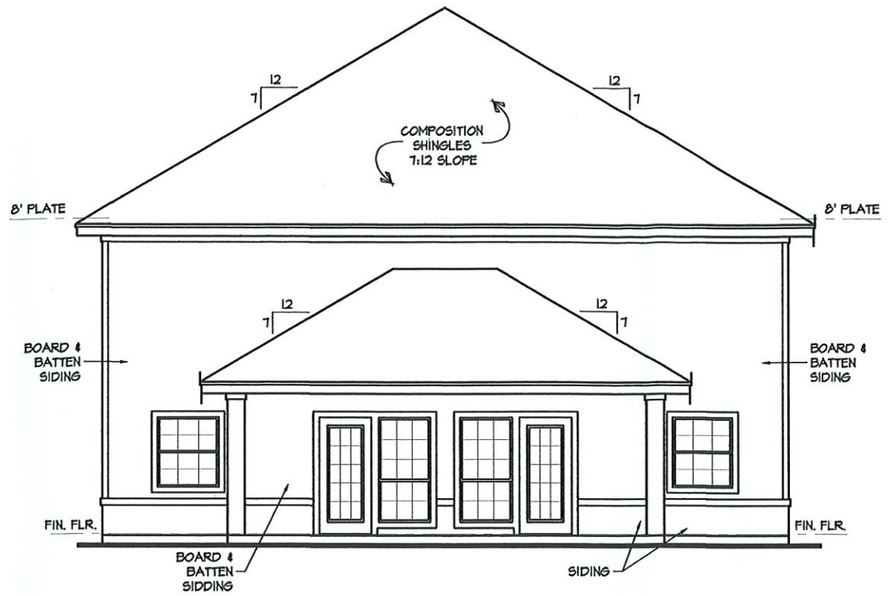
FINAL PLAT OF M.P.Y. HOMES SECOND ADDITION
SHERMAN, GRAYSON CO., TEXAS
9-10-21



NOTE: ALL ROOF SLOPES TO BE 7:12 U.N.O.

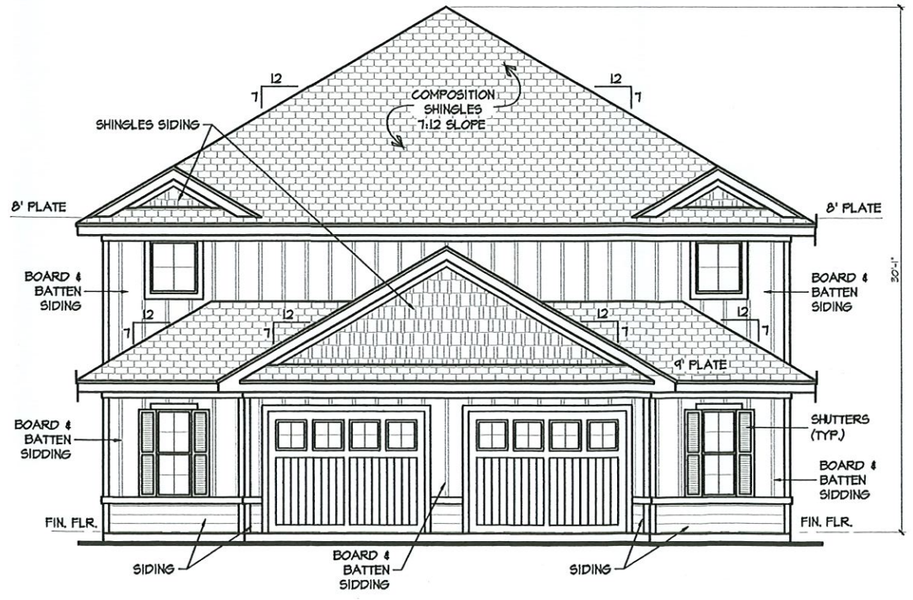
ROOF PLAN

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

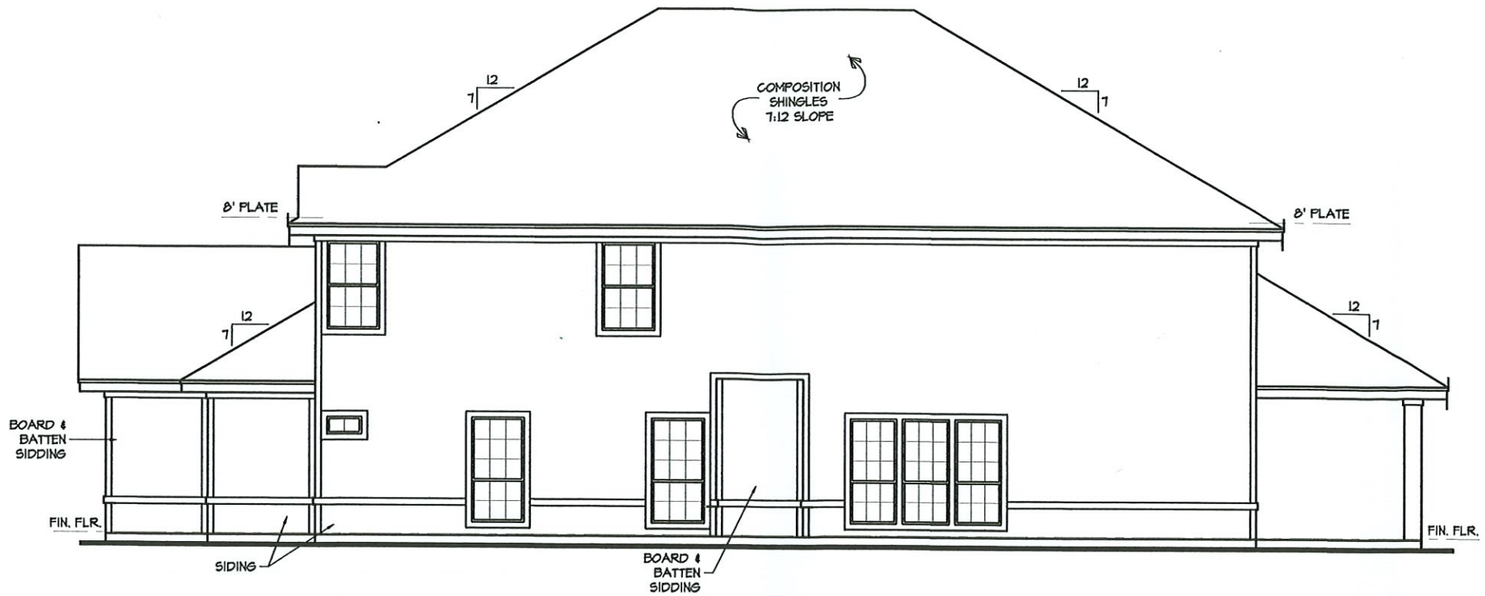
SCALE: 1/4" = 1'-0"

SDSA

SHEARER DESIGN & ASSOCIATES
414 West Main Street
Denison, Texas
214.497.5466

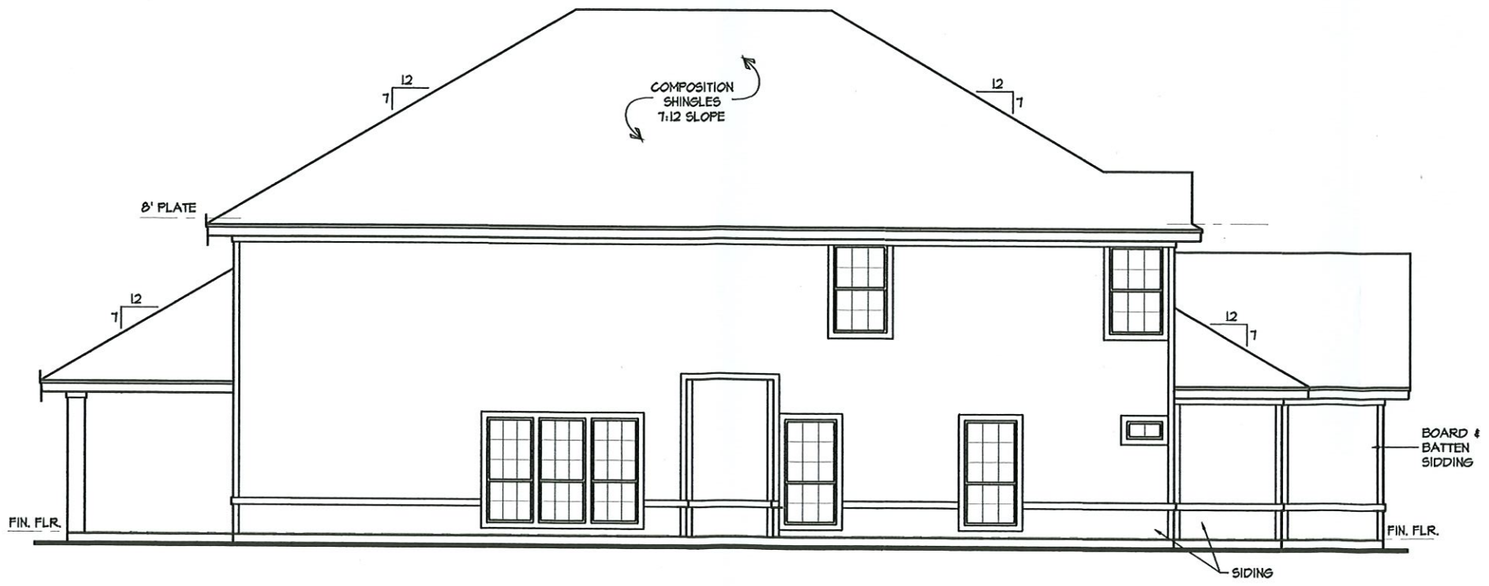
PROJECT OWNER
MYDOORS LLC.
DUPLEX DESIGN

COMMENTS:



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

SDSA

SHEARER DESIGN & ASSOCIATES
414 West Main Street
Denison, Texas
214.497.5466

PROJECT OWNER
MYDOORS LLC.
DUPLEX DESIGN

COMMENTS:

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2021

MPY Homes LLC
Anil Pesaramelli
5200 Windhaven Pkwy., Apt. 1308
Lewisville, TX 75056

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

Charlie Shearer
915 Waterloo Lake Drive
Denison, TX 75020

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 Two-Family Dwelling (Duplex) in an R-1 (One-Family Residential) District located at 214 East College Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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. 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 minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
6. 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))*
7. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
8. Platting of the property is required.
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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

It is the policy of 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
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/19/2021

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:

329 WEST CHERRY STREET

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.

Background:

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. The owner would like to Replat the property into a 58.54' lot for residential development.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Tobar Properties LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Urban/Downtown – Buildings are two to five stories and are built right up to the sidewalk, creating a sense of enclosure. Sidewalks provide pedestrian access and streetscape amenities. Parking is available along the street or in small parking lots in the rear of the buildings.

Number of notices mailed:
23

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat J.P. Loving's Addition Lot 5R
Staff Review Letter



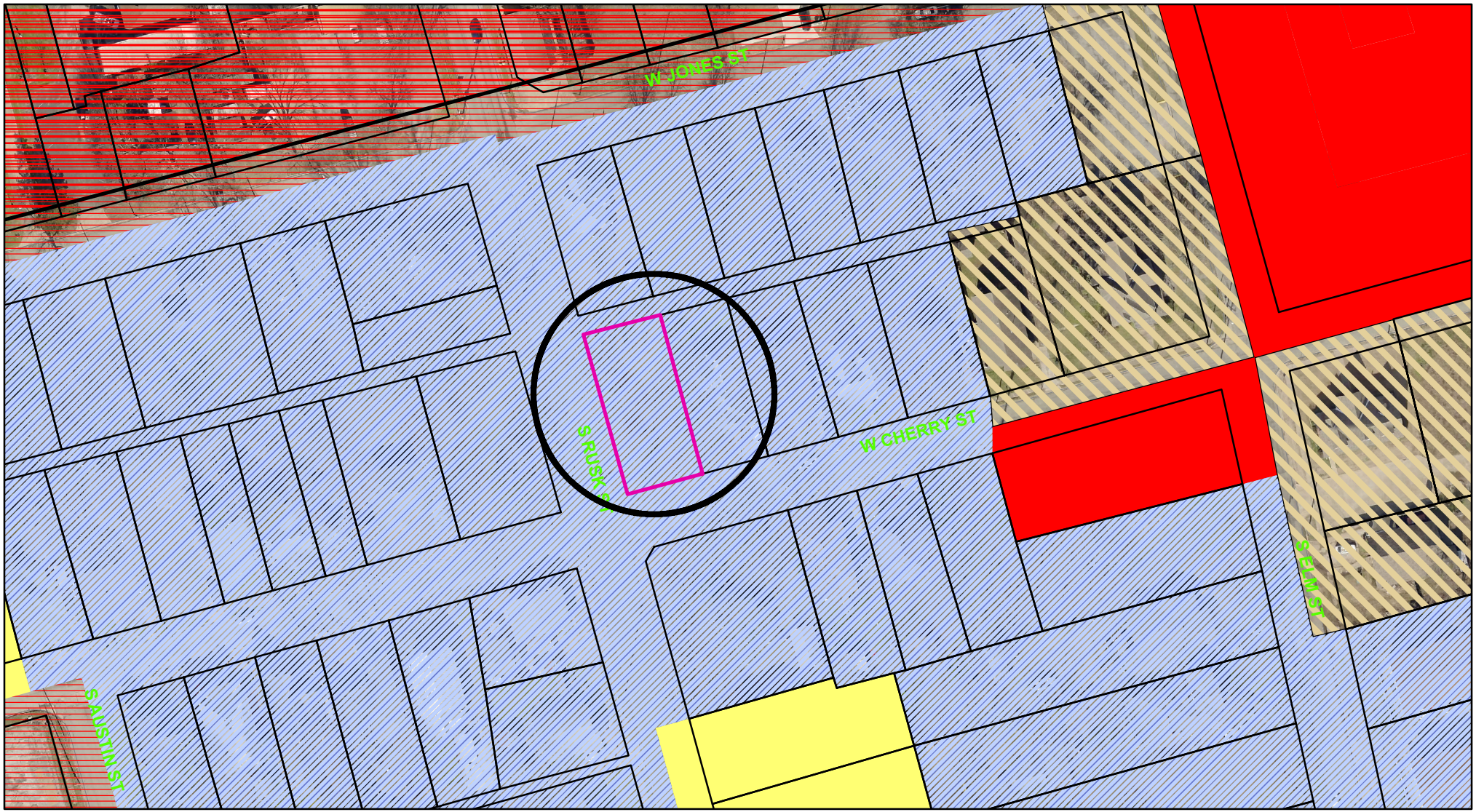
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

329 West Cherry Street

NOT TO SCALE

1 in = 200 ft



Zoning - 329 West Cherry 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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- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
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Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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- C-2 General Commercial District
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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 = 100 ft

329 West Cherry Street



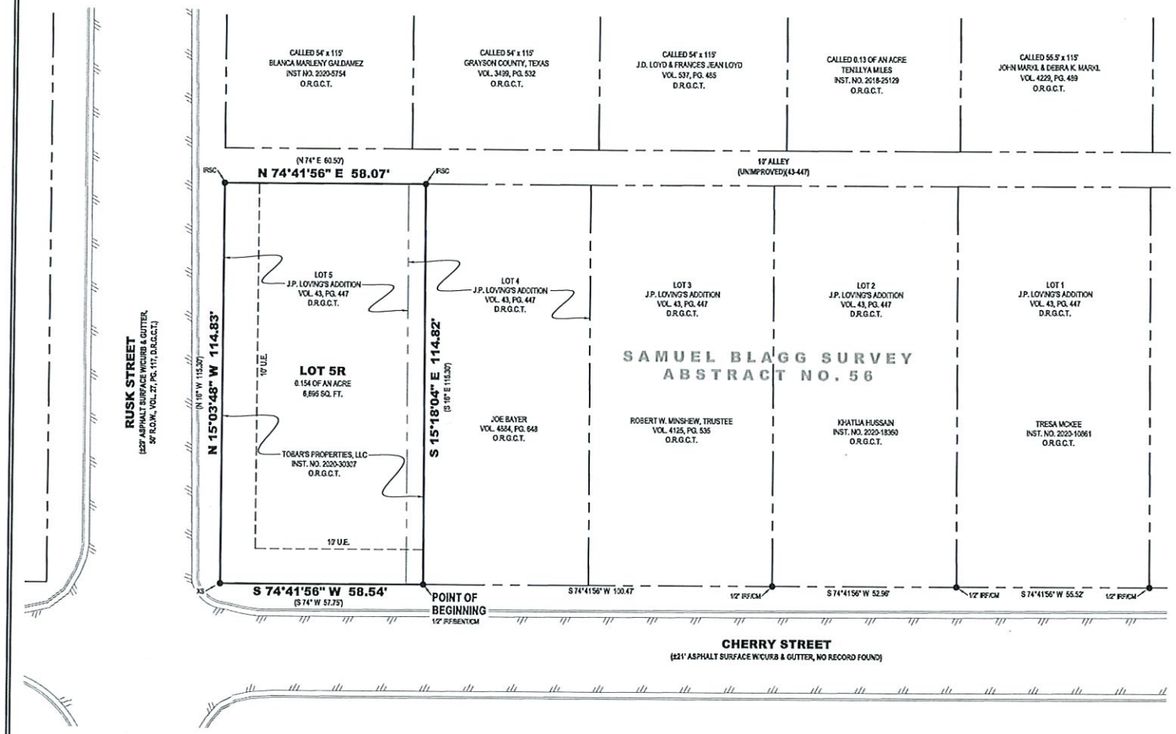


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

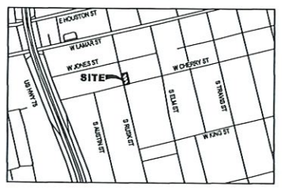
FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT	R.O.W.	RIGHT-OF-WAY
●	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND	INST. NO.	INSTRUMENT NO.
XS	"X" SCRIBED IN CONCRETE SET	U.E.	UTILITY EASEMENT
CM	CONTROLLING MONUMENT	———	BOUNDARY LINE
( )	DEED OR PLAT CALL	———	ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	- - - - - -	EASEMENT
		———	ASPHALT



VICINITY MAP
(NOT TO SCALE)



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

RE-PLAT OF
J.P. LOVING'S ADDITION, LOT 5R
BEING A REPLAT OF LOTS 4 & 5
J.P. LOVING'S ADDITION
0.154 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman, Grayson County, Texas

SURVEYOR:
Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092
Ph: 903-818-0498
Contact: Mario Tobar

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailfandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH / Checked by: CRN	Scale: 1"=20'	Date: 09/14/2021	Project No. 20-0473.1 / Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TOBAR'S PROPERTIES, LLC is the owner of all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being part of Lot 4 and all of Lot 5 of J.P. Loving's Addition, according to the plat thereof recorded in Volume 43, Page 447, Deed Records, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2020-30307, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a bent 1/2-inch iron rod found for the southeast corner of said Tobar's Properties Tract, common to the southwest corner of a tract of land described in the deed to Joe Bayer, recorded in Volume 4584, Page 648, said Official Records, and on the southerly line of said Lot 4, and on the northerly right-of-way line of West Cherry Street;

THENCE South 74°41'56" West, with the southerly line of said Tobar's Properties Tract, and with the southerly line of said Lot 4, and with the southerly line of aforesaid Lot 5, and with the northerly right-of-way line of said West Cherry Street, a distance of 58.54 feet to an "X" scribed in concrete set for the southwest corner of said Tobar's Properties Tract, common to the southwest corner of said Lot 5, and common to the southwest corner of aforesaid J.P. Loving's Addition, and at the intersection of the northerly right-of-way line of said West Cherry Street and with the easterly right-of-way line of South Rusk Street;

THENCE North 15°03'48" West, with the westerly line of said Tobar's Properties Tract, and with the westerly line of said Lot 5, and with the easterly right-of-way line of said South Rusk Street, a distance of 114.83 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Tobar's Properties Tract, common to the northwest corner of said Lot 5, and at the intersection of the easterly right-of-way line and the southerly line of a 10-foot alley dedicated by aforesaid J.P. Loving's Addition;

THENCE North 74°41'56" East, with the northerly line of said Tobar's Properties Tract, and with the northerly line of said Lot 5, and with the northerly line of aforesaid Lot 4, and with the southerly line of said 10-foot alley, a distance of 58.07 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said Tobar's Properties Tract, common to the northwest corner of aforesaid Bayer Tract;

THENCE South 15°18'04" East, with the easterly line of said Tobar's Properties Tract, and with the westerly line of said Bayer Tract, and crossing said Lot 4, a distance of 114.82 feet to the POINT OF BEGINNING and enclosing 0.154 of an acre (6,695 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TOBAR'S PROPERTIES, LLC**, does hereby adopt this plat designating the hereinbefore described property as **REPLAT OF J.P. LOVING'S ADDITION, LOT 5R**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: TOBAR'S PROPERTIES, LLC

BY: _____
Mario Tobar

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 Mario Tobar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **REPLAT OF J.P. LOVING'S ADDITION, LOT 5R** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

RE-PLAT OF
J.P. LOVING'S ADDITION, LOT 5R
BEING A REPLAT OF LOTS 4 & 5
J.P. LOVING'S ADDITION
0.154 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
City of Sherman, Grayson County, Texas

SURVEYOR:
Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092
Ph: 903-818-0498
Contact: Mario Tobar

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailfandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH / Checked by: CRN	Scale: 1"=20'	Date: 09/14/2021	Project No. 20-0473.1 / Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of J.P. Loving's Addition, Lot 5R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Cherry Street Right of Way shall be shown on drawing as in Vol. 125, Pg. 53, DRGCT. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 5' Right of Way Dedication along Cherry Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(C)(1)*
3. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 5R. *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)*
4. Modify 10' Utility Easement on Southwest corner of proposed Lot 5R to parallel new right of way created by corner clip.
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Remove directions (West and East) from Cherry Street and Rusk Street in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. The City of Sherman does not maintain alleys.
8. No more than a single 24' wide drive approach will be permitted off of Cherry Street.
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. 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)*

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,

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

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

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

Meeting Date: 10/19/2021

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:

6350 THERESA DRIVE

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 approval under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District.

Background:

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. The owner would like to construct a 1,300 square foot main cabin with four 420 square foot attached cabins and a 1,000 square foot garage. Six parking spaces will be provided. 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.

Adjacent Zoning:

SF-1 (Single -Family Residential) District
C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

W. Scott Weismann III (Owner)
Michael Ufer (Applicant)
Sartin & Associates Surveying (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

4

Objections Received:

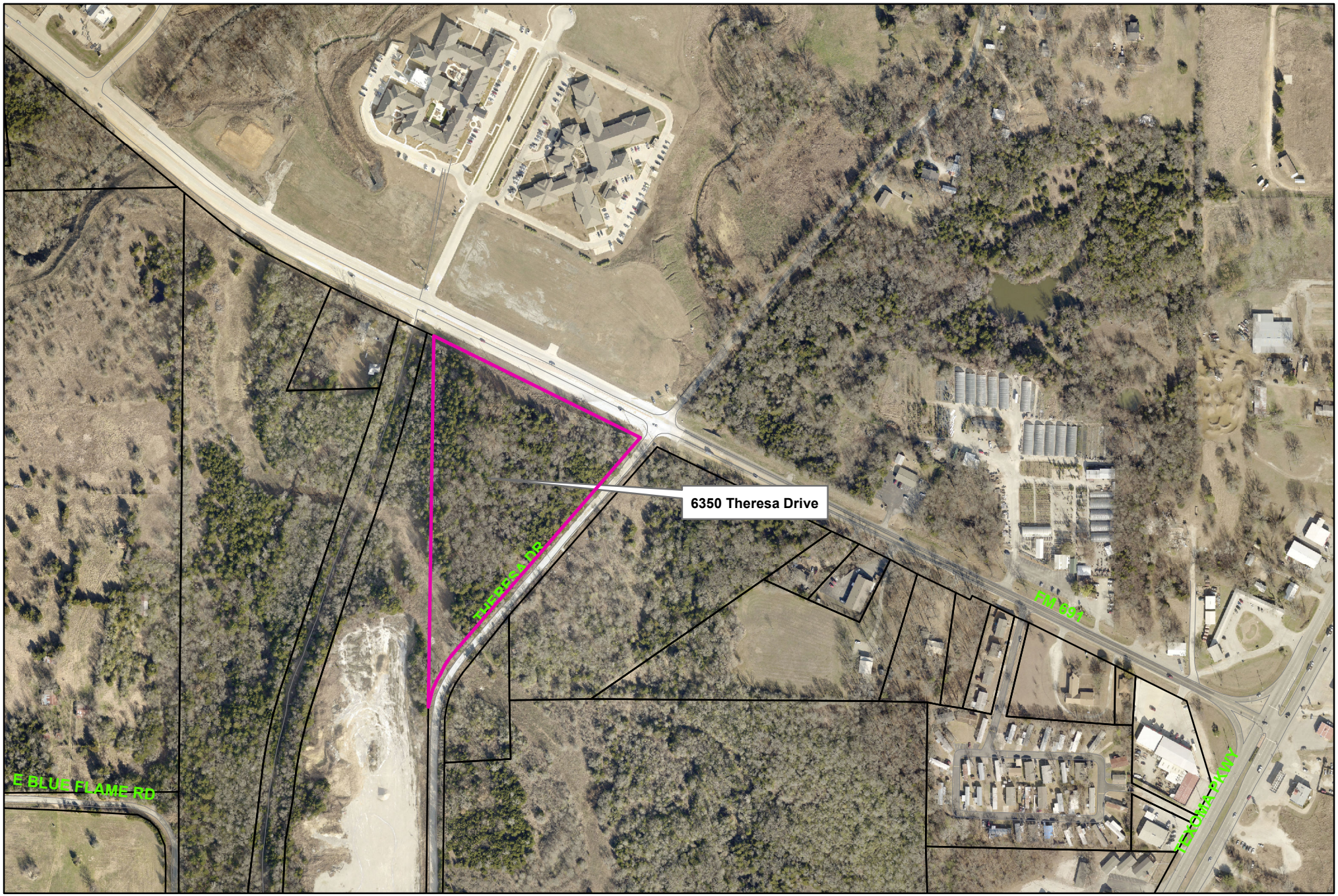
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Development Review Meeting:

Yes

Attachments

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



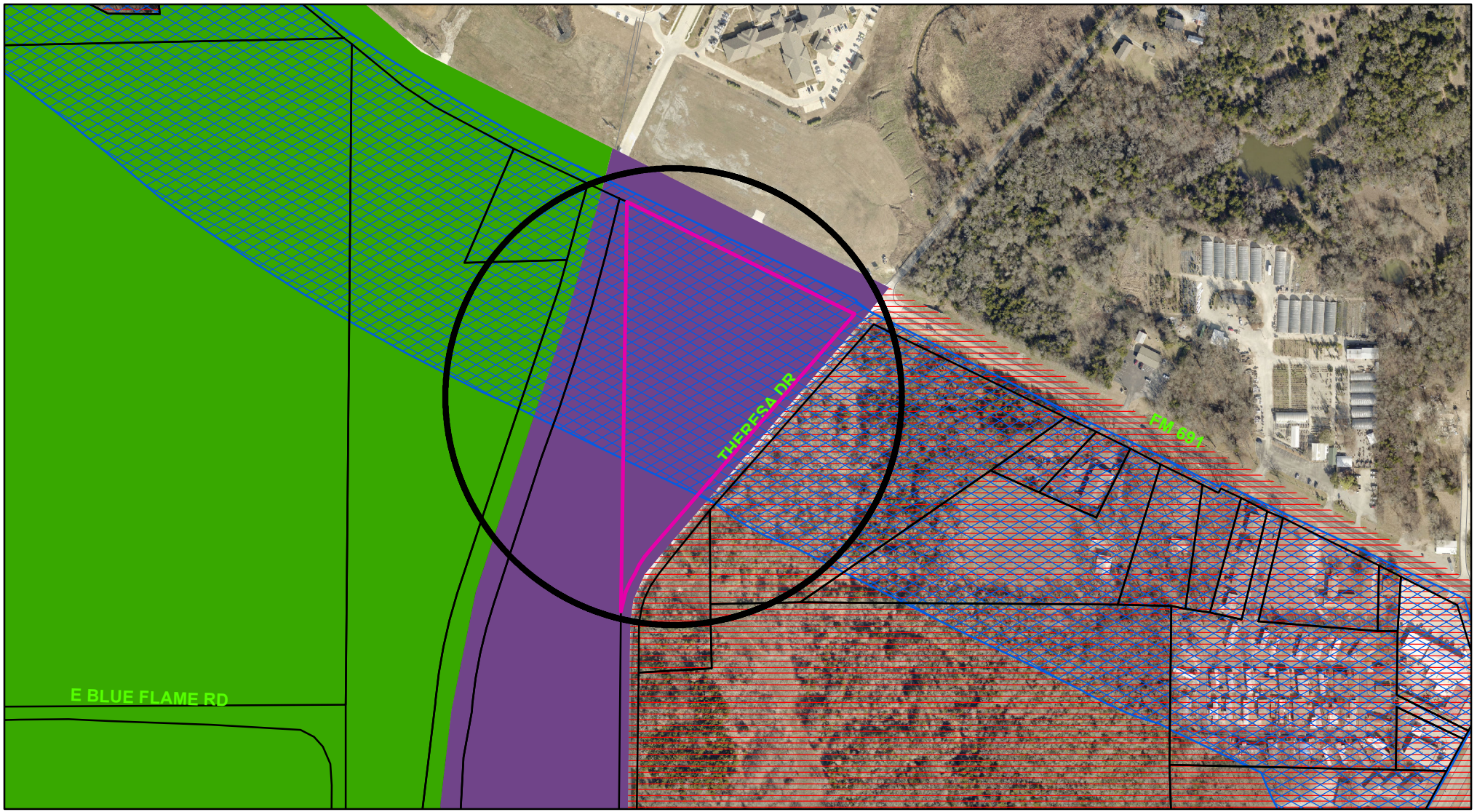
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6350 Theresa Drive

NOT TO SCALE

1 in = 400 ft



Zoning - 6350 Theresa 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

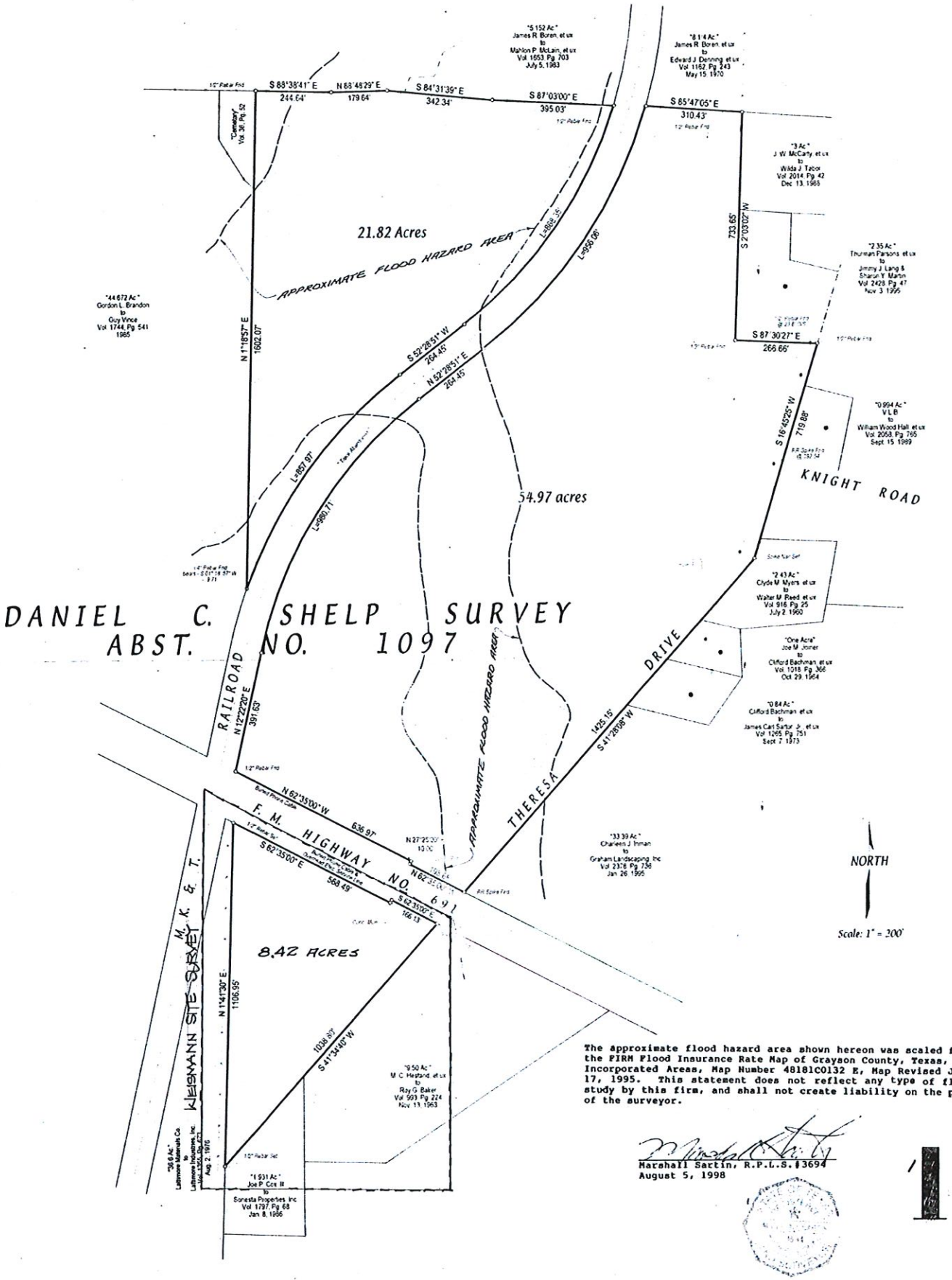
NOT TO SCALE

1 in = 400 ft

6350 Theresa Drive







The approximate flood hazard area shown hereon was scaled from the FIRM Flood Insurance Rate Map of Grayson County, Texas, and Incorporated Areas, Map Number 48181C0132 E, Map Revised July 17, 1995. This statement does not reflect any type of flood study by this firm, and shall not create liability on the part of the surveyor.

Marshall Sartin, R.P.L.S. #3694
August 5, 1998

Bearings are based on monuments found, and F. M. Highway No. 691 right-of-way map.

SARTIN & ASSOCIATES SURVEYING COMPANY
P.O. Box 1843 Sherman, Texas 75091-1843 (903)892-8003 H-GARSON.pcs
Fax Number (903)868-2970

F.M. HIGHWAY NO. 691

BURIED PHONE CABLE + OVERHEAD SERVICE LINES

S62° 35' 00" W
568.49'

10'-0" BUFFER STRIP (IRRIGATED)

S62° 35' 00" W
166.13'

AREA ZONED SF-1
SINGLE FAMILY RESIDENTIAL

M. K. & T. RAILROAD

AREA ZONED M-2
HEAVY MANUFACTURING

N1° 41' 30" E
1106.95'

NOTE 1
FENCE + GATES

YARD

SLEEP ROOM 1

SLEEP ROOM 4

MAIN HOUSE

NOTE 2 + 3 + 4

BREEZE WAY

BREEZE WAY

6
5
4

VEHICAL HOUSING

SLEEP ROOM 2

SLEEP ROOM 3

GATE

THERESA ROAD

AREA ZONED C-2
GENERAL COMMERCIAL

1038.80'
S41° 34' 40" W

BEARINGS ARE BASED ON MONUMENTS FOUND AND F.M. HIGHWAY NO 691 RIGHT OF WAY

680
690
700

NOTES

1. FENCED GREEN SPACE
2. 3 COVERED PARKING 3 OPEN PARKING TOTAL 6 SPACES
3. TRASH RECEPTORS IN VEHICAL HOUSING STRUCTURE
4. DRIVE DECK FOR FIRE ACCESS.

FLOOR AREA RATIO

- 3,980 GSF /
- 366,775 SF PLOT
= 0.0108 FAR

N

1" = 50'

0 50 100

NEW LANDSCAPE

SITE IMPROVEMENTS

° MAIN CABIN	1300	SF
° SLEEP CABIN 1	420	SF
° SLEEP CABIN 2	420	SF
° SLEEP CABIN 3	420	SF
° SLEEP CABIN 4	420	SF
° VEHICAL HOUSING	1000	SF
TOTAL	3,980	SF

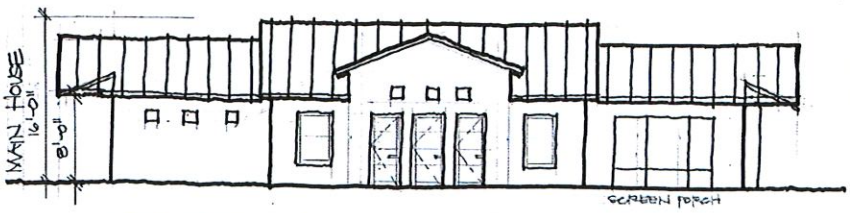
SITE

8.42 ACRES, 366,775SF BUFFER 7,346.2 SF
4 REQUIRED PARKING SPACES - 6 PROVIDED
CURRENT ZONING: - M-2 HEAVY MANUFACTURING
PROPOSED ZONING: - R-1 SINGLE-FAMILY
HARD SURFACE: 7,450 SF SIDEWALK + DRIVE
LANDSCAPE AREA: NATURAL - 247,998.8

SITE PLAN

WEISMANN PROPERTY
SHERMAN, TEXAS
28 JUNE 2021 REVISED 15 JULY 2021 - 6 SEPT 2021
U-GROUP ARCHITECTS

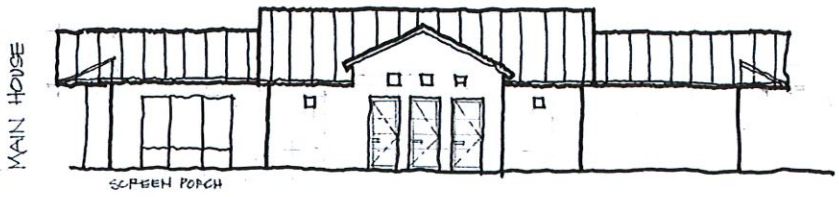
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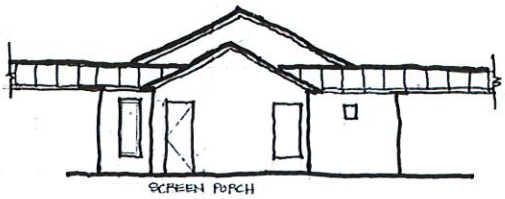
SOUTH ELEVATION 1/8"



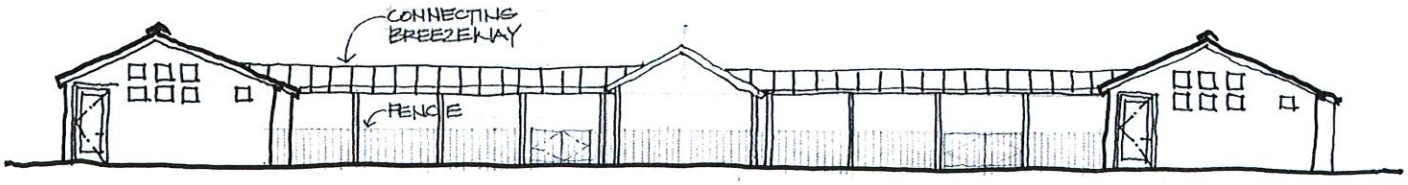
EAST ELEVATION 1/8"



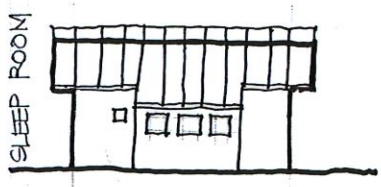
NORTH ELEVATION 1/8"



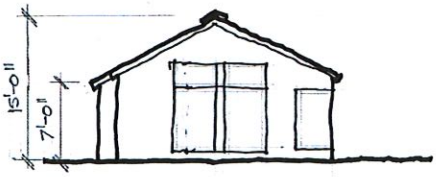
WEST ELEVATION 1/8"



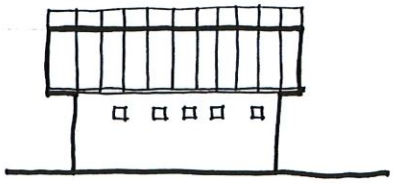
SLEEP ROOM ELEVATION 1/8" HOUSE ROOF SLEEP ROOM



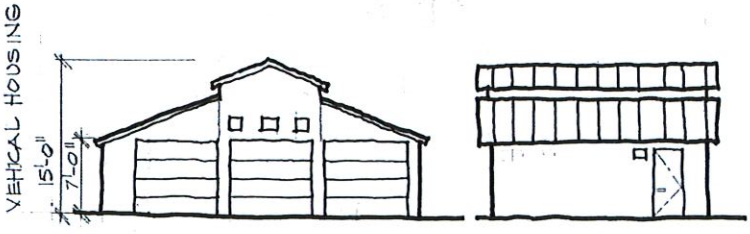
EAST ELEVATION 1/8"



NORTH ELEVATION 1/8"



WEST ELEVATION 1/8"



EAST ELEVATION 1/8" SOUTH ELEVATION 1/8"

ELEVATIONS

WEISMANN PROPERTY
SHERMAN, TEXAS
28 JUNE 2021 REVISED 15 JULY 2021 - 6SEPT 2021
V-GROUP ARCHITECTS

0 5 10 20

5

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2021

W. Scott Weismann
6422 La Manga Drive
Dallas, TX 75248

Michael Ufer
6538 La Manga Drive
Dallas, TX 75248

Dear Applicants,

The request for a zone change approval under Ordinance No. 2280, Section 12, from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District located at 6350 Theresa Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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. 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. 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))*
6. The buildings must be attached to be in compliance with the R-1 (One-Family Residential) District.
7. The land and buildings may be occupied and used only for the use for which the zoning permit is issued. *(Chapter 14, Exhibit A, Section 8, Subsection 3)*

Engineering:

8. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
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. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
11. The location of the trash receptors must be approved by the Public Works Department.
12. Water main must be extended in accordance with City criteria within FM Highway 691 to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282*
13. Internal water and sewer lines will be privately owned and maintained.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/19/2021

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:

*** 4318 SOUTH U.S. HIGHWAY 75**

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 11.781 acres in the Sherod Dunman Survey, Abstract No. 329, as follows;

Planning and Zoning Commission

Final Plat approval of Kaiser Aluminum Addition, Lots1&2.

Background:

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 two lots as a requirement of the site plan approval.

Adjacent Zoning:

Blalock Industrial Park

Origination:

Kaiser Aluminum Fabricated Products, LLC (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

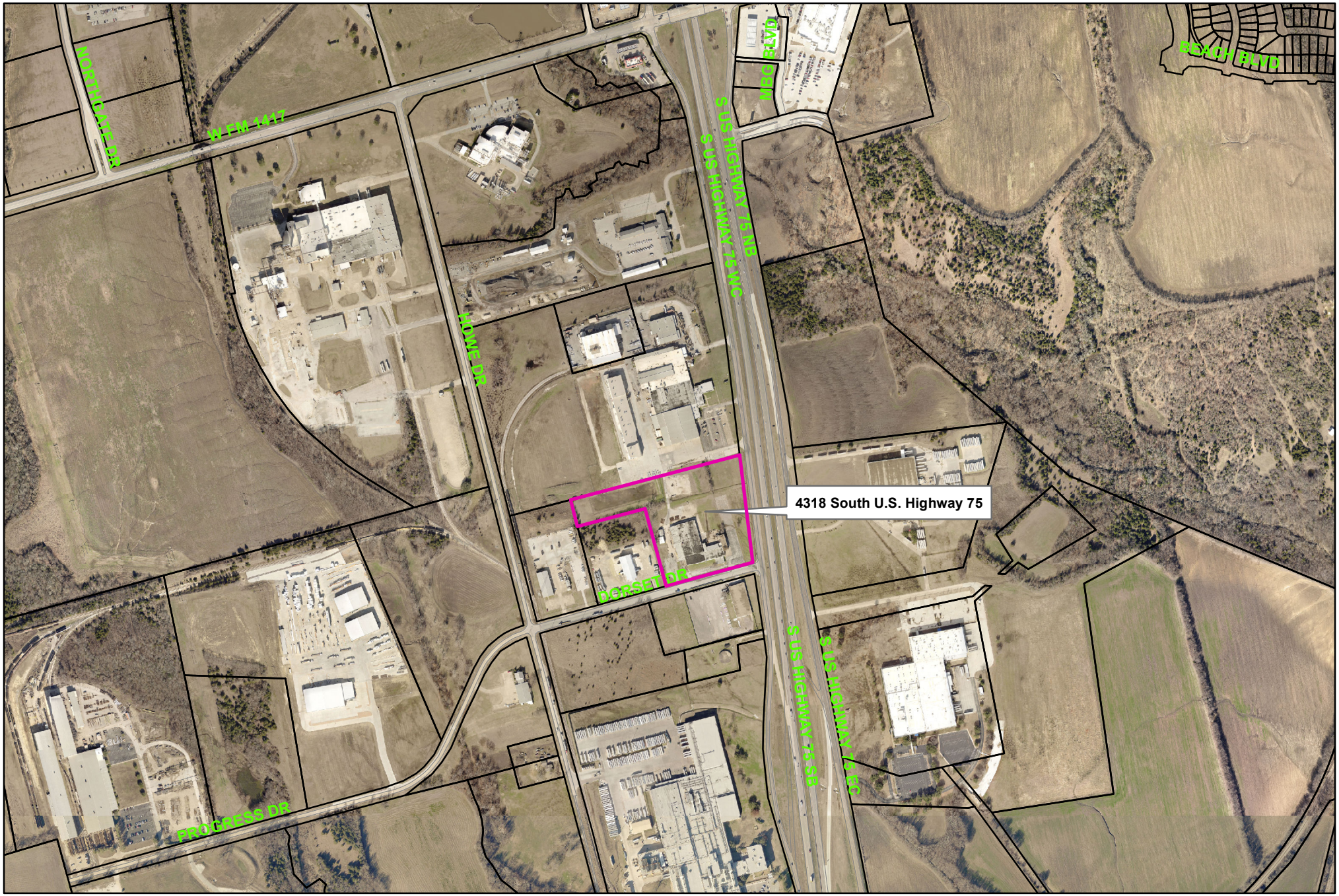
Attachments

Location Map

Zoning Map

Kaiser Aluminum Addition Lots 1&2

Staff Review Letter



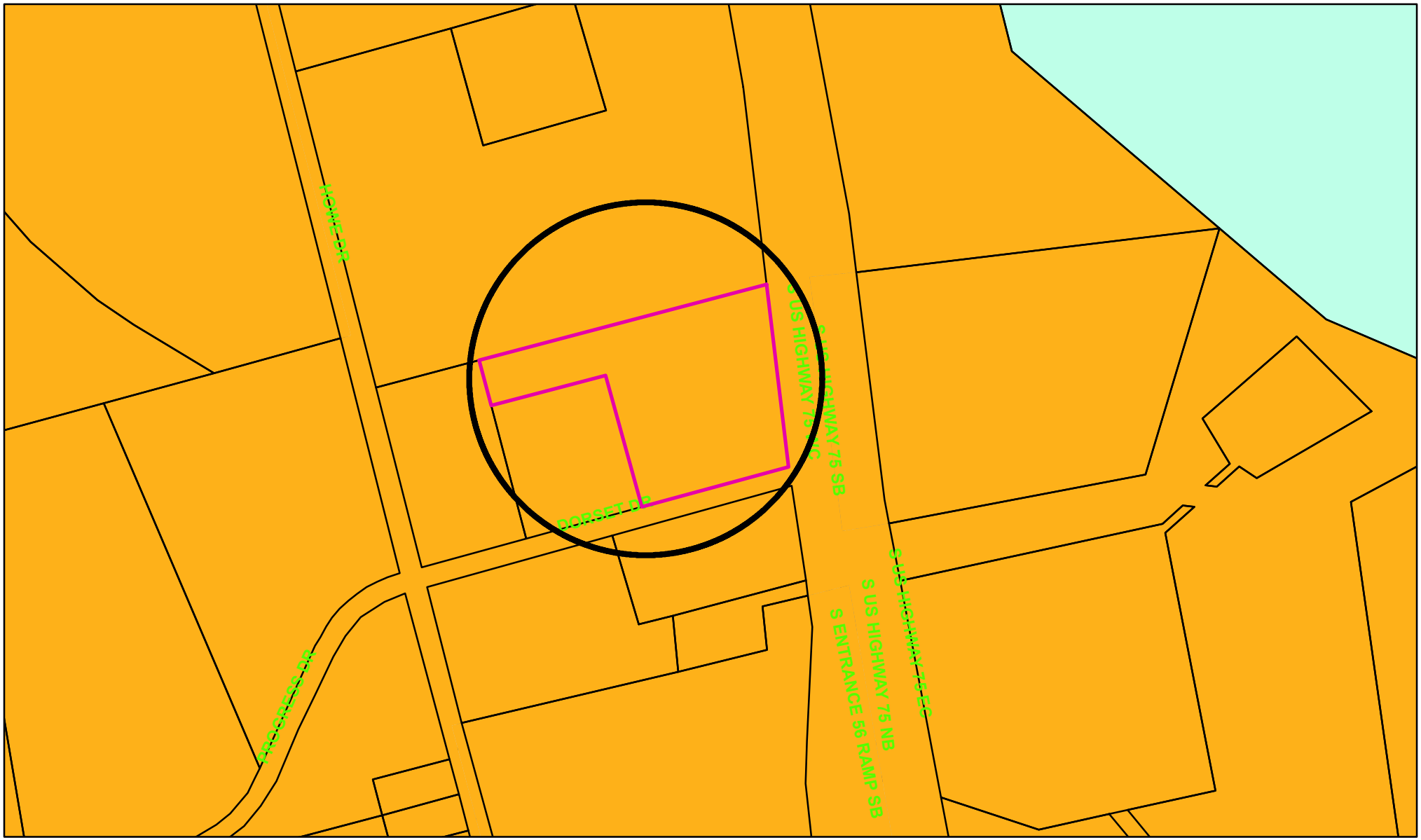
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

4318 South U.S. Highway 75

NOT TO SCALE

1 in = 800 ft



Zoning - 4318 South 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

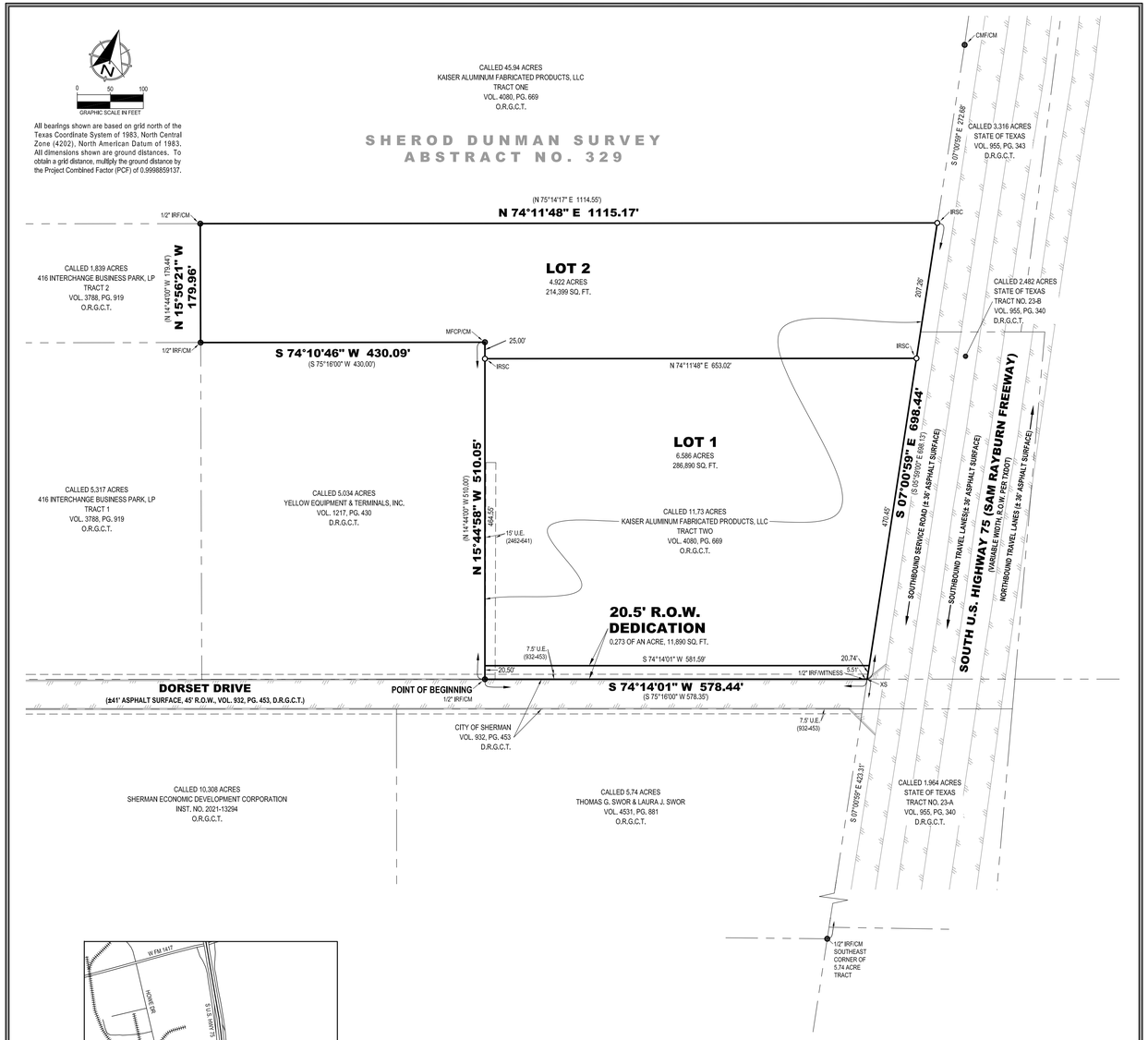
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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



VICINITY MAP
(NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	VOL., PG.	VOLUME, PAGE
CMF	CONCRETE MONUMENT FOUND	U.E.	UTILITY EASEMENT
XS	'X' SCRIBED IN CONCRETE SET		BOUNDARY LINE
MFCP	METAL FENCE CORNER POST		ADJOINER LINE
CM	CONTROLLING MONUMENT		ASPHALT
( )	DEED OR PLAT CALL		EASEMENT
R.O.W.	RIGHT-OF-WAY		

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0405 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.

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

OWNER/DEVELOPER:
Kaiser Aluminum Fabricated Products, LLC
4300 South U.S. Highway 75
Sherman, TX 75090
Contact: Brant W. Weaver

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
KAISER ALUMINUM ADDITION
LOTS 1 & 2
11.781 ACRES
SHEROD DUNMAN SURVEY, ABSTRACT NO. 329
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
778 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=100' Date: 10/08/2021	Project No. 19-0253.1 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS KAISER ALUMINUM FABRICATED PRODUCTS, LLC, is the owner of all of that certain tract or parcel of land situated in the Sherod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 11.73 acre tract of land described as Tract Two in the deed to Kaiser Aluminum Fabricated Products, LLC., recorded in Volume 4080, Page 669, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southern-most southwest corner of said 11.73 acre tract, common to the southeast corner of a called 5.034 acre tract of land described in the deed to Yellow Equipment and Terminals, Inc., recorded in Volume 1217, Page 430, Deed Records of Grayson County, Texas, and on the northerly line of a tract of land described in the deed to City of Sherman, recorded in Volume 932, Page 453, said Deed Records, and on the northerly right-of-way line of Dorset Drive;

THENCE North 15°44'58" West, with a westerly line of said 11.73 acre tract, and with the easterly line of said 5.034 acre tract, a distance of 510.05 feet to a metal fence corner post found for a re-entrant corner on the southerly line of said 11.73 acre tract, common to the northeast corner of said 5.034 acre tract;

THENCE South 74°10'46" West, with a southerly line of said 11.73 acre tract, and with the northerly line of said 5.034 acre tract, a distance of 430.09 feet to a 1/2-inch iron rod found for the western-most southwest corner of said 11.73 acre tract, common to the northwest corner of said 5.034 acre tract, and common to the northeast corner of a called 5.317 acre tract of land described as Tract 1 in the deed to 416 Interchange Business Park, LP, recorded in Volume 3788, Page 919, said Official Records, and common to the southeast corner of a called 1.839 acre tract of land described as Tract 2 in said deed to 416 Interchange Business Park, LP;

THENCE North 15°56'21" West, with a westerly line of said 11.73 acre tract, and with the easterly line of said 2.839 acre tract, a distance of 179.96 feet to a 1/2-inch iron rod found for the northwest corner of said 11.73 acre tract, common to the northeast corner of said 1.839 acre tract, and on the southerly line of a called 45.94 acre tract of land described as Tract One in aforesaid deed to Kaiser Aluminum Fabricated Products, LLC (4080-669);

THENCE North 74°11'48" East, with the northerly line of said 11.73 acre tract, and with the southerly line of said 45.94 acre tract, a distance of 1115.17 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 11.73 acre tract, common to the southeast corner of said 45.94 acre tract, and on the westerly line of a called 3.316 acre tract of land described in the deed to State of Texas, recorded in Volume 955, Page 343, said Deed Records, and on the westerly right-of-way line of South U.S. Highway 75;

THENCE South 07°00'59" East, with the easterly line of said 11.73 acre tract, and with the westerly line of said 3.316 acre tract, and with the westerly line of a called 2.482 acre tract of land described as Tract No. 23-B in the Judgment in favor of State of Texas, recorded in Volume 955, Page 340, said Deed Records, and with the westerly right-of-way line of said South U.S. Highway 75, a distance of 698.44 feet to a to an 'X' scribed in concrete set for the southeast corner of said 11.73 acre tract, common to the southwest corner of said 2.482 acre tract, and on the northerly line of aforesaid City of Sherman Tract (932-453), and on the northerly right-of-way line of aforesaid Dorset Drive;

THENCE South 74°14'01" West, with a southerly line of said 11.73 acre tract, and with the northerly line of said City of Sherman (932-453), and with the northerly right-of-way line of said Dorset Drive, passing en route at a distance of 5.51 feet a 1/2-inch iron rod found for witness, and continuing on said course a total distance of 578.44 feet to the POINT OF BEGINNING and enclosing 11.781 acres (513,179 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **KAISER ALUMINUM FABRICATED PRODUCTS, LLC**, does hereby adopt this plat designating the hereinbefore described property as **KAISER ALUMINUM ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: KAISER ALUMINUM FABRICATED PRODUCTS, LLC

By: _____
Brant W. Weaver, Vice President, Strategic Development

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Brant W. Weaver**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **KAISER ALUMINUM ADDITION,** an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNER/DEVELOPER:
Kaiser Aluminum Fabricated Products, LLC
4300 South U.S. Highway 75
Sherman, TX 75090
Contact: Brant W. Weaver

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
KAISER ALUMINUM ADDITION
LOTS 1 & 2
11.781 ACRES
SHEROD DUNMAN SURVEY, ABSTRACT NO. 329
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
778 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175 | Drawn by: BNH, Checked by: CRN | Scale: 1"=100', Date: 10/08/2021 | Project No. 19-0253.1, Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Kaiser Aluminum Addition
Attn: Brant W. Weaver
4300 S. U.S. Hwy. 75
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Kaiser Aluminum Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Plat must include property to the north of proposed Lot 1 as a separate lot. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
2. Remove direction and Sam Rayburn Freeway from Highway 75 on drawing.
3. Remove direction (South) from U.S. Highway 75 in metes and bounds.
4. 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)*
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Dedicate a 25'x25' Right of Way corner clip on Southeast 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)*
7. Dedicate a 10' Utility Easement along Dorsett Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Dedicate a 15' Utility Easement along Highway 75 service road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
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. 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)*
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,

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

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

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

Meeting Date: 10/19/2021

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:

* **5000 TEXOMA PARKWAY**

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.

Background:

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.

Adjacent Zoning:

C-2 (General Commercial) District
M-2 (Heavy Manufacturing) District

Origination:

Midway Texoma, LLC (Owner)
Curt Simmons (General Contractor)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Survey
Site Plan
Building Elevations
Staff Review Letter



5000 Texoma Parkway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft



Zoning - 5000 Texoma 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

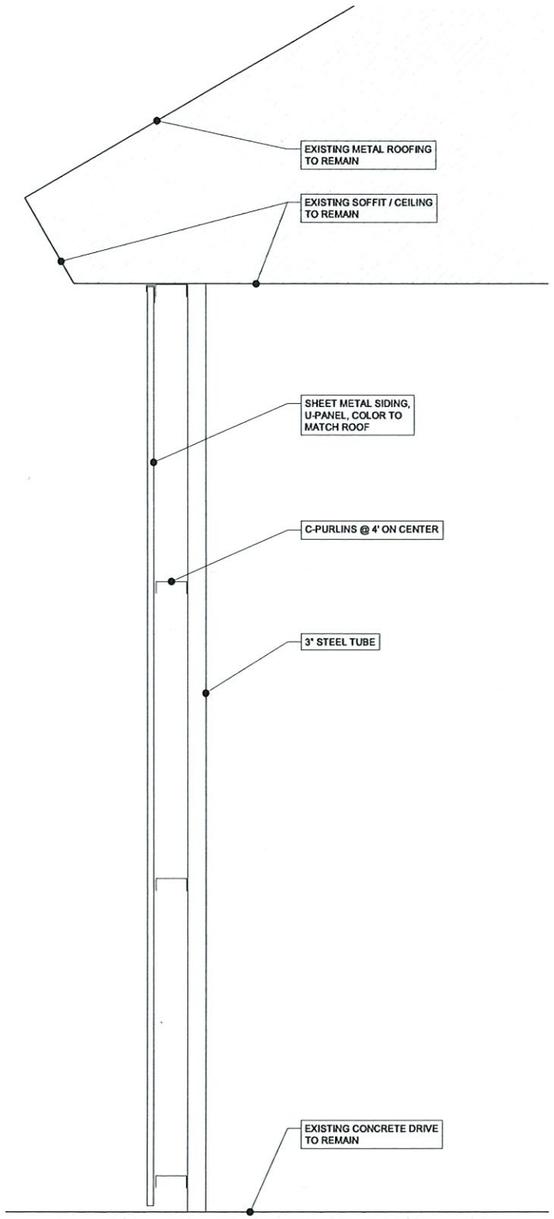
- Unknown
- BIP Blalock Industrial Park
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- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

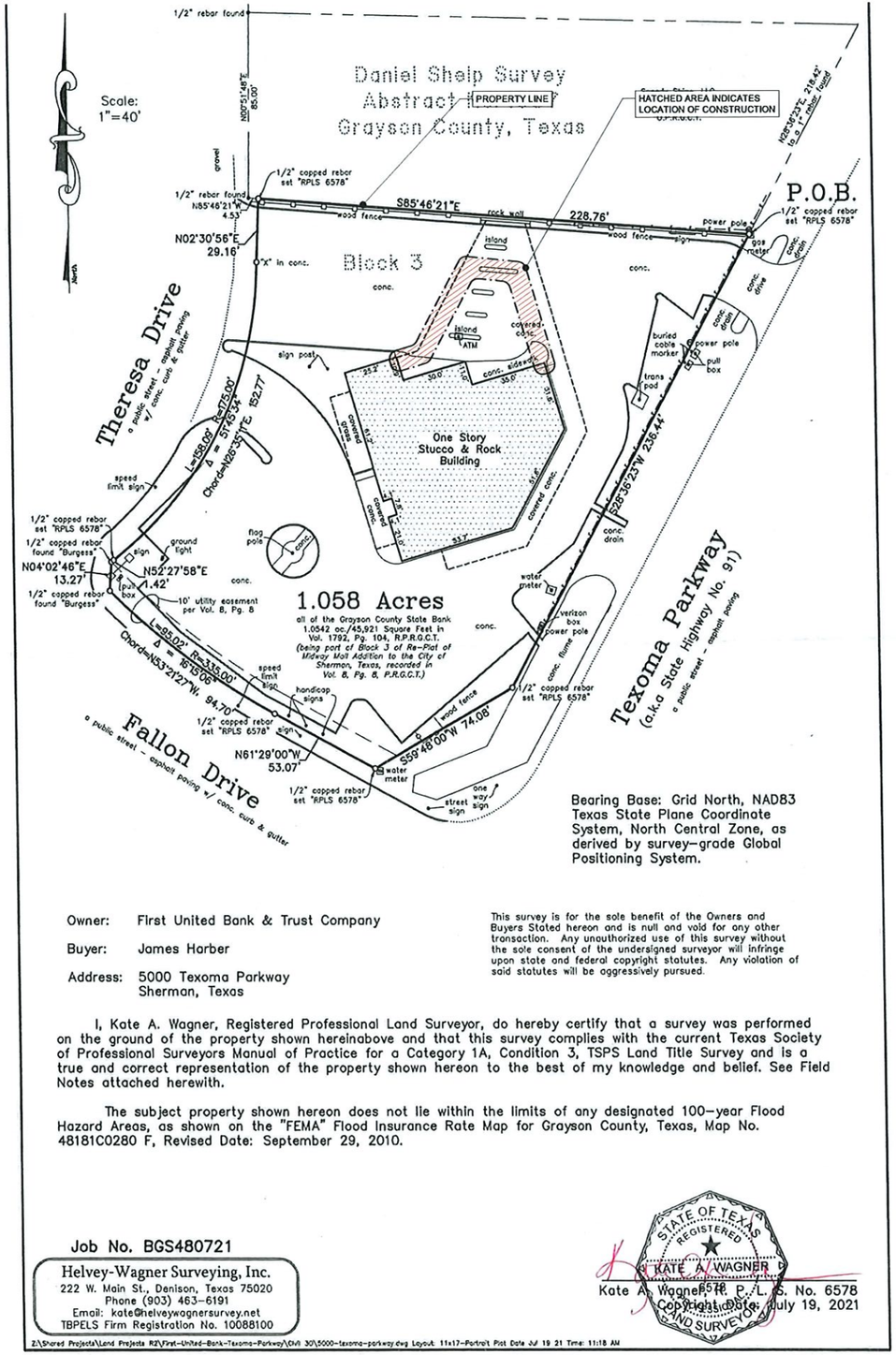
City of Sherman, Texas
Development Services Department

N
NOT TO SCALE

1 in = 100 ft



2 TYPICAL WALL SECTION
scale: 1/2" = 1'-0"



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Owner: First United Bank & Trust Company

Buyer: James Harber

Address: 5000 Texoma Parkway
Sherman, Texas

This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date: September 29, 2010.

Job No. BGS480721

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

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Date: July 19, 2021

Copyright 2021

Z:\Shared Projects\Land Projects R2\First-United-Bank-Texoma-Parkway\Civil 3D\5000-texoma-parkway.dwg Layout: 11x17-Portrait Plot Date Jul 19 21 Time: 11:18 AM

1 SURVEY / SITE PLAN / AREA OF WORK TO BE PERFORMED
scale: 1/32" = 1'-0"

0' 4' 8' 16'

N

5000 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

LEGAL DESCRIPTION:

MIDWAY MALL, BLK 3,

CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

DESCRIPTION OF WORK:

ENCLOSE FORMER DRIVE-THRUS W/ WALLS FRAMED OF STEEL CONSTRUCTION, COVERED W/ SHEET METAL, TO INCLUDE FOUR OVERHEAD DOORS AND A SINGLE PEDESTRIAN DOOR

SHEET INDEX

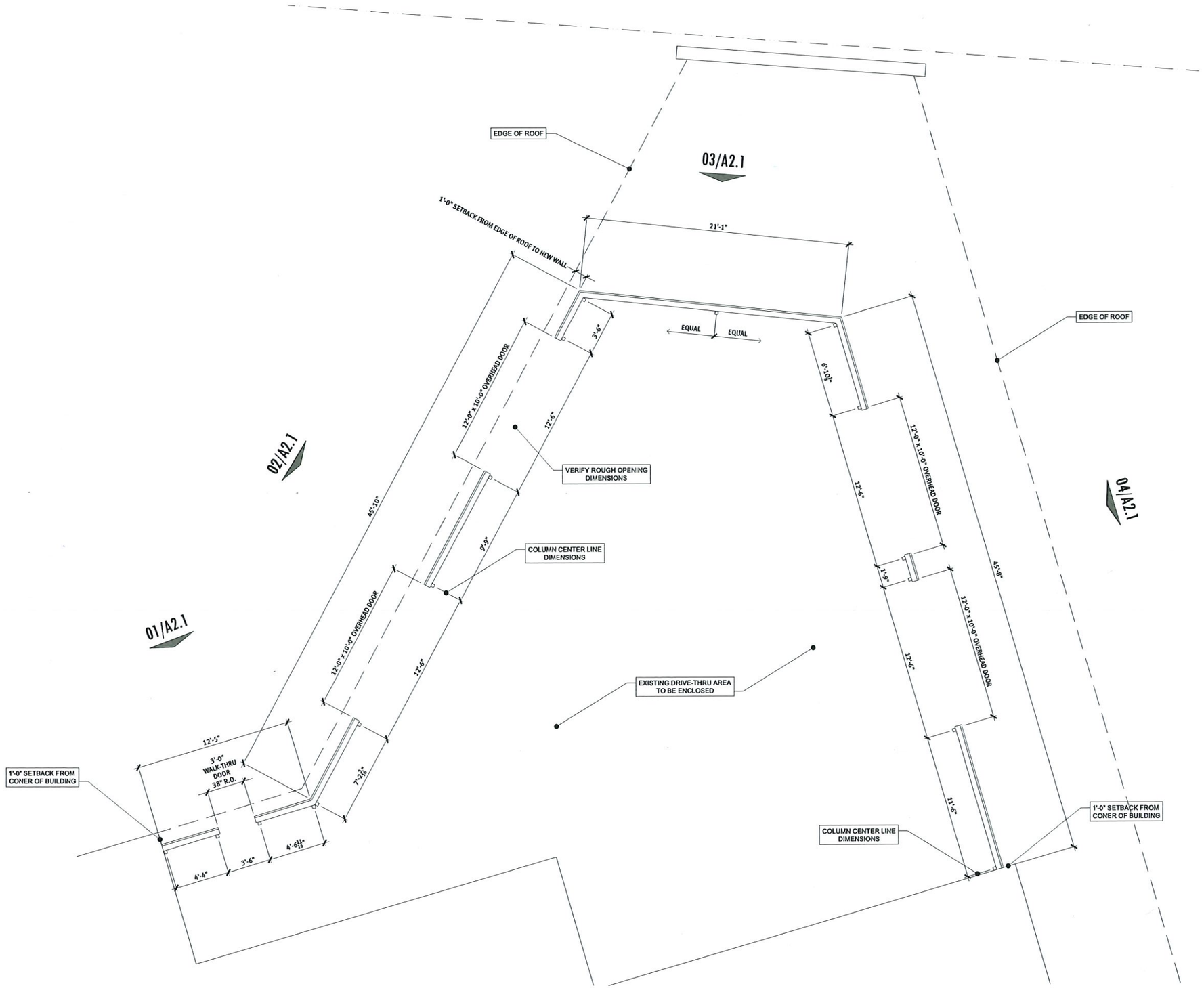
A0.0 SITE PLAN / SURVEY
A1.0 FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS

Drawn by:
Lou Simmons
903.821.0645
lou@mailbox.rr.com

5000 TEXOMA PARKWAY
SHERMAN, TX 75090

06/20/2021

A 0.0



1 SURVEY / SITE PLAN / AREA OF WORK TO BE PERFORMED
scale: 1/8" = 1'-0"

N

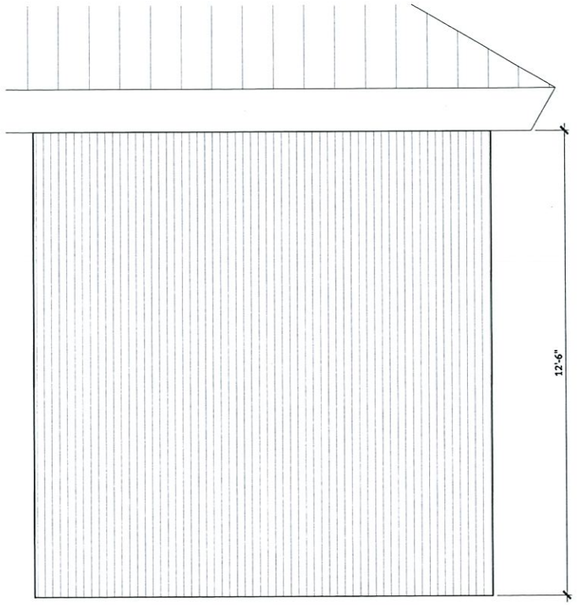
0' 4' 8' 16'

Drawn by:
Lea Simmons
903.821.0546
lou@riseupfit.com

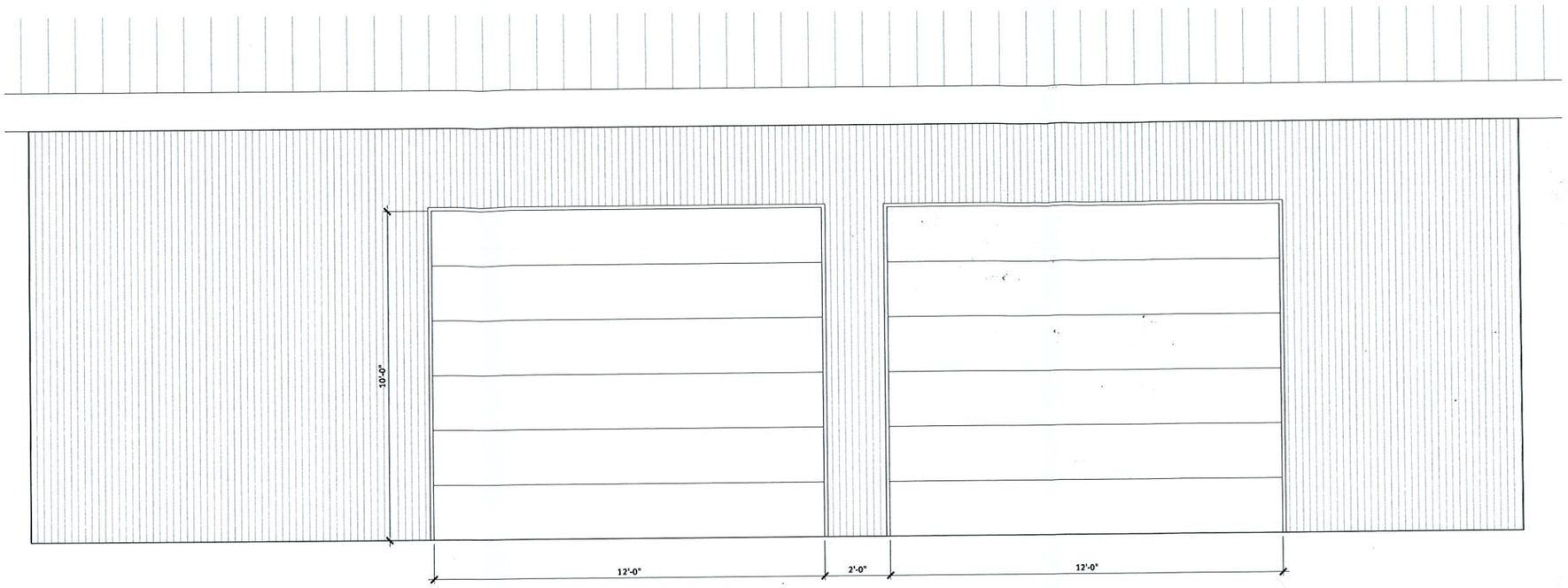
5000 TEXOMA PARKWAY
SHERMAN, TX 75090

08/20/2021

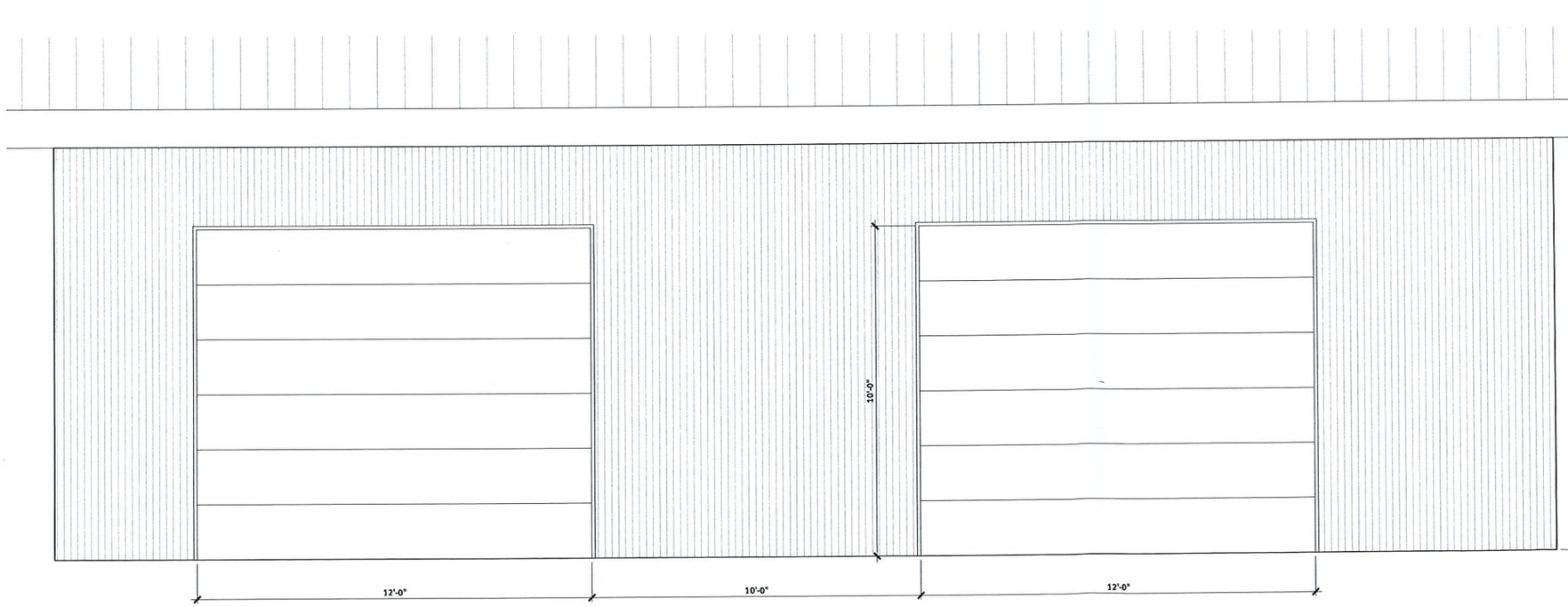
A 1.0



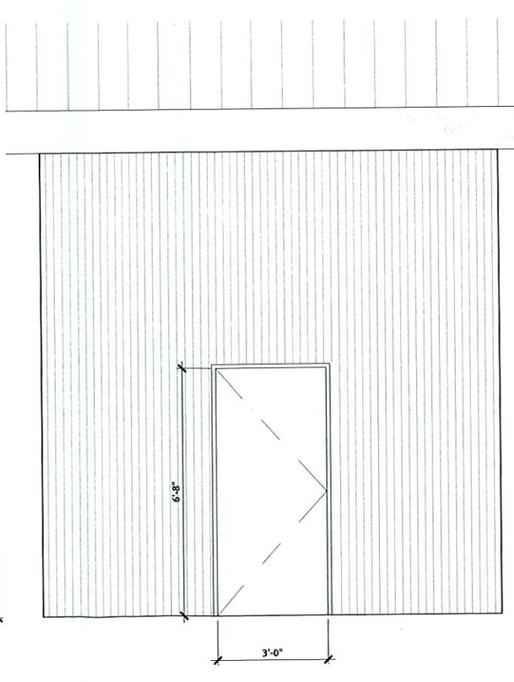
3 EXTERIOR ELEVATION - NORTH WALL
scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - EAST WALL
scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST WALL
scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - (WALK-THRU DOOR)
scale: 1/4" = 1'-0"
0' 2' 4' 8'

Drawn by:
Lou Simmons
903.821.0646
lou@nailbuilt.com

5000 TEXOMA PARKWAY
SHERMAN, TX 75090

06/20/2021

A 2.1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2021

Midway Texoma LLC
186 Fossil Ridge Dr.
Denison, TX 75020

Helvey-Wagner Surveying
122 W. Main St.
Denison, TX 75020

Curt Simmons
2407 Meadows Lane
Sherman, TX 75092

Dear Applicants,

The request for Site plan approval for an Exterior Remodel of the Former First United Bank and Trust for Personal Storage located at 5000 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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-2 (General Commercial) District and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7 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. 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. The island farthest to the north should be removed to allow access around structure.
6. The setback from Texoma Parkway is 25' from the property line. *(Chapter 14, Exhibit A, Sec. 7, Subsection 6)*
7. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
8. The land and buildings may be occupied and used only for the use for which the zoning permit is issued (personal storage). *(Chapter 14, Exhibit A, Section 8, Subsection 3)*
9. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
10. Signs will not be allowed onsite if property is being used for personal storage.
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Platting of the property is recommended. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

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
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/19/2021

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:

*** 2310 NORTH TRAVIS STREET**

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

Background:

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.

The following items have been approved for the property:

- March 31, 1997 - Zone change from an R-1 (One-Family Residential) District to a C-1 (Retail Business) District (Ord. 4590)
- June 21, 2004 - Specific Use Permit to allow a Commercial Amusement Center in a C-1 (Retail Business) District (Ord. 5234)
- September 21, 2010 (P&Z) - Specific Use Permit to allow an Intellectual and Developmental Disabilities Facility in a C-1 (Retail Business) District - on October 18, 2021, City Council Agenda

Texoma Community Center would like to plat the property into one lot to open a day habilitation program to provide services to those in the community with intellectual and developmental disabilities.

Adjacent Zoning:

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

Origination:

Texoma Community Center (Owner)
Tori Dyess (Applicant)
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:

Not required.

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Texoma Community Center Final Plat
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

2310 North Travis Street

NOT TO SCALE

1 in = 147 ft



Zoning - 2310 North 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

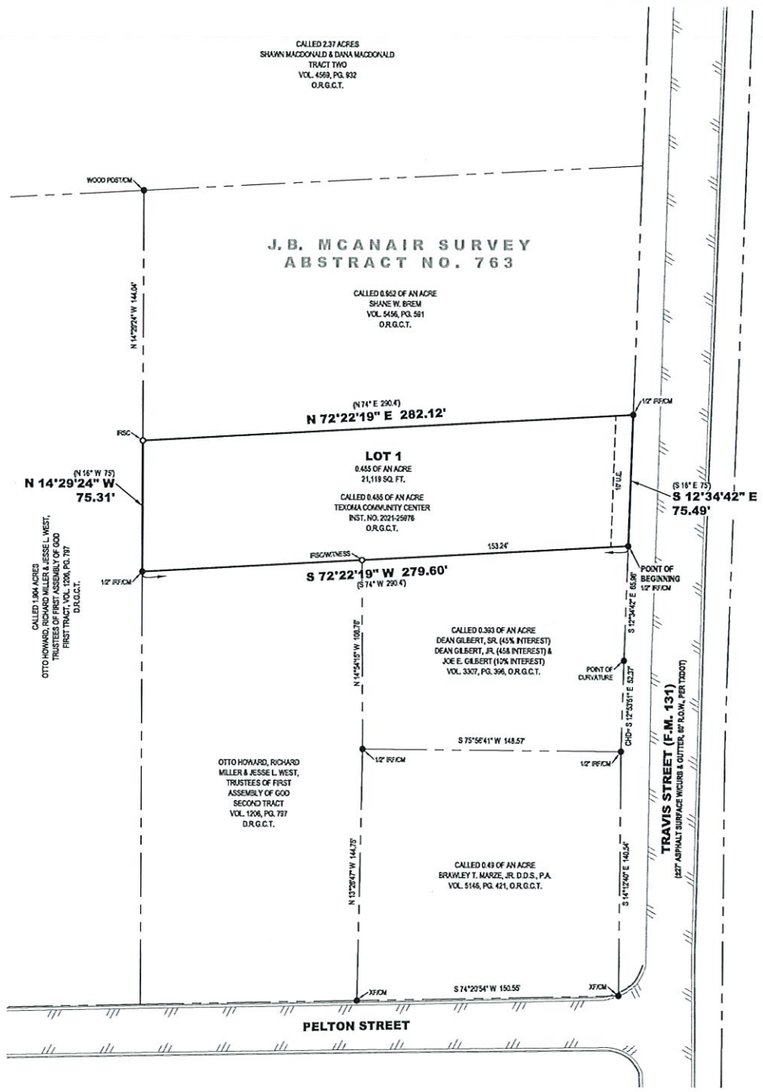
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- 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

N
NOT TO SCALE

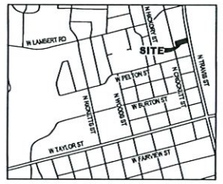
1 in = 100 ft





All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

VICINITY MAP
(NOT TO SCALE)



LEGEND

●	FOUND MONUMENT	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT	U.E.	UTILITY EASEMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND		BOUNDARY LINE
XF	"X" SCRIBED IN CONCRETE FOUND		ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		ASPHALT
			EASEMENT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

FINAL PLAT
TEXOMA COMMUNITY CENTER ADDITION
LOT 1
0.485 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Texoma Community Center
902 E. Cottonwood Road
Sherman, TX 75090
Contact: Diana Cantu
Ph: 903-957-4728

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BAH	Checked by: CRN	Scale: 1"=40'	Date: 09/15/2021	Project No. 21-0418.2	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TEXOMA COMMUNITY CENTER is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a re-tracement of a tract of land described in the deed to Dean Gilbert, Sr. (45% Interest), Dean Gilbert, Jr. (45% Interest) and Joe E. Gilbert (10% Interest), recorded in Volume 3307, Page 409, Official Records, Grayson County, Texas, and being the same 0.485 of an acre tract of land described in the deed to Texoma Community Center, recorded in Instrument No. 2021-25978, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Gilbert Tract (3307-409), common to the northeast corner of a called 0.393 of an acre tract of land described in the deed to Dean Gilbert, Sr. (45% Interest), Dean Gilbert, Jr. (45% Interest) and Joe E. Gilbert (10% Interest), recorded in Volume 3307, Page 396, said Official Records, and on the westerly right-of-way line of Travis Street (Farm to Market Road 131);

THENCE South 72°22'19" West, with the southerly line of said Gilbert Tract (3307-409), and with the northerly line of said 0.393 acre tract, passing en route at a distance of 153.24 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.393 acre tract, and continuing on said course, with the northerly line of a tract of land described as Second Tract in the deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records, Grayson County, Texas, a total distance of 279.60 feet to a 1/2-inch iron rod found for the southwest corner of said Gilbert Tract (3307-409), common to the northwest corner of said Second Tract, and on the easterly line of a called 1.904 acre tract of land described as First Tract in said deed to Otto Howard, Richard Miller and Jesse L. West, Trustees of First Assembly of God;

THENCE North 14°29'24" West, with the westerly line of said Gilbert Tract (3307-409), and with the easterly line of said 1.904 acre tract, a distance of 75.31 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said Gilbert Tract (3307-409), common to the southwest corner of a called 0.952 of an acre tract of land described in the deed to Shane W. Brem, recorded in Volume 5456, Page 591, said Official Records;

THENCE North 72°22'19" East, with the northerly line of said Gilbert Tract (3307-409), and with the southerly line of said 0.952 acre tract, along or near a fence part of the way, a distance of 282.12 feet to a 1/2-inch iron rod found for the northeast corner of said Gilbert Tract (3307-409), common to the southeast corner of said 0.952 acre tract, and on the westerly right-of-way line of aforesaid Travis Street;

THENCE South 12°34'42" East, with the easterly line of said Gilbert Tract (3307-409), and with the westerly right-of-way line of said Travis Street, a distance of 75.49 feet to the POINT OF BEGINNING and enclosing 0.485 of an acre (21,119 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TEXOMA COMMUNITY CENTER**, does hereby adopt this plat designating the hereinbefore described property as **TEXOMA COMMUNITY CENTER ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: TEXOMA COMMUNITY CENTER, a Texas non-profit corporation

By: _____
Diana Cantu, Chief Executive Officer

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Diana Cantu**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **TEXOMA COMMUNITY CENTER ADDITION**, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **TEXOMA COMMUNITY CENTER**, 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 **TEXOMA COMMUNITY CENTER 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 **TEXOMA COMMUNITY CENTER ADDITION**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ___ day of _____, 20___.

BY: TEXOMA COMMUNITY CENTER, a Texas non-profit corporation

By: _____
Diana Cantu, Chief Executive Officer

FINAL PLAT
TEXOMA COMMUNITY CENTER ADDITION
LOT 1
0.485 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Texoma Community Center
902 E. Cottonwood Road
Sherman, TX 75090
Contact: Diana Cantu
Ph: 903-957-4728

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BAH	Checked by: CRN	Scale: 1"=40'	Date: 09/15/2021	Project No. 21-0418.2	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Texoma Community Center
Attn: Diana Cantu
902 E. Cottonwood Rd.
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Texoma Community Center Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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 13' Right of Way Dedication along Travis Street (F.M. 131) in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
4. Graphically show edge of pavement for Travis Street (F.M. 131) on plat.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 10/19/2021

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:

1504 WEST HOUSTON STREET

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.

Background:

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.

The following has been approved for the property:

June 9, 1998 - Exception to allow overhead doors facing a major thoroughfare
July 16, 2012 - Specific Use Permit to allow an Auto Service Oil and Lube Center (Ord. 5748)

The owner would like to open an Automobile Repair, Oil and Lube, Tire Sales and Service Facility at this location.

Adjacent Zoning:

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

Origination:

Willow Bend Holdings, LLC (Owner)
Gareb Joseph Tahir (Applicant)
Helvey and Associates 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:

8

Objections Received:

0

Development Review Meeting:

No

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

1504 West Houston Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1504 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
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

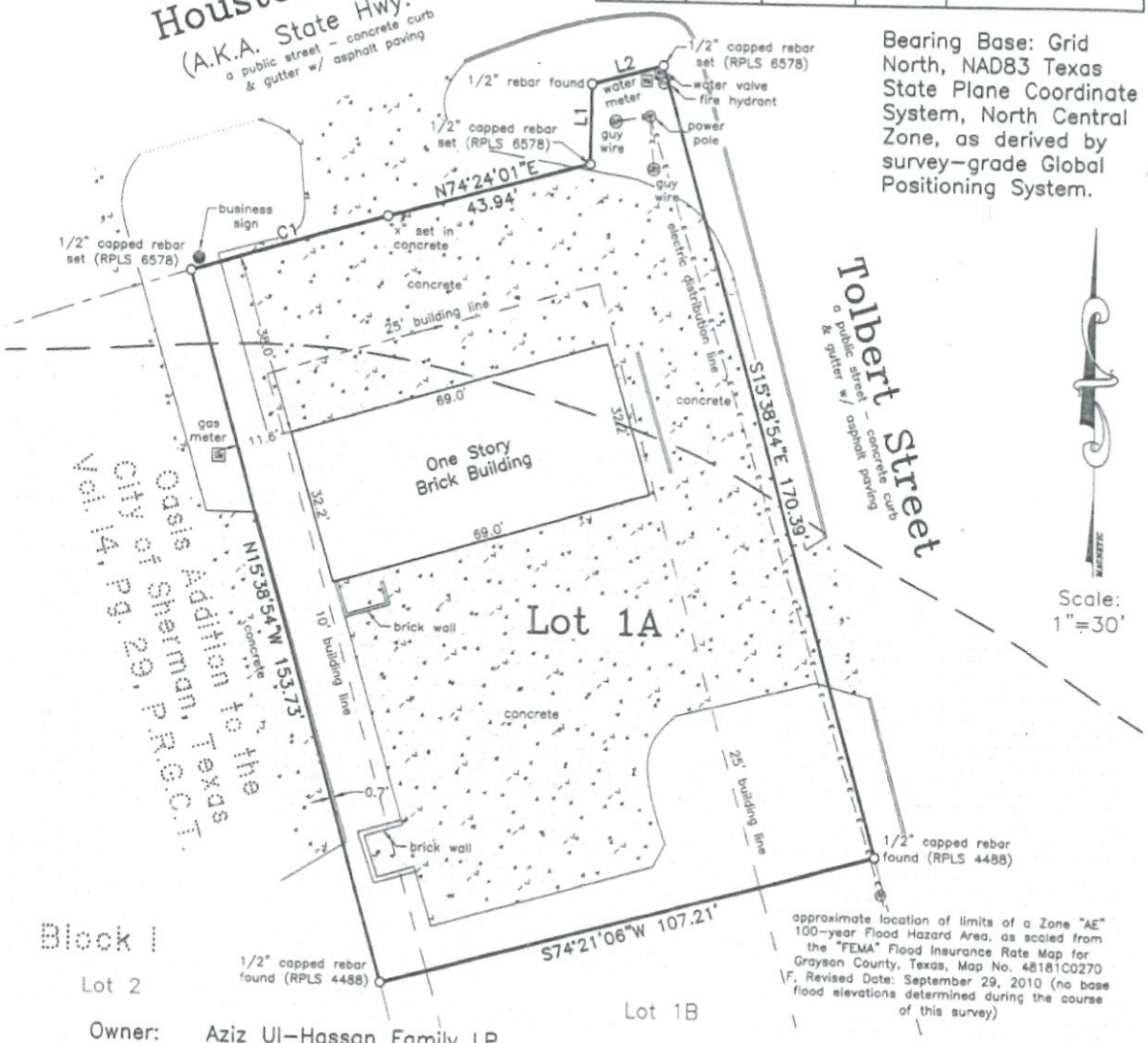
NOT TO SCALE

1 in = 100 ft

1504 West Houston Street



Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	43.06'	1859.86'	1°19'36"	N73°29'02"E, 43.06'



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Scale: 1"=30'

Owner: Aziz Ul-Hassan Family LP

Buyer: Gareb Tahir & Alan Ari

Address: 1504 W. Houston Street
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, Lamar National Bank and Hudson Title Group and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon.

Legal Description is as follows: Lot 1A, Block One, Replat of Lot One, Block One, Oasis Addition to the City of Sherman, Grayson County, Texas, as per plat of record in Volume 15, Pages 33 & 34, Plat Records, Grayson County, Texas.

A portion of the subject property shown hereon lies within the limits of a Zone "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

Job No. AGS170621

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

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
SURVEYOR

Kate A. Wagner, R.P.L.S. No. 6578

Copyright Date: June 7, 2021

D:\1504-W-Houston-Street-Sherman\Civil 3D\1504 W Houston Street.dwg 6/6/2021 11:01 AM


Offering Mobil™ Products
Mobil 1 Mobil Super
TRACKONE
YOUR CAR CARE EXPERTS
We recommend Mobil™ Lubricants
Mobil 1 Mobil Super
TRACKONE
Quality
Oil Change,
Tire and
Battery Service
Enter
Mobil
OPEN
Enter
Mobil
TRUSTED CARE FOR YOUR CAR
1504
STOP
Mobil 1


Exit
Mobil
Exit
Mobil


Exit
Mobil


Offering Mobil™ Products
Mobil 1
Mobil Super
TRACKONE
Enter
Mobil




Exit

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

Willow Bend Holdings
6724 Mantissa Drive
Plano, TX 75023

Helvey-Wagner Surveying
122 W. Main St.
Denison, TX 75020

Gareb Tahir
6724 Montissa Drive
Plano, TX 75023

Dear Applicants,

The request for a Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Automobile Repair, Oil and Lube and Tire Sales and Service Center in a C-2 (General Commercial) District located at 1504 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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-2 (General Commercial) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec. 7(14) 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 use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
7. The sign is located in the right-of-way; it will need to be relocated to meet the setbacks requirements (25' from Houston Street property line) and the Sign Ordinance. *(Chapter 14, Exhibit A, Sec. 7 (6) and 7(14)*
8. Must comply with the City of Sherman Floodplain Ordinance *(Chapter 3. Article 3.12)*
9. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts is allowed.
10. The property must be properly maintained in a state of good repair and neat appearance.
11. 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.

12. 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))*
13. 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.
14. 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:

15. 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*
16. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
17. Signs will not be permitted within public right of way.
18. Entire property lies within Floodplain per FEMA Physical Map Revision No. 316-PMR to be published in October 2021.

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 10/19/2021

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

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:

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:

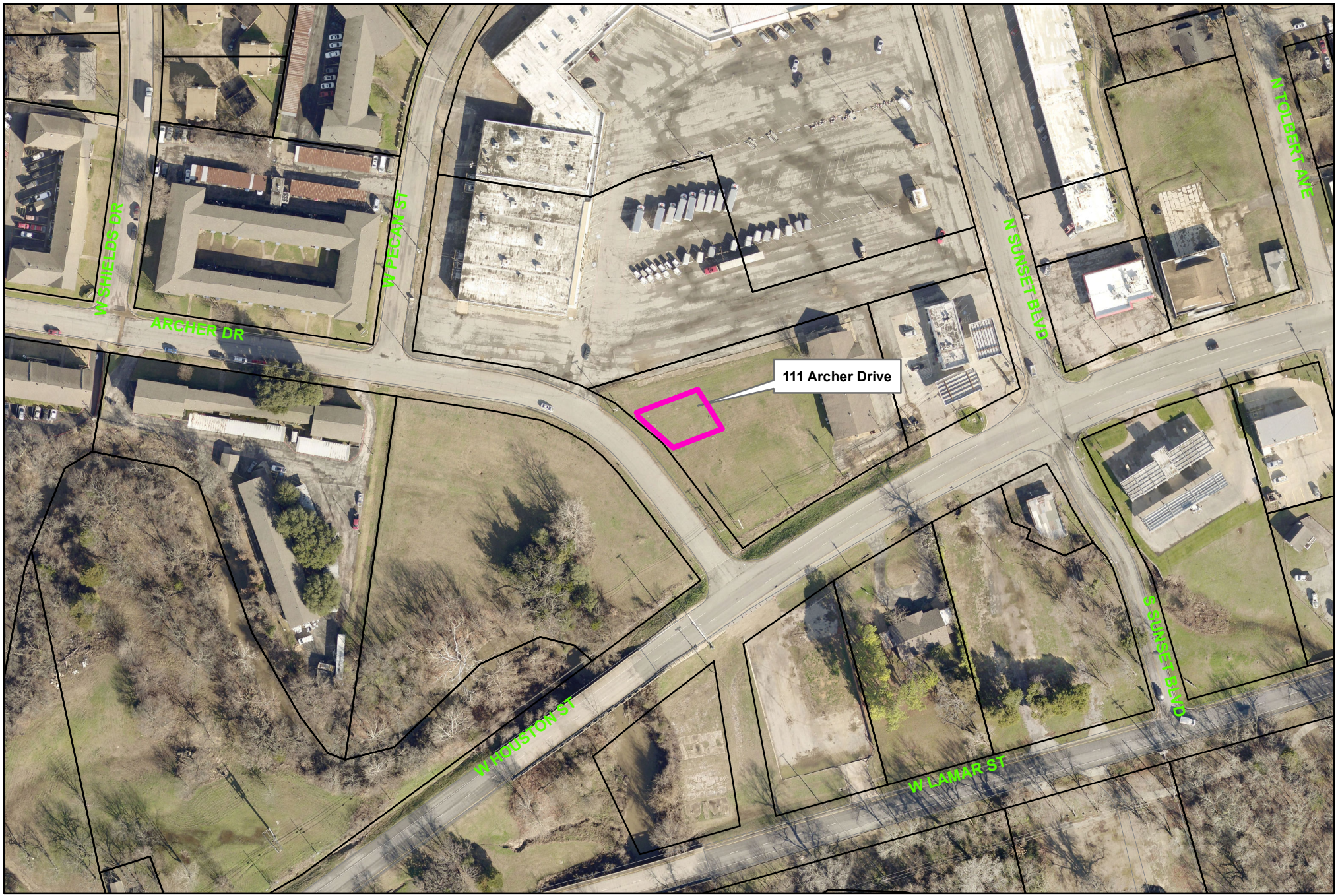
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Development Review Meeting:

No

Attachments

Location Map
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



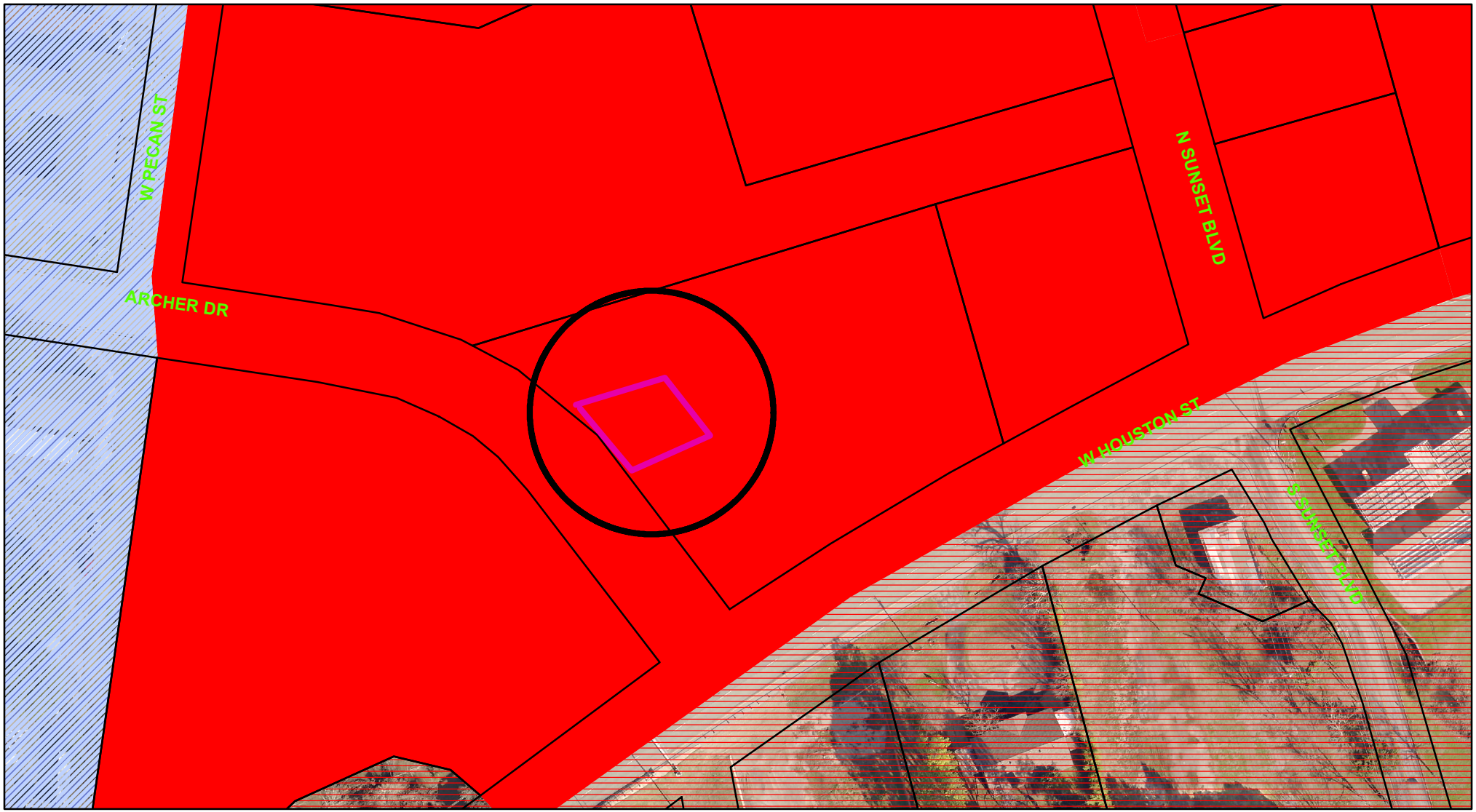
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

111 Archer Drive

NOT TO SCALE

1 in = 150 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



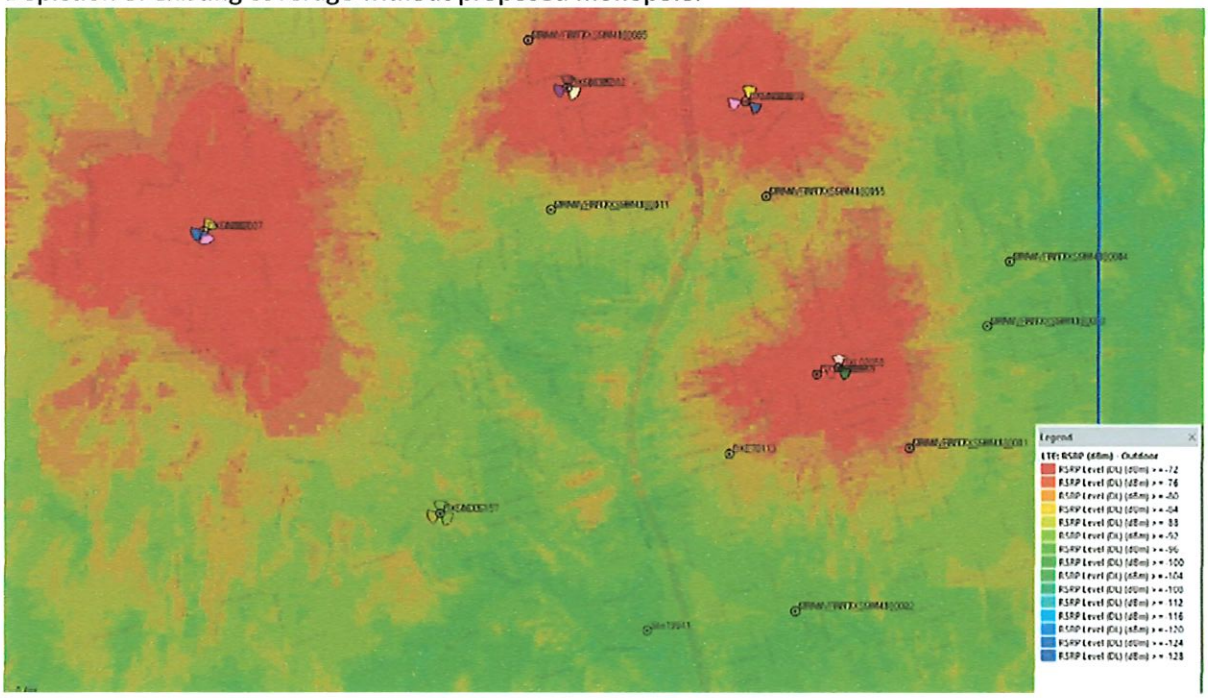
NEXIUS

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

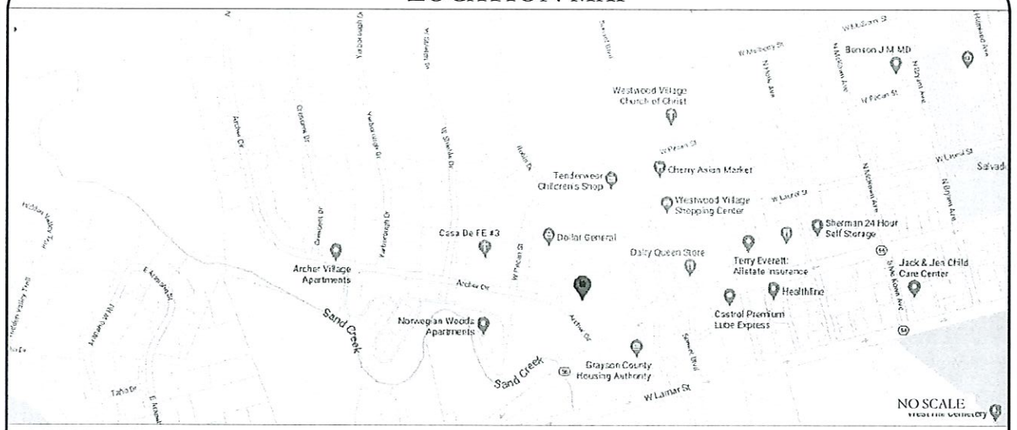
APPROVAL	SIGNATURE	DATE
PROPERTY OWNER OR REP.		
LAND USE PLANNER		
AT&T		
OPERATIONS		
RF		
NETWORK		
BACKHAUL		
CONSTRUCTION MANAGER		

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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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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MONOPOLE TOWER

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SHEET NUMBER: N-2

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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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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

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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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MONOPOLE TOWER

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STATE OF TEXAS
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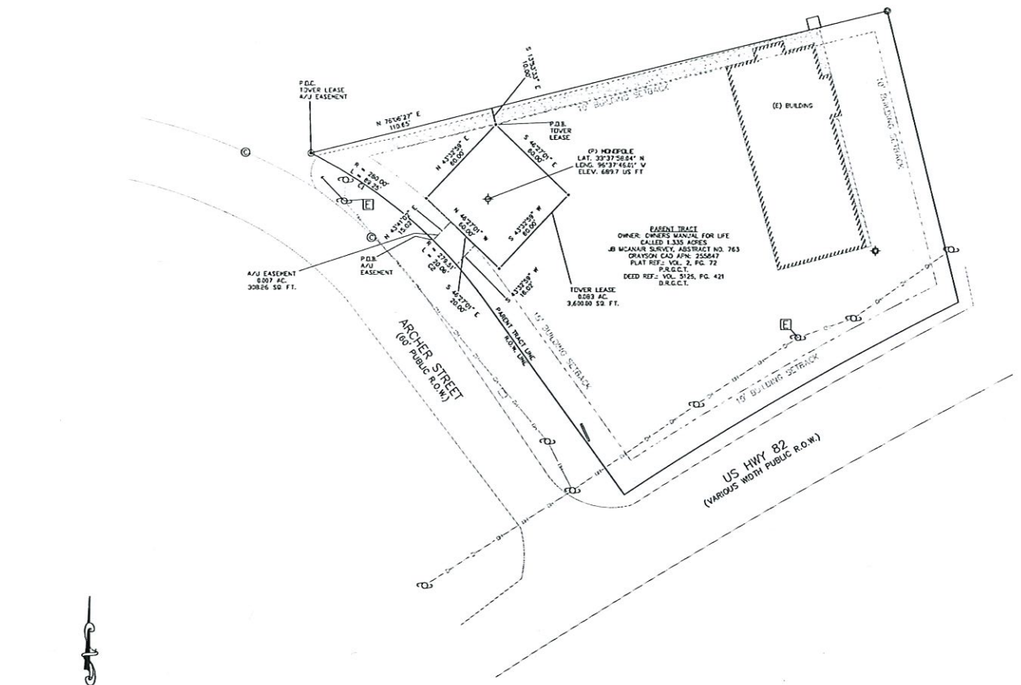
REVISION: FCD0

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

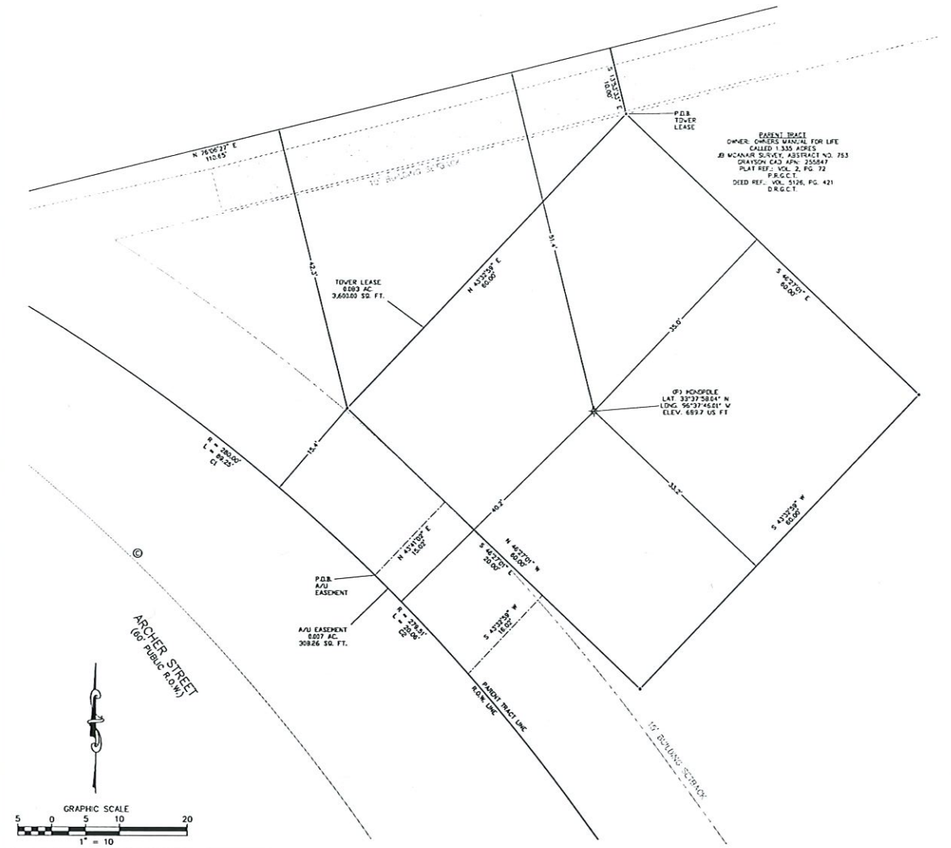
Horizontal Datum	NAD83
Latitude	33° 37' 58.04" N +/-30'
Longitude	96° 37' 46.01" W +/-30'
Vertical Datum	NAVD 1988
Ground Elevation at Base of Tower	689.7 feet



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.

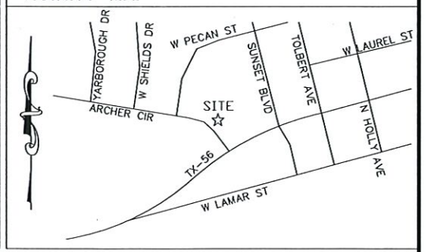
BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

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

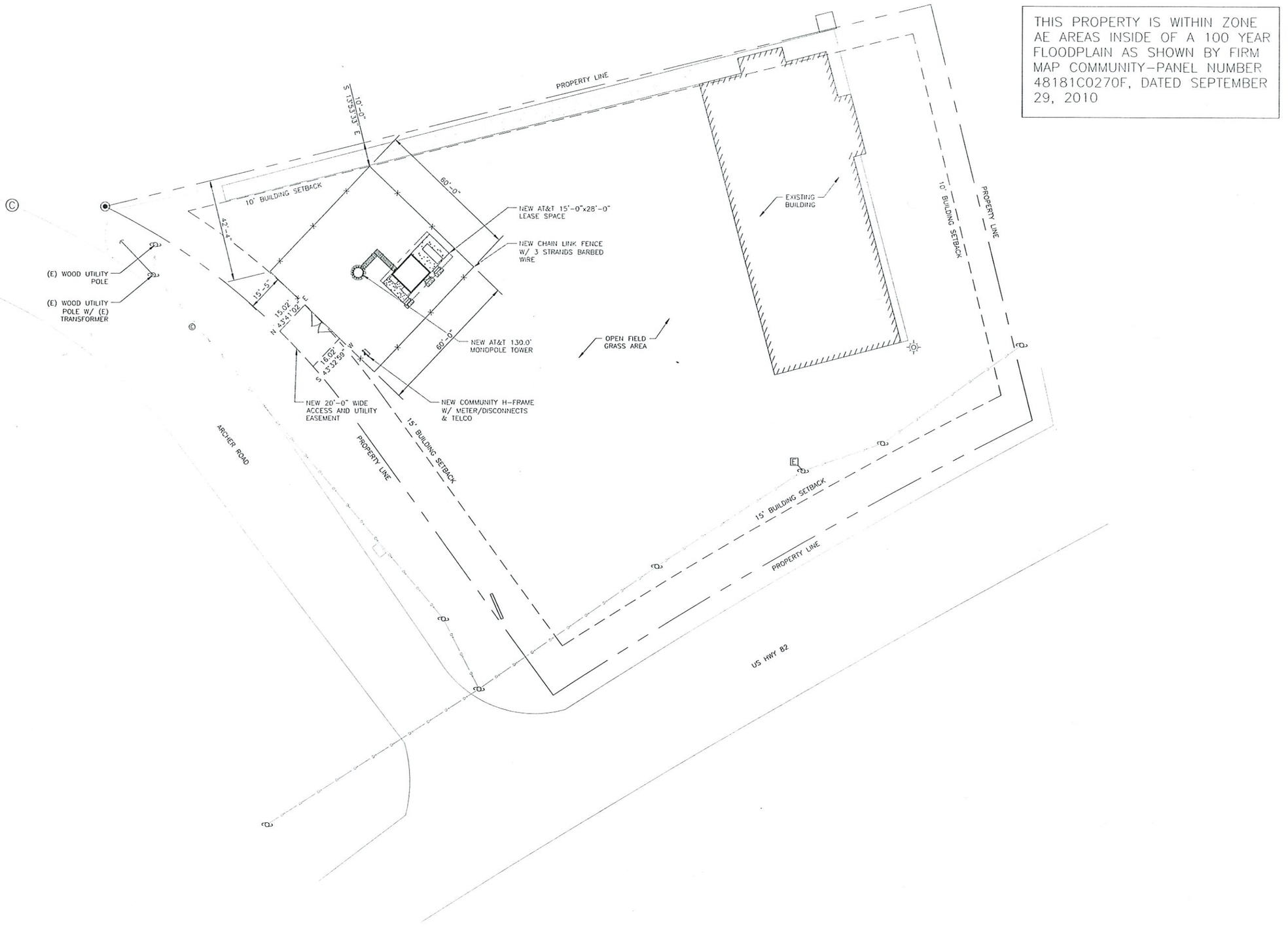
SUNSET BOULEVARD
Sherman, TX 75092

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

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
8-11-2020

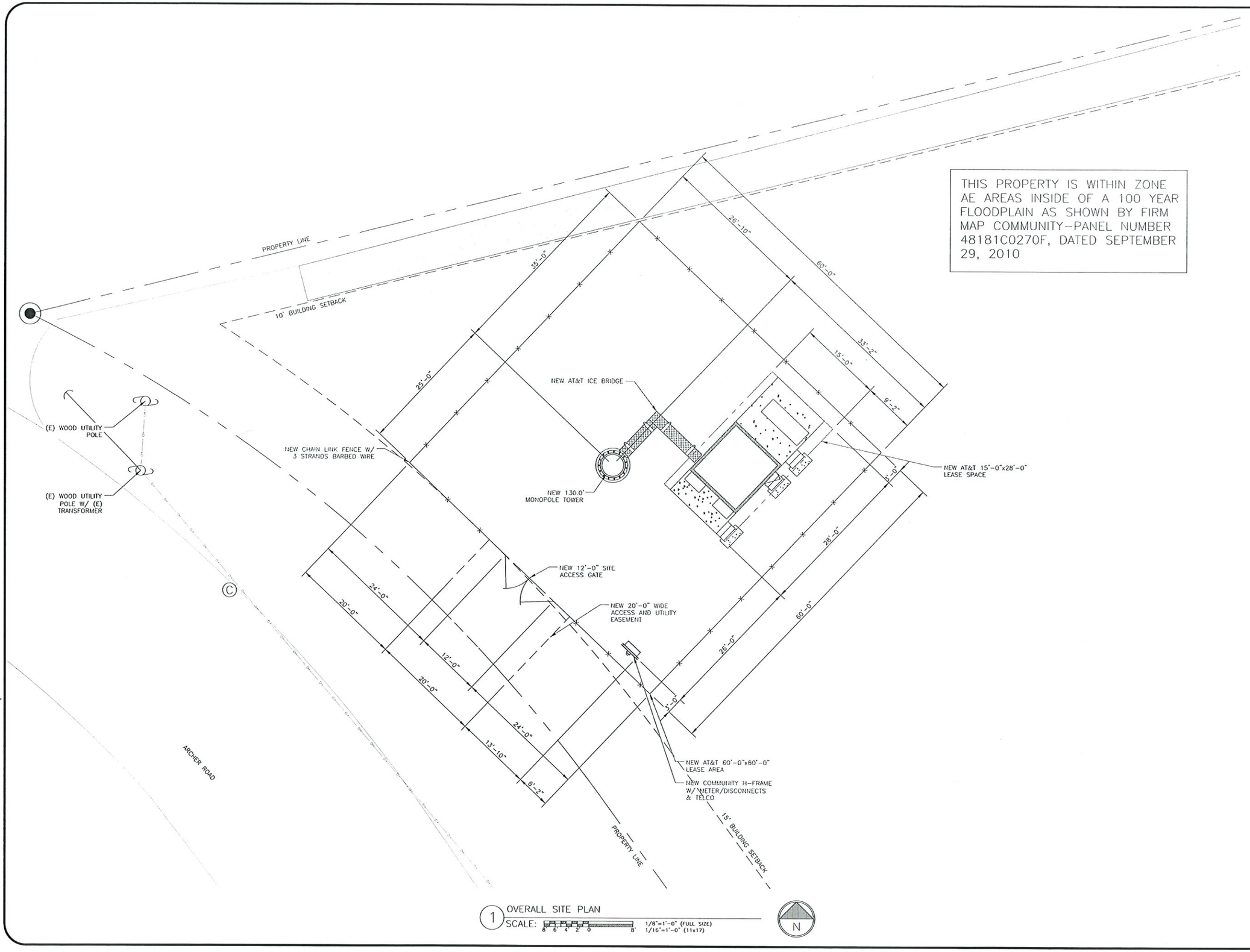
EPB ASSOCIATES, INC.

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: C-1

REVISION: FCD0



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: 8' 6' 4' 2' 0 8' 1/8"=1'-0" (FULL SIZE) 1/16"=1'-0" (11x17)

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

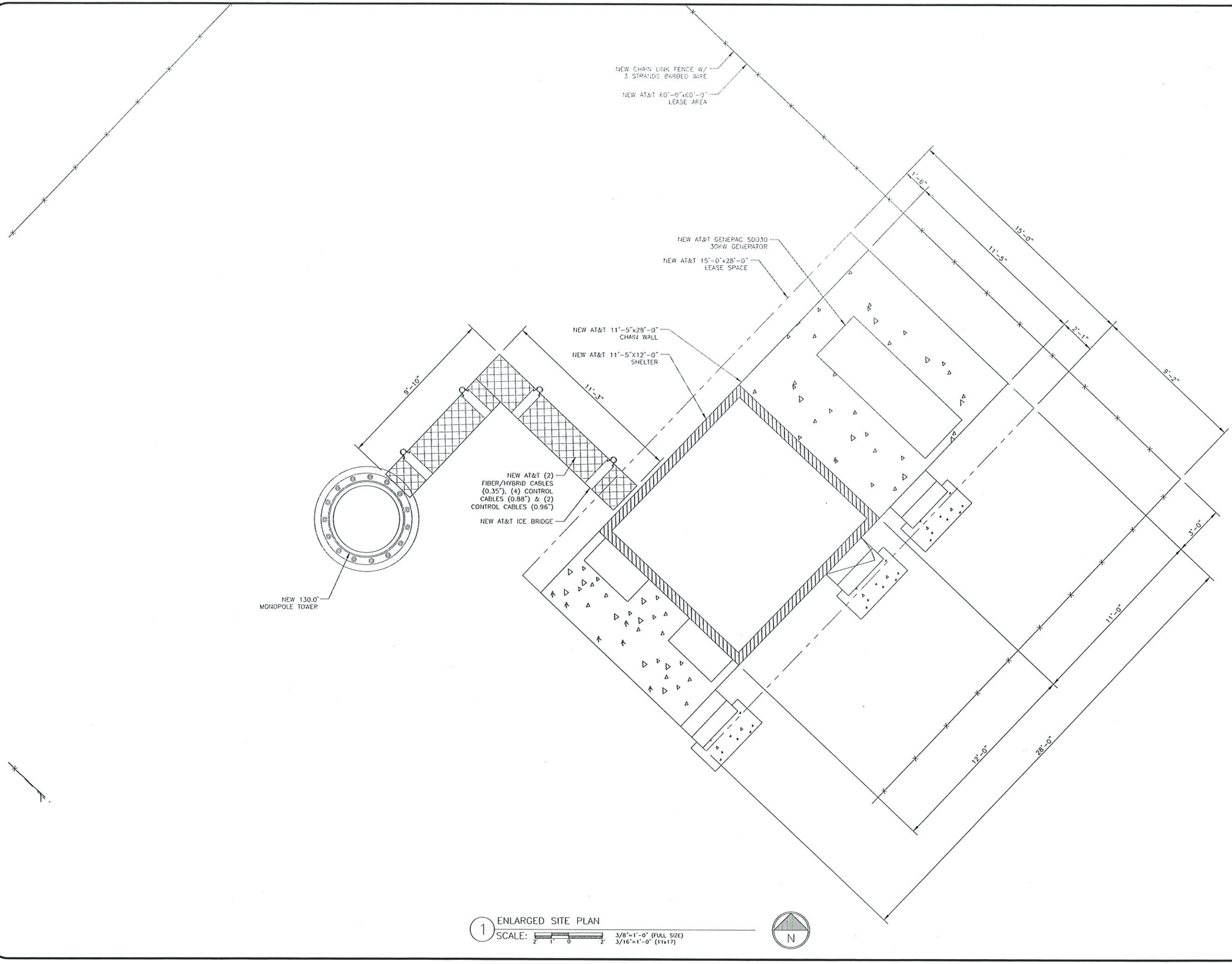
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SHEET NUMBER: C-2

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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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
8-11-2020

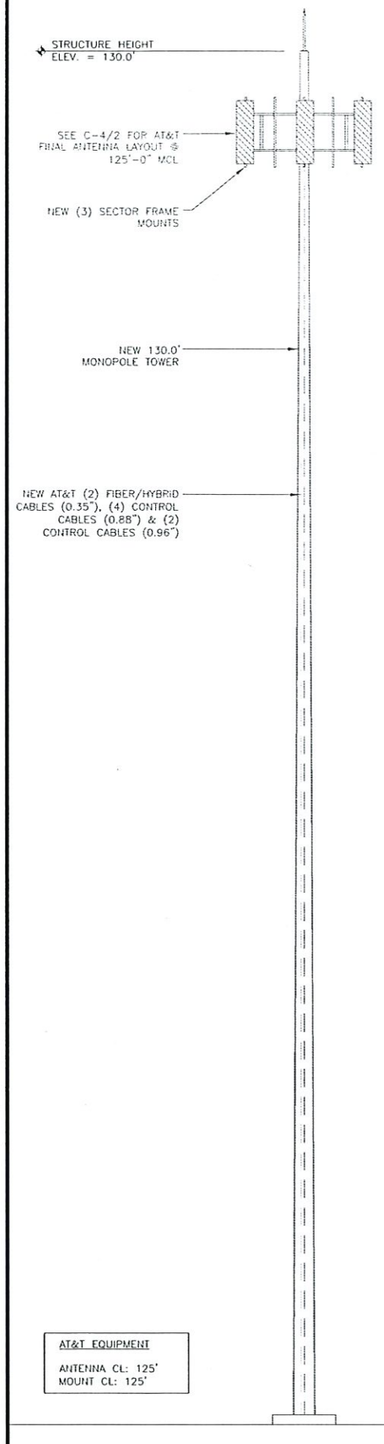
EPB ASSOCIATES, INC.

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Dallas, Texas 75254
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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:

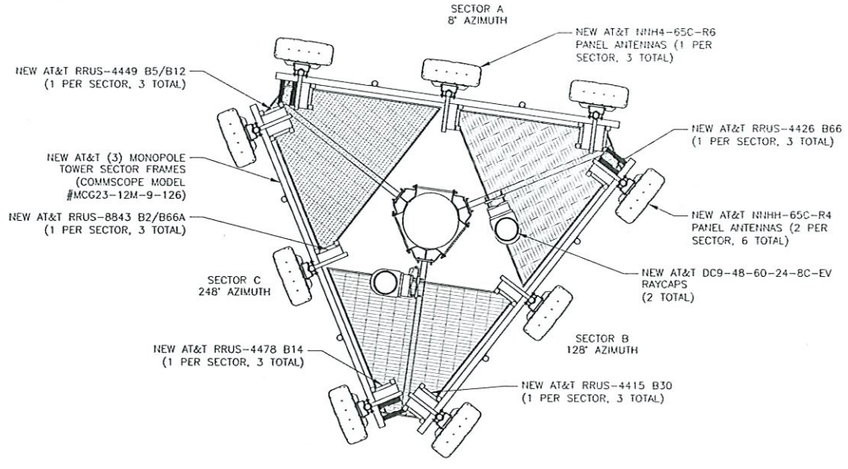
CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.

INSTALLER NOTE:

- NEW EQUIPMENT CANNOT BE MOUNTED TO TOWER.
- RELOCATE EXISTING TOWER MOUNTED EQUIPMENT TO CUSTOMER MOUNT.

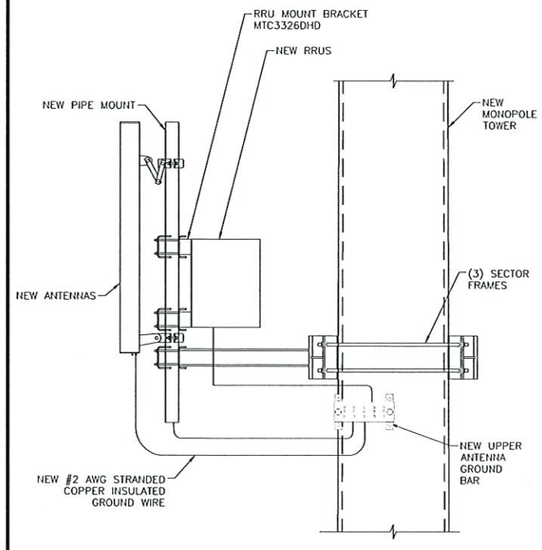
INSTALLER NOTE:

DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB.



2 FINAL ANTENNA LAYOUT
SCALE: NOT TO SCALE

N



3 ANTENNA/RRU MOUNT DIAGRAM
SCALE: NOT TO SCALE

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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-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
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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

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

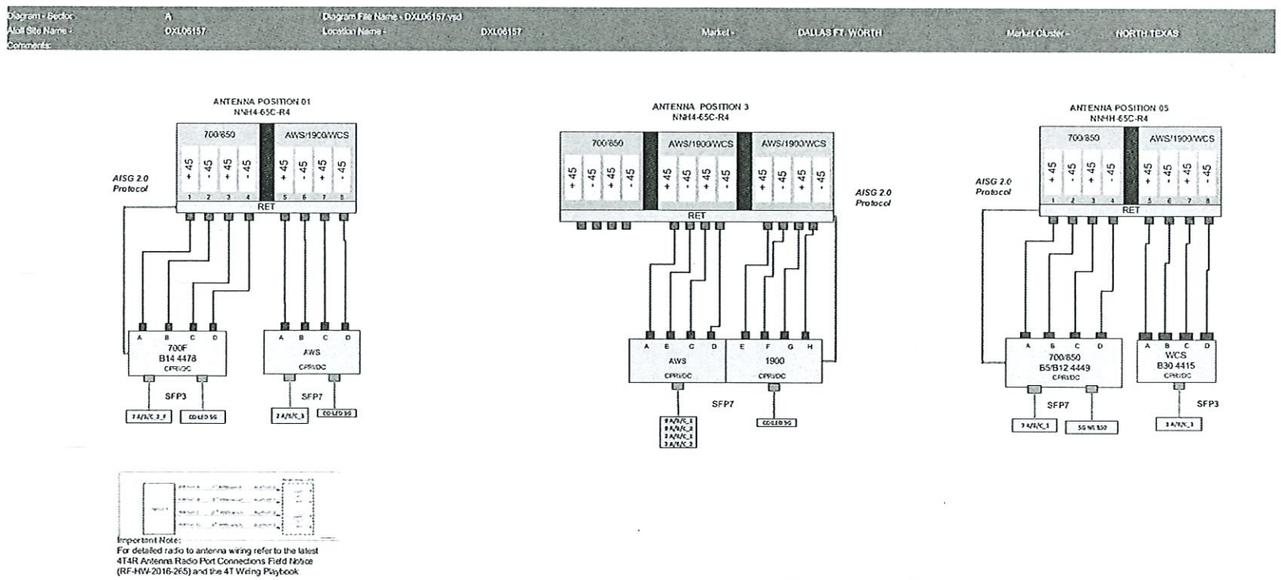
STATE OF TEXAS
EDGARDO P. BRANDAO
89216
LICENSED PROFESSIONAL ENGINEER
8-11-2020

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

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SHEET NUMBER: C-5.1

REVISION: FCD0



1 PLUMBING DIAGRAM
SCALE: NOT TO SCALE

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SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

ISSUED FOR:

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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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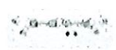
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SHEET NUMBER: C-5.2

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

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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 CDS	ELG

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

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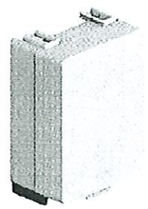
SHEET NUMBER: C-6

REVISION: FCD0

RRUS 4478 B14

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RRH/RRUS List

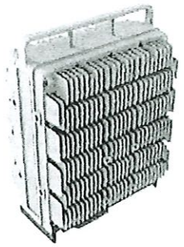
- B14
  - TX = 758 – 768 MHz
  - RX = 788 – 798 MHz
- CPRI 2 ports x 2.5/4.9/9.8/10.1 Gbps. Install 1 SFP and connect 1 fiber pair to the RRUS 4478 during initial install.
- Only use Ericsson supplied and approved SFPs RDH102477/3
- 2 external alarm inputs
- Max wind load @ 50m/sec = 350N
- Breaker size = 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

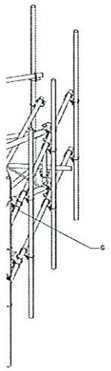
Ground cable size = 2AWG

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



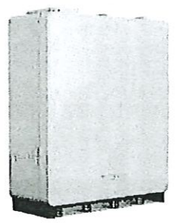
PATENT PENDING

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

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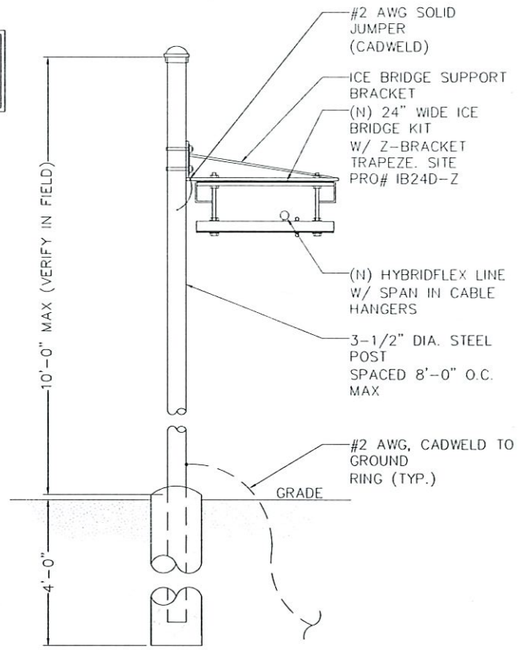
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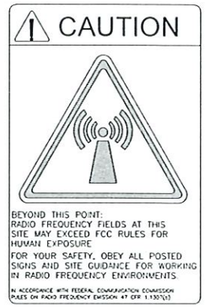
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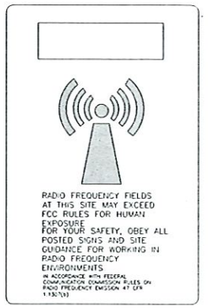
REVISION: FCD0

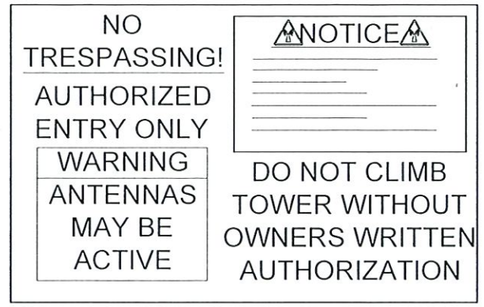
NOTE:
ALL MOUNTING HARDWARE IS INCLUDED IN ICE BRIDGE KIT CONTRACTOR TO VERIFY



1 ICE BRIDGE DETAIL
SCALE: NOT TO SCALE







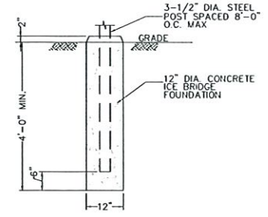
4"X18" 0.040 ALUMINUM

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"

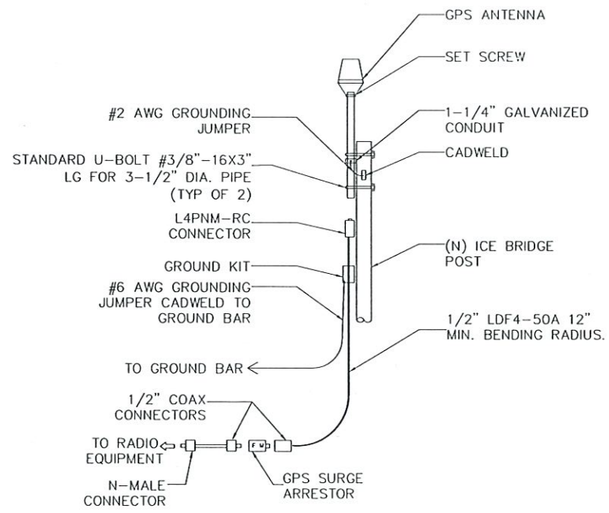
2. WHEN USING COMPONENTS FOR SLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.

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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SUNSET BOULEVARD AND
WEST HOUSTON STREET
SHERMAN, TX 75092

MONOPOLE TOWER

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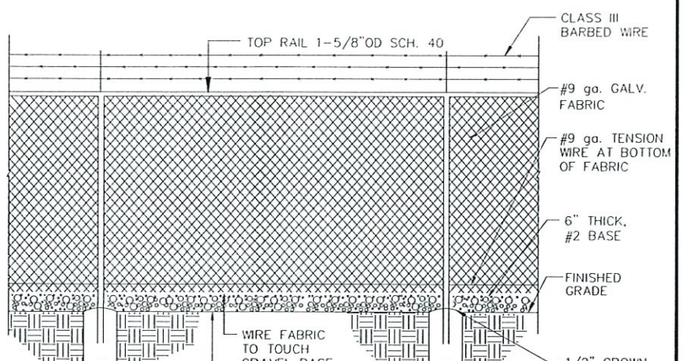
STATE OF TEXAS
EDGARDO P. BRANDAO
89216
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8-11-2020

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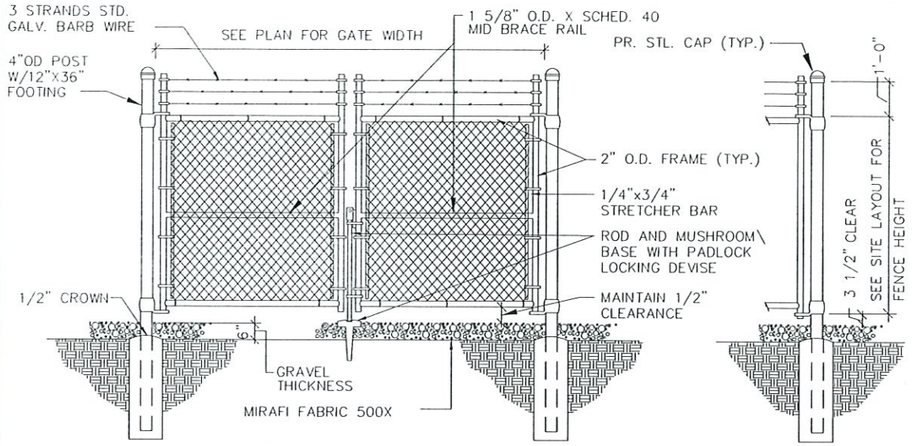
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6' HIGH FENCE	FOOTINGS
LINE POST -2 " OD	9"X27"
CORNER POST -3" OD	12"X36"
GATE POST -4" OD	12"X36"

8' HIGH FENCE	FOOTINGS
LINE POST -2-3/8 " OD	12"X30"
CORNER POST -3" OD	12"X42"
GATE POST -4" OD	12"X42"

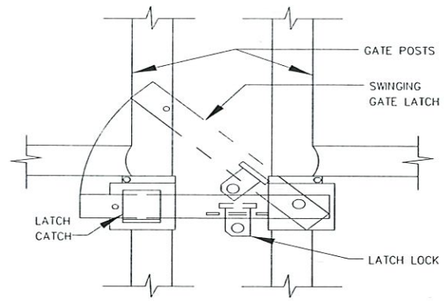
1 FENCE DETAIL
SCALE: NOT TO SCALE



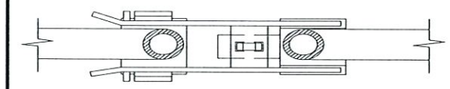
NOTE ! Immediately After Any Welding / Grinding / drilling Fabricator Shall Apply Three (3) Coats of Cold-Galvanizing Compound to cleaned surfaces.

2 GATE DETAIL
SCALE: NOT TO SCALE

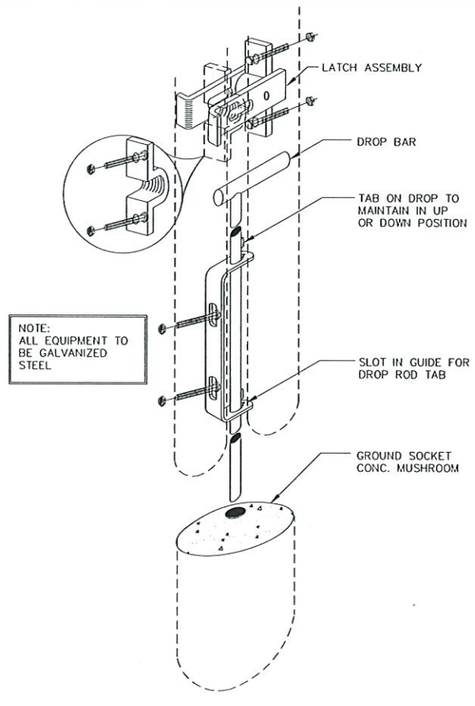
PIONEER LATCH DISTRIBUTED BY:
TAYLOR FENCE COMPANY OF PUEBLO
211 SANTA FE DRIVE / P.O. BOX 1756
PUEBLO, COLORADO – (or equal)
PHONE: 719.542.5076 FAX: 719.542.5078



ELEVATION

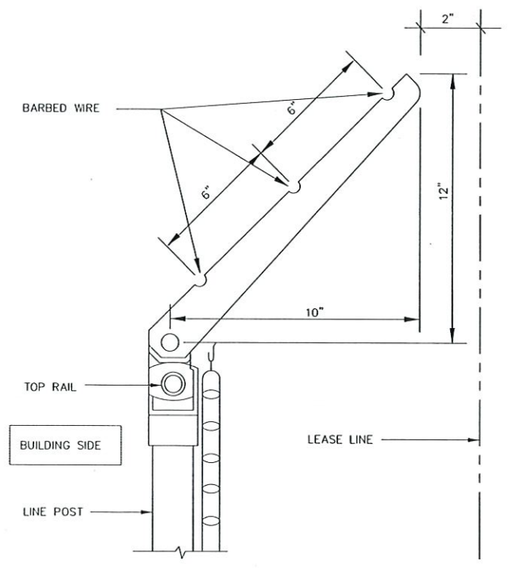


3 GATE LATCH DETAIL
SCALE: NOT TO SCALE

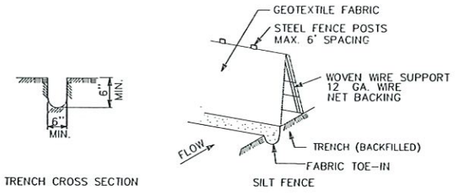


NOTE:
ALL EQUIPMENT TO BE GALVANIZED STEEL

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

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SUNSET BOULEVARD AND
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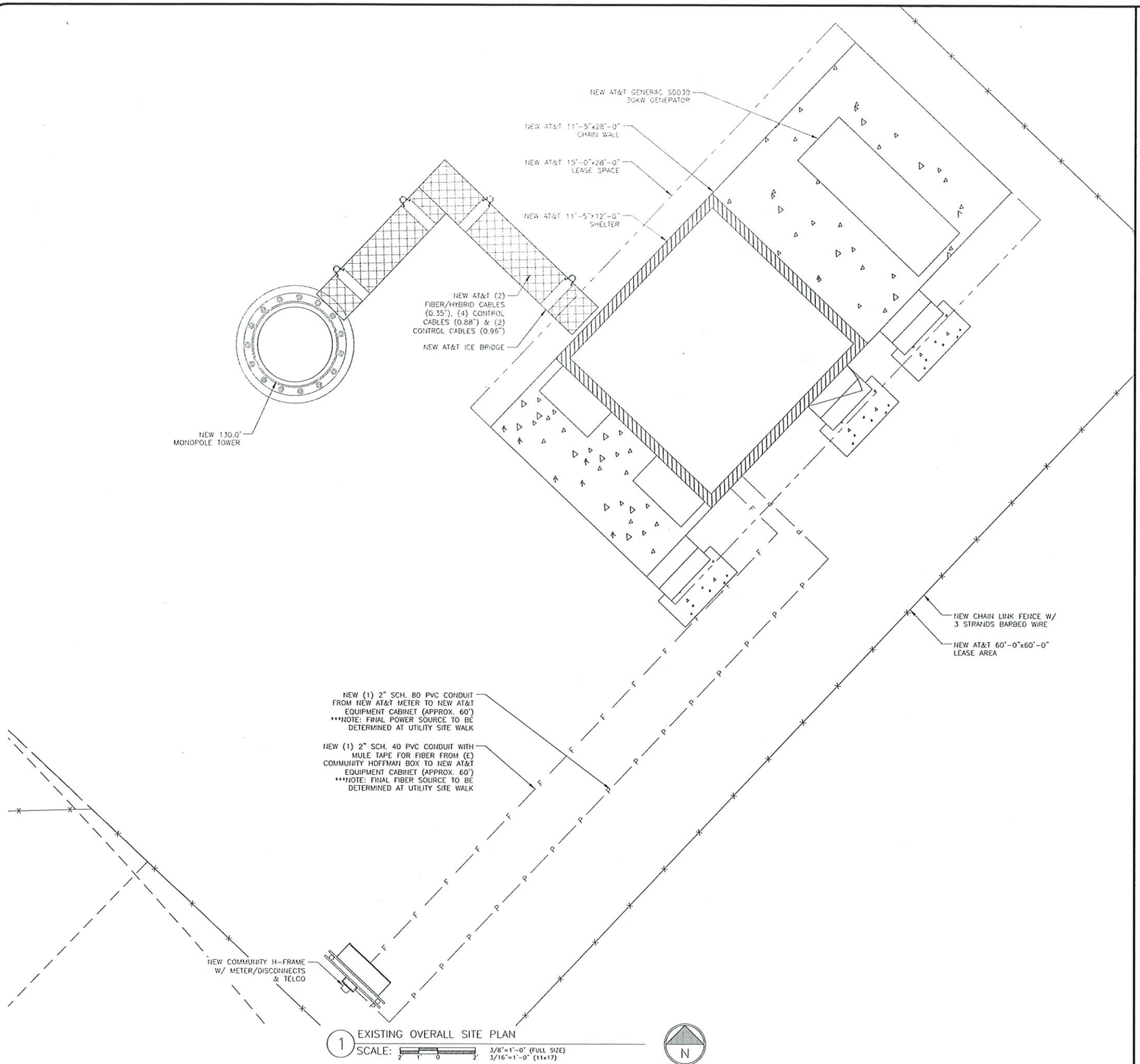


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1 EXISTING OVERALL SITE PLAN

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
JOSE J RIVERA
85711
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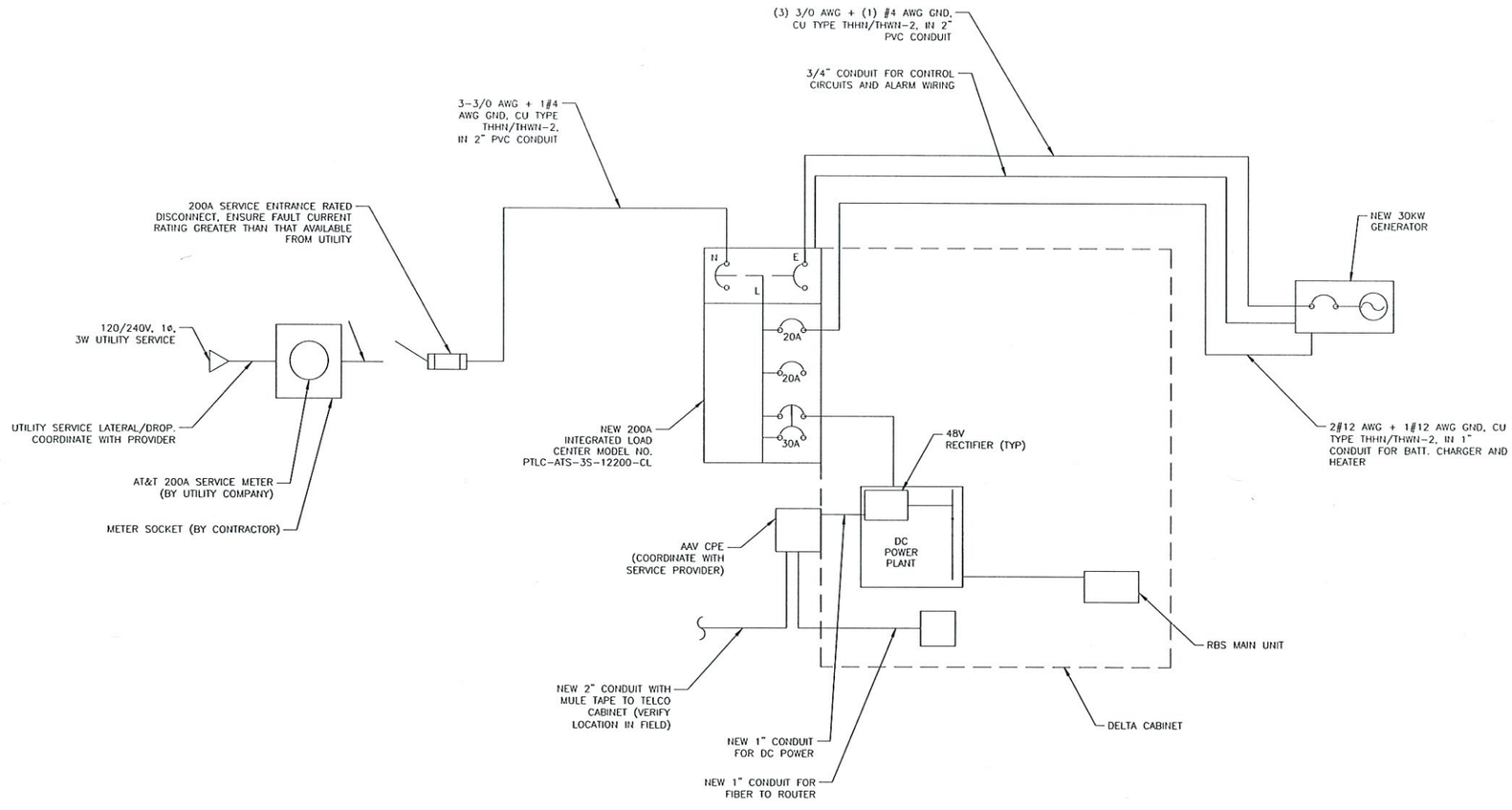
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1 ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE

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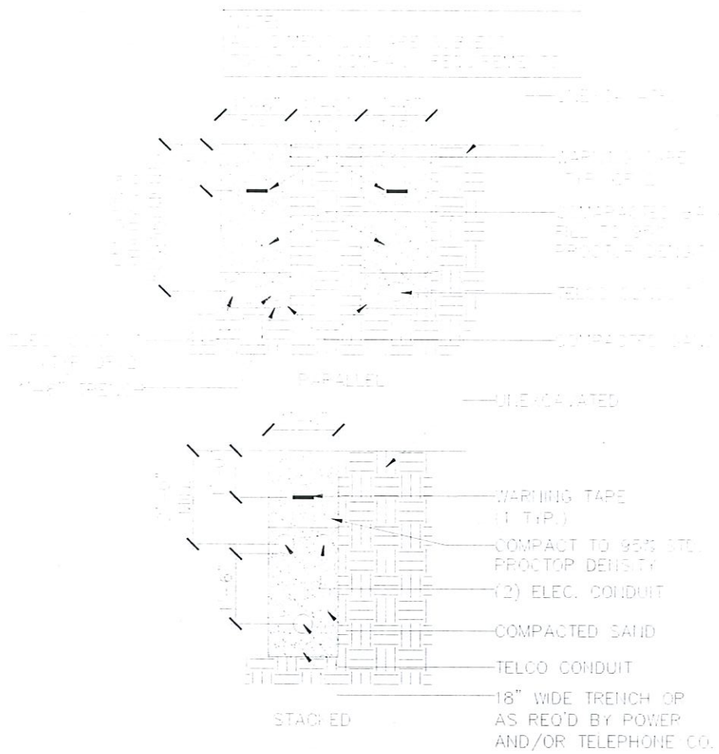
STATE OF TEXAS
JOSE J. RIVERA
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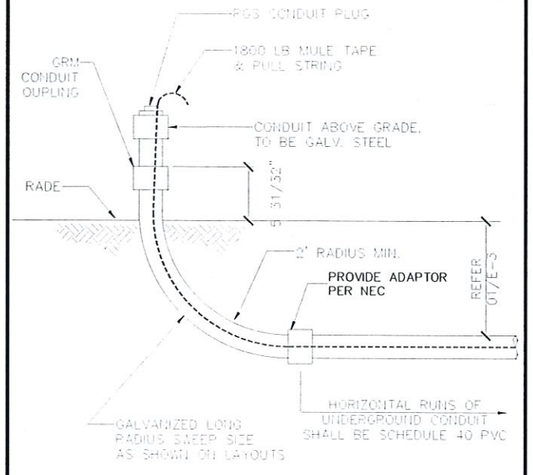
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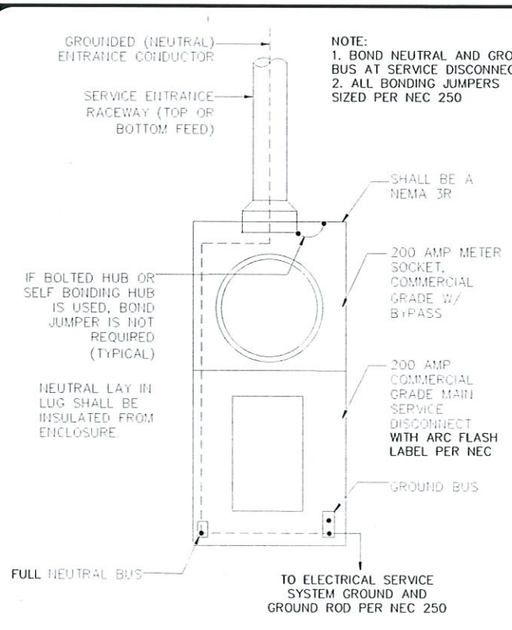
REVISION: FCD0



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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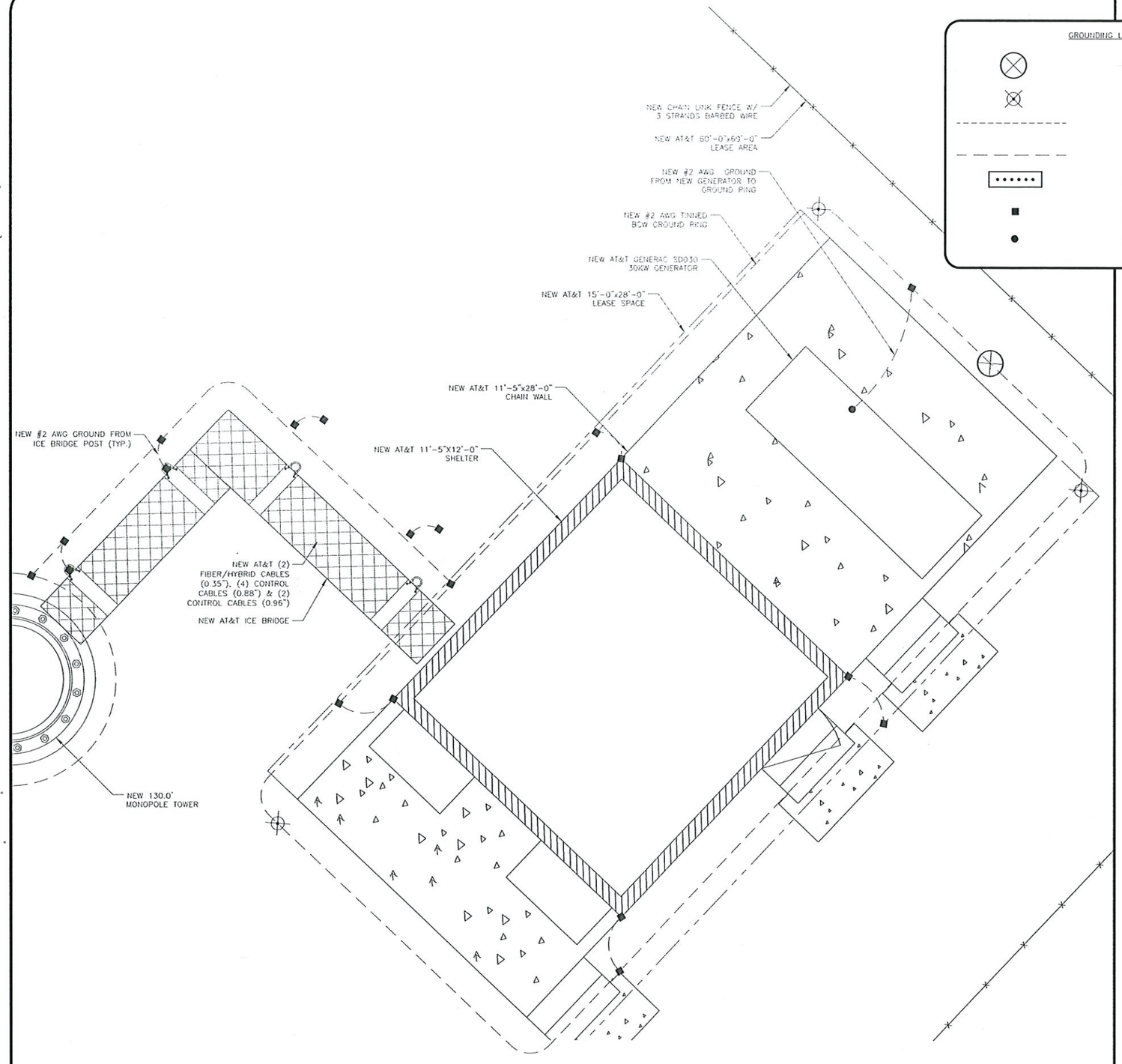


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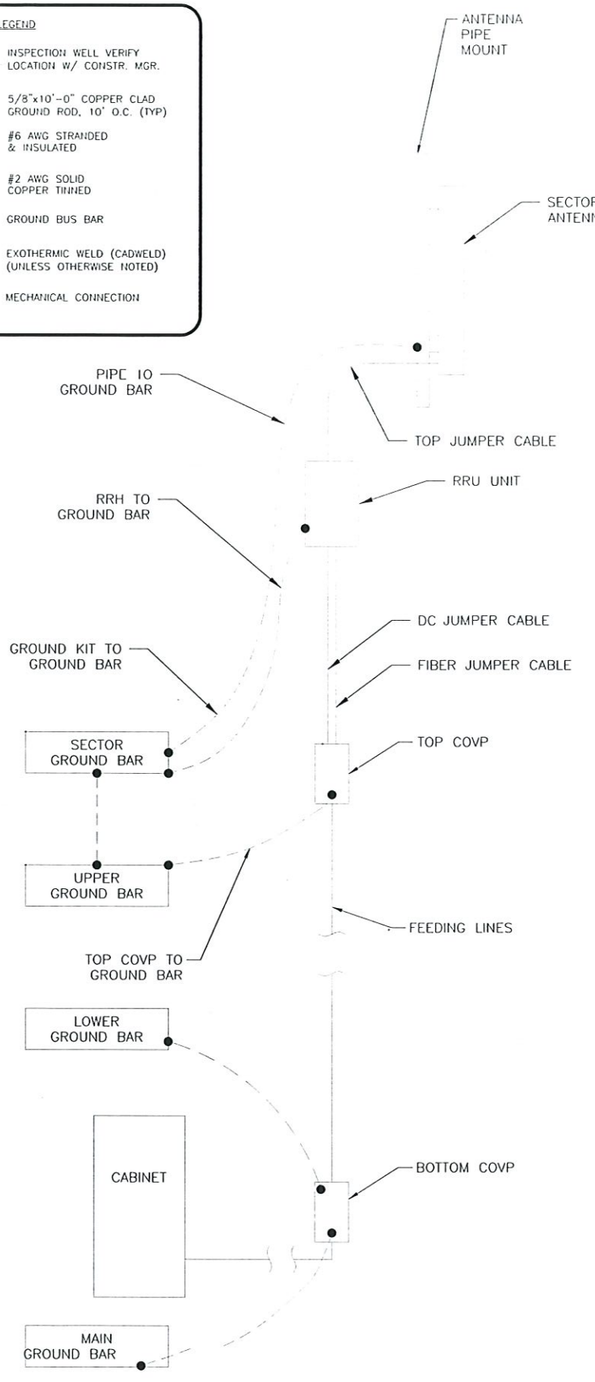
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1 EQUIPMENT GROUNDING DIAGRAM
SCALE: NOT TO SCALE

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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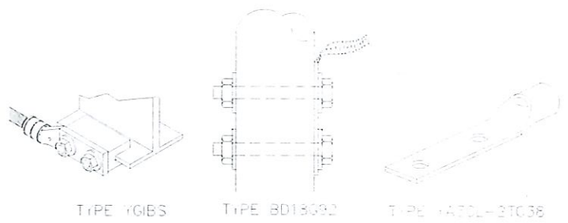
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REVISION: FCD0

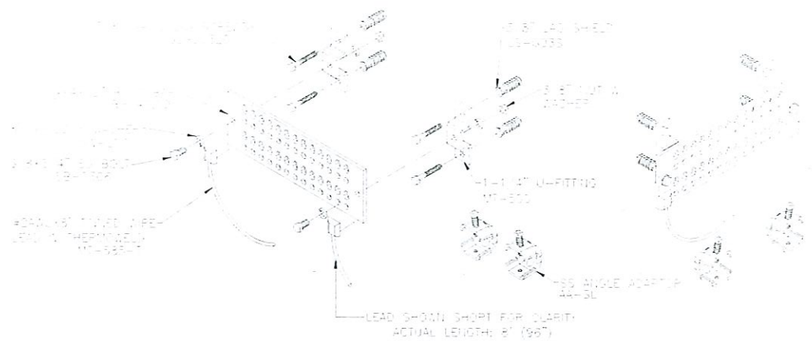


1 CADWELD DETAILS
SCALE: N.T.S



2 BURNDY DETAILS
SCALE: N.T.S

4 NOT USED
SCALE: N.T.S



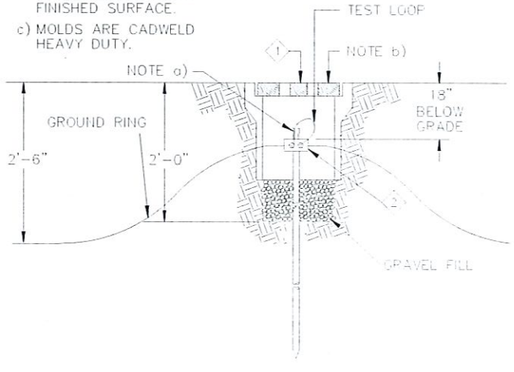
6 GROUNDING AND BUSS BAR
SCALE: N.T.S

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

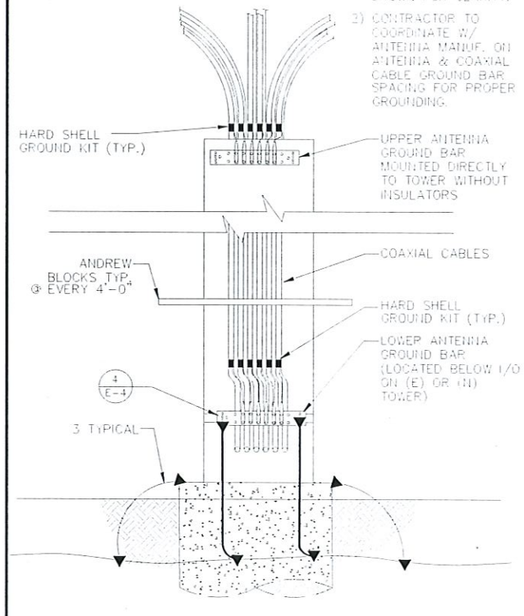
GENERAL:

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.

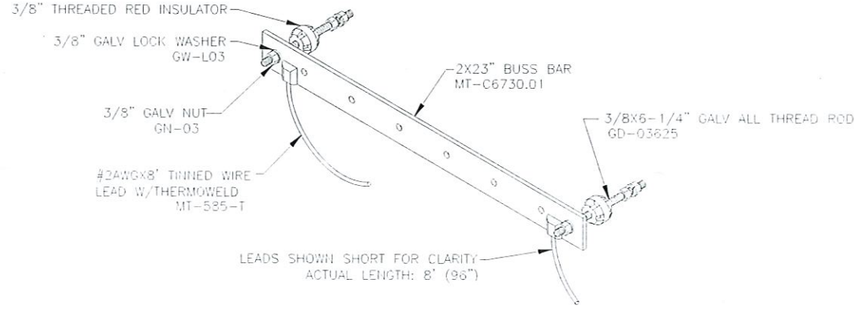


3 TEST WELL DETAILS
SCALE: N.T.S

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

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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

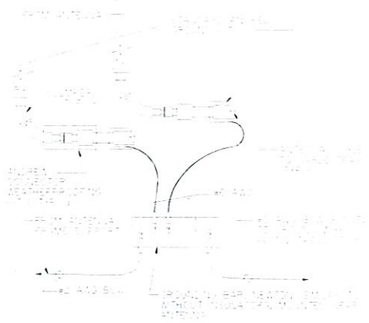
	EXISTING EQUIPMENT WITH SIZE AS NOTED	A	AMMETER
	PANELBOARD	C	CONDUIT
KWH	KILOWATT HOUR METER	G	GATE
T	TRANSFORMER	G	GROUND
	CIRCUIT BREAKER	P	POLE
	LIGHTING FIXTURE, SIZE AS NOTED	SPDB	SURGE PROTECTOR (IN TELCO BAY)
	COPPER GROUND BAR, SIZED AS NOTED	GUB	COLLECTOR GROUND BAR (TYP OF 4)
E	POWER WIRING, 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:

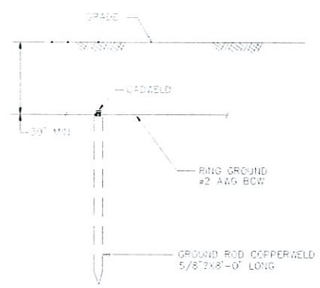
1. GROUNDING DETAILS AND REQUIREMENTS ARE GIVEN BY THE OWNER. CONTRACTOR SHALL COORDINATE ALL INSTALLATION WITH THE OWNER.

2. GROUNDING INSTALLATION SHALL BE IN ACCORDANCE WITH UTILITY COMPANIES, NEC, UL, IEEE, AND MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

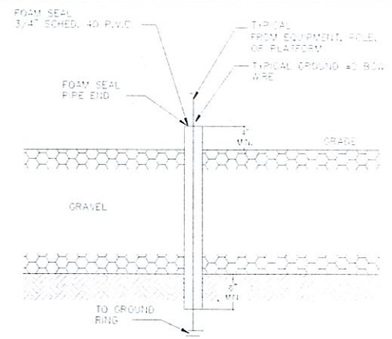
3. GROUND SYSTEM PROVIDED SHALL BE APPROVED BY THE CITY AND AHJ.



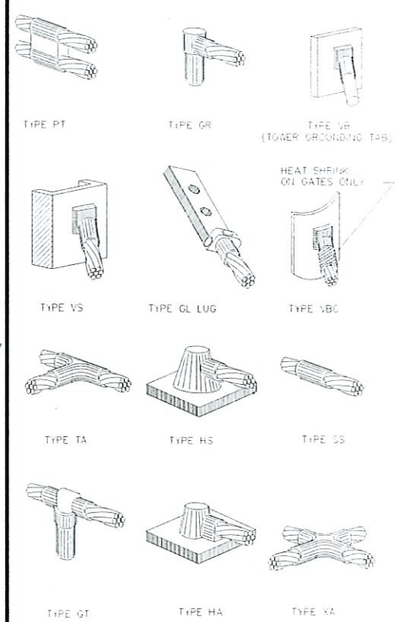
6 GROUND WIRE CONNECTION
SCALE: N.T.S



4 GROUND ROD
SCALE: N.T.S

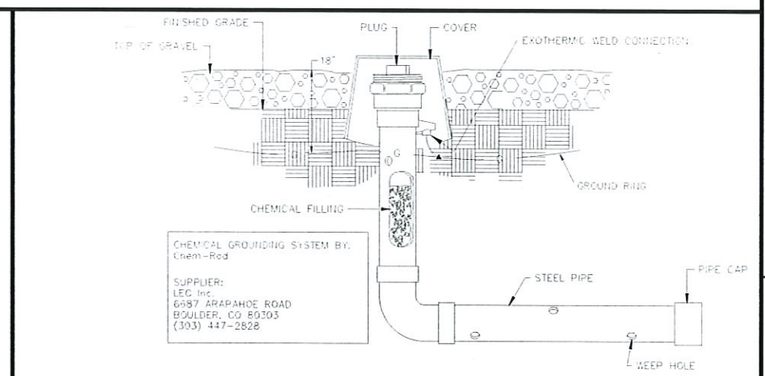


7 GROUND WIRE PIPE SLEEVE
SCALE: N.T.S

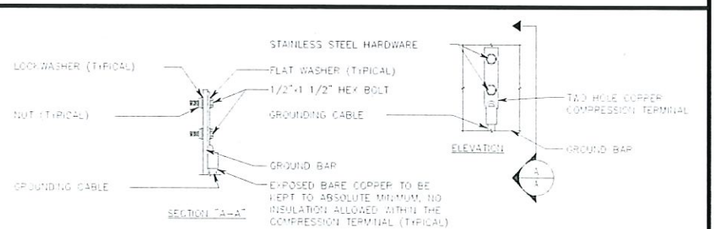


NOTE: CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED FOR THIS PROJECT.

1 CALWELD TYPES
SCALE: N.T.S

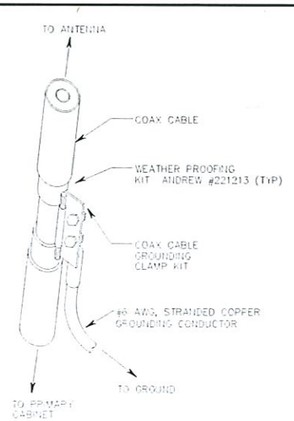


2 TYP. CHEMICAL GROUNDING DETAIL
SCALE: N.T.S

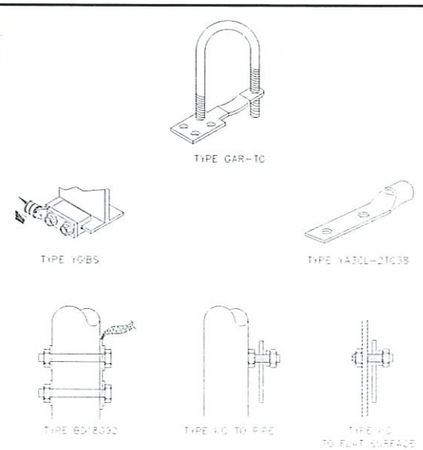


NOTE:
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

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
FCD1	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CD'S	ELG

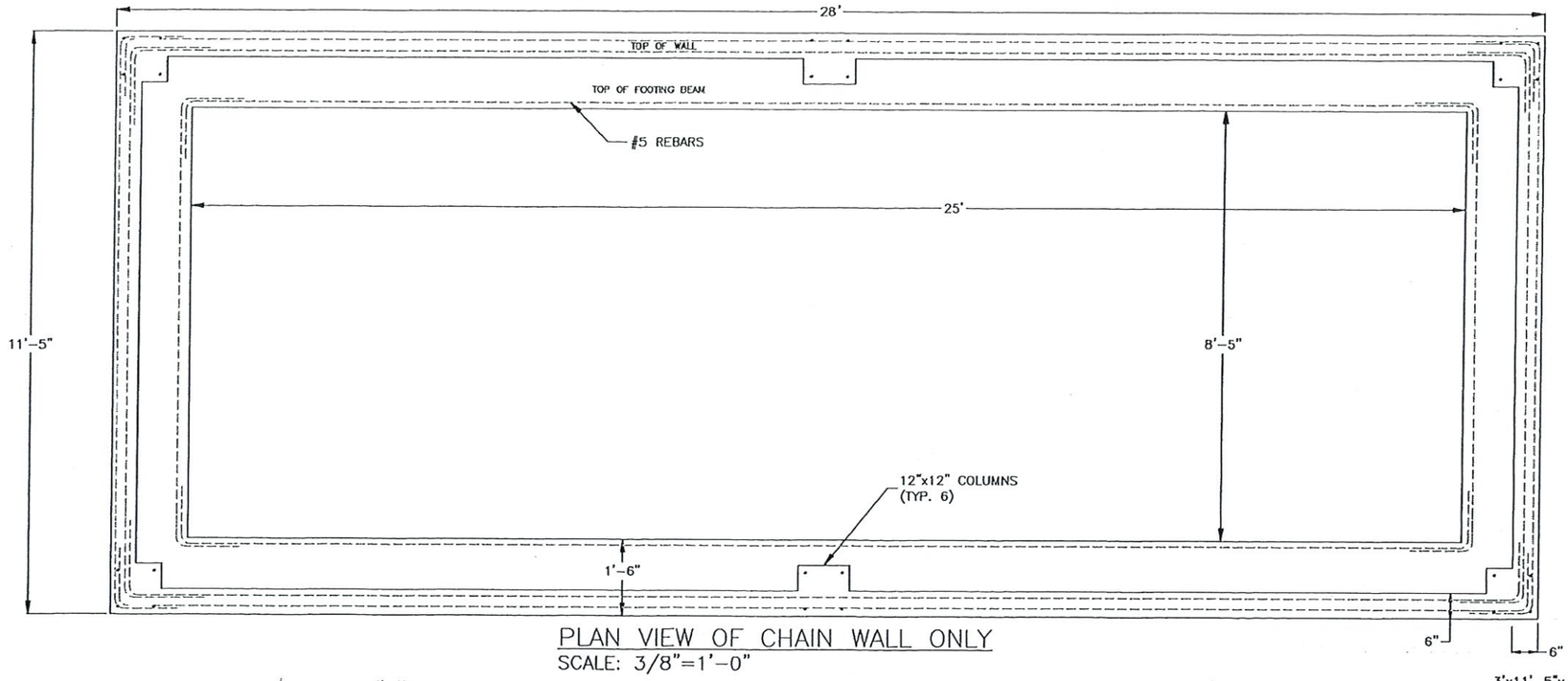


EPB ASSOCIATES, INC.
Civil + Structural Engineers
TX Registration No. F-9923
14114 Dallas Parkway, Suite 472
Dallas, Texas 75254
(972) 239-5495

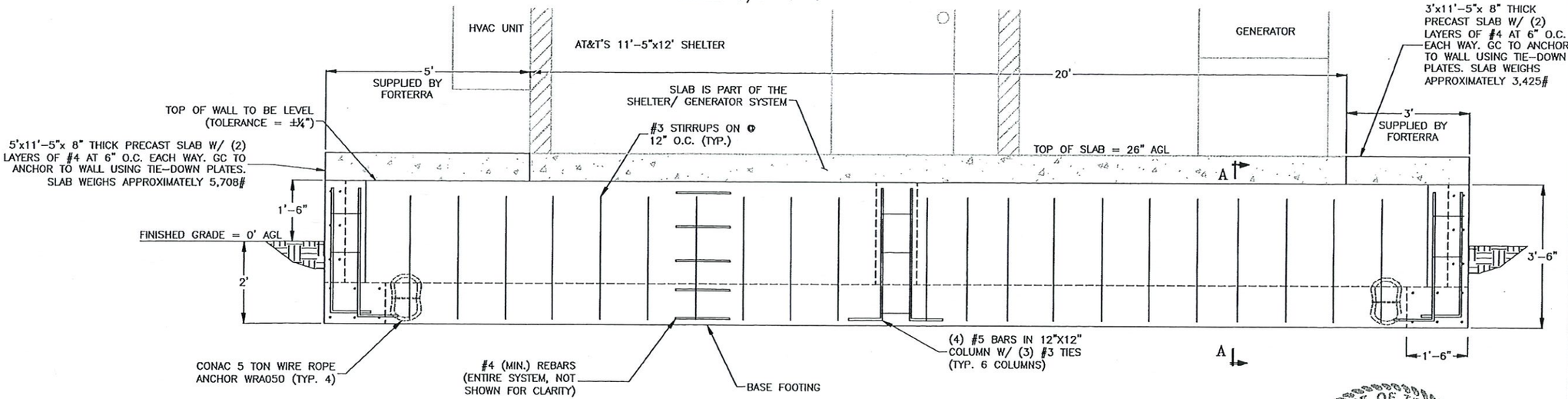
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: G-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.

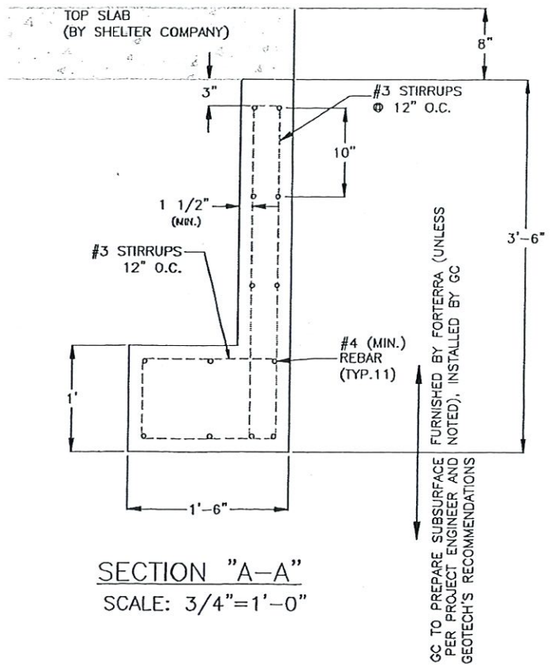


PREPARED FOR
at&t

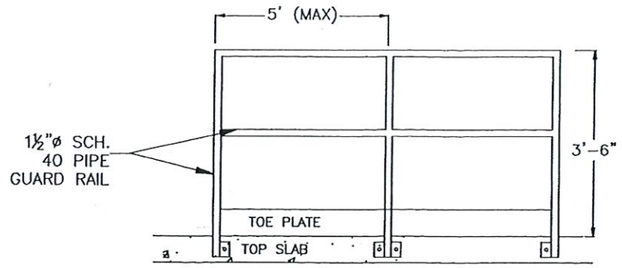
PREPARED BY
GILLEN DESIGN SYSTEMS, L.L.C.
4425 WADE DRIVE
METAIRIE, LA 70003
PHONE: (504) 512-3770
EMAIL: GLENN@GILLENDS.COM
TEXAS COA # 7733

SEAL

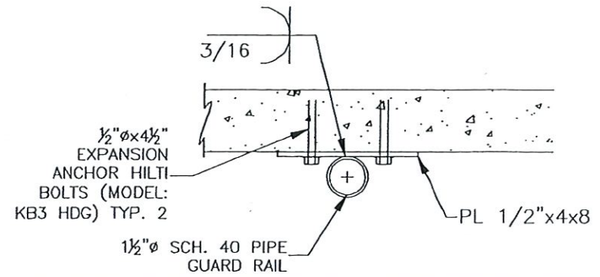
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SITE ADDRESS:	1520 W. HOUSTON ST SHERMAN, TX 75092
LAT/LONG:	33.632381° -96.62726°
DATE	07/07/20
DRAWN BY	GPG
CHECKED BY	WFZ
APPROVED BY	GPG
PROJECT NO.	
DRAWING TITLE	11'-5" X 28' X 3'-6" TALL SOLID CHAIN WALL
SCALE:	AS SHOWN
DRAWING NO.	S-1
REV.	0



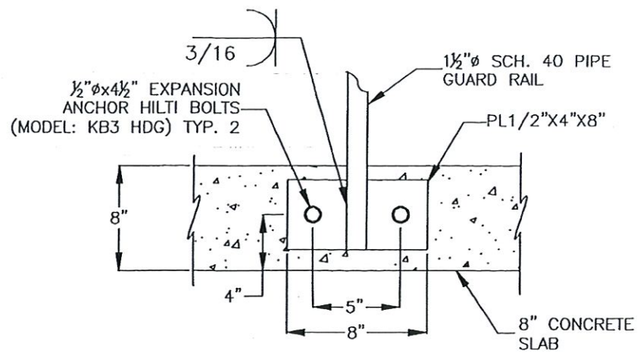
SECTION "A-A"
SCALE: 3/4"=1'-0"



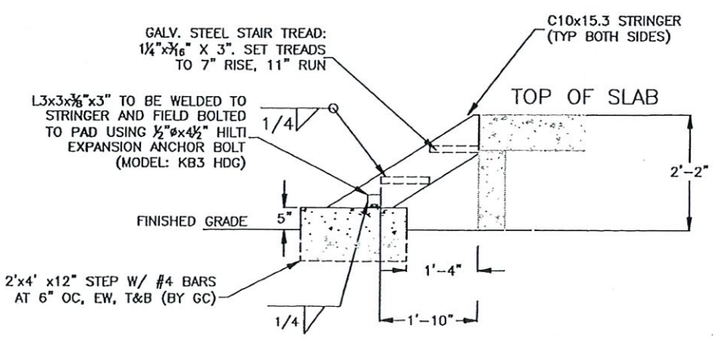
GUARD RAIL DETAIL ELEVATION VIEW
SCALE : NTS



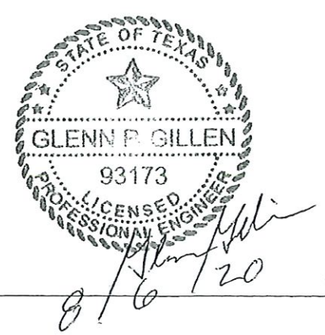
PLAN VIEW GUARD RAIL TO SLAB CONNECTION DETAIL
SCALE : NTS

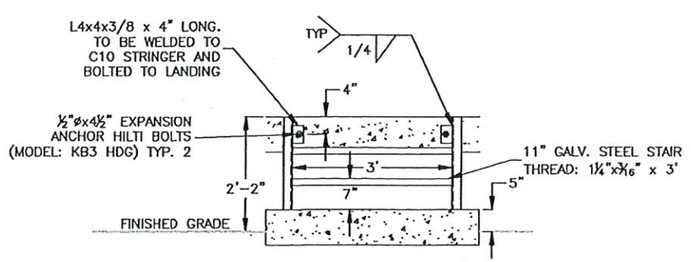


ELEVATION VIEW GUARD RAIL TO SLAB CONNECTION DETAIL
SCALE : NTS



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

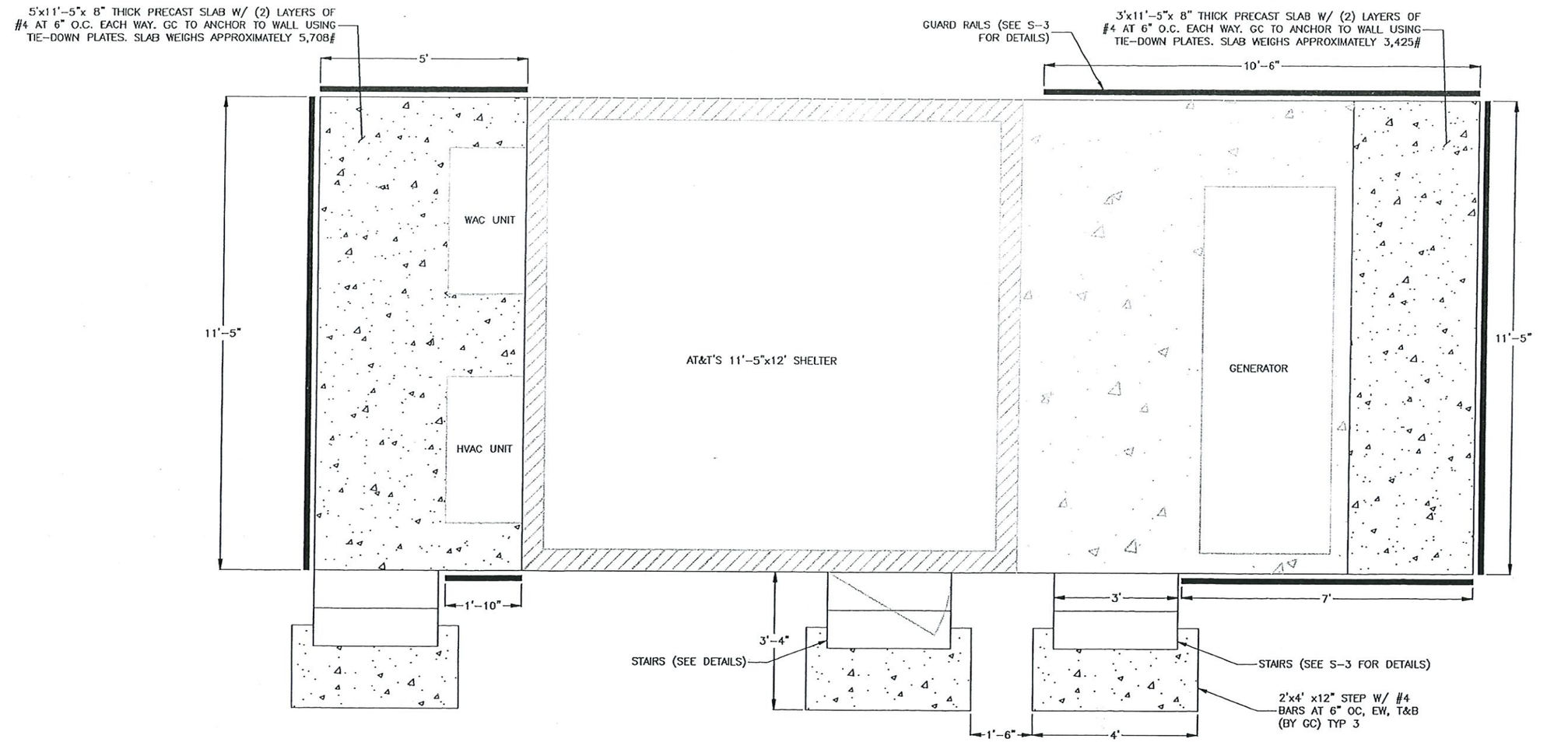
SITE NAME:	DXL06157
SITE ADDRESS:	1520 W. HOUSTON ST SHERMAN, TX 75092
LAT/LONG:	33.632381° -96.62726°
DATE	07/07/20
DRAWN BY	GPG
CHECKED BY	WFZ
APPROVED BY	GPG
PROJECT NO.	

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

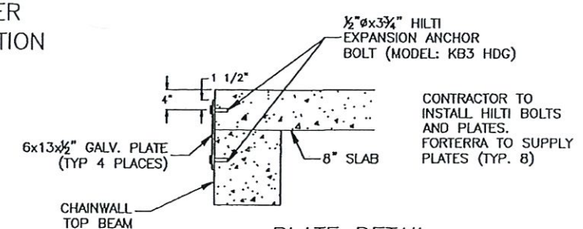


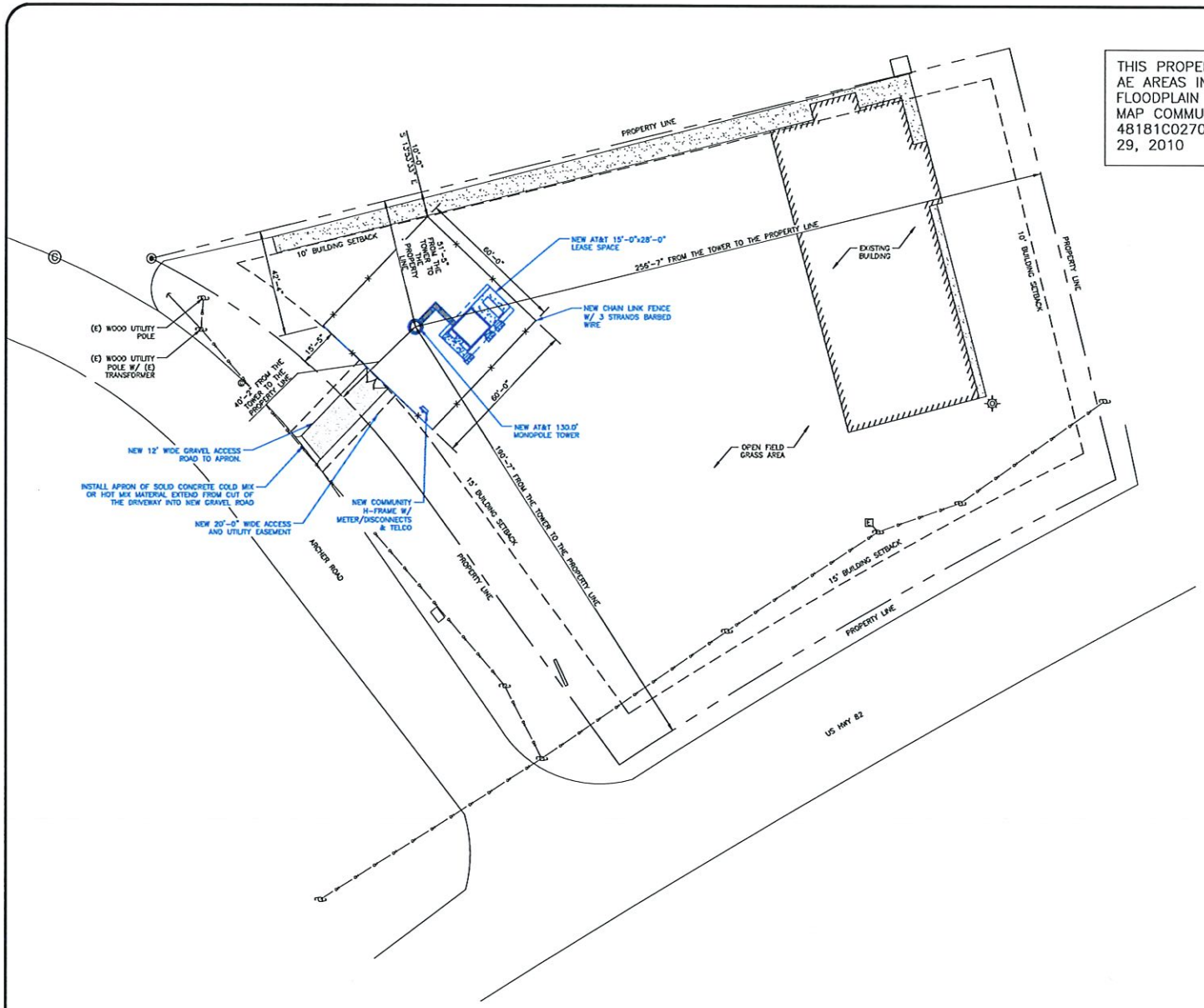
PLATE DETAIL
SCALE: NTS

PREPARED FOR
at&t

PREPARED BY
GILLEN DESIGN SYSTEMS, L.L.C.
4425 WADE DRIVE
METAIRIE, LA 70003
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.	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
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
FCD0	07/06/20	SN	PRELIMINARY	ELG
FCD0	07/29/20	SN	FINAL CDS	ELG
FCD0	09/24/21	SN	FINAL CDS	JC

STATE OF TEXAS
121430
LICENSED PROFESSIONAL ENGINEER
FIRM #: 19170

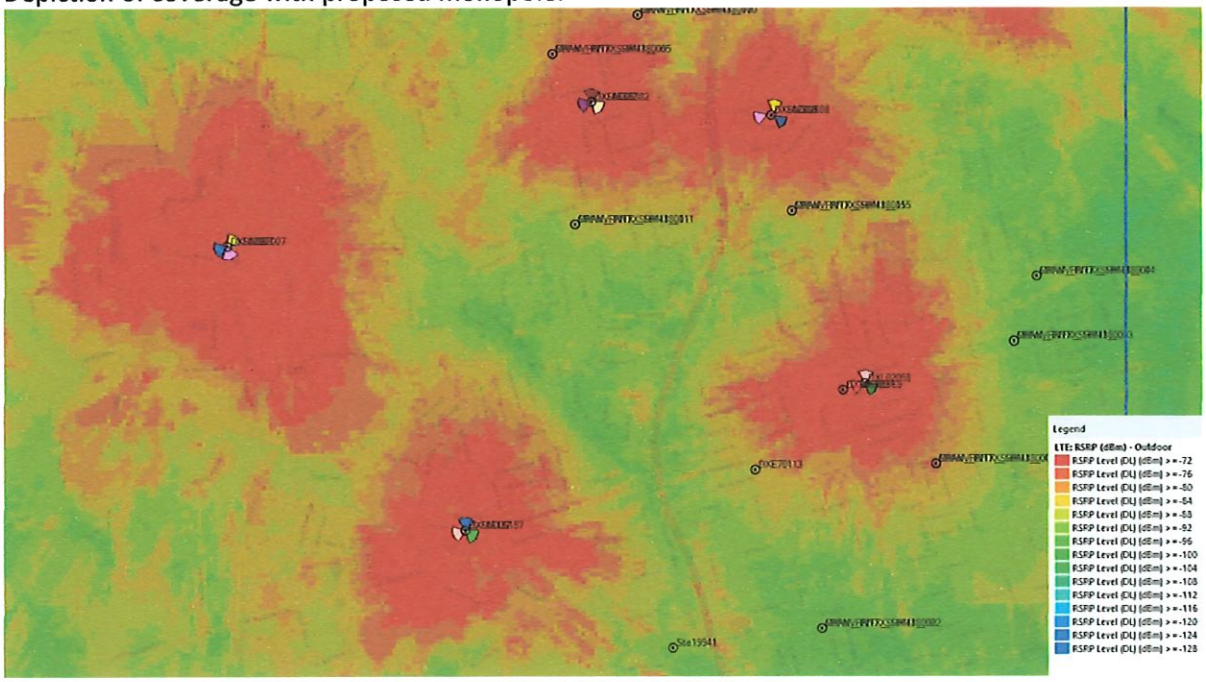
CAA SOLUTIONS, PLLC
CONSULTING ENGINEER
FIRM # 19170
3400 STRATFORD ROAD
ATLANTA, GA 30326

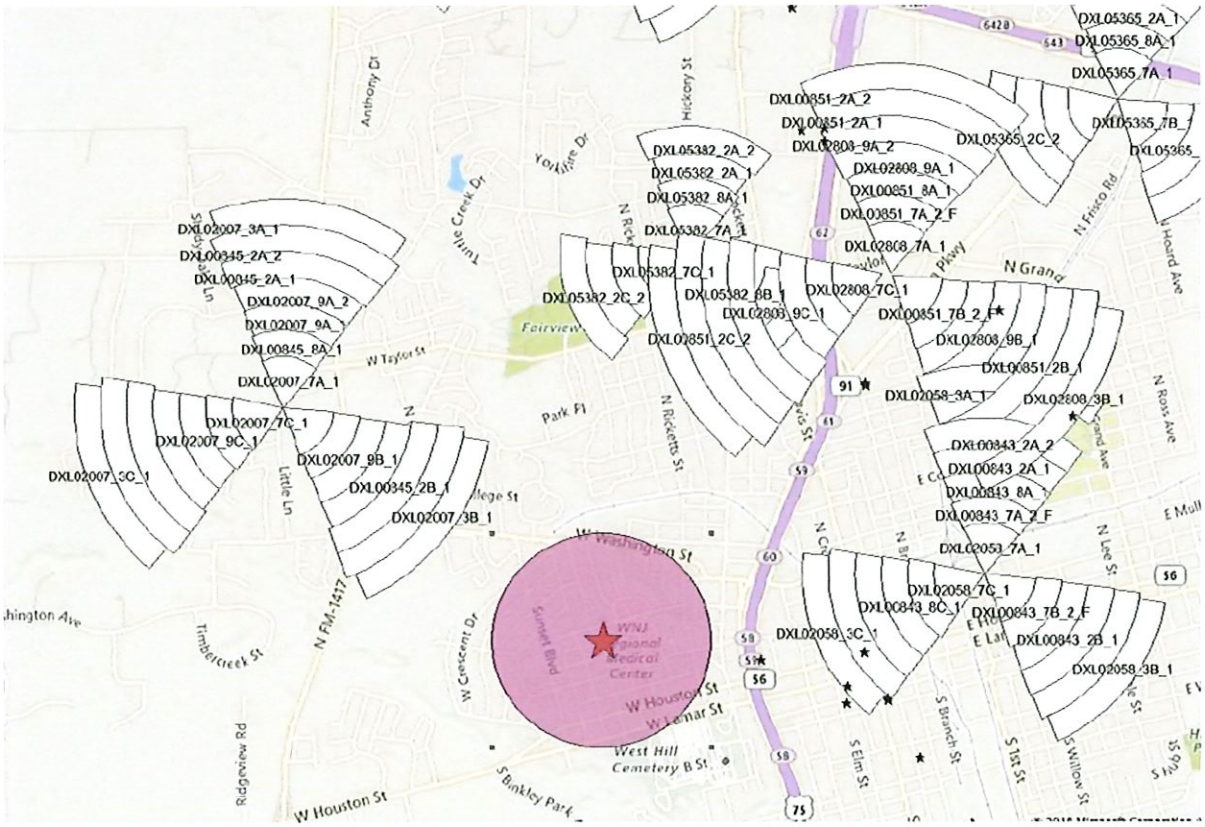
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET NUMBER: C-1

REVISION: FCD0

Depiction of coverage with proposed monopole.





Aaron Cornish
Site Acquisition Manager
(682) 216 6480
aaron.cornish@nexius.com

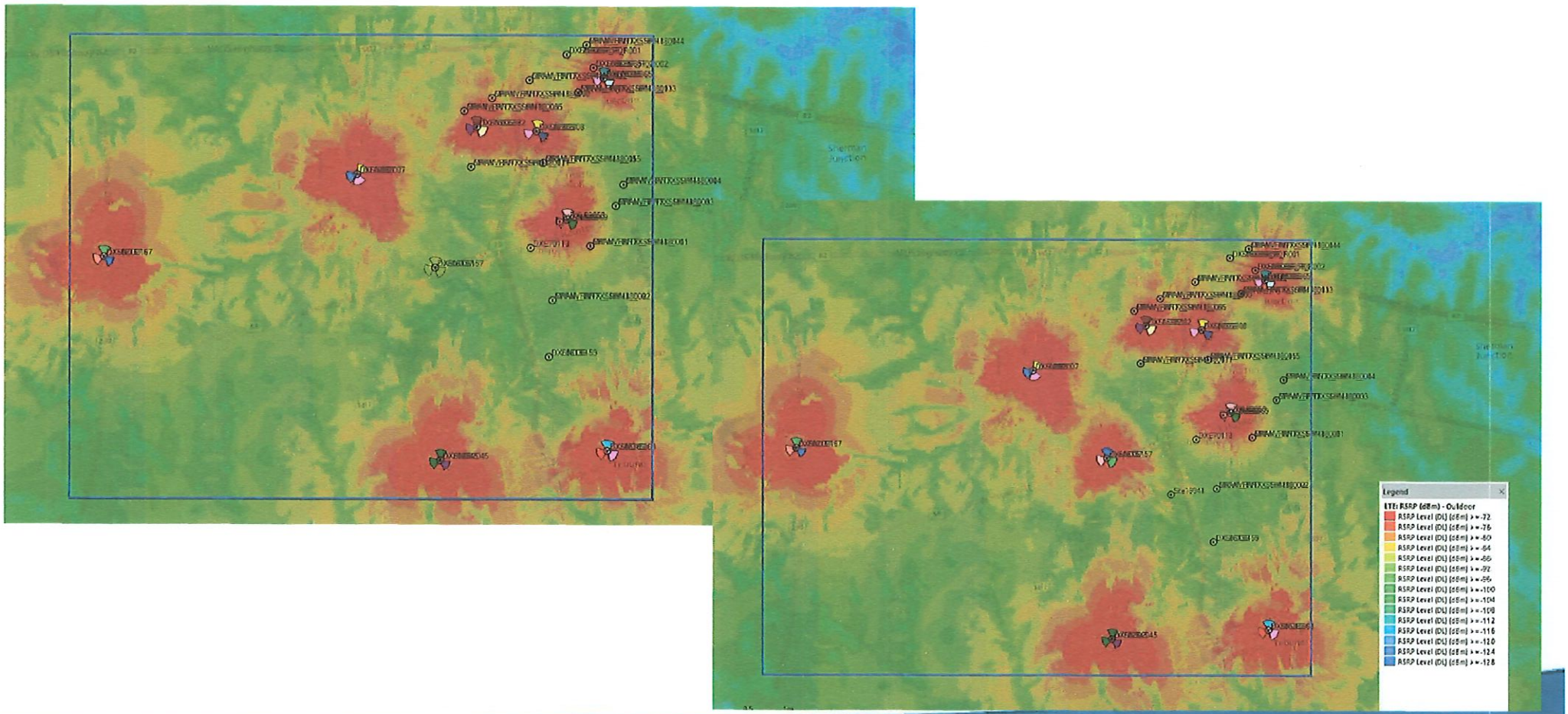
FA: 14679468

DXL06157



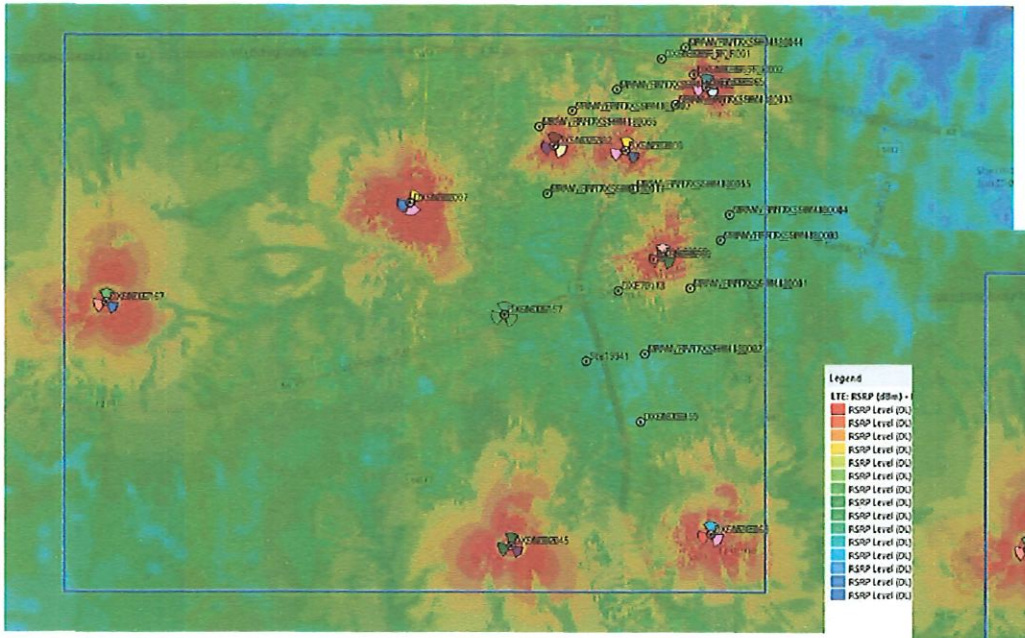
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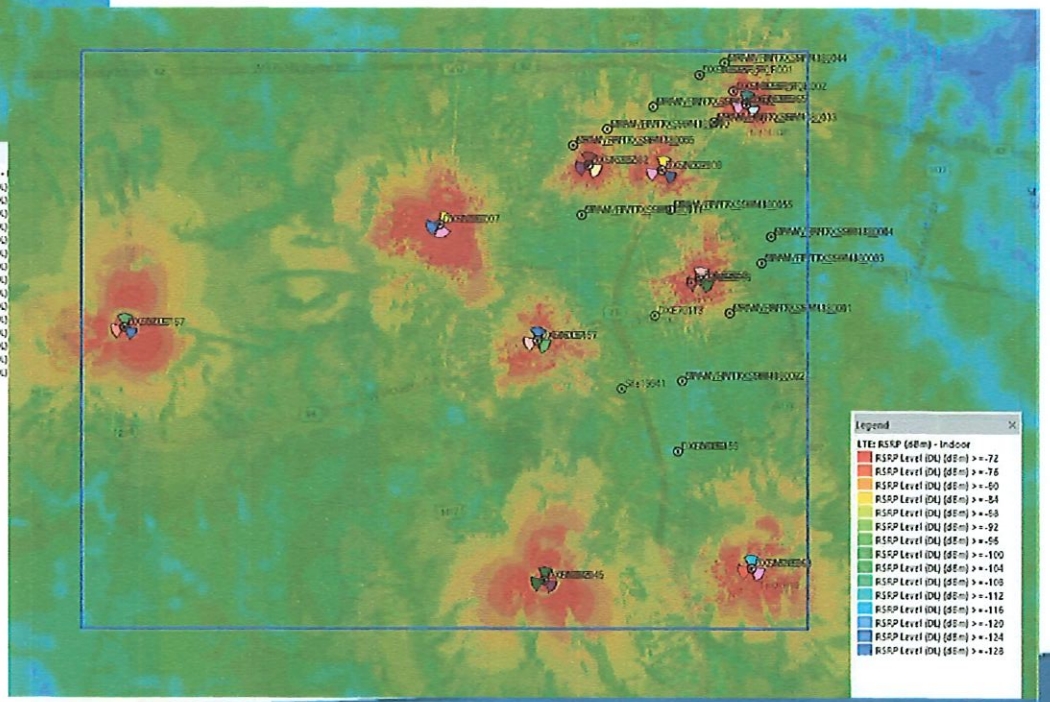
Outdoor Coverage



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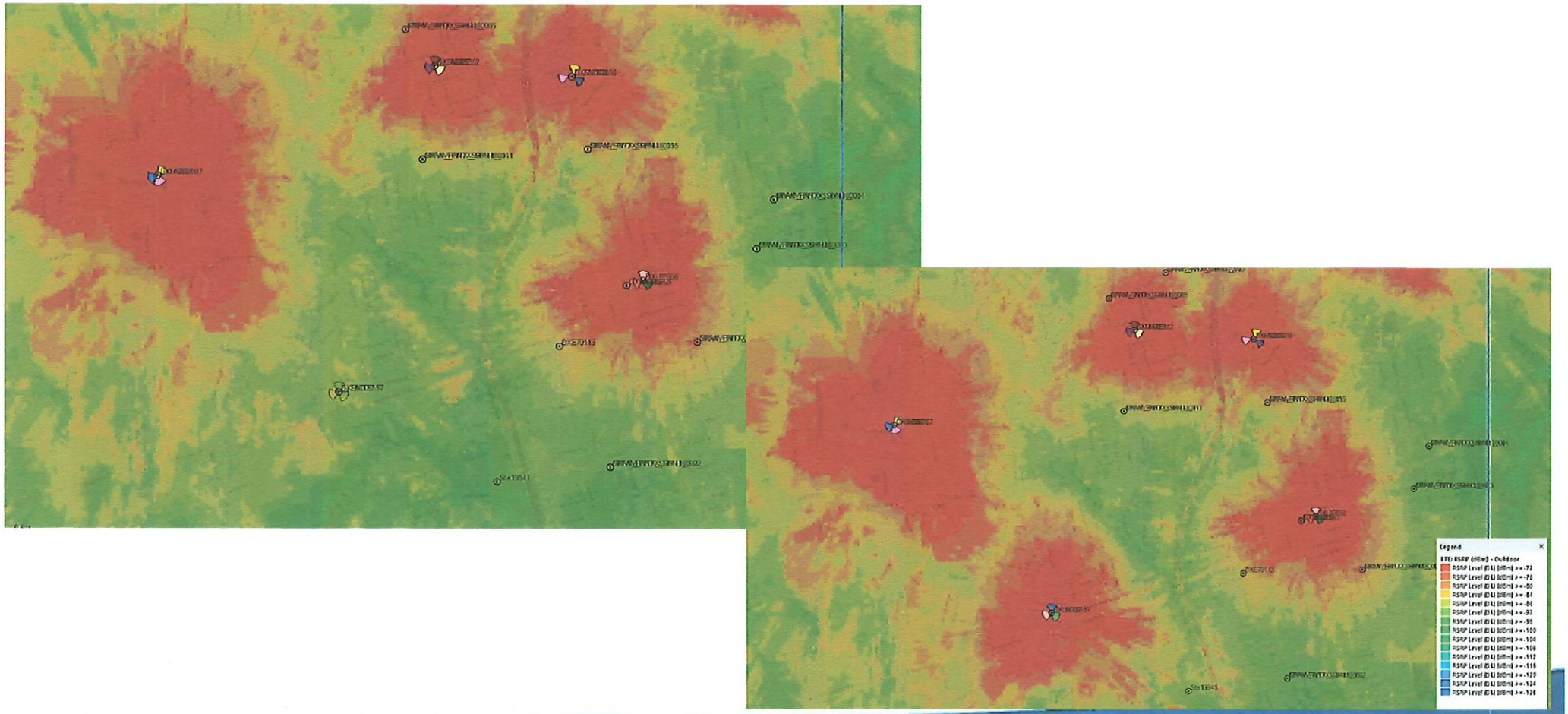
Indoor Coverage





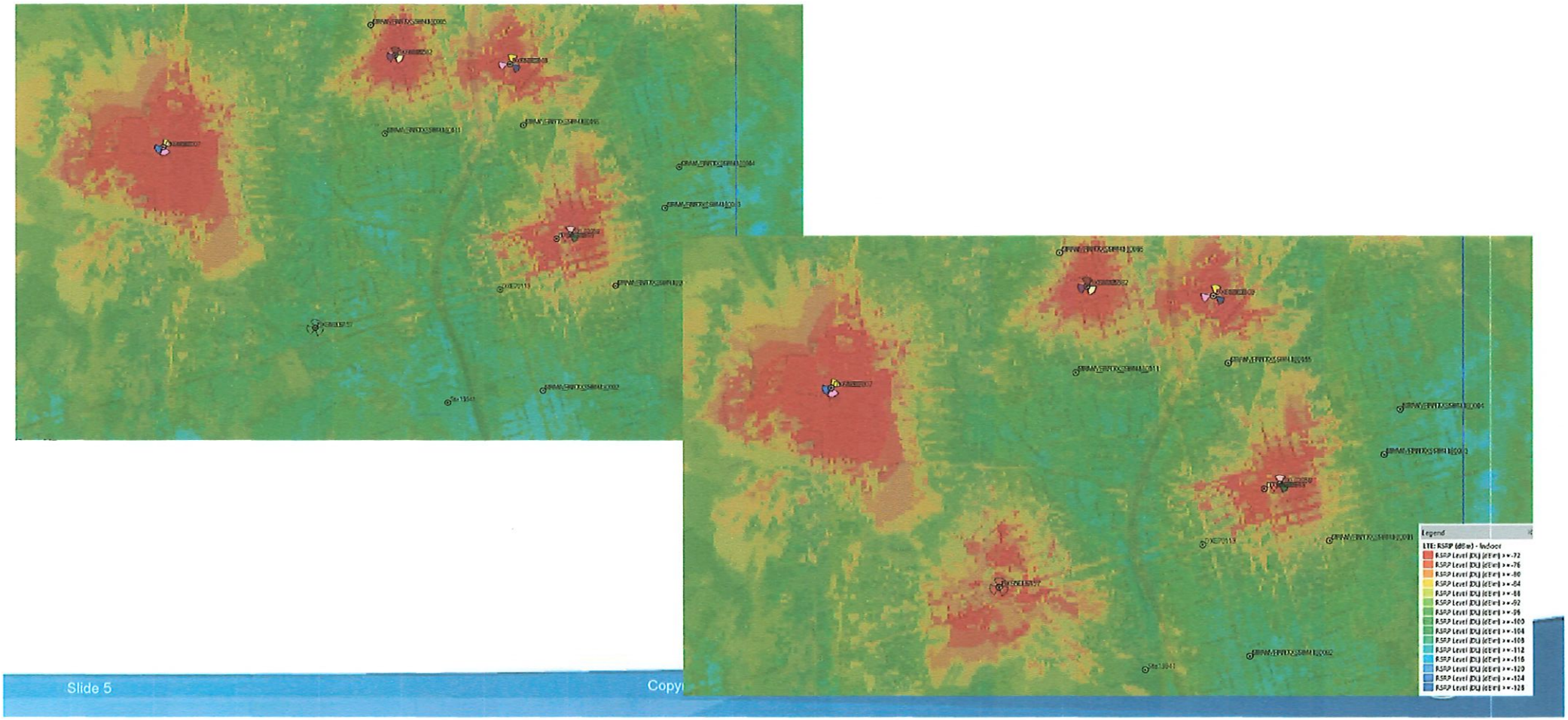
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Outdoor Coverage (zoomed)



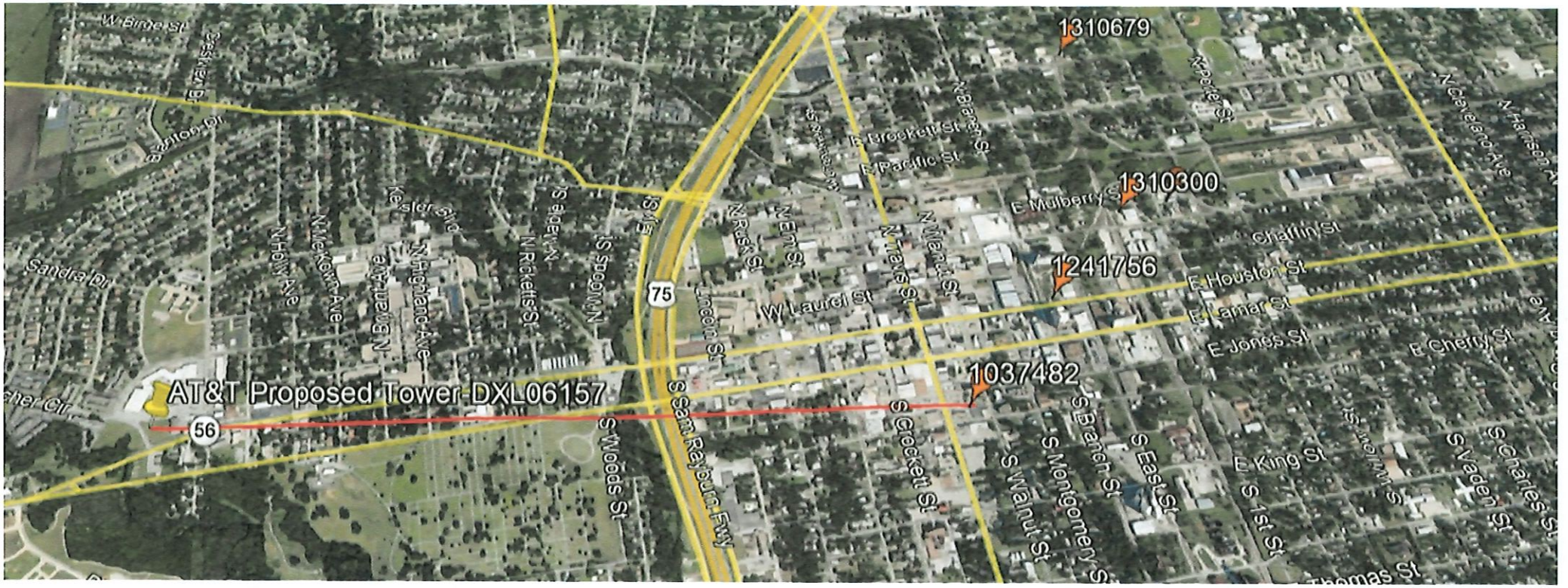
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Indoor Coverage (zoomed)



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

October 12, 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, October 19, 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
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 10/19/2021

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:

*** 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 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.

Background:

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.

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:

Manufactured Homes – The Manufactured Homes character type is comprised of small residential parcels consisting of several residences. These parks are located in the peripheral areas of the City.
and
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:

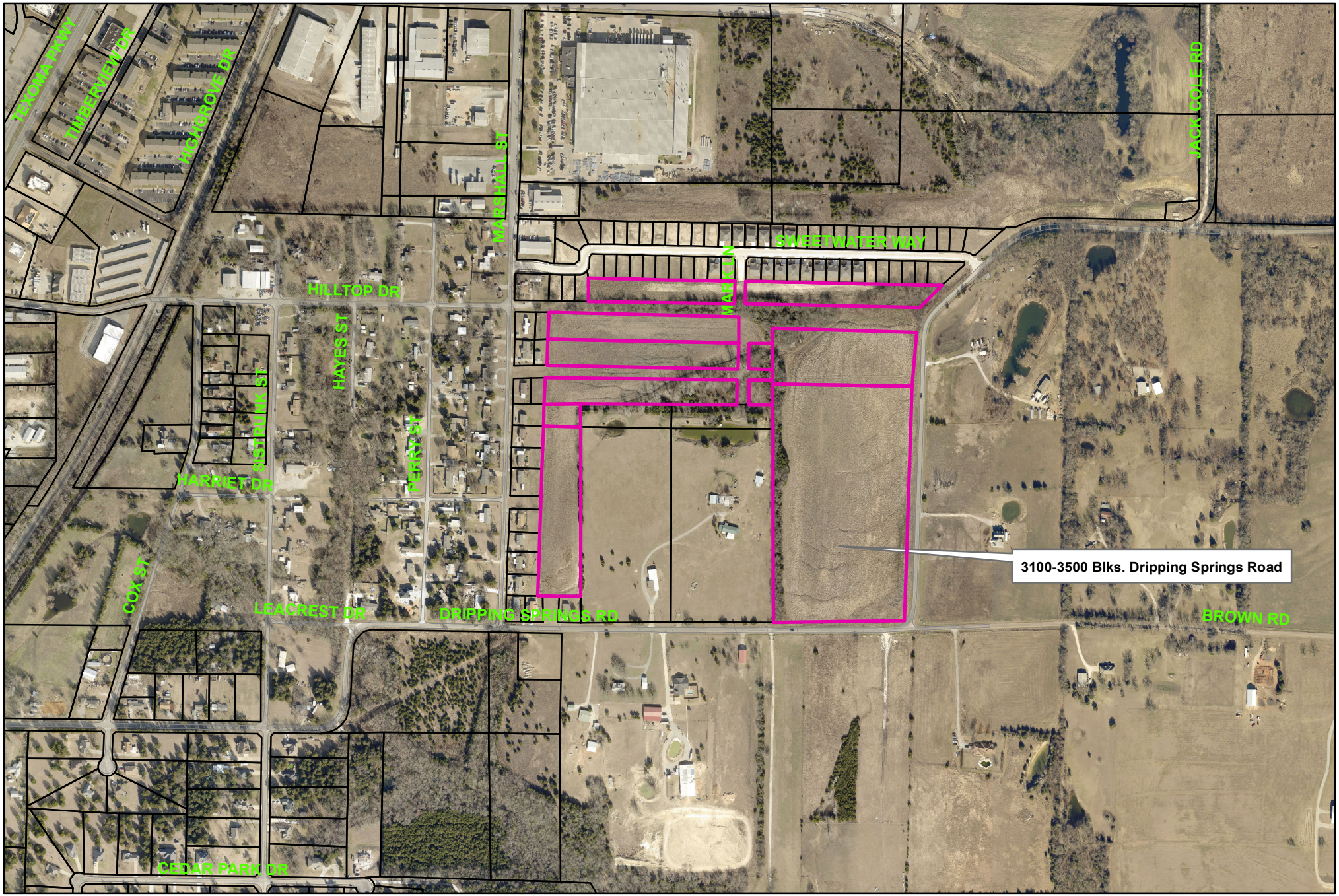
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Sweetwater Springs Phase 2
Staff Review Letter



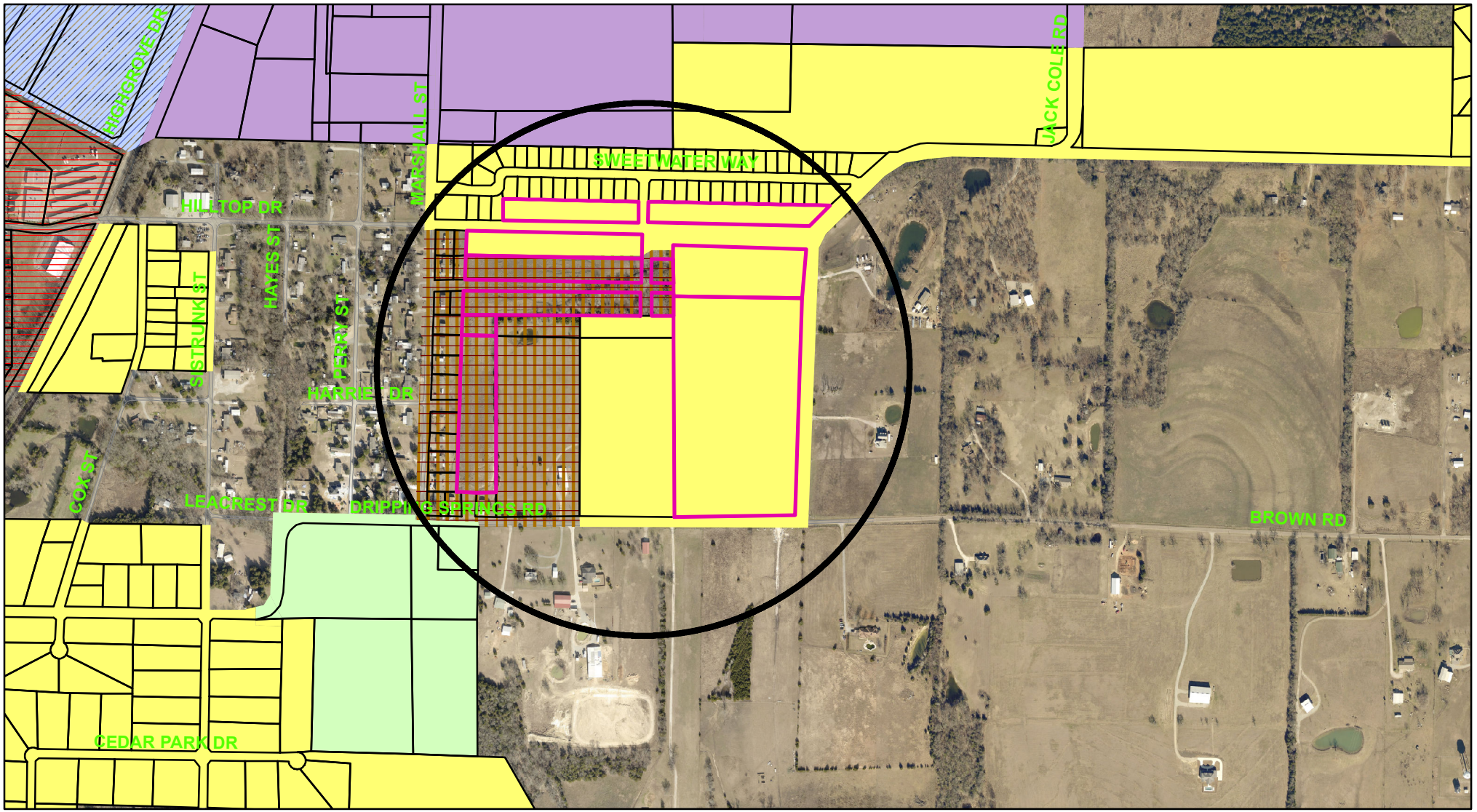
3100-3500 Blocks Dripping Springs Road

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

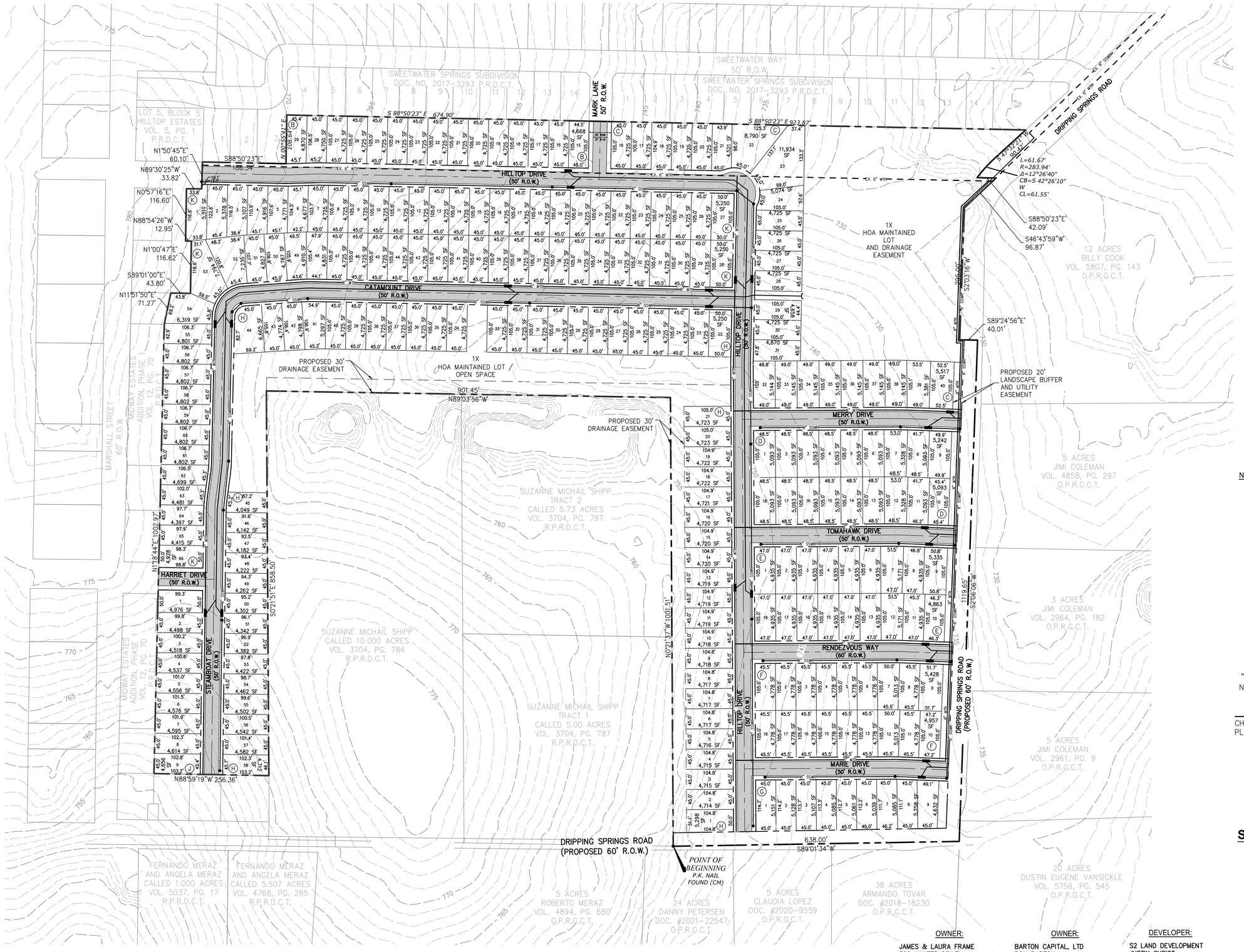
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 700 ft



NOTES

1. TOTAL RESIDENTIAL LOTS – 236
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.

"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE

A PRELIMINARY PLAT OF

LOTS 15–29, 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: 09/27/2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

James & Laura Frame
508 Vawter Dr.
Van Alstyne, TX 75495

Attn: Justin Christ
10003 Technology Blvd.
Dallas, TX 75220

Barton Capital, Ltd.
Attn: Ron Barton
715 S. Sam Rayburn Frwy.
Sherman, TX 75090
S2 Land Development

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, October 19, 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. 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.
2. 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.
3. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
4. Approval of a Specific Use to allow patio homes will be required for lots 50' wide or less.
5. When a street changes direction, the street shall be renamed.
6. This is a Replat and should be referenced as a Replat in the Title. i.e. "Sweetwater Springs, Phase 2" with a subtitle of "Being a Replat of…"
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. 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.
9. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
10. Knuckle meeting City standard to be added on Lots 52, 53 & 54, Block K. *Code of Ordinances Chapter 3.02.002(c)(37)*

11. Dedicate a 15'x15' Right of Way corner clip at street intersections on all 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)*
12. 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)*
13. 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)*
14. Water and sewer mains must be extended in accordance with City criteria within to serve development. Verify sewer capacity for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282*
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. Dedicate a 10' Utility Easement along all street frontages. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
17. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 10/19/2021

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:

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:

Board of Adjustments

A. 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
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

B. Preliminary Plat approval Laurel Creek Addition, Section Four.

Background:

The property is located in the 400 block of Laurel Creek Drive and is zoned an R-1 (One-Family Residential) District. The owner would like to Plat the property into 24 lots for residential development. They are also requesting exceptions to allow nine lots to be less than 60' wide.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Mitchell Enterprises, LTD (Owner)
Vilbig & Associates, PLLC (Civil Engineer)
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:

21

Objections Received:

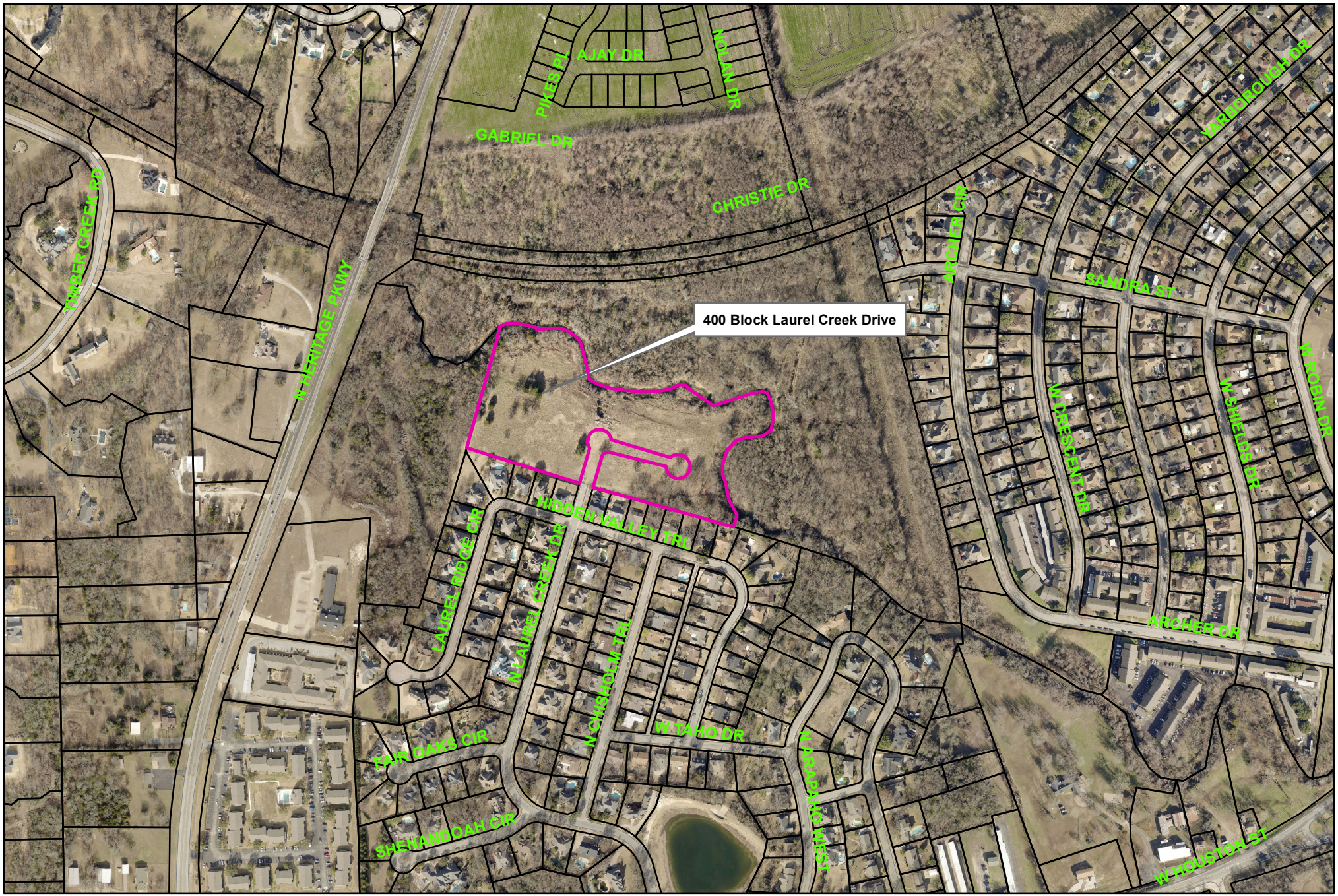
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan - Variances
Laurel Creek Addition, Section 4 Preliminary Plat
Staff Review Letter



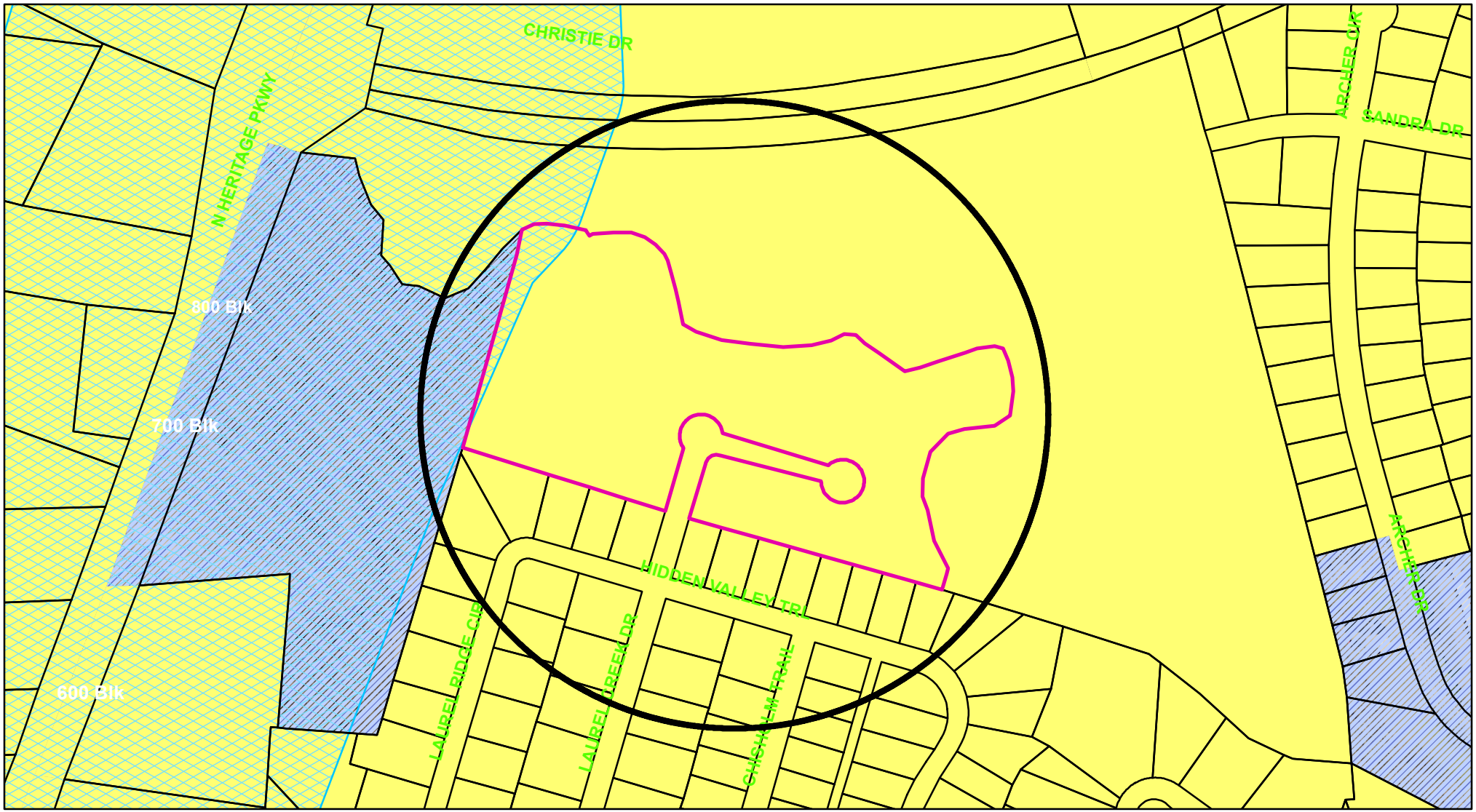
Sherman
CLASSIC TOWN. BROAD HORIZON.

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
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 300 ft

400 Block Laurel Creek Drive

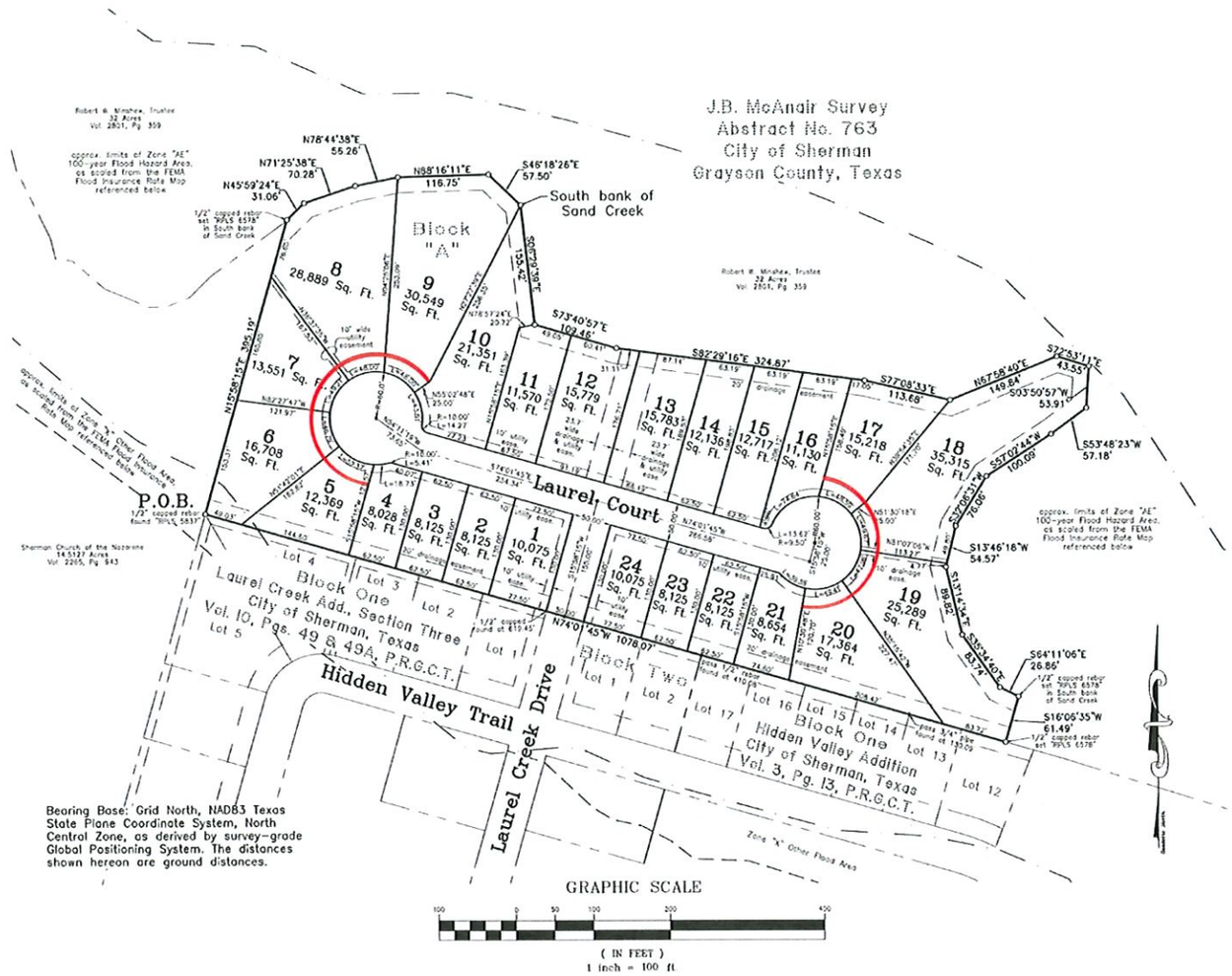


9/22/2021

Laurel Creek - Section Four

Lot No.	Building Line	R.O.W.
5	67.90'	52.37'
6	66.79'	46.79'
7	69.21'	49.21'
8	65.90'	48.00'
9	70.14'	48.00'
17	64.06'	48.59'
18	70.37'	49.67'
19	67.94'	47.96'
20	69.99'	49.41'

Vilbig & Associates, PLLC
consulting engineers & surveyors



Laurel Creek Addition, Section Four
to
the City of Sherman, Texas
9.620 Acres
in the

Location Map

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 of land conveyed to Mitchell Enterprises, Ltd. by Everett Mitchell by General Warranty Deed dated January 9, 2008 and recorded in Volu 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 Volume 2265, Page 943, Real Property Records, Grayson County, Texas, at the Northwest corner of Lots 4 and 5, Block One, Laurel C Sherman, Texas, as per plat of record in Volume 10, Pages 49 and 49A, Plat Records, Grayson County, Texas, at the Southwest corne

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 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. Minshew, Trustee in Volume 2801, Page 359, said Official Public Records, at the Northeast corner of said Sherman Church of the Naza 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 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. 14 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 co 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 Enterp 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 S Volume 3, Page 13, said Plat Records, at a Southwest corner of said Minshew 32 ac. at the Southeast corner of said Mitchell Enterp

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 V 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 i 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 Two, said Laurel Creek Addition, Section Three, passing the Northwest corner of said Lot 1 and continuing, passing a 1/2 inch capped 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, E 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 prop direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of

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

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED
LAND SURVEYOR

We, Mitchell Enterprises, Ltd., owners of Laurel Creek Addition, Section Four, to the City of Sherman, Texas, do hereby dedicate 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, is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration the stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

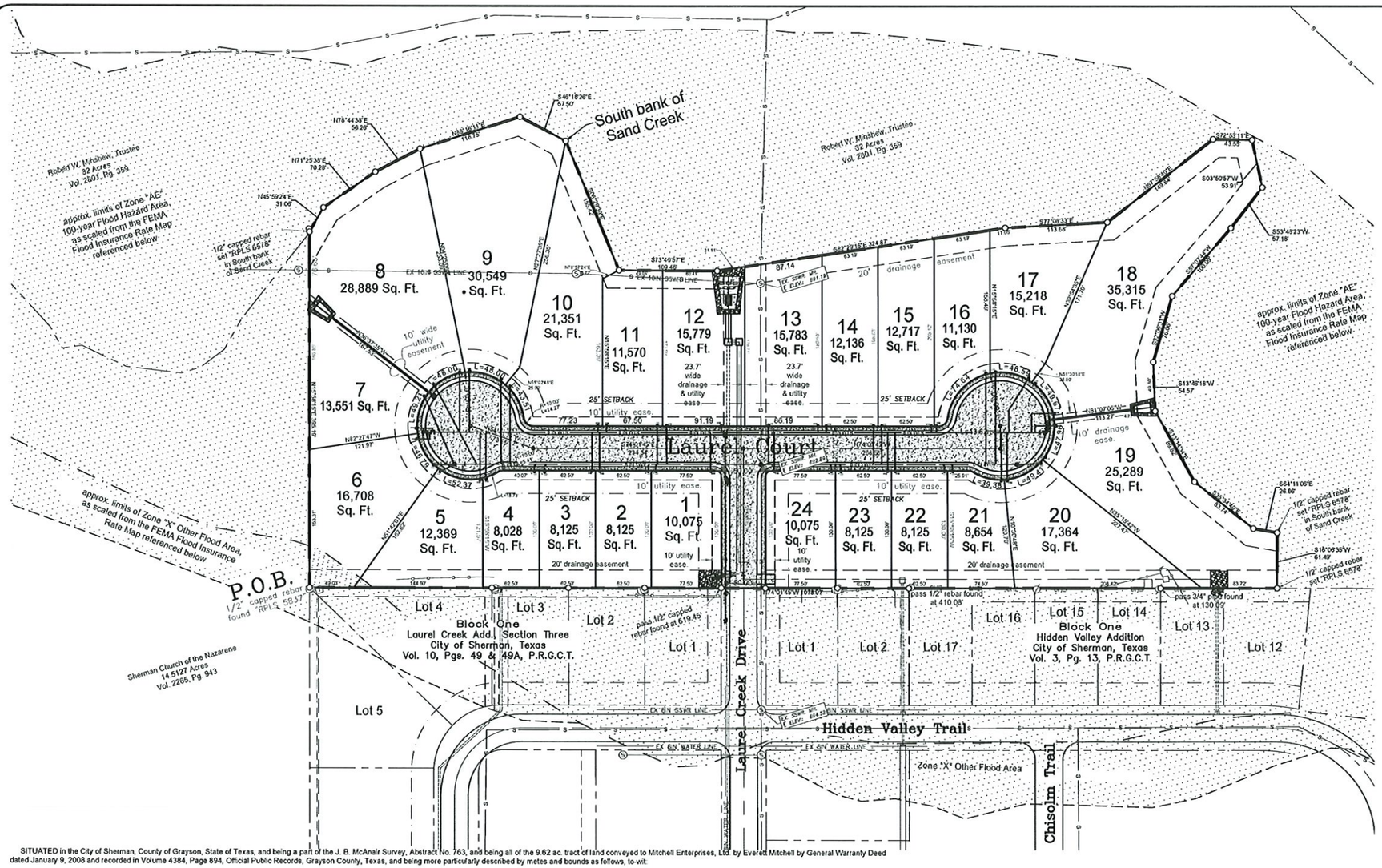
This, the final plat of Laurel Creek Addition, Section Four to the City of Sherman, Texas, is hereby approved this _____ and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Laurel Creek Addition, Section Four to the City of Sherman, Texas, is hereby approved this _____ Council of the City of Sherman, Texas.

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

© Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



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. 08 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. 14 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, 28.66 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 18 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.

DIST. @ BUILDING LINE FOR VARIANCE

LOTS	R.O.W.	BUILDING LINE
5	52.37'	68.40'
6	46.79'	66.29'
7	49.21'	69.71'
8	48.00'	65.40'
9	48.00'	70.60'
17	48.59'	64.06'
18	49.67'	70.35'
19	47.96'	67.97'
20	49.41'	69.99'

NOTES

1) TOTAL RESIDENTIAL LOTS--------24
2) ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.
3) EXISTING ZONING R-1
4) PROPOSED ZONING R-1

OWNER/DEVELOPER:
STEVE MITCHELL
224 E. COTTAGE
SHERMAN, TEXAS 75090
903-893-6593/903-818-6160

"Preliminary Plat, for inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission — Date

0 60' 120' 180'
SCALE: 1" = 60'

PLAN LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- S — EXISTING SEWER
- FIRE LANE
- X — X — WIRE FENCE
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED 6' WOODEN FENCE
- FH — FIRE HYDRANT

PROGRESS PLOTS FOR INTERIM DESIGN REVIEW ONLY NOT FOR CONSTRUCTION DATE: 10/05/21

!!CAUTION!! THERE MAY BE UNDERGROUND GAS LINES, WATER LINES, SEWER LINES AND ELECTRICAL LINES WITHIN VICINITY OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

811 Texas One Call

NO.	DATE	BY	DESCRIPTION

REVISIONS

SUBMITTAL #1: --/--/--
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 60'
VA PROJECT NO: 1036-01

SHEET C1

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 332-7333 FAX (214) 332-0999
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., 87207 ON OCTOBER 05, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

LAUREL CREEK SECTION 4

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
9.620 ACRES TRACT

Oct 05, 2021 - 10:43am User: User X:\1036-01 Laurel Creek - Sherman, TX\Civil 1036-01\Production Drawings\Preliminary Plat 1036-01.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Steve Mitchell
224 E. Cottage
Sherman, TX 75090

Vilbig & Associates, inc.
517 W. Woodard St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of Laurel Creek Section 4 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Clarify calls on drawing and metes and bounds for northern boundary. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. 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)*
6. Dedicate a 15'x15' Right of Way corner clip on Northwestern 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)*
7. Dedicate a 15'x15' Right of Way corner clip on Northeastern corner of proposed Lot 24. *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)*
8. 10' Utility Easements on proposed Lots 1 & 24 to parallel new right of way established by corner clips. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Metes and Bounds and Drawing on north boundary line do not match graphically. Correct appropriately.
10. Drainage Outlets exceed the boundaries of drainage easements. Drainage Easements must be widened to accommodate for all of drainage outlet. Correct appropriately.
11. Remove building line from final plat.
12. Verify cul-de-sacs meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*

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)*
15. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
16. 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).*
17. Three Party Agreement required for Public Infrastructure.
18. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 10/19/2021

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:

1321 WEST MOORE STREET (RECEIVED EMAIL FROM PETER OBARA 10/8/2021, 1:56 p.m. WITHDRAWING REQUEST)

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.

Background:

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.

Adjacent Zoning:

R-1 (One-Family Residential) District
R-2 (Multi-Family Residential) District

Origination:

Paul Odwesso and Peter Obara (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:
8

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan



Sherman
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City of Sherman, Texas
Development Services Department

1321 West Moore Street

NOT TO SCALE

1 in = 200 ft



Zoning - 1321 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

NOT TO SCALE

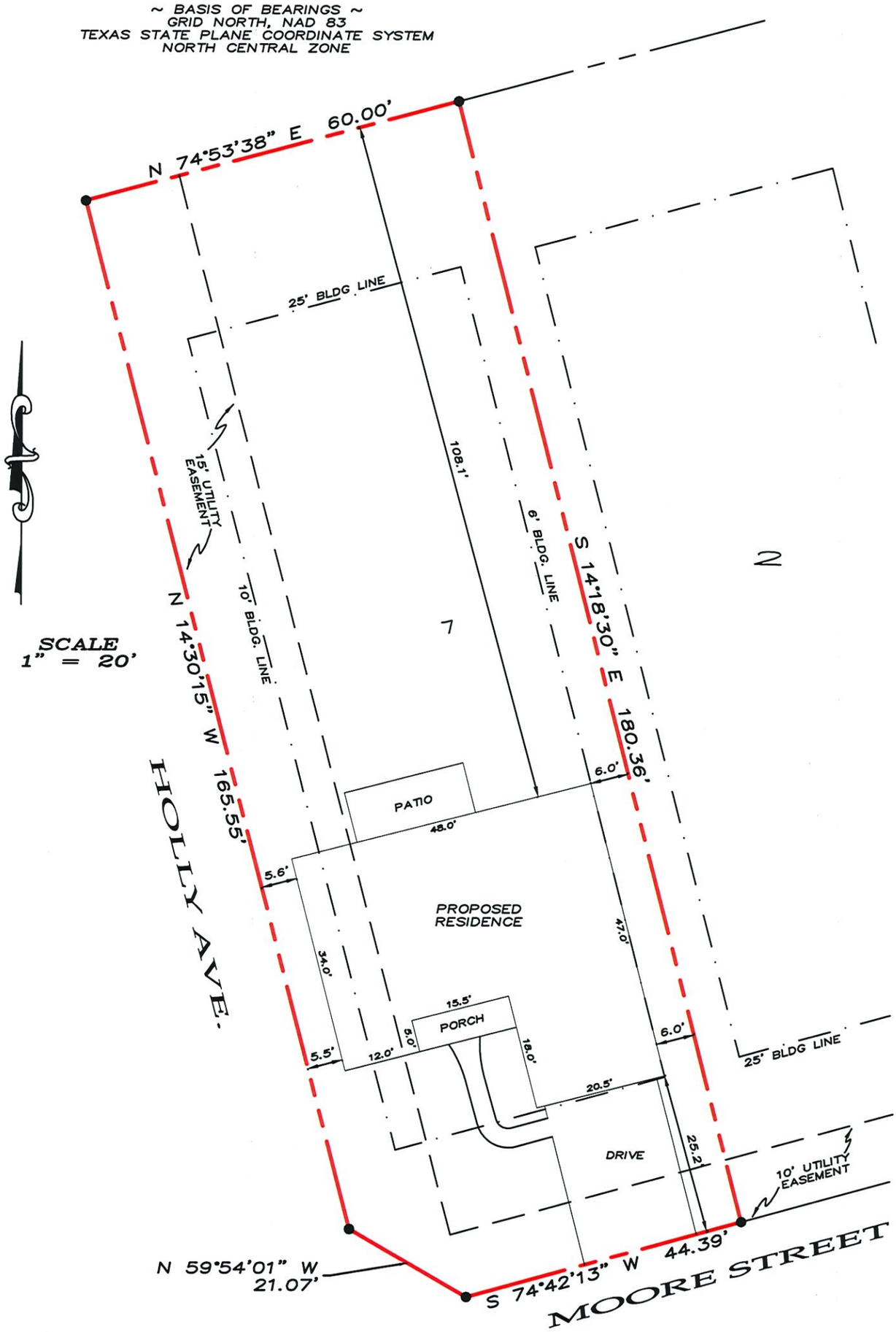
1 in = 100 ft

1321 West Moore Street



JOB NO. 21080787

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



SCALE
1" = 20'

SITE PLAN
LOT 1
OBARA AND ODWESSO ADDITION
1321 MOORE STREET
SHERMAN, TEXAS

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:

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Underwood Drafting & Surveying, Inc.
All rights reserved.

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 10/19/2021

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:

* **600-700 BLOCKS MERRIMAN PARKWAY**

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).

Background:

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.

Adjacent Zoning:

Outside City.

Origination:

Robert Ladd Holton (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat - Ladd Estates II
Staff Review Letter



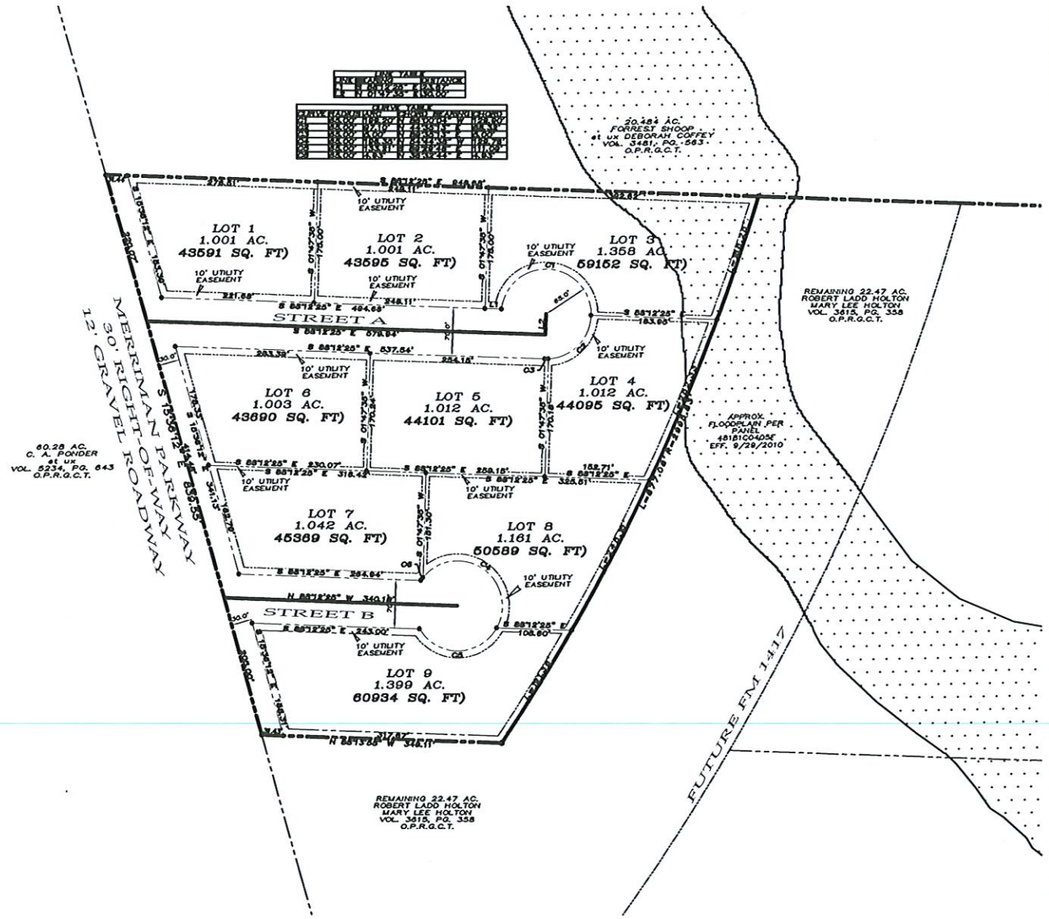
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

600-700 Blocks Merriman Parkway (ETJ)

NOT TO SCALE

1 in = 600 ft



PRELIMINARY PLAT

LADD ESTATES II

AN ADDITION TO THE CITY OF SHERMAN, TEXAS

BEING A PART OF THAT 22.47 ACRE TRACT CONVEYED TO ROBERT AND MARY HOLTON, IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66 RECORDED IN DOC. NO. 2021-2951. O.P.R.G.C.T

7-21-2021

OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN TEXAS, 75090

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

07-21-21

UNDERWOOD
DRAFTING & SURVEYING

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Bailey Winifred Survey, Abstract No. 66 and being all of Tract 1 conveyed to Robert and Mary Holton as recorded in Volume 3815, Page 358, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a set ½" steel rod in the center of a gravel road known as Merriman parkway being at the southwest corner of a 20.484 acre tract of land conveyed to Forrest Shoop and Deborah Coffey;

Thence South 88°12'25" East with the South line of said Shoop/Coffey tract a distance of 949.68 feet to a found ½" steel rod;

Thence with a non-tangent curve to the right having a radius of 2995.83 feet, (chord bears South 25°22'12" West, a distance of 873.95 feet) an arc length of 877.08 feet to a found ½" steel rod;

Thence North 88°13'58" West with the south line of said Tract 1 a distance of 349.11 feet to a set ½" steel rod;

Thence North 15°38'12" West with the center of said Merriman Parkway a distance of 839.55 feet to the Point of Beginning and containing 12.371 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, LADD ESTATES II, 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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood *Date*
Registered Professional
Land Surveyor, No. 4709

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, ROBERT LADD HOLTON AND MARY LEE HOLTON, do hereby adopt this plat designating the hereinabove property as the LADD ESTATES II, 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.

_____
ROBERT LADD HOLTON

_____
MARY LEE HOLTON

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2021.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , 2021.

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

ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas, this_____day of _____,2021, by the Planning & Zoning Commission.

_____ _____
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas *Date*

~ GENERAL NOTES ~

1. Water Supply to be provided by the Pink Hill WSC.
2. Sewer Service to be provided by on on-site sewage facility approved by Grayson County.
3. Electrical service is provided by GCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject tract lies within zone "A" according to fema flood insurance rate map 48181C0405F, Effective date September 29,2010.

PRELIMINARY PLAT

LADD ESTATES II

AN ADDITION TO THE CITY OF SHERMAN, TEXAS

BEING A PART OF THAT 22.47 ACRE TRACT CONVEYED TO ROBERT AND MARY HOLTON, IN THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 66 RECORDED IN DOC. NO. 2021-2951. O.P.R.G.C.T

7-21-2021

OWNERS/DEVELOPER
ROBERT LADD HOLTON
1744 LADD ROAD
SHERMAN TEXAS, 75090

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

07-21-21

UNDERWOOD
DRAFTING & SURVEYING

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Robert Ladd Holton
1744 Ladd Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Ladd Estates II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Graphically show edge of pavement for Merriman Parkway on drawing.
2. Surrounding properties to be called out as "Remainder of 22.47 acre…"
3. Remove extra north arrow on drawing.
4. Dedicate 15'x15' Right of Way corner clips on corners of street intersecting proposed 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)*
5. Modify 10' Utility Easements to parallel new rights of way created by corner clip.
6. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
7. Show right of way of cul-de-sac for Street B on drawing.
8. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
9. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
10. Show all curve data for eastern boundary on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
12. Show miniature location map on drawing.
13. Dedicate a 15' Utility Easement along eastern boundary line to reflect future FM 1417 widening. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
14. Remove utility easements from between lot lines. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
15. Easements may be required per Engineering review of infrastructure or civil plans.
16. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

17. General Notes Item Nos. 6, 7, and 10 shall be changed from the City of Sherman to Grayson County.
18. Acceptance block has overlaying text. Correct appropriately.
19. Add zip code to survey block on both pages. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
20. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 10/19/2021

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:

6000-6400 BLOCKS SOUTH U.S. HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD

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.

Background:

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.

The owner would like to divide separate tracts to develop commercial, multi-family (apartments & townhomes) and single-family homes.

Tract 1 will include:

- Lot 1 A - 70,000 total square feet commercial space (4 buildings - 17,500 sq. ft. each)
- Lot 1 B - 1 building, 8,604 square feet commercial space
- Lot 1 C - 1 building, 8,604 square feet, Quick Serve Retail
- Lot 1 D - 1 building, 4,697 square feet, Quick Serve Retail,

Tract 2 will include:

- Lot 2 A - 168 total units; 3-story apartments, Amenities (clubhouse, dog park, pool), Maximum 2 bedrooms, Type I: 36 units - 12 per floor, 13,973 square foot per floor, 3 buildings; 125,757 total sq. ft.; Type II: 30 units - 10 per floor, 11,874 square foot per floor, 2 buildings; 70,244 total sq. ft. Parking will be provided for 344 parking spaces.
- Lot 2 B - Multi-Family Residential - 138 units, Maximum 2 bedrooms, Type I - 3 buildings, 3 story, 41,919 sq. ft.; Type II - 1 building, 3 story, 35,622 sq. ft. Parking will be provided for 344 spaces.
- Lot 2 C - 52 Townhomes (10 buildings) Type III: 2 story, 7,7776 sq. ft.; Type V: 2 story, 12,960 sq. ft.; Type VI: 3 buildings, 2 story, 46,656 sq.ft, Parking will be provided for 117 spaces - 26 (2) car garages, Driveway- 65 spaces.
- Lot 2 D - Multi-Family Residential - 26 total units - Type V - 4 buildings, 2 story, 12,960 sq. ft. each; Type VI - 1 building, 2 story, 15,552 sq. ft. Parking will be provided for 110 spaces, 26 (2) car garages and 58 in driveway.

Tract 3 will include:
62 Single-family homes

Adjacent Zoning:
C-1 (Retail Business) District
R-2 (Multi-Family Residential) District

Origination:
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)

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.

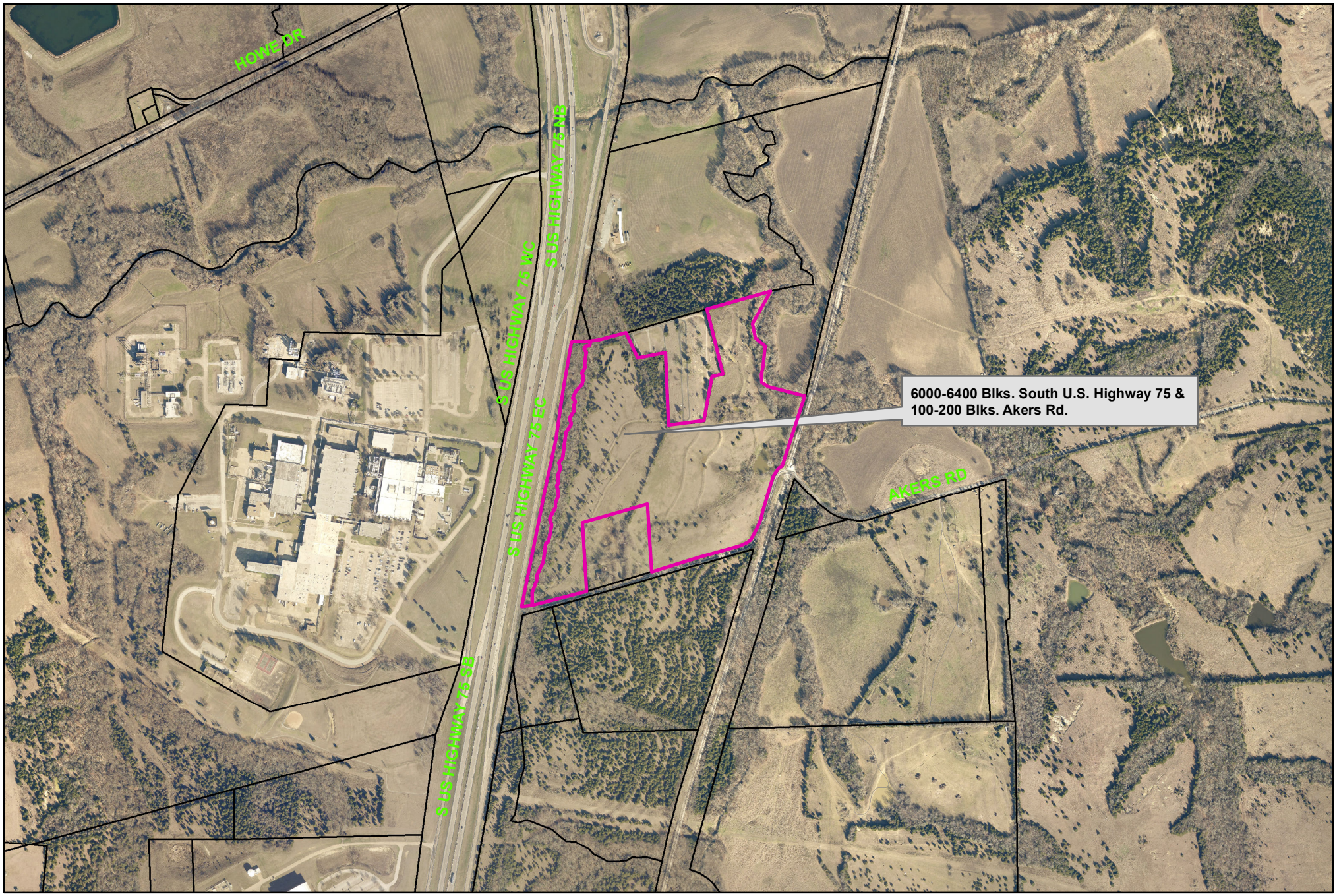
Number of notices mailed:
6

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Exhibit A - Tract 1 (C-1) - Survey & Field Notes
Exhibit B - Tract 2 (R-2)- Survey & Field Notes
Exhibit C - Tract 3 (R-1) - Survey & Field Notes
Zoning Concept Plan & Site Plan
Building Elevations Multi-Family
Building Elevations - Commercial
Staff Review Letter



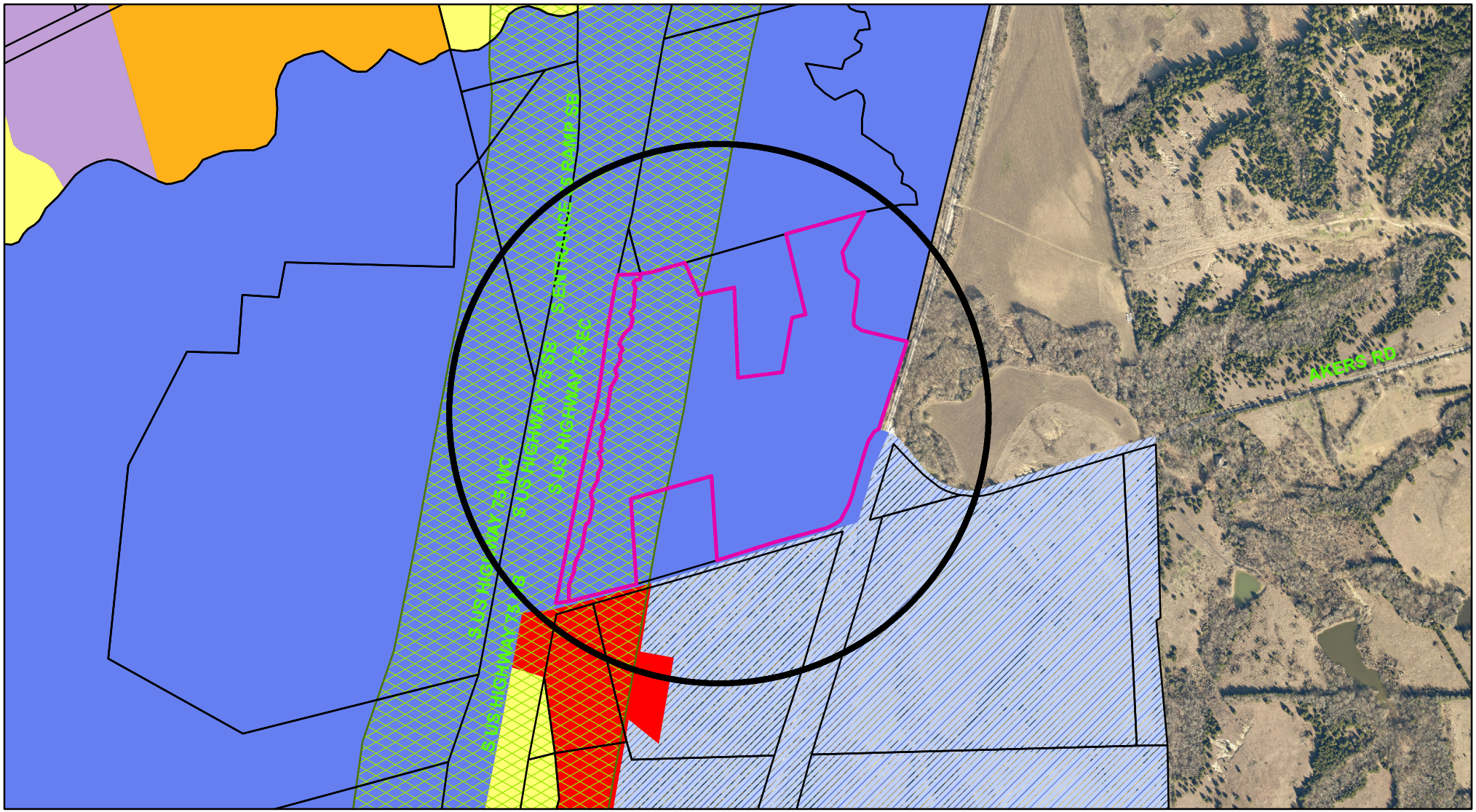
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road

NOT TO SCALE

1 in = 900 ft



Zoning - 6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

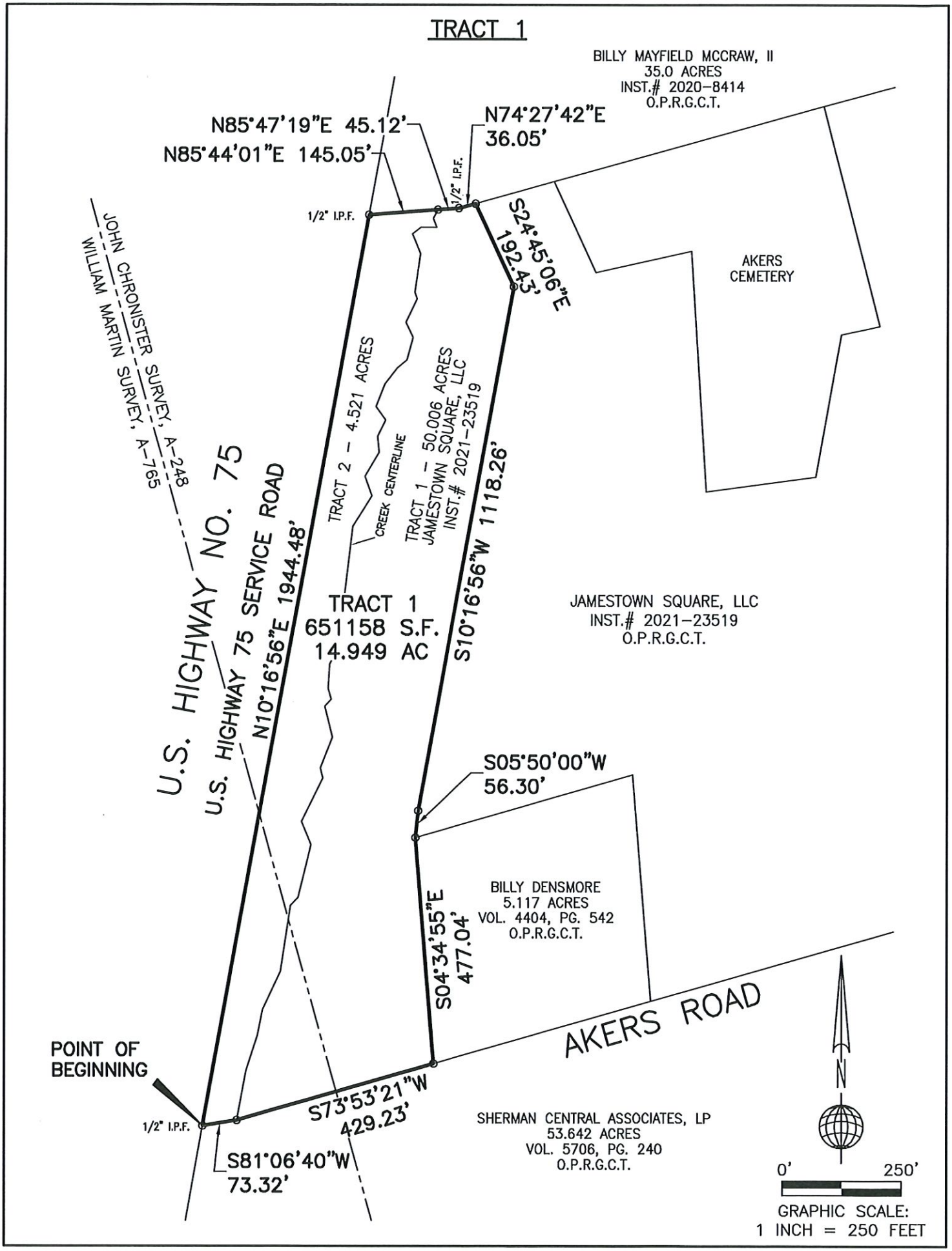
1 in = 800 ft

6000-6400 Blocks South U.S. Highway 75 & 100-200 Blocks Akers Road





Exhibit A


TRACT 1
BILLY MAYFIELD MCCRAW, II
35.0 ACRES
INST.# 2020-8414
O.P.R.G.C.T.
N85°47'19"E 45.12'
N85°44'01"E 145.05'
N74°27'42"E
36.05'
1/2" I.P.F.
1/2" I.P.F.
S24°45'06"E
192.43'
AKERS
CEMETERY
JOHN CHRONISTER SURVEY, A-248
WILLIAM MARTIN SURVEY, A-765
U.S. HIGHWAY NO. 75
U.S. HIGHWAY 75 SERVICE ROAD
N10°16'56"E 1944.48'
TRACT 2 - 4.521 ACRES
CREEK CENTERLINE
TRACT 1 - 50.006 ACRES
JAMESTOWN SQUARE, LLC
INST.# 2021-23519
S10°16'56"W 1118.26'
TRACT 1
651158 S.F.
14.949 AC
JAMESTOWN SQUARE, LLC
INST.# 2021-23519
O.P.R.G.C.T.
S05°50'00"W
56.30'
BILLY DENSMORE
5.117 ACRES
VOL. 4404, PG. 542
O.P.R.G.C.T.
S04°34'55"E
477.04'
AKERS ROAD
POINT OF
BEGINNING
1/2" I.P.F.
S73°53'21"W
429.23'
S81°06'40"W
73.32'
SHERMAN CENTRAL ASSOCIATES, LP
53.642 ACRES
VOL. 5706, PG. 240
O.P.R.G.C.T.
N
0'
250'
GRAPHIC SCALE:
1 INCH = 250 FEET

TRACT 1

STATE OF TEXAS
COUNTY OF GRAYSON

Being a tract of land situated in the John Chronister Survey, Abstract No. 248 and in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas and being part of Tract 1 a 50.006 acre tract of land and all of Tract 2 a 4.521 acre tract of land as conveyed to Jamestown Square, LLC by deed recorded in Instrument No. 2021-23519, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the east right-of-way line of U.S. Highway No. 75 and on the south line of Akers Road and for the southwest corner of said 4.521 acre tract and the northwest corner of a 53.642 acre tract of land conveyed to Sherman Central Associates, LP by deed recorded in Volume 5706, Page 240, Official Public Records, Grayson County, Texas;

Thence, North 10°16'56" East, along the west line of said 4.521 acre tract and the east right-of-way line of U.S. Highway No. 75, at a distance of 33.43 feet passing a 1" iron pin found on the north line of Akers Road and continuing for a total distance of 1944.48 feet to a 1/2" iron pin found for the northwest corner of said 4.521 acre tract and the southwest corner of a 35.0 acre tract of land conveyed to Billy Mayfield McCraw, II by deed recorded in Instrument No. 2020-8414, Official Public Records, Grayson County, Texas;

Thence, North 85°44'01" East, along the north line of said 4.521 acre tract and the south line of said 35.0 acre tract, a distance of 145.05 feet to a point for the northeast corner of said 4.521 acre tract and the northwest corner of said 50.006 acre tract;

Thence, North 85°47'19" East, along the north line of said 50.006 acre tract and the south line of said 35.0 acre tract, a distance of 45.12 feet to a ½" iron pin found for corner;

Thence, North 74°27'42" East, along the north line of said 50.006 acre tract and the south line of said 35.0 acre tract, a distance of 36.05 feet to a point for corner;

Thence, South 24°45'06" East, a distance of 192.43 feet to a point for corner;

Thence, South 10°16'56" West, a distance of 1118.26 feet to a point for corner;

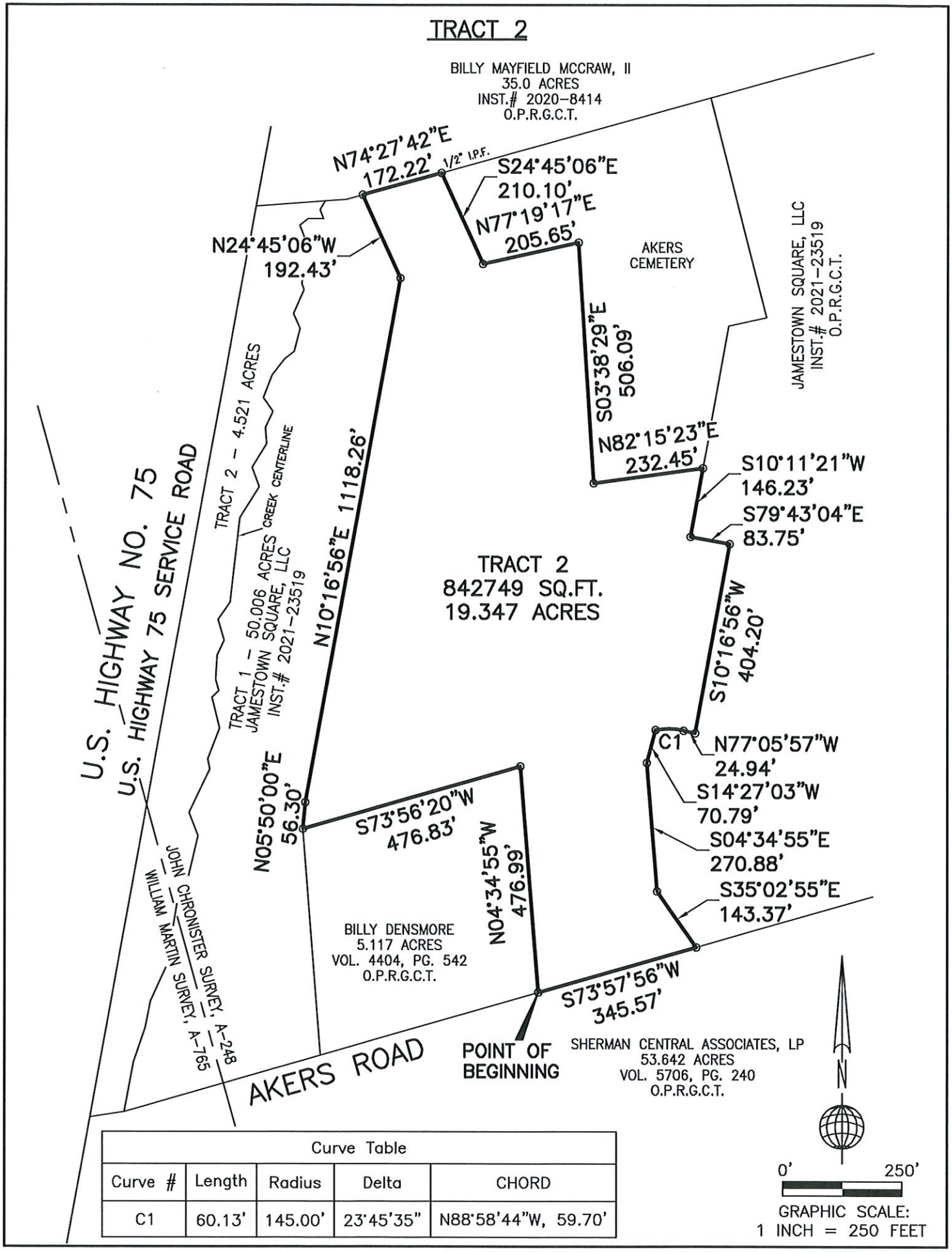
Thence, South 05°50'00" West, a distance of 56.30 feet to a point for a re-entrant corner of said 50.006 acre tract and the northwest corner of a 5.117 acre tract of land conveyed to Billy Densmore by deed recorded in Volume 4404, Page 542, Official Public Records, Grayson County, Texas;

Thence, South 04°34'55" East, along the an east line of said 50.006 acre tract and the west line of said 5.117 acre tract, a distance of 477.04 feet to a point in Akers Road for the southwest corner of said 5.117 acre tract and a southeast corner of said 50.006 acre tract and being on the north line of said 53.642 acre tract;

Thence, South 73°53'21" West, along the south line of said 50.006 acre tract, the south line of said 4.521 acre tract, the north line of said 53.642 acre tract and the south line of said Akers Road, a distance of 429.23 feet to a point for corner;

Thence, South 81°06'40" West, along the south line of said 50.006 acre tract, the south line of said 4.521 acre tract, the north line of said 53.642 acre tract and the south line of said Akers Road, a distance of 73.32 feet to the Point of Beginning and containing 651,158 square feet or 14.949 acres of land.

Exhibit B



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	60.13'	145.00'	23°45'35"	N88°58'44"W, 59.70'

TRACT 2

STATE OF TEXAS
COUNTY OF GRAYSON

Being a tract of land situated in the John Chronister Survey, Abstract No. 248 and in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas and being part of Tract 1 a 50.006 acre tract of land as conveyed to Jamestown Square, LLC by deed recorded in Instrument No. 2021-23519, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a point in the center of Akers Road for a southwest corner of said 50.006 acre tract, the southeast corner of a 5.117 acre tract of land conveyed to Billy Densmore by deed recorded in Volume 4404, Page 542, Official Public Records, Grayson County, Texas and being on the north line of a 53.642 acre tract of land conveyed to Sherman Central Associates, LP by deed recorded in Volume 5706, Page 240, Official Public Records, Grayson County, Texas;

Thence, North 40°34'55" West, along a west line of said 50.006 acre tract and the east line of said 5.117 acre tract, a distance of 476.99 feet to a point for a re-entrant corner of said 50.006 acre tract and the northeast corner of said 5.117 acre tract;

Thence, South 73°56'20" West, along a south line of said 50.006 acre tract and the north line of said 5.117 acre tract, a distance of 476.83 feet to a point for a re-entrant corner of said 50.006 acre tract and the northwest corner of said 5.117 acre tract;

Thence, North 05°50'00" East, a distance of 56.30 feet to a point for corner;

Thence, North 10°16'56" East, a distance of 1118.26 feet to a point for corner;

Thence, North 24°45'06" West, a distance of 192.43 feet to a point for corner on the north line of said 50.006 acre tract and on the south line of a 35.0 acre tract of land conveyed to Billy Mayfield McCraw, II by deed recorded in Instrument No. 2020-8414, Official Public Records, Grayson County, Texas;

Thence, North 74°27'42" East, along the north line of said 50.006 acre tract and the south line of said 35.0 acre tract, a distance of 172.22 feet to a 1/2" iron pin found for a northeast corner of said 50.006 acre tract and the northwest corner of Akers Cemetery;

Thence, South 24°45'06" East, along an east line of said 50.006 acre tract and a west line of said Akers Cemetery, a distance of 210.10 feet to a point for corner;

Thence, North 77°19'17" East, along a north line of said 50.006 acre tract and a south line of said Akers Cemetery, a distance of 205.65 feet to a point for corner;

Thence, South 03°38'29" East, along an east line of said 50.006 acre tract and a west line of said Akers Cemetery, a distance of 506.09 feet to a point for corner;

Thence, North 82°15'23" East, along a north line of said 50.006 acre tract and the south line of said Akers Cemetery, a distance of 232.45 feet to a point for a re-entrant corner of said 50.006 acre tract and the southeast corner of said Akers Cemetery;

TRACT 2

Thence, South 10°11'21" West, a distance of 146.23 feet to a point for corner;

Thence, South 79°43'04" East, a distance of 83.75 feet to a point for corner;

Thence, South 10°16'56" West, a distance of 404.20 feet to a point for corner;

Thence, North 77°05'57" West, a distance of 24.94 feet to a point for the beginning of a curve to the left, having a central angle of 23°45'35", a radius of 145.00 feet and a chord bearing of North 88°58'44" West, a distance of 59.70 feet;

Thence, Northwesterly, along said curve to the left, an arc distance of 60.13 feet to a point for the end of said curve;

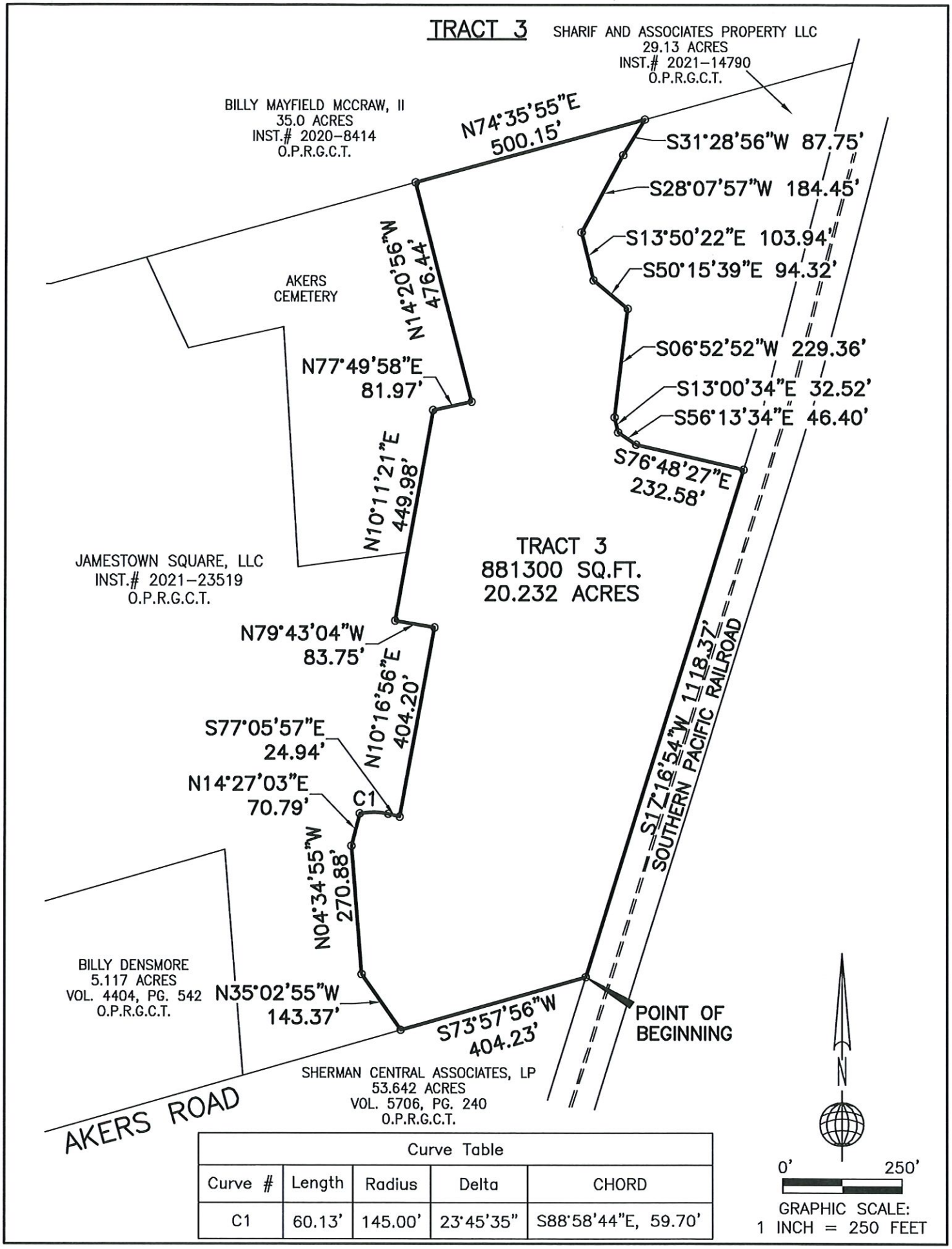
Thence, South 14°27'03" West, a distance of 70.79 feet to a point for corner;

Thence, South 04°34'55" East, a distance of 270.88 feet to a point for corner;

Thence, South 35°02'55" East, a distance of 143.37 feet to a point in said Akers Road, on the south line of said 50.006 acre tract and on the north line of said 53.642 acre tract;

Thence, South 73°57'56" West, along said Akers Road, the south line of said 50.006 acre tract and the north line of said 53.642 acre tract, a distance of 345.57 feet to the Point of Beginning and containing 872,749 square feet or 19.347 acres of land.

Exhibit C



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	60.13'	145.00'	23°45'35"	S88°58'44"E, 59.70'

TRACT 3

STATE OF TEXAS
COUNTY OF GRAYSON

Being a tract of land situated in the John Chronister Survey, Abstract No. 248 and in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas and being part of Tract 1 a 50.006 acre tract of land as conveyed to Jamestown Square, LLC by deed recorded in Instrument No. 2021-23519, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a point on the southeast side of Akers Road and on the west right-of-way line of Southern Pacific Railroad and for the southeast corner of said 50.006 acre tract and the northeast corner of a 53.642 acre tract of land conveyed to Sherman Central Associates, LP by deed recorded in Volume 5706, Page 240, Official Public Records, Grayson County, Texas;

Thence, South 73°57'56" West, along said Akers Road, the south line of said 50.006 acre tract and the north line of said 53.642 acre tract, a distance of 404.23 feet to a point for corner;

Thence, North 35°02'55" West, a distance of 143.37 feet to a point for corner;

Thence, North 04°34'55" West, a distance of 270.88 feet to a point for corner;

Thence, North 14°27'03" East, a distance of 70.79 feet to a point for the beginning of a curve to the right, having a central angle of 23°45'35", a radius of 145.00 feet and a chord bearing of South 88°58'44" East, a distance of 59.70 feet;

Thence, Southeasterly, along said curve to the right, an arc distance of 60.13 feet to a point for the end of said curve;

Thence, South 77°05'57" East, a distance of 24.94 feet to a point for corner;

Thence, North 10°16'56" East, a distance of 404.20 feet to a point for corner;

Thence, North 79°43'04" West, a distance of 83.75 feet to a point for corner;

Thence, North 10°11'21" East, along a west line of said 50.006 acre tract and an east line of Akers Cemetery, a distance of 449.98 feet to a point for corner;

Thence, North 77°49'58" East, along a north line of said 50.006 acre tract and a south line of said Akers Cemetery, a distance of 81.97 feet to a point for corner;

Thence, North 14°20'56" West, along a west line of said 50.006 acre tract and the east line of said Akers Cemetery, a distance of 476.44 feet to a point for a northwest corner of said 50.006 acre tract, the northeast corner of said Akers Cemetery and being on the south line of a 35.0 acre tract of land conveyed to Billy Mayfield McCraw, II by deed recorded in Instrument No. 2020-8414, Official Public Records, Grayson County, Texas;

Thence, North 74°35'55" East, along the north line of said 50.006 acre tract and the south line of said 35.0 acre tract, a distance of 500.15 feet to a point for corner in center of creek;

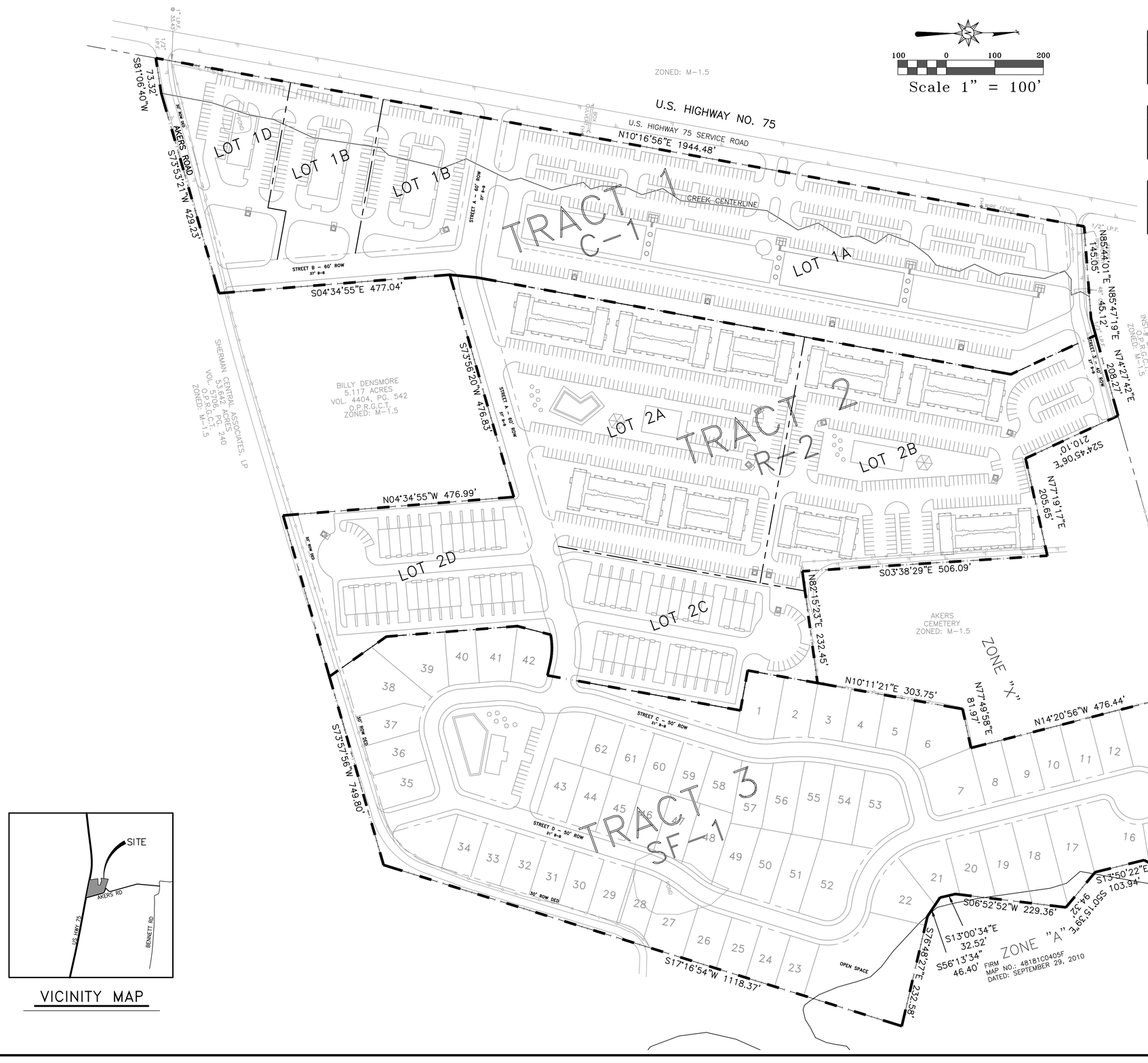
TRACT 3

Thence, southeasterly, along the east lines of said 50.006 acre tract and the center of creek the following:

South 31°28'56" West, a distance of 87.75 feet to a point for corner;
South 28°07'57" West, a distance of 184.45 feet to a point for corner;
South 13°50'22" East, a distance of 103.94 feet to a point for corner;
South 50°15'39" East, a distance of 94.32 feet to a point for corner;
South 06°52'52" West, a distance of 229.36 feet to a point for corner;
South 13°00'34" East, a distance of 32.52 feet to a point for corner;
South 56°13'34" East, a distance of 46.40 feet to a point for corner;

Thence, South 76°48'27" East, along a north line of said 50.006 acre tract, a distance of 232.58 feet to a point for the northeast corner of said 50.006 acre tract and being on the said west right-of-way line of Southern Pacific Railroad;

Thence, South 17°16'54" West, along the east line of said 50.006 acre tract and the west right-of-way line of Southern Pacific Railroad, a distance of 1118.37 feet to the Point of Beginning and containing 881,300 square feet or 20.232 acres of land.



TRACT 1	
CURRENT ZONING	M-1.5
PROP ZONING	C-1
PROP USE	COMMERCIAL/RETAIL
AREA	14.95 AC (651,155.14 SF)

TRACT 2	
CURRENT ZONING	M-1.5
PROP ZONING	R-2
PROP USE	MULT-FAMILY RESIDENTIAL
AREA	19.35 AC (842,749.40 SF)

TRACT 3	
CURRENT ZONING	M-1.5
PROP ZONING	R-1
PROP USE	SINGLE-FAMILY RESIDENTIAL
AREA	20.23 AC (881,300.35 SF)

VICINITY MAP

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

ZONING CONCEPT PLAN

JAMESTOWN SQUARE
SHERMAN, TX

COPE EQUITIES, LLC
900 W BETHANY SUITE 230
ALLEN, TX 75013
972-908-2637

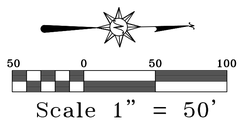
SCALE: AS SHOWN
DATE: SEPT2021
DRAWN BY: FP
CHK'D BY: SAL
JOB NO: 2120-246
FILE: 344-JAMESTOWN-MASTER
DATE OF SUBMITTAL: 09/23/21(1)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STUART A LYNN, P.E. 96711. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMITTING
09-23-21

F-324

REVISION	DESCRIPTION	DATE	BY

SHEET 1



LEGEND:

- PROP FIRE LANE PER CITY REQUIREMENTS
- PROP TREE
- PROP TREE – ORNAMENTAL
- SS PROP SOLID SODE
- GC PROP GROUND COVER

SITE LAYOUT NOTES:

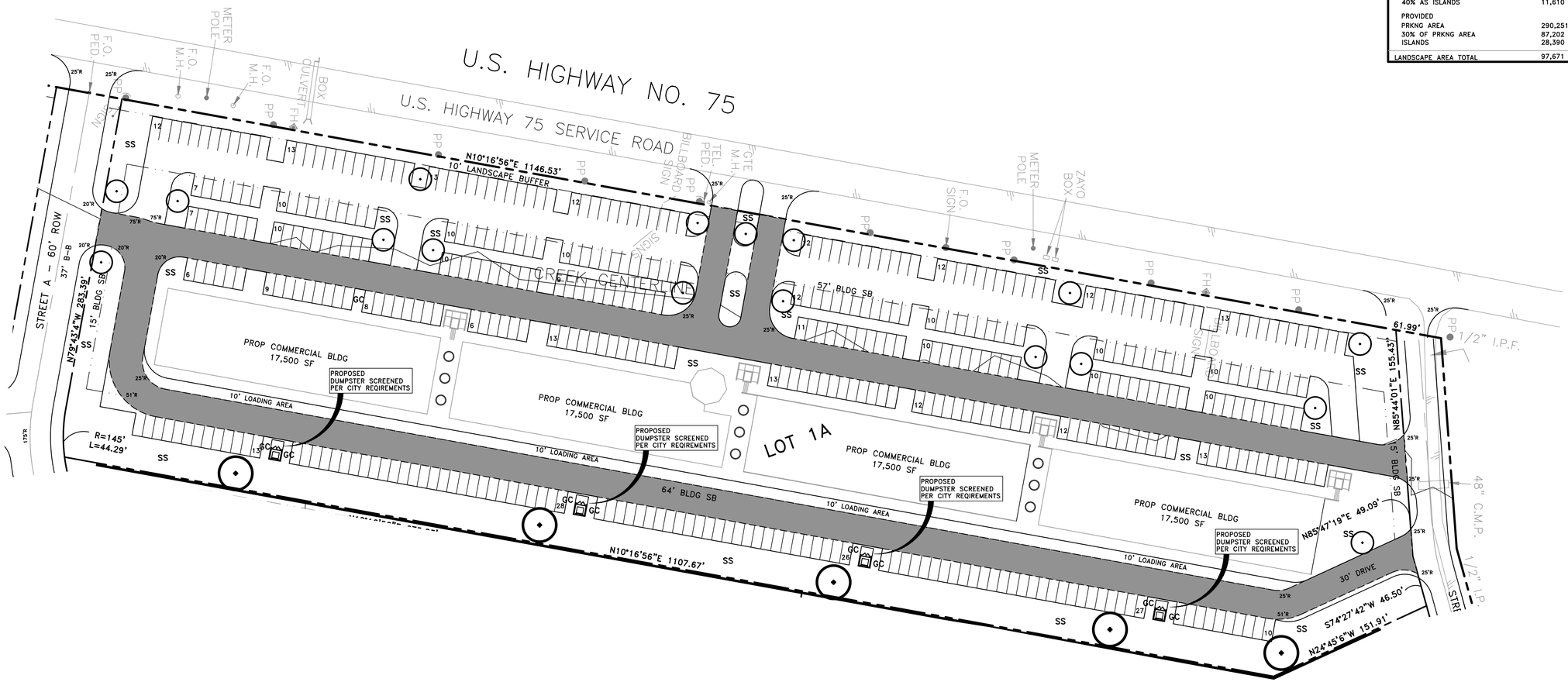
1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS, FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

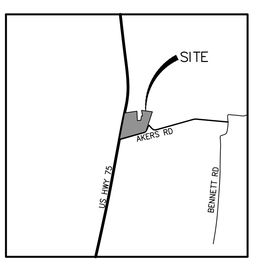
2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL DRIVING LANES SHALL BE MIN 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS

SITE SUMMARY – TRACT 1/LOT 1A	
CURRENT ZONING	M-1.5
PROP ZONING	C-1
PROP USE	COMMERCIAL/RETAIL
LOT AREA	8.95 AC (390,049.01 SF)
BLDG AREA	70,000 SF (17,500 SF/BLDG)
BLDG HT MAX	45' – 3 STORY; PROP 32'
PARKING REQUIRED 1/200 SF	350 SPCS
PARKING PROVIDED	451 SPCS
SETBACKS (HWY 75 OVERLAY)	
FRONT	25' + 32' = 57'
REAR	5'
SIDE	5'
STREET SIDE	15'
FAR (FLOOR-TO-AREA)	0.18:1 (70,000/390,049.01)
IMPERVIOUS AREA	292,378 SF (75% OF SITE)

LANDSCAPING – TRACT 1/LOT 1A	
LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	290,251 SF
10% OF PRKNG AREA	29,025 SF
40% AS ISLANDS	11,610 SF
PROVIDED	
PRKNG AREA	290,251 SF
30% OF PRKNG AREA	87,202 SF
ISLANDS	28,390 SF (REQ 11,610 SF)
LANDSCAPE AREA TOTAL	97,671 SF (25% OF SITE)





VICINITY MAP

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

CONCEPTUAL SITE & LANDSCAPE PLAN
TRACT 1 – LOT 1A
JAMESTOWN SQUARE
SHERMAN, TX
COPE EQUITIES, LLC
900 W BETHANY SUITE 230
ALLEN, TX 75013
972-908-2637

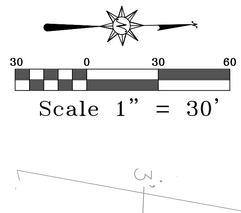
SCALE: AS SHOWN
DATE: AUG2021
DRAWN BY: FP
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JOB NO: 2120-246
FILE: 344-JAMESTOWN-MASTER
DATE OF SUBMITTAL: 09/23/21(1)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STUART A LYNN, P.E. 96711. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMITTING 09-23-21

F-324

REVISION	DESCRIPTION	DATE	BY

SHEET 2



LEGEND:

- PROP FIRE LANE PER CITY REQUIREMENTS
- PROP TREE
- PROP TREE – ORNAMENTAL
- SS — PROP SOLID SODE
- GC — PROP GROUND COVER

SITE LAYOUT NOTES:

1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS. FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL DRIVING LANES SHALL BE MIN 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS

SITE SUMMARY – TRACT 1/LOT 1B	
CURRENT ZONING	M-1.5
PROP ZONING	C-1
PROP USE	COMMERCIAL/RETAIL
LOT AREA	1.35 (59,005.20 SF)
BLDG AREA	8604 SF
BLDG HT MAX	45' – 3 STORY; PROP 32'
PARKING REQUIRED 1/200 SF	44 SPCS
PARKING PROVIDED	66 SPCS
SETBACKS (HWY 75 OVERLAY)	
FRONT	25' + 32' = 57'
REAR	5'
SIDE	5'
STREET SIDE	15'
FAR (FLOOR-TO-AREA)	0.15:1 (8604/59,005.20)
IMPERVIOUS AREA	42,469 SF (72% OF SITE)

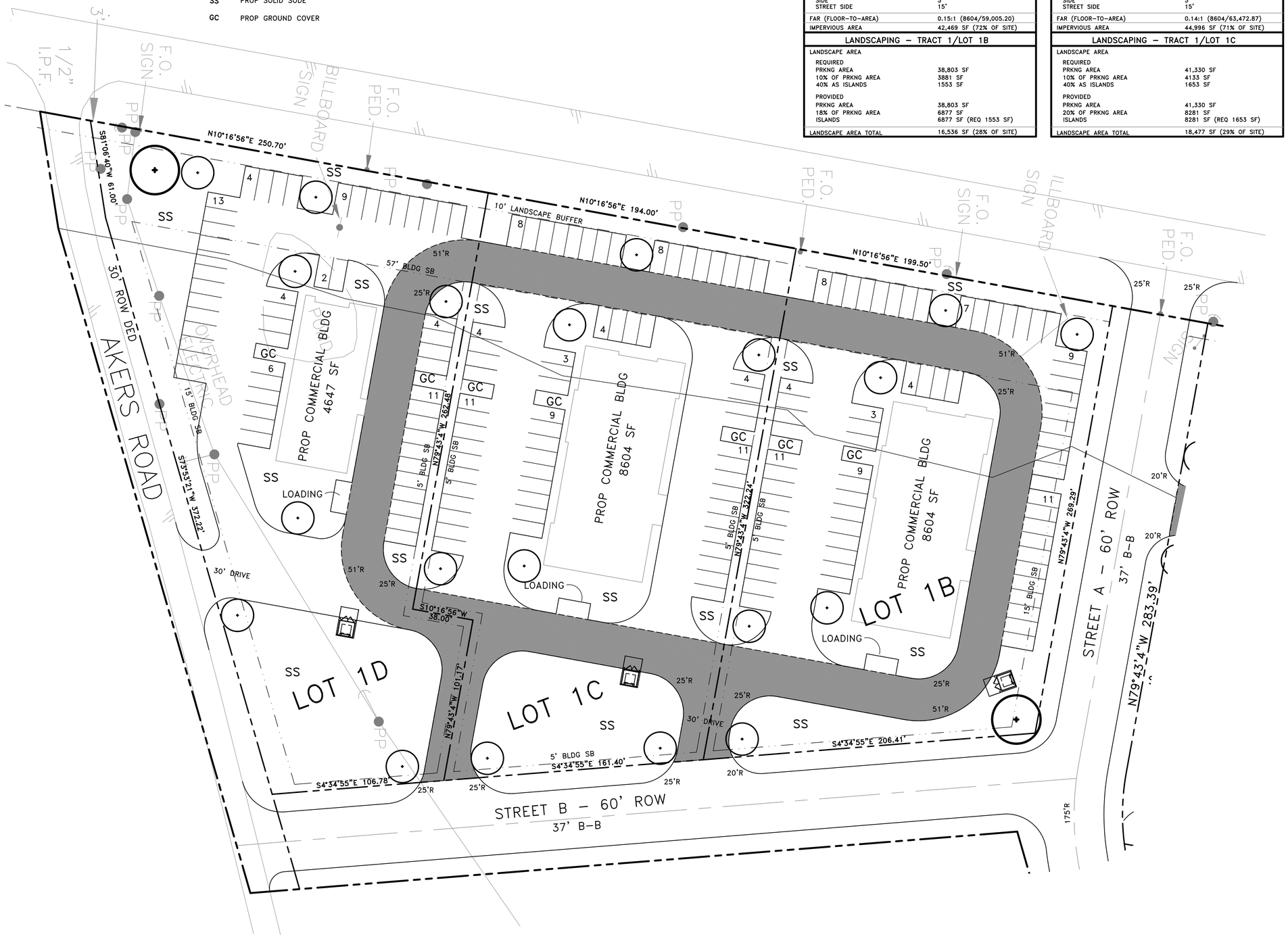
LANDSCAPING – TRACT 1/LOT 1B	
LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	38,803 SF
10% OF PRKNG AREA	3881 SF
40% AS ISLANDS	1553 SF
PROVIDED	
PRKNG AREA	38,803 SF
18% OF PRKNG AREA	6877 SF
ISLANDS	6877 SF (REQ 1553 SF)
LANDSCAPE AREA TOTAL	16,536 SF (28% OF SITE)

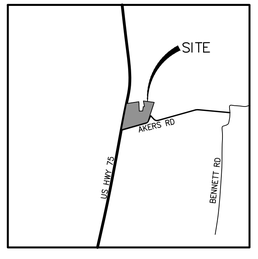
SITE SUMMARY – TRACT 1/LOT 1C	
CURRENT ZONING	M-1.5
PROP ZONING	C-1
PROP USE	COMMERCIAL/RETAIL
LOT AREA	1.46 (63,472.87 SF)
BLDG AREA	8604 SF
BLDG HT MAX	45' – 3 STORY; PROP 32'
PARKING REQUIRED 1/200 SF	44 SPCS
PARKING PROVIDED	62 SPCS
SETBACKS (HWY 75 OVERLAY)	
FRONT	25' + 32' = 57'
REAR	5'
SIDE	5'
STREET SIDE	15'
FAR (FLOOR-TO-AREA)	0.14:1 (8604/63,472.87)
IMPERVIOUS AREA	44,996 SF (71% OF SITE)

LANDSCAPING – TRACT 1/LOT 1C	
LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	41,330 SF
10% OF PRKNG AREA	4133 SF
40% AS ISLANDS	1653 SF
PROVIDED	
PRKNG AREA	41,330 SF
20% OF PRKNG AREA	8281 SF
ISLANDS	8281 SF (REQ 1653 SF)
LANDSCAPE AREA TOTAL	18,477 SF (29% OF SITE)

SITE SUMMARY – TRACT 1/LOT 1D	
CURRENT ZONING	M-1.5
PROP ZONING	C-1
PROP USE	COMMERCIAL/RETAIL
LOT AREA	1.53 (66,662.88 SF)
BLDG AREA	4647 SF
BLDG HT MAX	45' – 3 STORY; PROP 32'
PARKING REQUIRED 1/200 SF	23 SPCS
PARKING PROVIDED	53 SPCS
SETBACKS (HWY 75 OVERLAY)	
FRONT	25' + 32' = 57'
REAR	5'
SIDE	5'
STREET SIDE	15'
FAR (FLOOR-TO-AREA)	0.07:1 (4647/66,662.88)
IMPERVIOUS AREA	36,464 SF (55% OF SITE)

LANDSCAPING – TRACT 1/LOT 1D	
LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	35,032 SF
10% OF PRKNG AREA	3504 SF
40% AS ISLANDS	1402 SF
PROVIDED	
PRKNG AREA	35,032 SF
18% OF PRKNG AREA	6379 SF
ISLANDS	6379 SF (REQ 1402 SF)
LANDSCAPE AREA TOTAL	30,199 SF (45% OF SITE)





VICINITY MAP

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

CONCEPTUAL SITE & LANDSCAPE PLAN TRACT 1 – LOT 1B, 1C & 1D

JAMESTOWN SQUARE
SHERMAN, TX
COPE EQUITIES, LLC
900 W BETHANY SUITE 230
ALLEN, TX 75013
972-908-2637

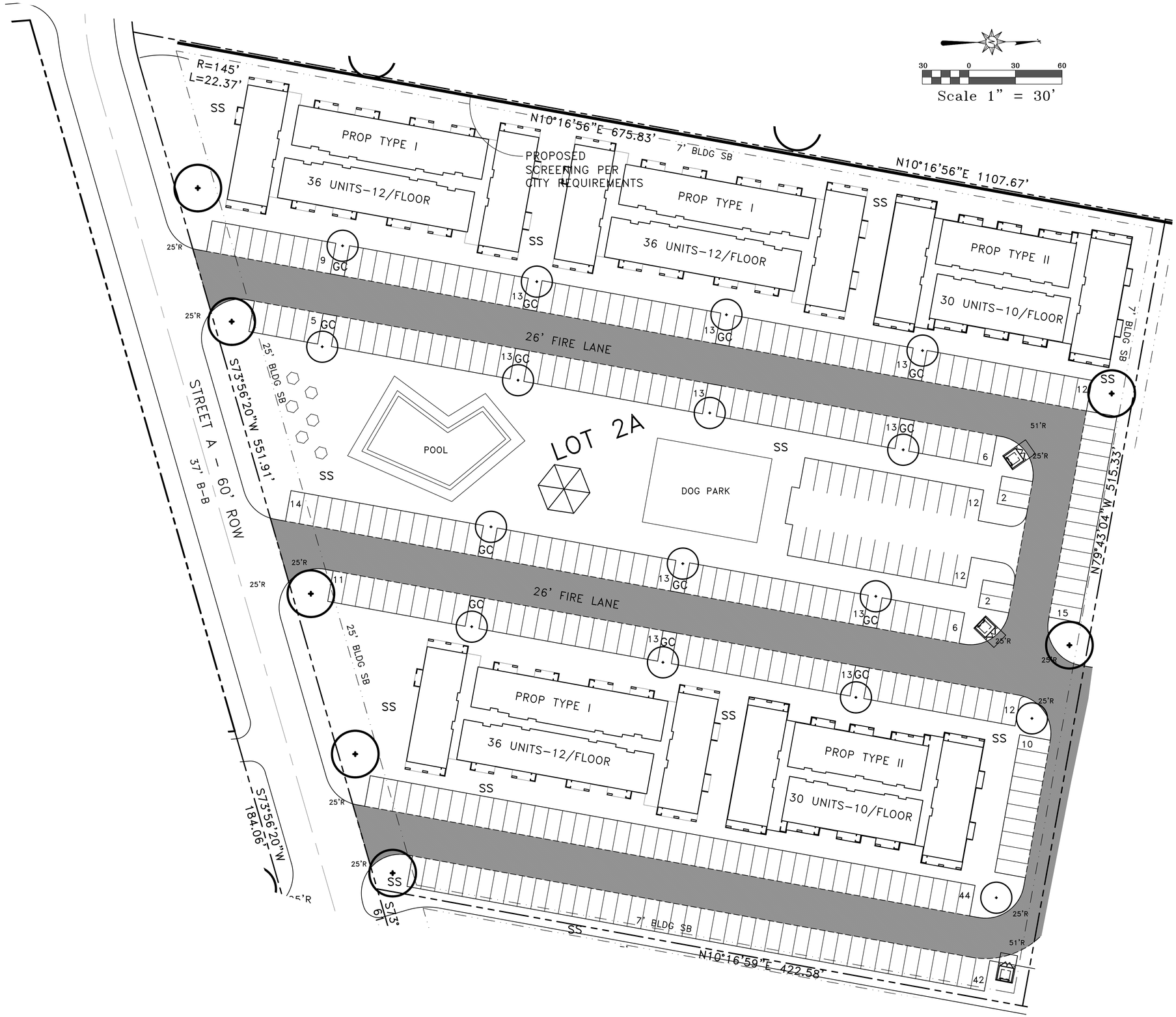
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DRAWN BY: FP
CHK'D BY: SAL
JOB NO: 2120-246
FILE: XXXXXXXXXX-MASTER
SUBMITTAL: 09/23/21(1)

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F-324

REVISION	DESCRIPTION	DATE	BY

SHEET 3



SITE SUMMARY – TRACT 2/LOT 2A	
CURRENT ZONING	M-1.5
PROP ZONING	R-2
PROP USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	6.51 AC (283,506.85 SF)
BLDG AREA	197,001 SF
TOTAL NO UNITS	168
TYPE I	
1ST FLOOR	13,973 SF
2ND FLOOR	13,973 SF
3RD FLOOR	13,973 SF
TOTAL/BLDG	41,919 SF X 3 = 125,757 SF
TYPE II	
1ST FLOOR	11,874 SF
2ND FLOOR	11,874 SF
3RD FLOOR	11,874 SF
TOTAL/BLDG	35,622 SF X 2 = 70,244 SF
BLDG HT MAX	45' – 3 STORY
PARKING REQUIRED 1/BEDROOM – MIN 2/UNIT 168 UNITS MAX 2 BEDROOMS	336 SPCS
PARKING PROVIDED	344 SPCS
SETBACKS	
FRONT	25'
REAR	25'
SIDE	7'
FAR (FLOOR-TO-AREA) TYPE I – 13,973x3=41,919 SF TYPE II – 11,874x2=23,748 SF	1:0.23 (65,667/283,507)
MAX DENSITY	226 (283,507/1250)
IMPERVIOUS AREA	179,976 SF (63% OF SITE)

LANDSCAPING – TRACT 2/LOT 2A	
LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	125,337 SF
10% OF PRKNG AREA	12,534 SF
40% AS ISLANDS	5014 SF
PROVIDED	
PRKNG AREA	125,337 SF
10% OF PRKNG AREA	12,630 SF
ISLANDS	9081 SF (REQ 5014 SF)
LANDSCAPE AREA TOTAL	103,531 SF (37% OF SITE)

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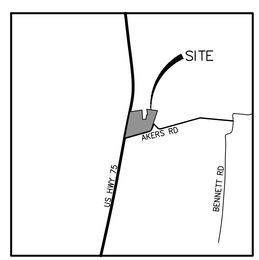
- PROP FIRE LANE PER CITY REQUIREMENTS
- PROP TREE
- PROP TREE – ORNAMENTAL
- SS PROP SOLID SODE
- GC PROP GROUND COVER

SITE LAYOUT NOTES:

1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS, FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL DRIVING LANES SHALL BE MIN 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS



VICINITY MAP

Hickman Consulting Engineers
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CONCEPTUAL SITE & LANDSCAPE PLAN
TRACT 2 – LOT 2A
JAMESTOWN SQUARE
SHERMAN, TX
COPE EQUITIES, LLC
900 W BETHANY SUITE 230
ALLEN, TX 75013
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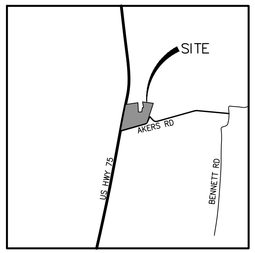
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JOB NO: 2120-246
FILE: XXXXXXXXXX-MASTER
DATE SUBMITTAL: 09/23/21(1)

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09-23-21

F-324

REVISION	DESCRIPTION	DATE	BY

SHEET
4



VICINITY MAP

SITE LAYOUT NOTES:

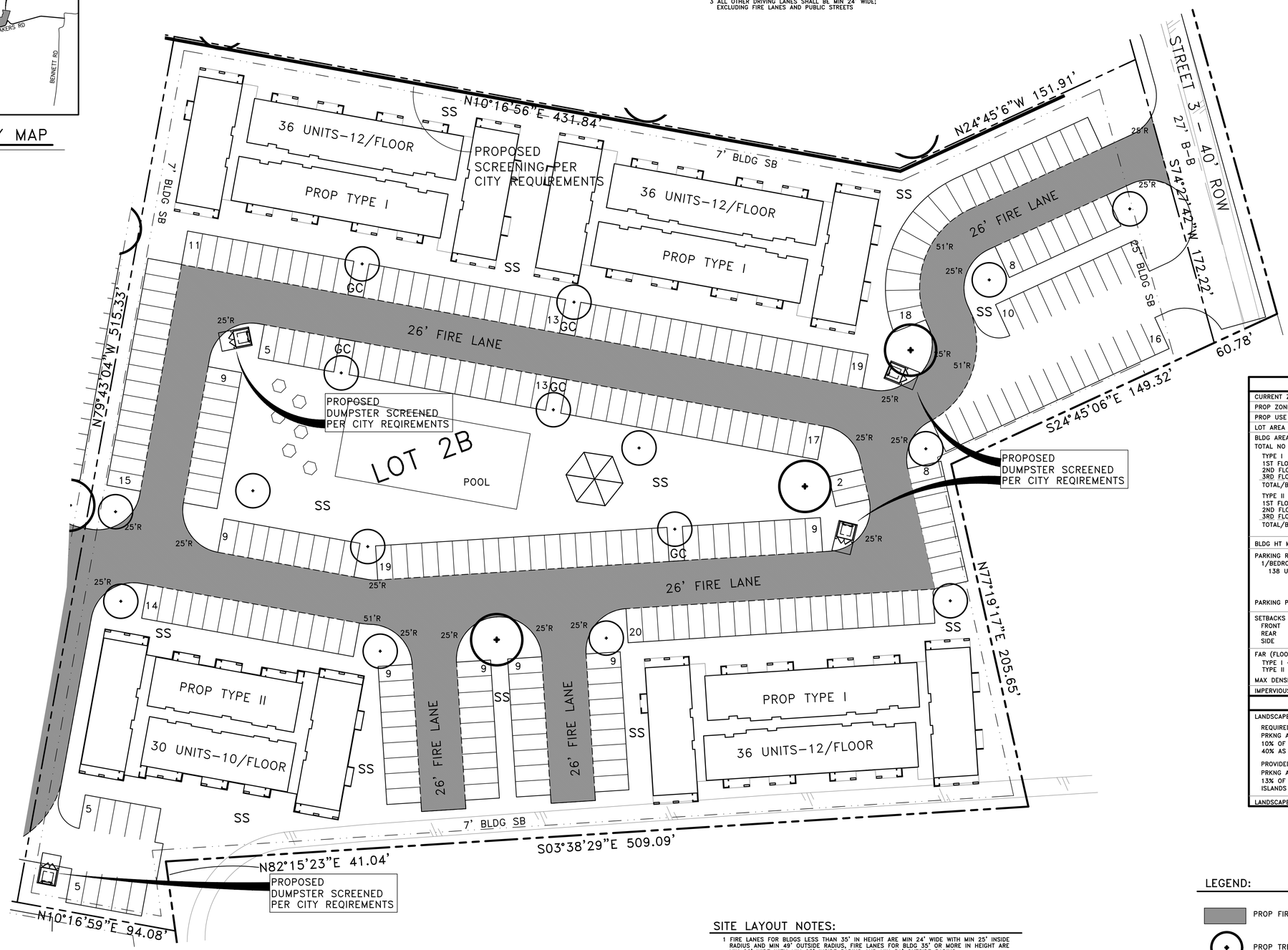
1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS, FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL OTHER DRIVING LANES SHALL BE MIN 24' WIDE; EXCLUDING FIRE LANES AND PUBLIC STREETS

30 0 30 60

Scale 1" = 30'



SITE SUMMARY – TRACT 2/LOT 2B

CURRENT ZONING	M-1.5
PROP ZONING	R-2
PROP USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	5.69 AC (247,729.56 SF)
BLDG AREA	161,379 SF
TOTAL NO UNITS	138
TYPE I	
1ST FLOOR	13,973 SF
2ND FLOOR	13,973 SF
3RD FLOOR	13,973 SF
TOTAL/BLDG	41,919 SF X 3 = 125,757 SF
TYPE II	
1ST FLOOR	11,874 SF
2ND FLOOR	11,874 SF
3RD FLOOR	11,874 SF
TOTAL/BLDG	35,622 SF X 1 = 35,622 SF
BLDG HT MAX	45' – 3 STORY
PARKING REQUIRED 1/BEDROOM – MIN 2/UNIT 138 UNITS MAX 2 BEDROOMS	276 SPCS
PARKING PROVIDED	344 SPCS
SETBACKS	
FRONT	25'
REAR	25'
SIDE	7'
FAR (FLOOR-TO-AREA) TYPE I – 13,973x3=41,919 SF TYPE II – 11,874x1=11,874 SF	1:0.22 (53,793/247,729.56)
MAX DENSITY	198 (247,729.56/1250)
IMPERVIOUS AREA	161,260 SF (65% OF SITE)

LANDSCAPING – TRACT 2/LOT 2B

LANDSCAPE AREA	
REQUIRED	
PRKNG AREA	114,597 SF
10% OF PRKNG AREA	11,460 SF
40% AS ISLANDS	4584 SF
PROVIDED	
PRKNG AREA	114,597 SF
13% OF PRKNG AREA	15,303 SF
ISLANDS	11,889 SF (REQ 4584 SF)
LANDSCAPE AREA TOTAL	83,025 SF (35% OF SITE)

SITE LAYOUT NOTES:

1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS, FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL DRIVING LANES SHALL BE MIN 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS

LEGEND:

PROP FIRE LANE PER CITY REQUIREMENTS

PROP TREE

PROP TREE – ORNAMENTAL

SS PROP SOLID SODE

GC PROP GROUND COVER

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

CONCEPTUAL SITE & LANDSCAPE PLAN
TRACT 2 – LOT 2B

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900 W BETHANY SUITE 230
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972-908-2637

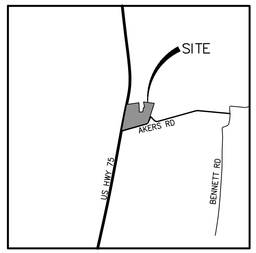
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FILE: X:\XXX\XXXSTORM-MASTER
DATE SUBMITTAL: 09/23/21(1)

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F-324

REVISION	DESCRIPTION	DATE	BY

SHEET 5



VICINITY MAP

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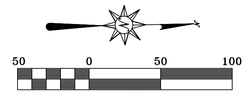
- PROP FIRE LANE PER CITY REQUIREMENTS
- PROP TREE
- PROP TREE – ORNAMENTAL
- SS PROP SOLID SODE
- GC PROP GROUND COVER

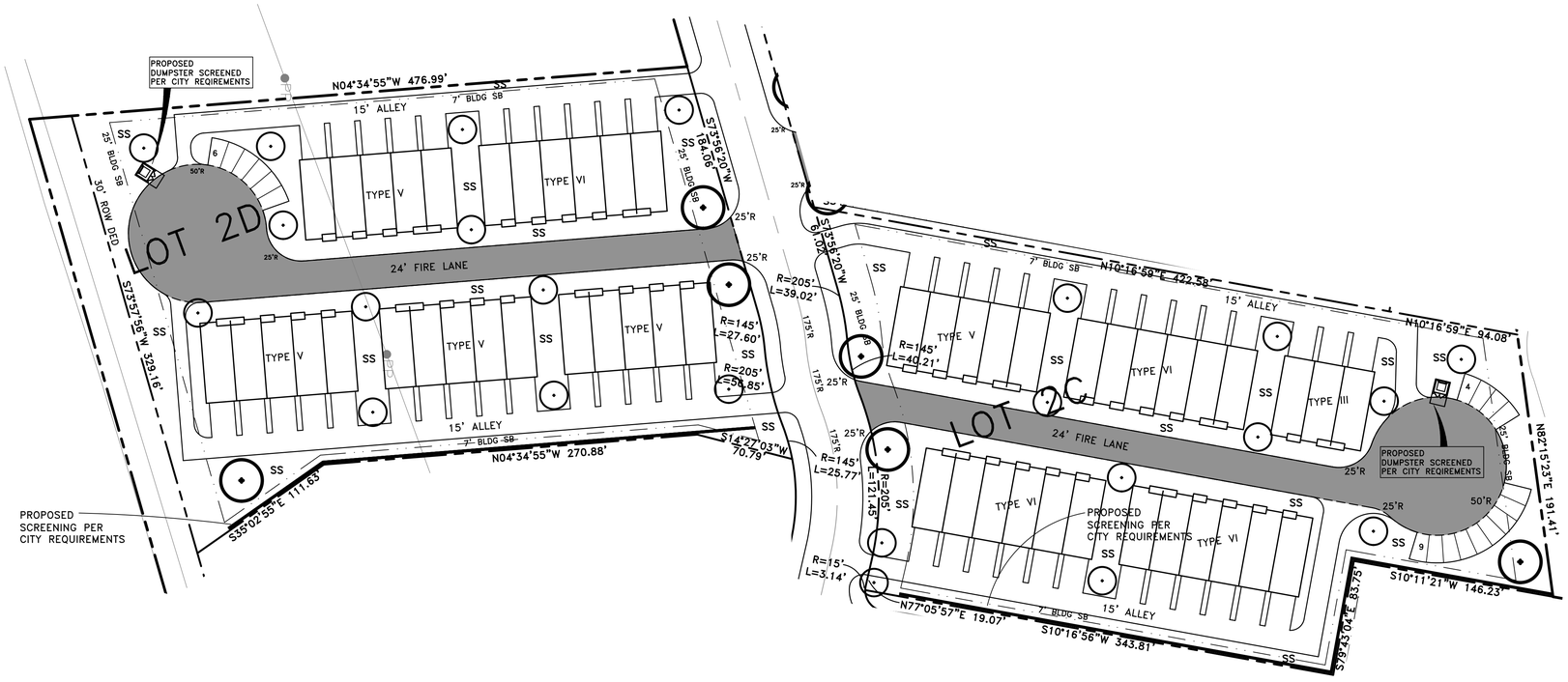
SITE LAYOUT NOTES:

1 FIRE LANES FOR BLDGS LESS THAN 35' IN HEIGHT ARE MIN 24' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 49' OUTSIDE RADIUS, FIRE LANES FOR BLDG 35' OR MORE IN HEIGHT ARE MIN 26' WIDE WITH MIN 25' INSIDE RADIUS AND MIN 51' OUTSIDE RADIUS. FIRE LANES SHALL BE CONSTRUCTED AND STRIPED PER CITY FIRE DEPT REQUIREMENTS.

2 ALL 90° PARKING STALLS SHALL BE 9' WIDE X 20' DEEP UNLESS OTHERWISE SHOWN. HANDICAP STALLS & VAN ACCESSIBLE SPACE SHALL BE 9' MIN WIDE x 20' DEEP UNLESS SHOWN OTHERWISE.

3 ALL DRIVING LANES SHALL BE MIN 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS





SITE SUMMARY – TRACT 2/LOT 2C

CURRENT ZONING	M-1.5
PROP ZONING	R-2
PROP USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	2.77 AC (120,829.75 SF)
BLDG AREA	67,392 SF
TOTAL NO UNITS	26
TYPE III	
1ST FLOOR	3888 SF
2ND FLOOR	3888 SF
TOTAL/BLDG	7776 SF X 1 = 7776 SF
TYPE V	
1ST FLOOR	6480 SF
2ND FLOOR	6480 SF
TOTAL/BLDG	12,960 SF X 1 = 12,960 SF
TYPE VI	
1ST FLOOR	7776 SF
2ND FLOOR	7776 SF
TOTAL/BLDG	15,552 SF X 3 = 46,656 SF
BLDG HT MAX	X – 2 STORY
PARKING REQUIRED 1/BEDROOM – MIN 2/UNIT ALL BLDGS MAX 3 BEDROOM 3 SPCS x 26 UNITS	78 SPCS
PARKING PROVIDED 26 (2) CAR GARAGES = 52 DRIVEWAY SPACES (2/GARAGE) = 52 PARKING SPACES = 13	117 SPCS
SETBACKS	
FRONT	25'
REAR	25'
SIDE	7'
FAR (FLOOR-TO-AREA) TYPE III – 3888x1=3888 SF TYPE V – 6480x1=6480 SF TYPE VI – 7776x3=23,328 SF	1:0.28 (33,696 SF)
MAX DENSITY	96 (120,829.75/1250)
IMPERVIOUS AREA	81,535 SF (67% OF SITE)
LANDSCAPE AREA TOTAL	39,295 SF (33% OF SITE)

SITE SUMMARY – TRACT 2/LOT 2D

CURRENT ZONING	M-1.5
PROP ZONING	R-2
PROP USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	2.81 AC (122,186.06 SF)
BLDG AREA	67,392 SF
TOTAL NO UNITS	26
TYPE V	
1ST FLOOR	6480 SF
2ND FLOOR	6480 SF
TOTAL/BLDG	12,960 SF X 4 = 51,840 SF
TYPE VI	
1ST FLOOR	7776 SF
2ND FLOOR	7776 SF
TOTAL/BLDG	15,552 SF X 1 = 15,552 SF
BLDG HT MAX	X – 2 STORY
PARKING REQUIRED 1/BEDROOM – MIN 2/UNIT ALL BLDGS MAX 3 BEDROOM 3 SPCS x 26 UNITS	78 SPCS
PARKING PROVIDED 26 (2) CAR GARAGES = 52 DRIVEWAY SPACES (2/GARAGE) = 52 PARKING SPACES = 6	110 SPCS
SETBACKS	
FRONT	25'
REAR	25'
SIDE	7'
FAR (FLOOR-TO-AREA) TYPE V – 6480x4=25,920 SF TYPE VI – 7776x1=7776 SF	1:0.28 (33,696 SF) 2.81 AC (122,186.06 SF)
MAX DENSITY	97 (122,186.06/1250)
IMPERVIOUS AREA	79,065 SF (65% OF SITE)
LANDSCAPE AREA TOTAL	43,121 SF (35% OF SITE)

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

CONCEPTUAL SITE & LANDSCAPE PLAN
TRACT 2 – LOT 2C & 2D
JAMESTOWN SQUARE
SHERMAN, TX
COPE EQUITIES, LLC
900 W BETHANY SUITE 230
ALLEN, TX 75013
972-908-2637

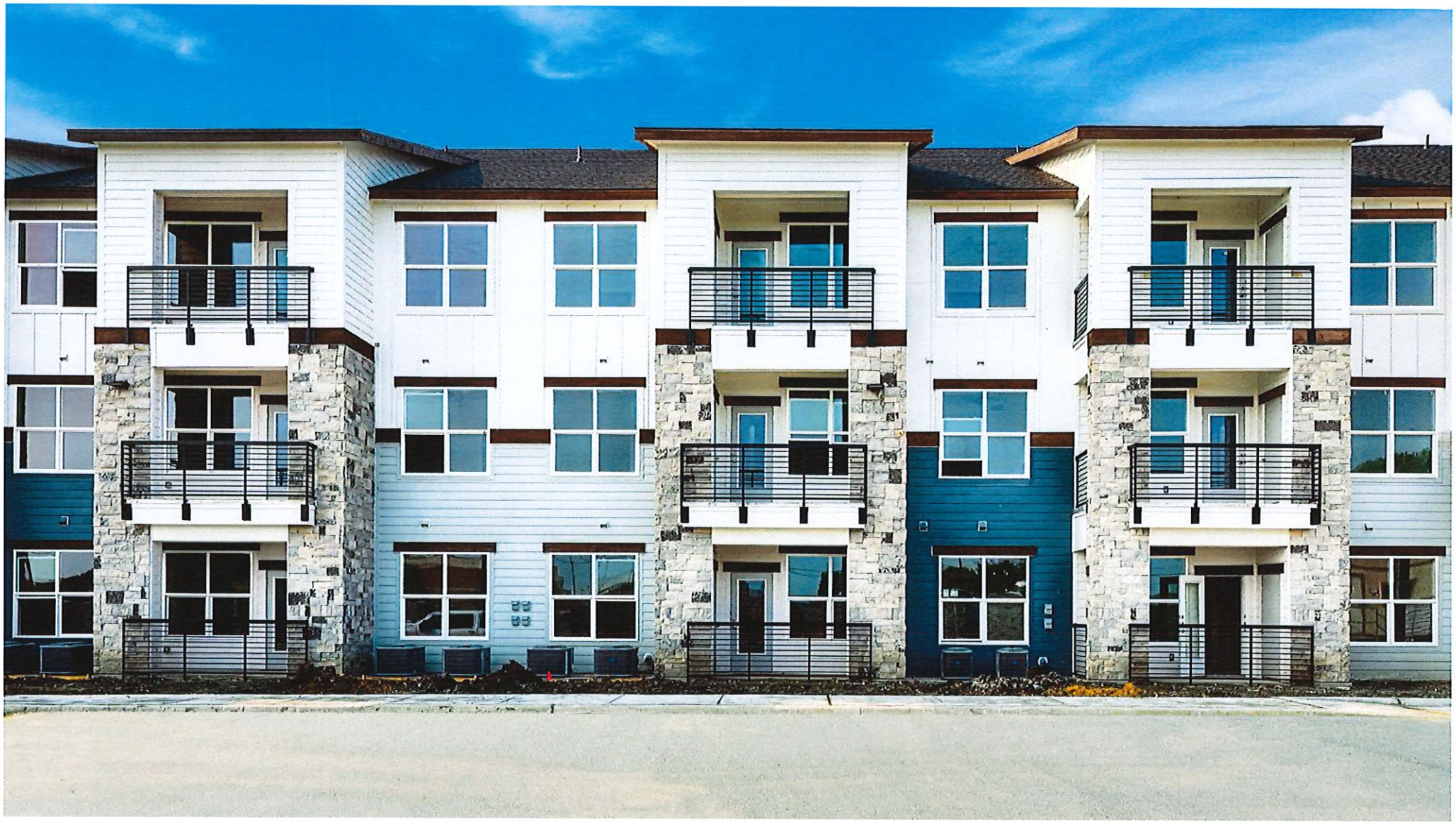
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FILE: XXXX\XXXX\Dwg\MASTER
DATE SUBMITTAL: 09/23/21(1)

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F-324

REVISION	DESCRIPTION	DATE	BY

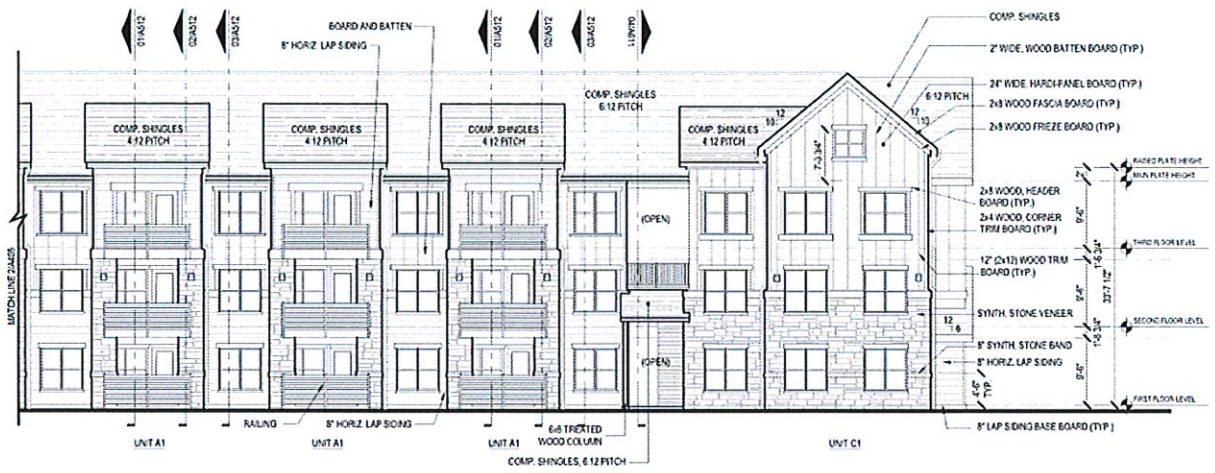
SHEET 6




FIRE LANE

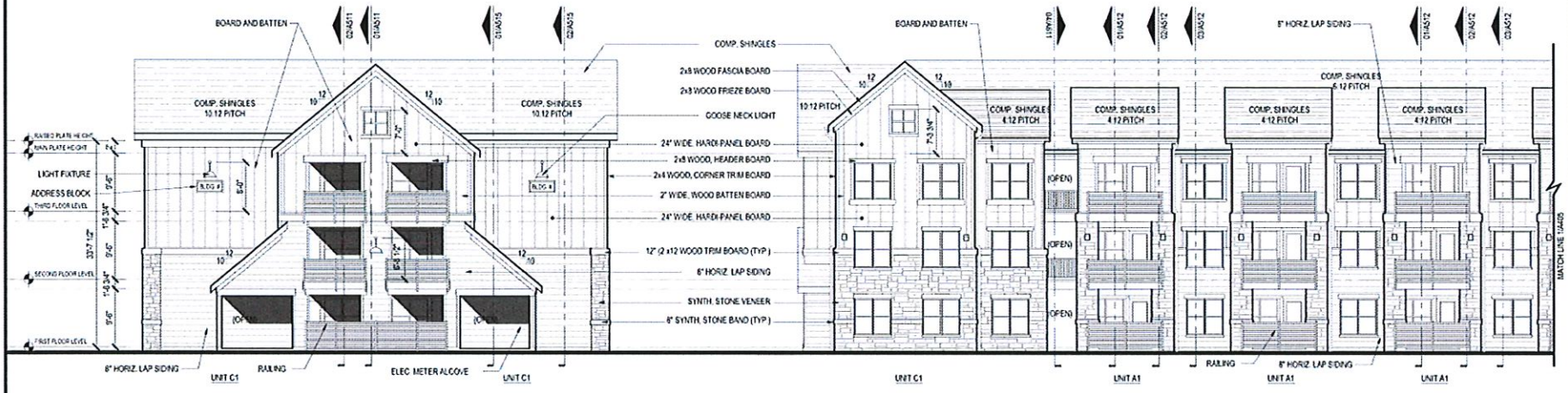






1 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (RIGHT HAND)

SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 1 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

2 BUILDING TYPE 1 - PARTIAL FRONT ELEVATION (LEFT HAND)

SCALE: 1/8" = 1'-0"

DBA ARCHITECTS

REGISTERED ARCHITECT

02-07-2020

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Southgate Apt. @ Princeton Crossroads

BUILDING TYPE 1
EXTERIOR ELEVATIONS

Revisions	Date
#1	

Issue Dates:

ISSUE FOR PRICING 01-15-2020

ISSUE FOR PERMIT 02-07-2020

Scale:

Drawn By:

Checked by:

Sheet

A405

Project No.:

ISSUED FOR PERMIT: 02-07-20

MATERIALS LEGEND

BRICK

COMPOSITION ROOF

HORIZONTAL COMPOSITE SIDING

VERTICAL COMPOSITE SIDING

GENERAL NOTES

NO.	DESCRIPTION
A.	Consult Architect upon the investigation of any condition inconsistent to the intent of these drawings.
B.	DO NOT SCALE DRAWINGS. Contact Architect for clarification for any missing or unclear dimension or note.
C.	Provide vertical masonry expansion joints as shown and no more than 25' O.C.
D.	Herringbone brick veneer edged with stacked bond header course at sides.

NO.	DESCRIPTION
J.	Paint all equipment panels, conduit, and piping on exterior to match adjacent surface color. Refer to Exterior Materials Package for paint colors.
K.	REF: CIVIL for all Finish Floor Elevations. Finish Floor Elevations vary by UNIT.



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

MONTICELLO TOWNHOMES

PRINCETON, TX

studios
5000 EL DORADO PKWY, SUITE 150
FRISCO, TX 75033
www.708STUDIOS.com
469.226.9779

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PROFESSIONAL SEALS

REGISTERED ARCHITECT STATE OF TEXAS

REVISIONS:

△ City Comments 5/25/21

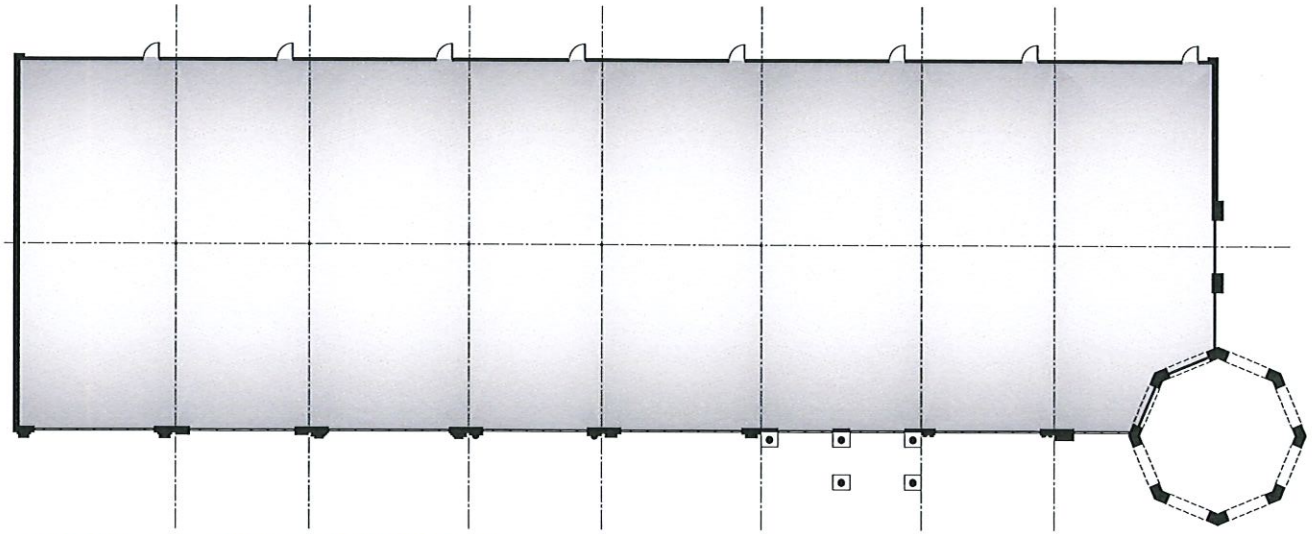
KEY PLAN:

JOB No.: 20044-SU-2

DATE: TBD.

EXTERIOR ELEVATIONS

SHEET NUMBER: A4.1



FLOOR PLAN - RETAIL BUILDING "A"

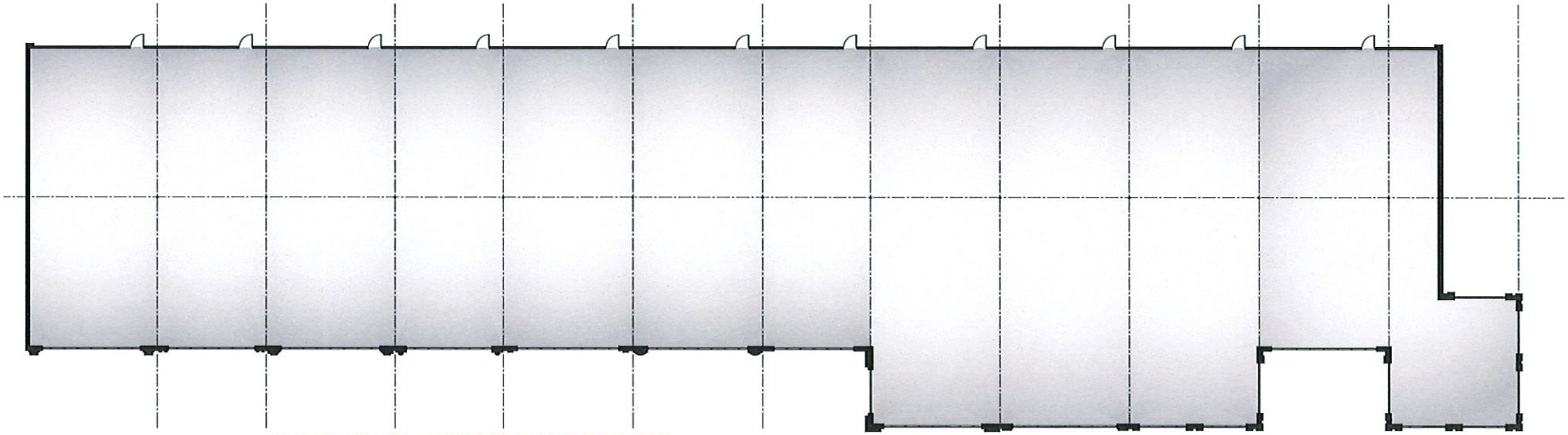


FRONT ELEVATION - RETAIL BUILDING "A"

MASTER PLAN DEVELOPMENT
53 ACRE SITE
SHERMAN, TEXAS

Designed by:
McDonald Architects, LLC

Developed by:
COPEEQUITES



FLOOR PLAN - RETAIL BUILDING "B"



FRONT ELEVATION - RETAIL BUILDING "B"

MASTER PLAN DEVELOPMENT

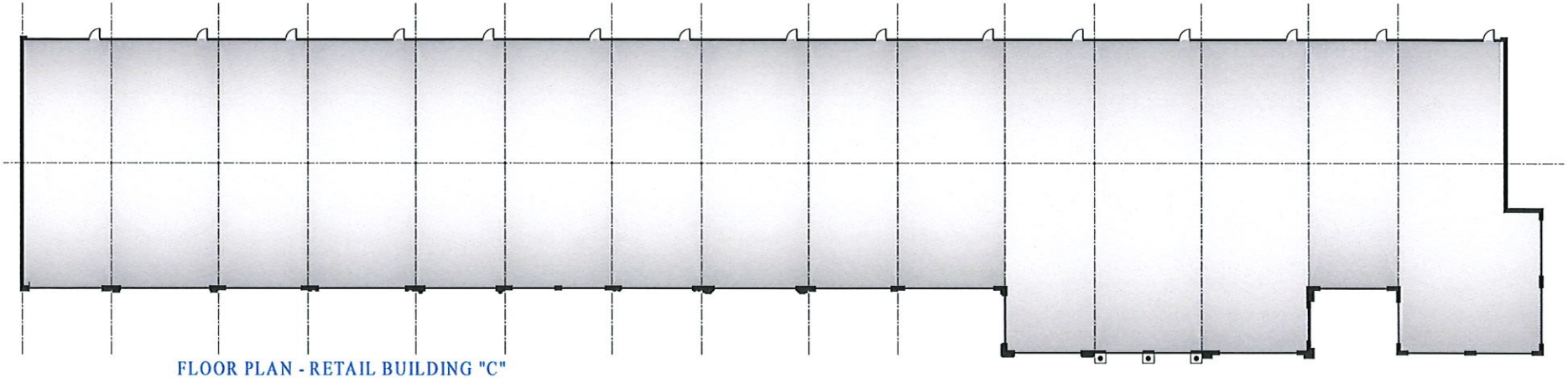
53 ACRE SITE

SHERMAN, TEXAS

Designed by: McDonald Architects, LLC

Developed by: COPEEQUITES

07.21.2021



FLOOR PLAN - RETAIL BUILDING "C"



FRONT ELEVATION - RETAIL BUILDING "C"

MASTER PLAN DEVELOPMENT
53 ACRE SITE
SHERMAN, TEXAS

Designed by: McDonald Architects, LLC

Developed by: COPEEQUITES

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 13, 2021

Jamestown Square, LLC
900 W. Bethany Dr., Ste. 230
Allen, TX 75013

Cope Equities
James Cruse
900 W. Bethany Dr
Allen, TX 75013

Billy Peck Construction
Todd Downing
900 W. Bethany, Ste. 230
Allen, TX 75013

Carroll Consulting Group, Inc
PO Box 11
Lavon, TX 75166

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

Hickman Consulting Engineers
1705 W. Northwest Highway, Ste. 175
Grapevine, TX 76051

DBA Architects
111 S. Kentucky St., Ste. 210
McKinney, TX 75069

Dear Applicants,

The request for a zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District, R-2 (Multi-Family Residential) District and R-1 (One-Family Residential) District located in the 6000-6400 blocks of South U.S. Highway 75 and the 100-200 blocks of Akers Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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 – Tract 1 – C-1 (Retail Business) District:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the Sign Ordinance, the Fence Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.6; 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).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. The required parking requirement shall be determined by use.
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. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.1, Subsection 6 (c)(2)).*

8. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
9. The site plan is conceptual, a more detailed site plan will require additional approval from the Planning and Zoning Commission.
10. Any nonconforming signs will need to be removed before building permits will be issued.
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.

Zoning – Tract 2 – R-2 (Multi-Family Residential) District:

14. 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).*
15. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
16. The setbacks requirements are: Front and Rear – 25'; Sides - minimum 7', sum of both sides minimum 23'. (*Chapter 14, Exhibit A, Sec. 6.4)*
17. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
18. 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))*
19. All finishes shall be masonry or masonry veneer. *(Chapter 14, Exhibit A, Section 6.4)*
20. 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))*
21. 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)).*
22. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
23. 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)*
24. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
25. The site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission.
26. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
27. 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.
28. 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.

Zoning – Tract 3 – SF-1 (Single-Family Residential) District:

29. 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 SF-1 (Single-Family Residential) District,

the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.2; Sec. 7(13) and Sec. 17).*

30. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
31. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
32. 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 6.2 and Section 7, Subsection 10(b))*
33. 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)*
34. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
35. Impact fees will be required if the property was not platted before June 7, 2021 *(Chapter 13, Article. 13.11)*
36. 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.
37. 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:

38. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
39. 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*
40. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
41. The location of the trash receptors must be approved by the Public Works Department.
42. 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.*
43. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
44. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
45. 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).*
46. 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)*
47. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 10/19/2021

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:

*** 1101 STARK LANE**

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).

Background:

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.

Adjacent Zoning:

Outside City.

Origination:

Billy Dwain Roberts, Jr. and Ana Maria Roberts (Owners)
Howard Thornton (Developer)
Underwood Drafting and Surveying (Surveyor)
McManus & Johnson Consulting Engineers (Civil Engineer)

Master Plan Designation:

Was not included in Master Plan

Number of notices mailed:

Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Preliminary Plat - South Hilltop Estates
Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

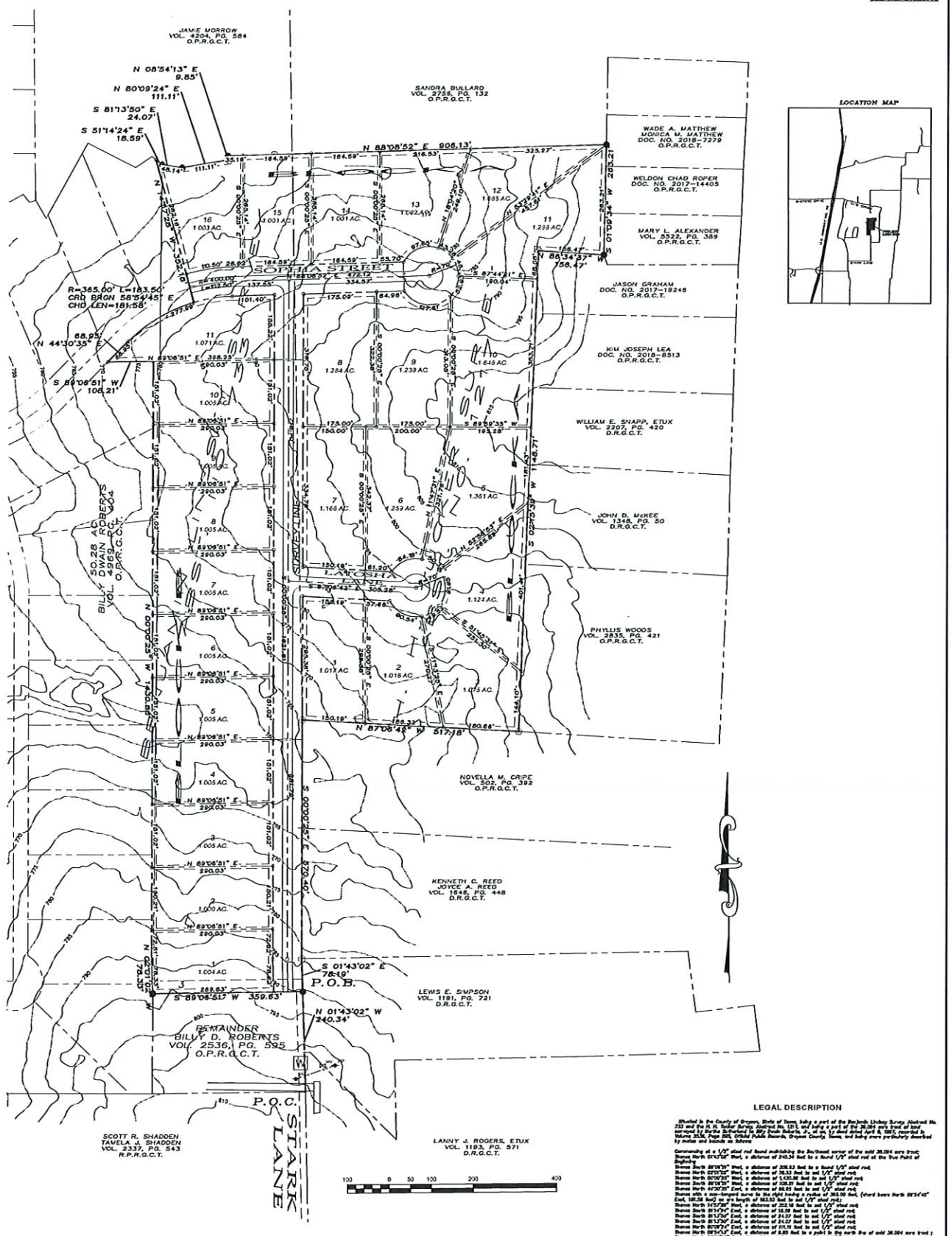
City of Sherman, Texas
Development Services Department

1101 Stark Lane (ETJ)

NOT TO SCALE

1 in = 700 ft

JOB NO. 21080712



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Benjamin Lindsey Survey, Abstract No. 733 and the H. H. Tucker Survey, Abstract No. 1217, and being a part of the 36.094 acre tract of land conveyed by Martha Sutherland to Billy Dwain Roberts, Jr., et ux, by deed dated April 9, 1997, recorded in Volume 2536, Page 595, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2" steel rod found marking the Southeast corner of the said 36.094 acre tract;
Thence North 01°43'02" West, a distance of 240.34 feet to a found 1/2" steel rod at the True Point of Beginning;
Thence South 89°08'51" West, a distance of 308.13 feet to a found 1/2" steel rod;
Thence South 87°07'32" West, a distance of 308.13 feet to set 1/2" steel rod;
Thence South 89°08'51" West, a distance of 1,430.80 feet to set 1/2" steel rod;
Thence South 89°08'51" West, a distance of 108.21 feet to set 1/2" steel rod;
Thence North 44°28'35" East, a distance of 68.95 feet to set 1/2" steel rod;
Thence with a non-tangent curve to the right having a radius of 365.00 feet, (chord bears North 89°54'45" East, 181.58 feet) an arc length of 183.50 feet to set 1/2" steel rod;
Thence North 75°37'08" East, a distance of 222.16 feet to set 1/2" steel rod;
Thence South 87°14'24" East, a distance of 18.59 feet to set 1/2" steel rod;
Thence South 81°13'50" East, a distance of 24.07 feet to set 1/2" steel rod;
Thence South 81°13'50" East, a distance of 24.07 feet to set 1/2" steel rod;
Thence South 80°09'24" East, a distance of 111.11 feet to set 1/2" steel rod;
Thence South 08°54'13" East, a distance of 9.85 feet to a point in the north line of said 36.094 acre tract;
Thence North 88°08'52" East with said north line passing a found 1/2" steel rod at a distance of 715.27 feet, and continuing a total distance of 906.13 feet to a found brass marker at the northeast corner of said 36.094 acre tract;
Thence with the east line of said 36.094 acre tract the following calls and distances:
South 01°09'34" West, a distance of 265.21 feet to a found nail;
South 86°34'27" East, a distance of 58.42 feet to a found 1/2" steel rod;
South 01°09'34" West, a distance of 1,148.71 feet to a set 1/2" steel rod;
North 87°08'43" West, a distance of 81.20 feet to a found 1/2" steel rod;
South 02°25'39" West, a distance of 272.40 feet to a found 1/2" steel rod;
South 01°43'02" East, a distance of 78.19 feet to the Point of Beginning and containing 34.211 acres of land.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes

Chairman, City of Sherman Planning and Zoning Commission — Date

-- GENERAL NOTES --

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN ON NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
2. THE 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.
3. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. NEITHER THE CITY OF SHERMAN OR GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY THE CITY OF SHERMAN/GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY GCEC.
8. SEWER SERVICE TO BE PROVIDED BY A PRIVATE SEWER SYSTEM APPROVED BY GRAYSON COUNTY.
9. WATER WILL BE PROVIDED BY PINK HILL WSC.
10. LAND WILL BE USED FOR RESIDENTIAL USE
11. ROADS TO BE MAINTAINED BY GRAYSON COUNTY.

PRELIMINARY PLAT OF
SOUTH HILLTOP ESTATES
AN ADDITION TO GRAYSON COUNTY, TEXAS

being a part of the Benjamin Lindsey Survey, Abstract No. 733 and the H. H. Tucker Survey, Abstract No. 1217, and being a part of the 36.094 acre tract of land conveyed by Martha Sutherland to Billy Dwain Roberts, Jr., et ux, by deed dated April 9, 1997, recorded in Volume 2536, Page 595, Official Public Records, Grayson County, Texa containing 34.211 acres of land.

OWNER
BILLY ROBERTS
1101 STARK LANE
SHERMAN, TEXAS
903-870-6856

DEVELOPER
HOWARD THORNTON
33 FM 3358
VAN ALSTYNE, TX
214-415-4245

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4703
3404 INTERURBAN ROAD
DENISON, TEXAS

ENGINEER
McMANUS & JOHNSON CONSULTING ENGINEERS
77 FM 3358
VAN ALSTYNE, TEXAS
888-344-6523

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Billy Roberts
1101 Stark Lane
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Howard Thornton
33 FM 3356
Van Alstyne, TX 75495

McManus & Johnson Consulting Engineers
77 FM 3356
Van Alstyne, TX 75495

Dear Applicants,

The request for approval of the Preliminary Plat of South Hilltop Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Preliminary Plat as is does not have direct access to public right of way. Final Plat must dedicate right of way or show existing access to Stark Lane. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(B)(5)*
2. Final Plat must include Billy D. Roberts remainder property to the south of proposed Lot 1. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
3. Plat layout does not meet standard. Correct layout prior to submitting Final plat. *Code of Ordinances Chapter 10.05, Section 5*
4. Verify supplier of water service. Update General Notes appropriately.
5. Show right of way dedication information for Stark Lane. If no right of way dedication is on file, shared access easement for Stark Lane to nearest public road is required. Right of Way Dedication or shared access easement instrument information to be shown on final plat.
6. Remove 10' Utility Easement from between lots. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. 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.*
8. Dedicate a 15'x15' Right of Way corner clips on corner of proposed Lots 1, 7, 8, 16, Block A and Lot 11, Block B at street intersections. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
9. Modify 10' Utility Easement on street intersecting corners to parallel new right of way created by corner clips.

10. General Notes Nos. 3 and 4 shall read "Neither the City of Sherman nor Grayson County will be responsible…"
11. Add zip code to survey block on both pages. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
12. Add leaders to POC and POB for clarity.
13. Repeat call in metes and bounds description. Correct accordingly. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 10/19/2021

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:

4700-5200 BLOCKS QUAIL RUN ROAD & CORMORANT DRIVE

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.

Background:

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. The owner is requesting exceptions on ten (10) lots to be less than 60' wide and to plat the property into 84 lots for residential development.

Adjacent Zoning:

R-A (Single-Family Agricultural) District
R-1 (One-Family Residential) District
R-2 (Mulii-Family Residential) District

Origination:

300 Sherman, LP (Owner)
GEES, Inc. (Civil Engineer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

4

Objections Received:

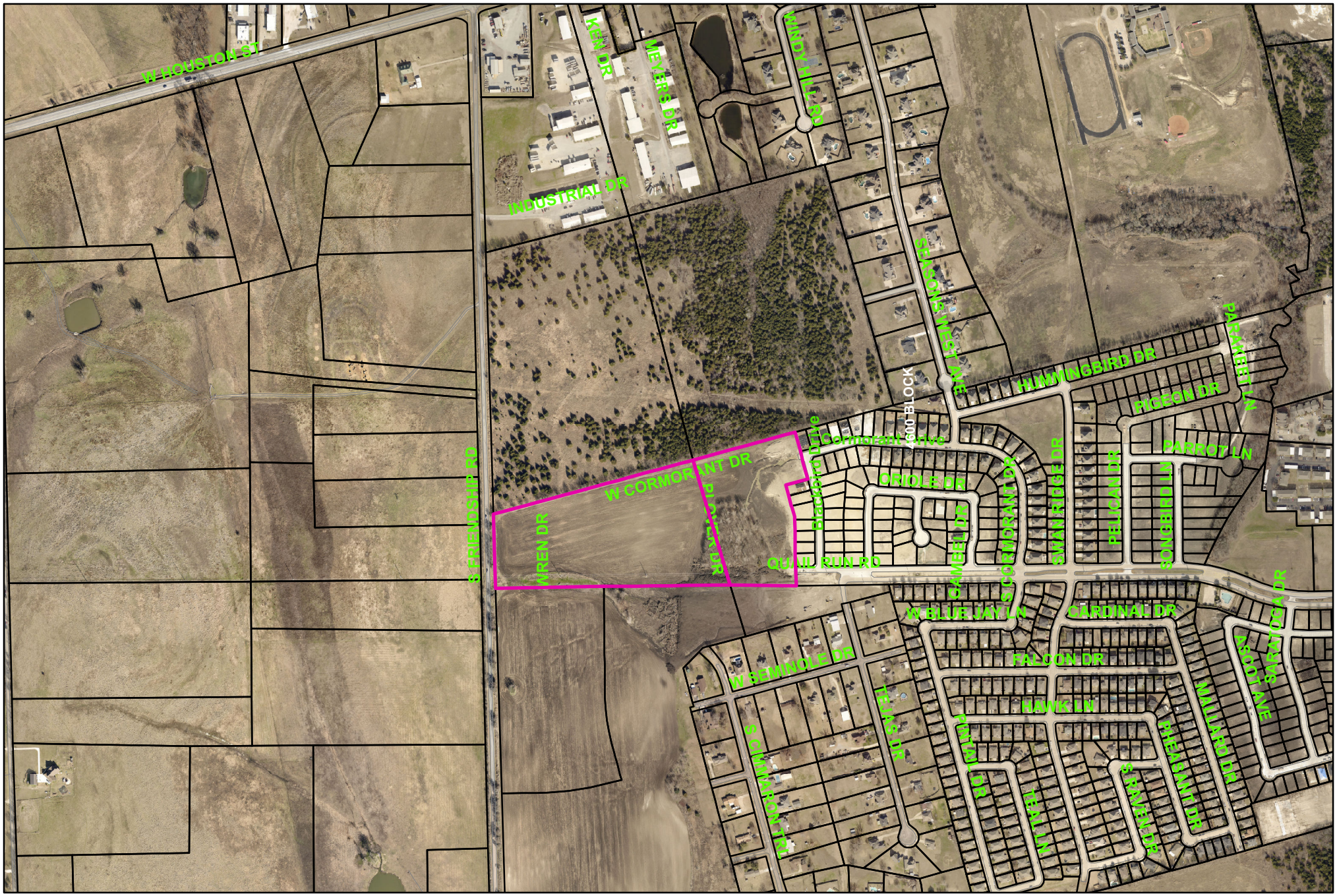
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Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Lots for Exceptions
Quail Run Phase 2
Staff Review Letter



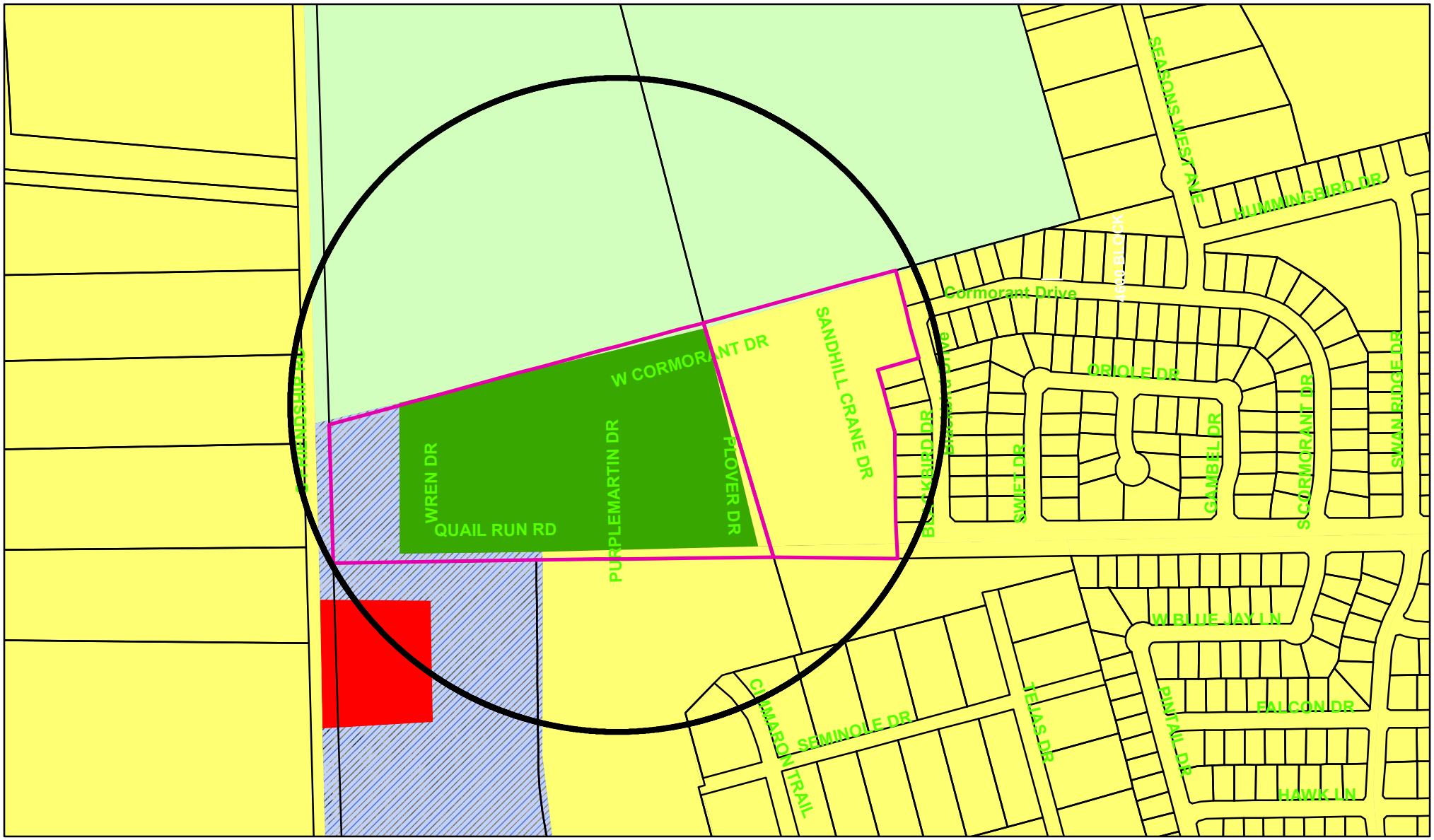
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

4700-5200 Blocks Quail Run Road & Cormorant Drive

NOT TO SCALE

1 in = 700 ft



Zoning - 4700-5200 Blocks Quail Run Road & Cormorant 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 = 400 ft

4700-5200 Blocks Quail Run Road & West Cormorant Drive





GREG EDWARDS ENGINEERING SERVICES, INC.
1621 AMANDA COURT
PONDER, TX 76259
(940) 482-2907 PH
(940) 482-6214 FX
WWW.GEES.US

Thursday, September 23, 2021

City of Sherman Engineering
Attn: Patsy Reeves

Re: Quail Run, Phases Two, Sherman, Texas
Lot Width Variance Requests

Dear Patsy,

It is my understanding that based on the current ordinance of the City of Sherman, a lot which meets your written requirement lot width but does not have sufficient street frontage to allow vehicle access to a public street could be submitted to the City of Sherman for approval. We have therefore been asked by staff to submit a variance request on each lot within this subdivision that does not have a minimum of 60' of street frontage so the Planning and Zoning Commission can ratify our proposed lot widths and Final Plat prior to filing.

We feel that the curvilinear street and "Eyebrow" cul d' sacs at the intersection of Wren and Cormorant Drive maintain value to this proposed development, but are also necessary to address the public's need to extend the Quail Run Thorofare. Based on your minimum standards, rectangular lots would provide the following statistics:

1. Minimum Lot area: 6,000 Sq. Ft.
2. Median Lot Width 60 feet
3. Allowable Building Pad 48' x 50', 2,400 Sq. Ft.
4. Street frontage 60 feet

As a comparison to your minimum standards, we have listed the same statistics for the requested lots for your review.

Lot 4 Block 'D'
This lot is at an eyebrow, (widened bend in road),

1. Lot area 7,835 Sq. Ft.
2. Median Lot Width: 63.8'
3. Proposed Building Pad 48' x 65', 3,120 Sq/ Ft.
4. Street frontage: 59.40'

Lot 5 Block 'D'

1. This lot is at an eyebrow, (widened bend in road),

2. Lot area 11,586 Sq. Ft.
3. Median Lot Width: 80.88'
4. Proposed Building Pad 50' x 65', 3,250 Sq/ Ft.
5. Street frontage: 37.99'.

Lot 6 Block 'D'
This lot is at an eyebrow, (widened bend in road),

6. Lot area 7,586 Sq. Ft.
7. Median Lot Width: 72.78'
8. Proposed Building Pad 49.15' x 50', 2,457/ Ft.
9. Street frontage: 49.74'.

Lot 2 Block 'H'
This lot is a trapezoidal lot.

1. Lot area 7,709 Sq. Ft.
2. Median Lot Width: 70.08'
3. Proposed Building Pad 50' x 60', 3,000 Sq/ Ft.
4. Street frontage: 55.64'

Lot 2 Block 'G'
This lot is a pie shaped lot along the outside edge of a curve.

1. Lot area 7,347 Sq. Ft.
2. Median Lot Width: 66.46'
3. Proposed Building Pad 50 x 60', 3,000 Sq/ Ft.
4. Street frontage: 57.83'

Lot 3 Block 'G'
This lot is a pie shaped lot along the outside edge of a curve.

1. Lot area 7,149 Sq. Ft.
2. Median Lot Width: 64.88'
3. Proposed Building Pad 50 x 60', 3,000 Sq/ Ft.
4. Street frontage: 59.52'

Lot 3, Block 'F'
This lot is a pie shaped lot along the outside edge of a curve.

1. Lot area 6,950 Sq. Ft.
2. Median Lot Width: 62.83'
3. Proposed Building Pad 48 x 60', 2,880 Sq/ Ft.
4. Street frontage: 57.69'

Lot 4 Block 'F'
This lot is a pie shaped lot along the outside edge of a curve.

5. Lot area 7,050 Sq. Ft.
6. Median Lot Width: 63.88'
7. Proposed Building Pad 48' x 60', 2,880 Sq/ Ft.
8. Street frontage: 56.85'

Lot 3 Block 'C'
This lot is a pie shaped lot along the outside edge of a curve.

9. Lot area 7,013 Sq. Ft.
10. Median Lot Width: 63.43'
11. Proposed Building Pad 48' x 60', 2,880 Sq/ Ft.
12. Street frontage: 57.33'

Lot 4 Block 'C'

This lot is a pie shaped lot along the outside edge of a curve.

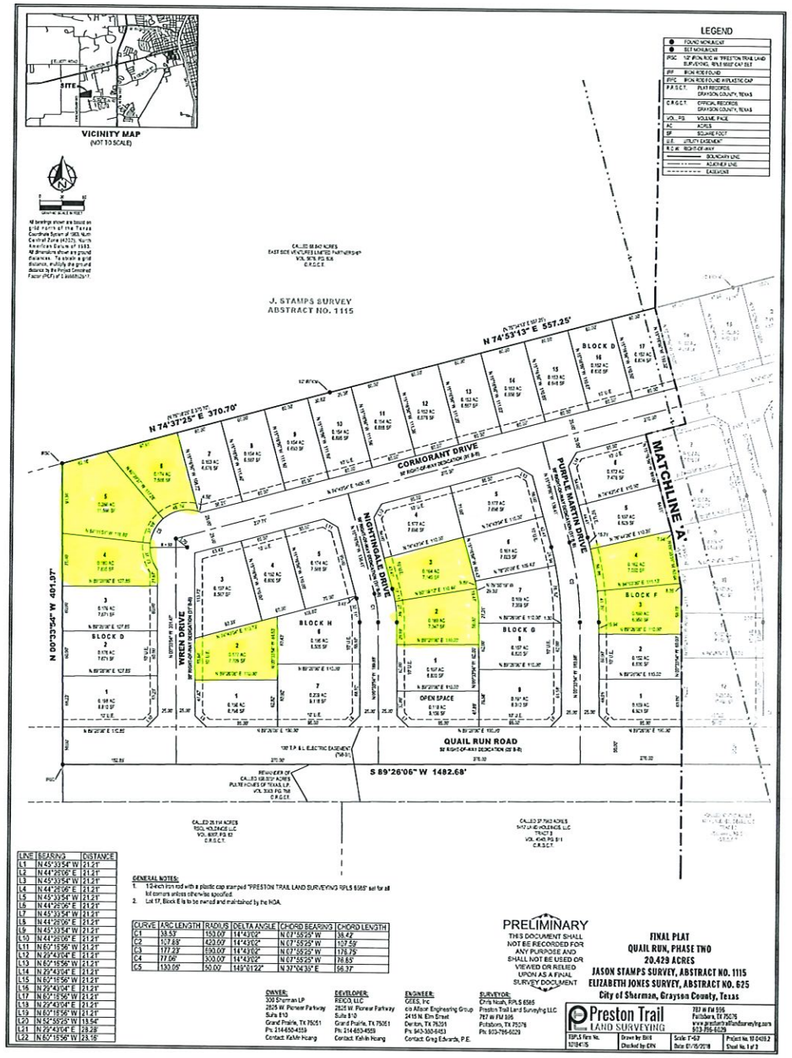
13. Lot area 7,743 Sq. Ft.
14. Median Lot Width: 65.40'
15. Proposed Building Pad 48' x 60', 2,880 Sq/ Ft.
16. Street frontage: 56.51'

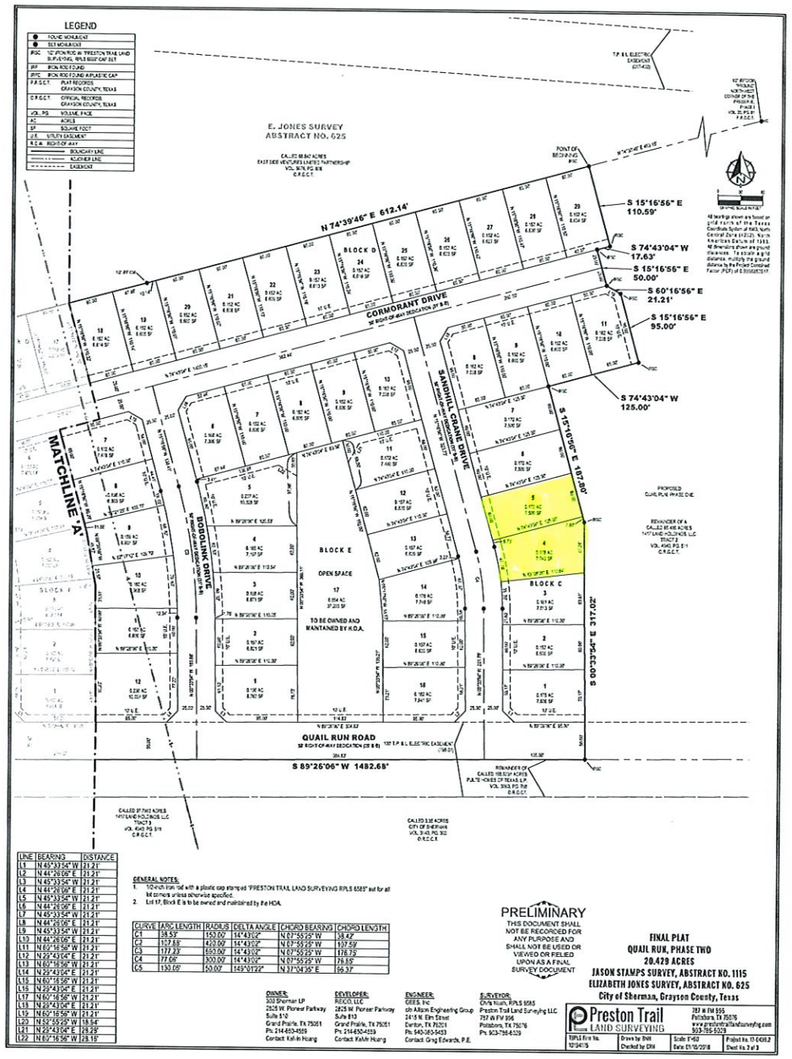
I hope that the Planning and Zoning Commission will agree that these are all valuable lots and that ratifying these lots as appropriate home sites will not only be an economic benefit to the developer, but will also enhance the City of Sherman's tax base. Please call me if you have any questions – (940)391-8487.

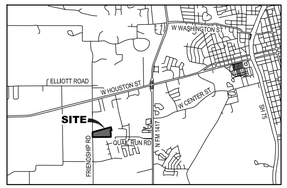
Sincerely,

Greg Edwards

Greg Edwards, P.E.
GEES, Inc.


VICINITY MAP
(NOT TO SCALE)
SITE
LEGEND
FOUND MONUMENT
SET MONUMENT
"PSC" 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING RPLS 6585" CAP SET
IRF IRON ROD FOUND
IRFC IRON ROD FOUND W/ PLASTIC CAP
PRSCT. PLAT RECORDS, GRAYSON COUNTY, TEXAS
ORGCT. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL./PG VOLUME, PAGE
AC ACRES
SF SQUARE FOOT
U.E. UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
BOUNDARY LINE
ADJOINER LINE
EASEMENT
J. STAMPS SURVEY
ABSTRACT NO. 1115
CALLED 69.843 ACRES
EAST SIDE MEADOWS LIMITED PARTNERSHIP
VOL. 3676, PG. 834
O.R.G.C.T.
N 74°37'25" E 370.70'
N 74°53'13" E 557.25'
CORMORANT DRIVE
(60' RIGHT-OF-WAY DEDICATION (20' B-B))
MATCHLINE 'A'
PURPLE MARTIN DRIVE
NIGHTINGALE DRIVE
WREN DRIVE
BLOCK D
BLOCK H
BLOCK G
OPEN SPACE
QUAIL RUN ROAD
(60' RIGHT-OF-WAY DEDICATION (20' B-B))
100' T.P.& L. ELECTRIC EASEMENT (VOL. 345, PG. 768)
N 00°37'54" W 401.07'
S 89°26'06" W 1482.68'
REMAINDER OF CALLED 100.521 ACRES
PULTE HOMES OF TEXAS, L.P.
VOL. 3303, PG. 768
O.R.G.C.T.
CALLED 29.114 ACRES
TEGG HOLDINGS, LLC
VOL. 4007, PG. 62
O.R.G.C.T.
CALLED 27.743 ACRES
NATIONAL HOLDINGS, LLC
TRACT 1
VOL. 4345, PG. 911
O.R.G.C.T.
CALLED 3.66 ACRES
CITY OF SHERMAN
VOL. 3145, PG. 302
O.R.G.C.T.
GENERAL NOTES:
1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.
2. Lot 17, Block E is to be owned and maintained by the HOA.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
FINAL PLAT
QUAIL RUN, PHASE TWO
20.429 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas
OWNER:
300 Sherman LP
2525 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-630-4039
Contact: Kelvin Hoang
DEVELOPER:
REICO, LLC
2525 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-630-4039
Contact: Kelvin Hoang
ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2416 N. Elm Street
Denton, TX 76201
Ph: 940-383-6403
Contact: Greg Edwards, P.E.
SURVEYOR:
Chris Hoch, RPLS 6585
Preston Trail Land Surveying LLC
797 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029
Preston Trail LAND SURVEYING
797 W FM 996
Pottsboro, TX 75076
www.prestontrailsurveying.com
903-786-5029
TBPLS Firm No. 10194115
Drawn by: BH
Checked by: DN
Scale: 1"=60'
Date: 01/15/2018
Project No. 17-0418.2
Sheet No. 1 of 3
LINE TABLE
L1 N 45°39'54" W 21.21'
L2 N 44°20'06" E 21.21'
L3 N 45°39'54" W 21.21'
L4 N 44°20'06" E 21.21'
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L9 N 45°39'54" W 21.21'
L10 N 44°20'06" E 21.21'
L11 N 67°15'56" W 21.21'
L12 N 22°43'04" E 21.21'
L13 N 67°15'56" W 21.21'
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L15 N 67°15'56" W 21.21'
L16 N 22°43'04" E 21.21'
L17 N 67°15'56" W 21.21'
L18 N 22°43'04" E 21.21'
L19 N 67°15'56" W 21.21'
L20 N 52°55'25" W 118.54'
L21 N 37°04'35" E 28.28'
L22 N 67°15'56" W 28.15'
CURVE TABLE
C1 38.53' 150.00' 14°43'05" N 67°55'29" W 38.42'
C2 157.88' 423.00' 14°43'05" N 67°55'29" W 157.59'
C3 177.23' 690.00' 14°43'05" N 67°55'29" W 176.75'
C4 77.06' 300.00' 14°43'05" N 67°55'29" W 76.85'
C5 133.09' 50.00' 149°91'22" N 37°04'35" E 96.37'


LEGEND
FOUND MONUMENT
SET MONUMENT
"PSC" 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING RPLS 6585" CAP SET
IRF IRON ROD FOUND
IRFC IRON ROD FOUND W/ PLASTIC CAP
PRSCT. PLAT RECORDS, GRAYSON COUNTY, TEXAS
ORGCT. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL./PG VOLUME, PAGE
AC ACRES
SF SQUARE FOOT
U.E. UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
BOUNDARY LINE
ADJOINER LINE
EASEMENT
E. JONES SURVEY
ABSTRACT NO. 625
CALLED 69.843 ACRES
EAST SIDE MEADOWS LIMITED PARTNERSHIP
VOL. 3676, PG. 834
O.R.G.C.T.
POINT OF BEGINNING
N 74°39'46" E 612.14'
S 15°16'56" E 110.59'
S 74°43'04" W 17.63'
S 15°16'56" E 50.00'
S 60°16'56" E 21.21'
S 15°16'56" E 95.00'
S 74°43'04" W 125.00'
S 15°16'56" E 157.80'
CORMORANT DRIVE
(60' RIGHT-OF-WAY DEDICATION (20' B-B))
MATCHLINE 'A'
SANDHILL CRANE DRIVE
BLUEBIRD DRIVE
BLOCK D
BLOCK E
BLOCK F
BLOCK C
OPEN SPACE
TO BE OWNED AND MAINTAINED BY H.O.A.
QUAIL RUN ROAD
(60' RIGHT-OF-WAY DEDICATION (20' B-B))
100' T.P.& L. ELECTRIC EASEMENT (VOL. 345, PG. 768)
S 89°26'06" W 1482.68'
S 00°33'54" E 401.07'
PROPOSED CLUBHOUSE DRIVE
REMAINDER OF CALLED 80.440 ACRES
NATIONAL HOLDINGS, LLC
VOL. 4345, PG. 911
O.R.G.C.T.
REMAINDER OF CALLED 100.521 ACRES
PULTE HOMES OF TEXAS, L.P.
VOL. 3303, PG. 768
O.R.G.C.T.
CALLED 27.743 ACRES
NATIONAL HOLDINGS, LLC
TRACT 3
VOL. 4345, PG. 911
O.R.G.C.T.
CALLED 3.66 ACRES
CITY OF SHERMAN
VOL. 3145, PG. 302
O.R.G.C.T.
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FINAL PLAT
QUAIL RUN, PHASE TWO
20.429 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
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SURVEYOR:
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TBPLS Firm No. 10194115
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Sheet No. 2 of 3
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CURVE TABLE
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C4 77.06' 300.00' 14°43'05" N 67°55'29" W 76.85'
C5 133.09' 50.00' 149°91'22" N 37°04'35" E 96.37'



VICINITY MAP
(NOT TO SCALE)

0 30 60
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998852517.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
AC	ACRES
SF	SQUARE FOOT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
———	BOUNDARY LINE
———	ADJOINER LINE
———	EASEMENT

CALLED 68.642 ACRES
EAST SIDE VENTURES LIMITED PARTNERSHIP
VOL. 5676, PG. 606
O.R.G.C.T.

J. STAMPS SURVEY
ABSTRACT NO. 1115

N (N 75°18'25" E 370.70') **N 74°37'25" E 370.70'**

N (N 75°34'13" E 557.25') **N 74°53'13" E 557.25'**

1/2" IRF/CM

IRSC

CORMORANT DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

MATCHLINE 'A'

PURPLE MARTIN DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

NIGHTINGALE DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

WREN DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

N 00°33'54" W 401.97'

S 89°26'06" W 1482.68'

QUAIL RUN ROAD
50' RIGHT-OF-WAY DEDICATION (25' B-B)

100' T.P. & L. ELECTRIC EASEMENT (798-31)

REMAINDER OF CALLED 158.0231 ACRES PULTE HOMES OF TEXAS, L.P. VOL. 3063, PG. 768 O.R.G.C.T.

CALLED 26.114 ACRES RSCL HOLDINGS LLC VOL. 6007, PG. 62 O.R.G.C.T.

CALLED 37.7963 ACRES 1417 LAND HOLDINGS, LLC TRACT 3 VOL. 4940, PG. 511 O.R.G.C.T.

CALLED 37.7963 ACRES 1417 LAND HOLDINGS, LLC TRACT 3 VOL. 4940, PG. 511 O.R.G.C.T.

LINE	BEARING	DISTANCE
L1	N 45°33'54" W	21.21'
L2	N 44°26'06" E	21.21'
L3	N 45°33'54" W	21.21'
L4	N 44°26'06" E	21.21'
L5	N 45°33'54" W	21.21'
L6	N 44°26'06" E	21.21'
L7	N 45°33'54" W	21.21'
L8	N 44°26'06" E	21.21'
L9	N 45°33'54" W	21.21'
L10	N 44°26'06" E	21.21'
L11	N 60°16'56" W	21.21'
L12	N 29°43'04" E	21.21'
L13	N 60°16'56" W	21.21'
L14	N 29°43'04" E	21.21'
L15	N 60°16'56" W	21.21'
L16	N 29°43'04" E	21.21'
L17	N 60°16'56" W	21.21'
L18	N 29°43'04" E	21.21'
L19	N 60°16'56" W	21.21'
L20	N 52°55'25" W	18.94'
L21	N 29°43'04" E	28.28'
L22	N 60°16'56" W	28.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.53'	150.00'	14°43'02"	N 07°55'25" W	38.42'
C2	107.88'	420.00'	14°43'02"	N 07°55'25" W	107.59'
C3	177.23'	690.00'	14°43'02"	N 07°55'25" W	176.75'
C4	77.06'	300.00'	14°43'02"	N 07°55'25" W	76.85'
C5	130.05'	50.00'	149°01'22"	N 37°04'35" E	96.37'

GENERAL NOTES:
1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.
2. Lot 17, Block E is to be owned and maintained by the HOA.

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

FINAL PLAT
QUAIL RUN, PHASE TWO
20.429 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas

OWNER:
300 Sherman LP
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

DEVELOPER:
REICO, LLC
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
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www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=60'	Project No. 17-0499.2
10194175	Checked by: CRN	Date: 01/15/2018	Sheet No. 1 of 3

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
AC	ACRES
SF	SQUARE FOOT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
———	BOUNDARY LINE
———	ADJOINER LINE
———	EASEMENT

E. JONES SURVEY
ABSTRACT NO. 625

CALLED 68.642 ACRES
EAST SIDE VENTURES LIMITED PARTNERSHIP
VOL. 5676, PG. 606
O.R.G.C.T.

T.P. & L. ELECTRIC EASEMENT (317-432)

1/2" IRF/CM, "PROLINE" NORTHWEST CORNER OF THE PRESERVE, PHASE I VOL. 20, PG. 81 P.R.G.C.T.

POINT OF BEGINNING IRSC

N 74°39'46" E 612.14'

N 74°39'46" E 463.15'

S 15°16'56" E 110.59'

S 74°43'04" W 17.63'

S 15°16'56" E 50.00'

S 60°16'56" E 21.21'

S 15°16'56" E 95.00'

S 74°43'04" W 125.00'

S 15°16'56" E 187.80'

S 00°33'54" E 317.02'

0 30 60
GRAPHIC SCALE IN FEET

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998852517.

CORMORANT DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

SANDHILL CRANE DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

MATCHLINE 'A'

BOBOLINK DRIVE
50' RIGHT-OF-WAY DEDICATION (31' B-B)

BLOCK D: 16 (0.152 AC, 6,624 SF), 17 (0.152 AC, 6,624 SF), 18 (0.152 AC, 6,614 SF), 19 (0.152 AC, 6,605 SF), 20 (0.152 AC, 6,602 SF), 21 (0.152 AC, 6,606 SF), 22 (0.152 AC, 6,609 SF), 23 (0.152 AC, 6,613 SF), 24 (0.152 AC, 6,616 SF), 25 (0.152 AC, 6,620 SF), 26 (0.152 AC, 6,823 SF), 27 (0.152 AC, 6,627 SF), 28 (0.152 AC, 6,630 SF), 29 (0.152 AC, 6,634 SF)

BLOCK E: OPEN SPACE, 17 (0.854 AC, 37,203 SF) — TO BE OWNED AND MAINTAINED BY H.O.A.

BLOCK F: 1 (0.159 AC, 6,921 SF), 2 (0.152 AC, 6,600 SF), 3 (0.160 AC, 6,950 SF), 4 (0.162 AC, 7,050 SF), 5 (0.157 AC, 6,829 SF), 6 (0.168 AC, 7,306 SF), 7 (0.152 AC, 6,600 SF), 8 (0.152 AC, 6,600 SF), 9 (0.152 AC, 6,600 SF), 10 (0.162 AC, 7,038 SF), 11 (0.162 AC, 7,038 SF), 12 (0.157 AC, 6,820 SF), 13 (0.157 AC, 6,820 SF), 14 (0.178 AC, 7,748 SF), 15 (0.157 AC, 6,821 SF), 16 (0.182 AC, 7,941 SF)

BLOCK G: 7 (0.172 AC, 7,478 SF), 8 (0.156 AC, 6,803 SF), 9 (0.159 AC, 6,931 SF), 10 (0.160 AC, 6,968 SF), 11 (0.152 AC, 6,600 SF), 12 (0.230 AC, 10,031 SF)

BLOCK H: 1 (0.237 AC, 10,328 SF), 2 (0.157 AC, 6,820 SF), 3 (0.165 AC, 7,197 SF), 4 (0.158 AC, 6,871 SF), 5 (0.172 AC, 7,500 SF), 6 (0.172 AC, 7,500 SF), 7 (0.172 AC, 7,500 SF), 8 (0.172 AC, 7,500 SF), 9 (0.178 AC, 7,743 SF), 10 (0.161 AC, 7,013 SF), 11 (0.175 AC, 7,606 SF), 12 (0.190 AC, 8,262 SF), 13 (0.182 AC, 7,941 SF)

BLOCK C: 1 (0.175 AC, 7,606 SF), 2 (0.152 AC, 6,600 SF), 3 (0.161 AC, 7,013 SF), 4 (0.178 AC, 7,743 SF), 5 (0.172 AC, 7,500 SF), 6 (0.172 AC, 7,500 SF), 7 (0.172 AC, 7,500 SF), 8 (0.162 AC, 7,038 SF), 9 (0.152 AC, 6,600 SF), 10 (0.152 AC, 6,600 SF), 11 (0.162 AC, 7,038 SF), 12 (0.157 AC, 6,820 SF)

PROPOSED QUAIL RUN, PHASE ONE

REMAINDER OF A CALLED 85.400 ACRES 1417 LAND HOLDINGS, LLC TRACT 2 VOL. 4940, PG. 511 O.R.G.C.T.

QUAIL RUN ROAD
50' RIGHT-OF-WAY DEDICATION (25' B-B)

100' T.P. & L. ELECTRIC EASEMENT (798-31)

S 89°26'06" W 1482.68'

REMAINDER OF CALLED 158.0231 ACRES PULTE HOMES OF TEXAS, L.P. VOL. 3063, PG. 768 O.R.G.C.T.

CALLED 37.7963 ACRES 1417 LAND HOLDINGS, LLC TRACT 3 VOL. 4940, PG. 511 O.R.G.C.T.

CALLED 3.35 ACRES CITY OF SHERMAN VOL. 3143, PG. 302 O.R.G.C.T.

LINE	BEARING	DISTANCE
L1	N 45°33'54" W	21.21'
L2	N 44°26'06" E	21.21'
L3	N 45°33'54" W	21.21'
L4	N 44°26'06" E	21.21'
L5	N 45°33'54" W	21.21'
L6	N 44°26'06" E	21.21'
L7	N 45°33'54" W	21.21'
L8	N 44°26'06" E	21.21'
L9	N 45°33'54" W	21.21'
L10	N 44°26'06" E	21.21'
L11	N 60°16'56" W	21.21'
L12	N 29°43'04" E	21.21'
L13	N 60°16'56" W	21.21'
L14	N 29°43'04" E	21.21'
L15	N 60°16'56" W	21.21'
L16	N 29°43'04" E	21.21'
L17	N 60°16'56" W	21.21'
L18	N 29°43'04" E	21.21'
L19	N 60°16'56" W	21.21'
L20	N 52°55'25" W	18.94'
L21	N 29°43'04" E	28.28'
L22	N 60°16'56" W	28.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.53'	150.00'	14°43'02"	N 07°55'25" W	38.42'
C2	107.88'	420.00'	14°43'02"	N 07°55'25" W	107.59'
C3	177.23'	690.00'	14°43'02"	N 07°55'25" W	176.75'
C4	77.06'	300.00'	14°43'02"	N 07°55'25" W	76.85'
C5	130.05'	50.00'	149°01'22"	N 37°04'35" E	96.37'

GENERAL NOTES:
1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.
2. Lot 17, Block E is to be owned and maintained by the HOA.

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

FINAL PLAT
QUAIL RUN, PHASE TWO
20.429 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas

OWNER:
300 Sherman LP
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

DEVELOPER:
REICO, LLC
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No.	Drawn by: BNH	Scale: 1"=60'	Project No. 17-0499.2
10194175	Checked by: CRN	Date: 01/15/2018	Sheet No. 2 of 3

OWNER'S CERTIFICATE

WHEREAS 300 SHERMAN LP is the owner of all of that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, City of Sherman, Grayson County, Texas, and being a part of the remaining westerly portion of a called 85.400 acre tract of land described as Tract 2 in the deed to 1417 Land Holdings, LLC, recorded in Volume 4940, Page 511, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northeast corner of the herein described tract of land, on the southerly line of a called 68.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 606, said Official Records, and from which a 1/2-inch iron rod with a plastic cap stamped "PROLINE" bears North 74°39'46" East, a distance of 463.15 feet;

THENCE crossing said 85.400 acre tract with the following eight (8) courses:

1. South 15°16'56" East, a distance of 110.59 feet to a Capped Iron Rod set for corner;
2. South 74°43'04" West, a distance of 17.63 feet to a Capped Iron Rod set for corner;
3. South 15°16'56" East, a distance of 50.00 feet to a Capped Iron Rod set for corner;
4. South 60°16'56" East, a distance of 21.21 feet to a Capped Iron Rod set for corner;
5. South 15°16'56" East, a distance of 95.00 feet to a Capped Iron Rod set for corner;
6. South 74°43'04" West, a distance of 125.00 feet to a Capped Iron Rod set for corner;
7. South 15°16'56" East, a distance of 187.80 feet to a Capped Iron Rod set for corner;
8. South 00°33'54" East, a distance of 317.02 feet to a Capped Iron Rod set for the southeast corner of the herein described tract of land, and on the southerly line of said 85.400 acre tract;

THENCE South 89°26'06" West, with the southerly line of said 85.400 acre tract, a distance of 1482.68 feet to a Capped Iron Road set for the southwest corner of said 85.400 acre tract, and on an easterly line of a called 26.114 acre tract of land described in the deed to RSCL Holdings LLC, recorded in Volume 6007, Page 62, said Official Records;

THENCE North 00°33'54" West, with the westerly line of said 85.400 acre tract, and with the easterly line of said 26.114 acre tract, a distance of 401.97 feet to a Capped Iron Rod set for the northwest corner of said 85.400 acre tract, common to the northern-most northeast corner of said 26.114 acre tract and on the southerly line of aforesaid 68.642 acre tract;

THENCE North 74°37'25" East, with the northerly line of said 85.400 acre tract, and with the southerly line of said 68.642 acre tract, a distance of 370.70 feet to a 1/2-inch iron rod found for corner;

THENCE North 74°53'13" East, continuing with the northerly line of said 85.400 acre tract, and with the southerly line of said 68.642 acre tract, a distance of 557.25 feet to a 1/2-inch iron rod found for corner;

THENCE North 74°39'46" East, continuing with the northerly line of said 85.400 acre tract, and with the southerly line of said 68.642 acre tract, a distance of 612.14 feet to the POINT OF BEGINNING and enclosing 20.429 acres (889,906 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **300 SHERMAN LP**, does hereby adopt this plat designating the hereinbefore described property as **QUAIL RUN PHASE TWO**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
Kelvin Hoang, Partner

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared XXXXXXXXXX, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **QUAIL RUN PHASE TWO** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0400 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.

OWNER:
300 Sherman LP
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

DEVELOPER:
REICO, LLC
2825 W. Pioneer Parkway
Suite 810
Grand Prairie, TX 75051
Ph: 214-650-4559
Contact: Kelvin Hoang

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
QUAIL RUN, PHASE TWO
20.429 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=60' Date: 01/15/2017	Project No. 17-0499.2 Sheet No. 3 of 3

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

300 Sherman LP
Attn: Kelvin Hoang
2825 W. Pioneer Pkwy., Ste. 810
Grand Prairie, TX 75051

REICO, LLC
Attn: Kelvin Hoang
2825 W. Pioneer Pkwy., Ste. 810
Grand Prairie, TX 75051

GEES, Inc.
c/o Allison Engineering Group
Attn: Greg Edwards
2415 N. Elm St.
Denton, TX 76201

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Quail Run, Phase Two has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Ownership and plats of surrounding properties are not up to date. *Code of Ordinances Chapter 10.05, Section 5*
2. Open space lot at northwest corner of Quail Run Road and Nightingale Drive shall be assigned a Lot Number and said Lot number be added to General Notes Item #2.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
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).*
6. 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.*
7. 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)*

8. Verify knuckles on Lots 4, 5, and 6, Block D meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
9. 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)*
10. Graphically show proposed back of curb on drawing.
11. 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.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 10/19/2021

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:

1317 SOUTH SAM RAYBURN FREEWAY

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.

Background:

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

The following items have been approved for the property

- Exception/Variance to allow a metal exterior façade in lieu of the required masonry with a 2' side yard setback in lieu of the required 5', and a 4' rear setback in lieu of the required 15' for additions to existing buildings - August 20, 2013.
- Exception to allow a metal building in lieu of required masonry. P&Z limited to 1 year - March 19, 2019
- Exception to allow overhead doors facing the highway. P&Z Limited to glass panel aluminum doors - March 19, 2019
- Amending a Specific Use Permit to allow an Automobile Body Repair Shop for Sherman Collision Repair - April 15, 2019 (Ord 6204)

Adjacent Zoning:

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

Origination:

Cross Development (Owner)
Caliber Collision (Tenant)
Tahir Diwan (Representative)
Cree Industrial Arts (Sign 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:

17

Objections Received:

1

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey
Site Plan
Sign Elevations
Staff Review Letter
Letter from Spider Ridge Properties LLC



1317 South Sam Rayburn Freeway

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 293 ft



Zoning - 1317 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.

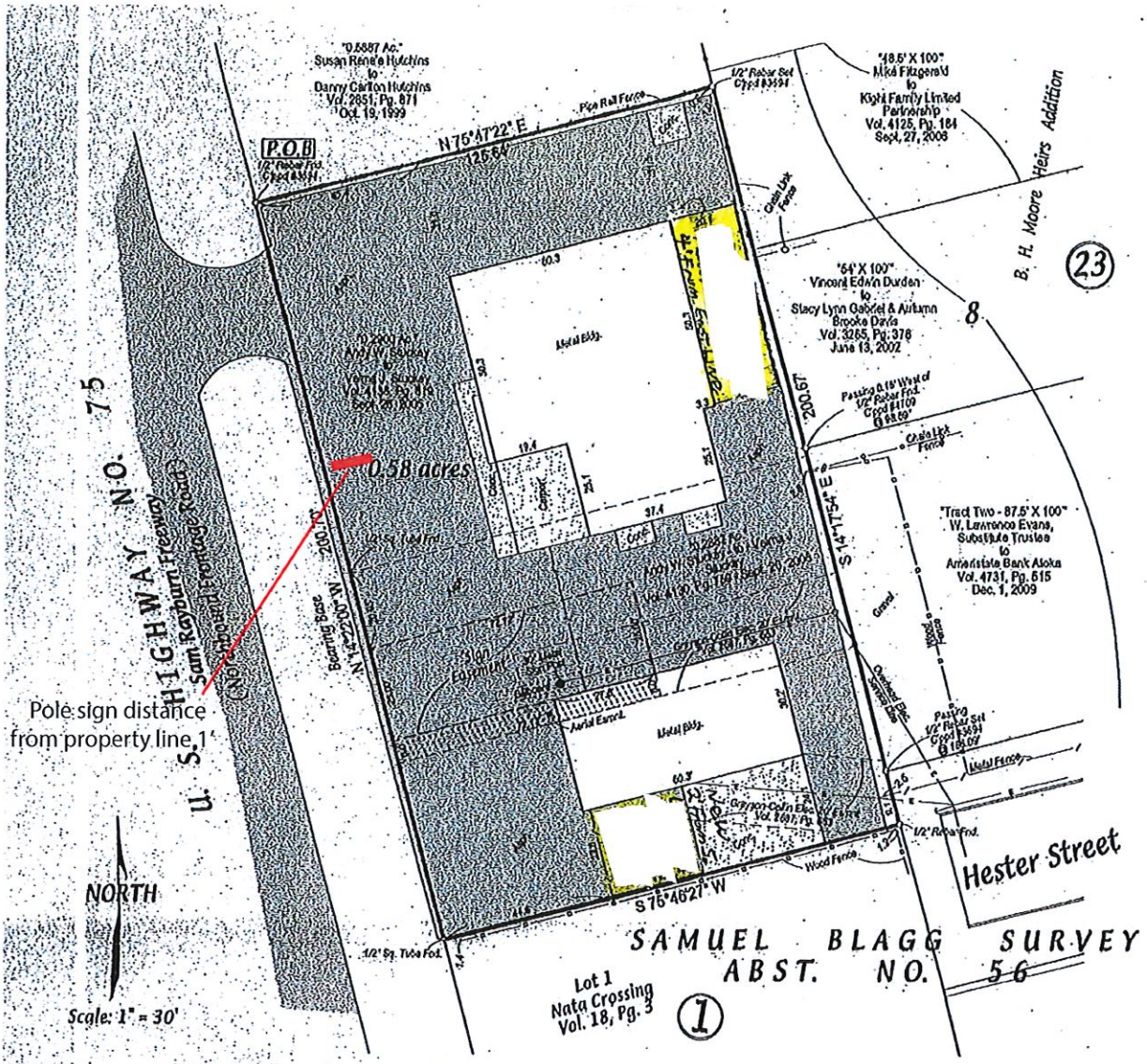
City of Sherman, Texas
Development Services Department

NOT TO SCALE

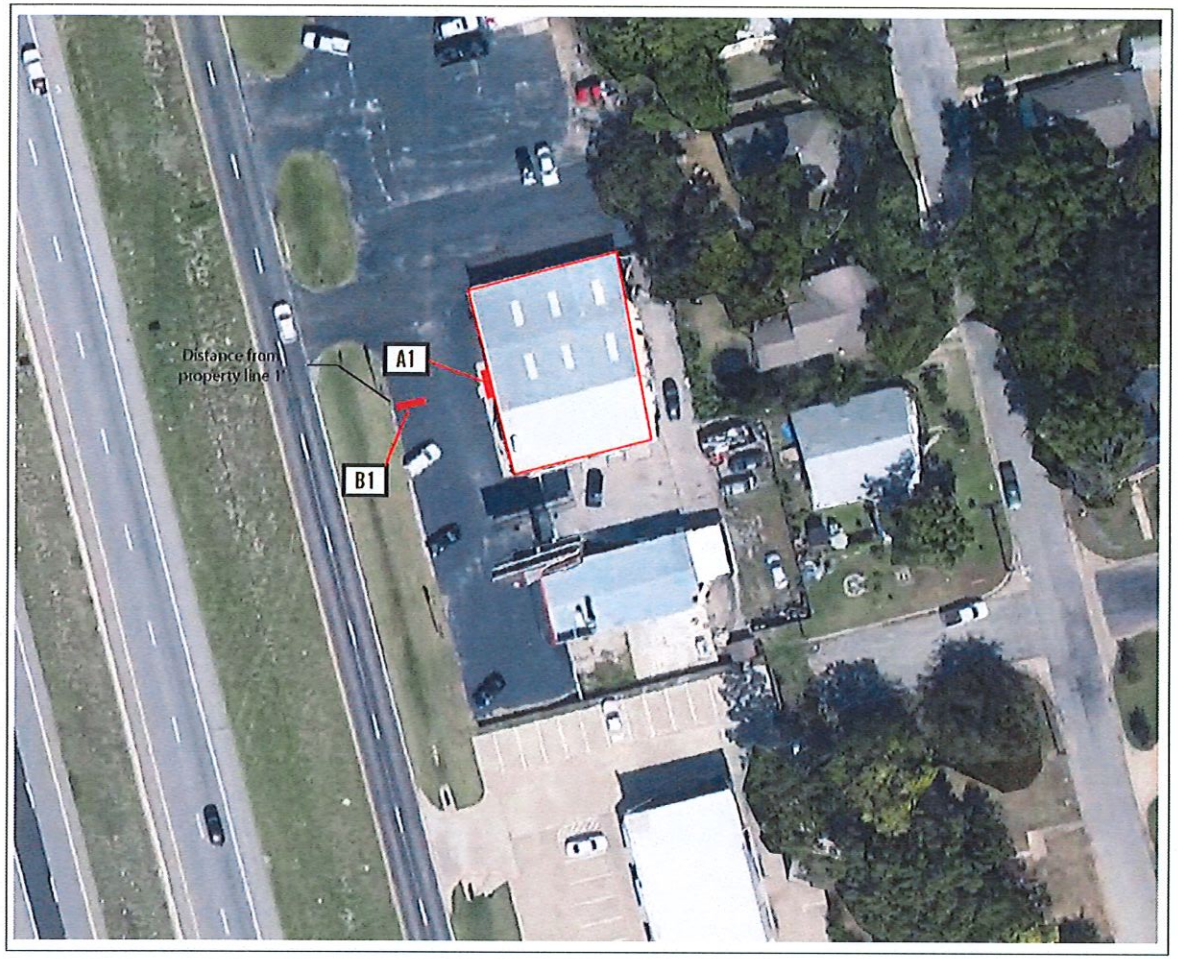
1 in = 100 ft

1317 South Sam Rayburn Freeway




"0.5687 Ac."
Susan Renee Hutchins
to
Danny Carlton Hutchins
Vol. 2851, Pg. 871
Oct. 19, 1999
P.O.B
1/2" Rebar Fnd
Capd "BASH"
N 75°47'22" E
125.64'
Pipe Rail Fence
1/2" Rebar Set
Capd "BASH"
"48.5' X 100"
Mike Fitzgerald
to
Kight Family Limited
Partnership
Vol. 4125, Pg. 184
Sept. 27, 2006
B. H. Moore Heirs Addition
23
8
Chain Link Fence
"54' X 100"
Vincent Edwin Durden
to
Stacy Lynn Gabriel & Autumn
Brooke Davis
Vol. 3265, Pg. 376
June 13, 2002
4.3' Drainage Easement
200.6'
Passing 0.18' West of
1/2" Rebar Fnd.
Capd "BASH"
@ 88.59'
Chain Link Fence
0.58 acres
Metal Bldg.
Gravel
Asphalt
Concrete
Metal Bldg.
Asphalt
Concrete
Asphalt
Concrete
Asphalt
Concrete

SITE PLAN - EXISTING & PROPOSED SIGNAGE - CODE SYNOPSIS



Main Building

Existing Signage		Proposed Signage		
X1	Wall Cabinet	A1	36" Channel Letters	61
Existing sq ft	TBD sq ft	Proposed sq ft	61 sq ft	
Allowable sq ft	300 sq ft (all signs)	Allowable sq ft	300 sq ft (all signs)	

Freestanding

Existing Signage		Proposed Signage		
		B1	New Pole Sign	50
Existing sq ft	0 sq ft	Proposed sq ft	50 sq ft	
Allowable sq ft	300 sq ft (all signs)	Allowable sq ft	300 sq ft (all signs)	

Code Synopsis C-2 Zone

Building signage

The maximum area of any wall sign shall be three hundred (300) square feet.
In no case, shall a wall sign exceed 20% of any single wall.a

Freestanding signage

Max 300 sq ft.
Sign height shall not exceed fifty (50) feet above the centerline of the thoroughfare, access road or facing street.

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

CLIENT

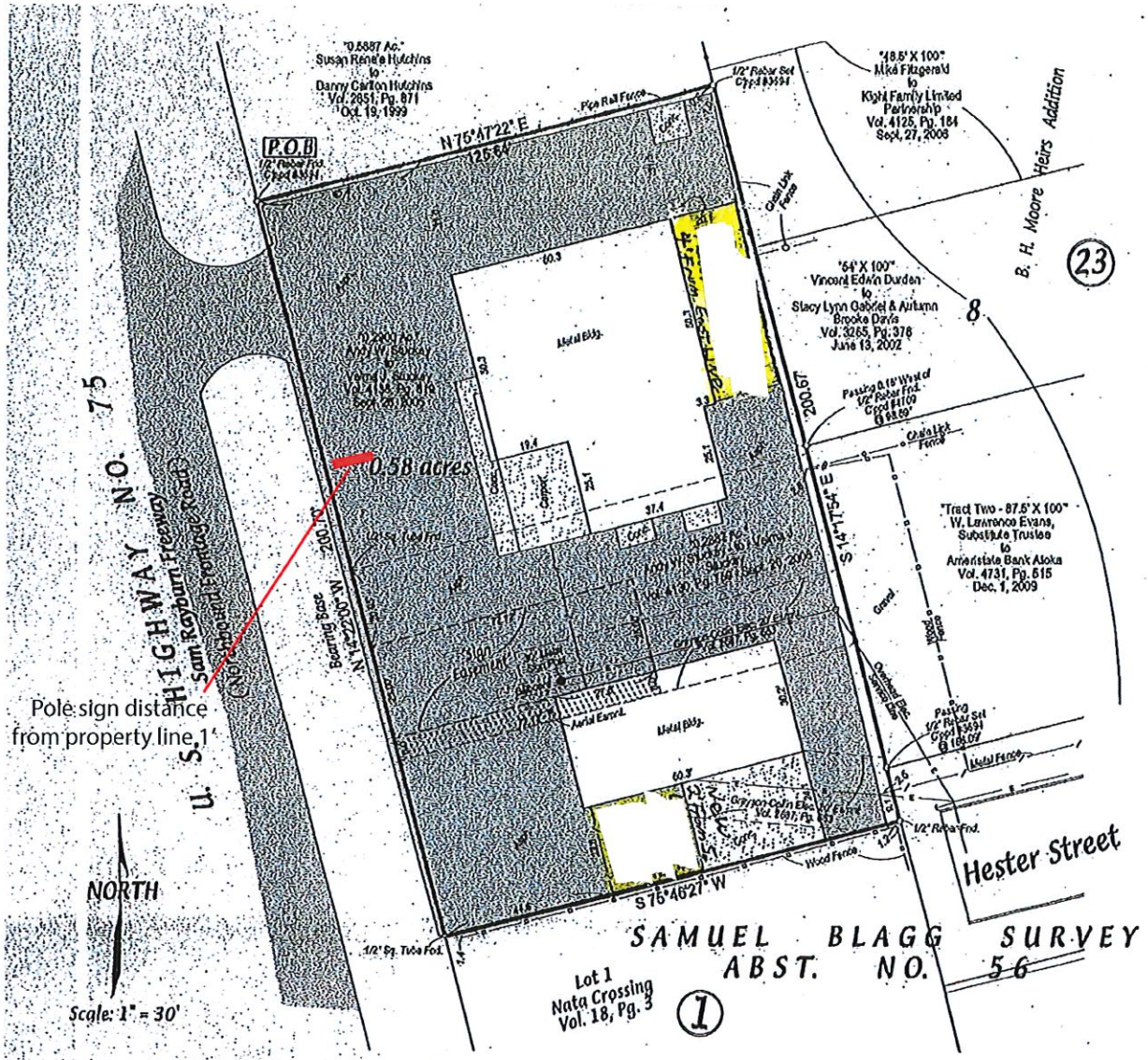
CALIBER COLLISION
Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

Job #	20884
Date	Aug 5 2021
Drawn by	Zach

REVISIONS: 1 2 3 4 5 6

APPROVAL

REV 1 | SHEET 2



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P. O. Box 1843 • Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 • Fax: (903) 868-2970
Email - insartin@gcecisp.com

SURVEY FOR: KELLY BAKER

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 26th day of January, 2010 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements on said property are known as **1317 S. SAM RAYBURN FRWY., SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

Rev 1

CALIBER COLLISION

Proposed Signage Package

CREE INDUSTRIAL ARTS

WEST ELEVATION

A1 36" CHANNEL LETTERS - 61 SQ FT



Exterior Paint

Elevation Color
Nomadic Desert
SW 6107

Proposed Rendering

INSTALL INSTRUCTIONS

Building signage

Install signs per visual illustration of sign placement.
Do not install per grade to bottom of sign measurement

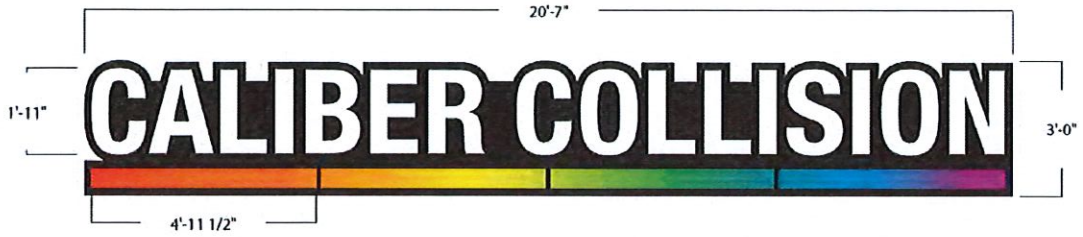
Wall Signs will pull 8 amps each sign and will need to be on a 120v/ 20amp breaker per sign.

Placment of j-box behind wall centered between the words "Caliber & Collision" above the hard deck.

We will need access to back wall above the deck for wiring sign.

CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT	CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090	Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6	APPROVAL	REV 1 / SHEET 3B

CHANNEL LETTERS - ELEVATIONS



A1 — 1/5 36" Channel Letters - Linear
SCALE: 1/2" = 1'-0"

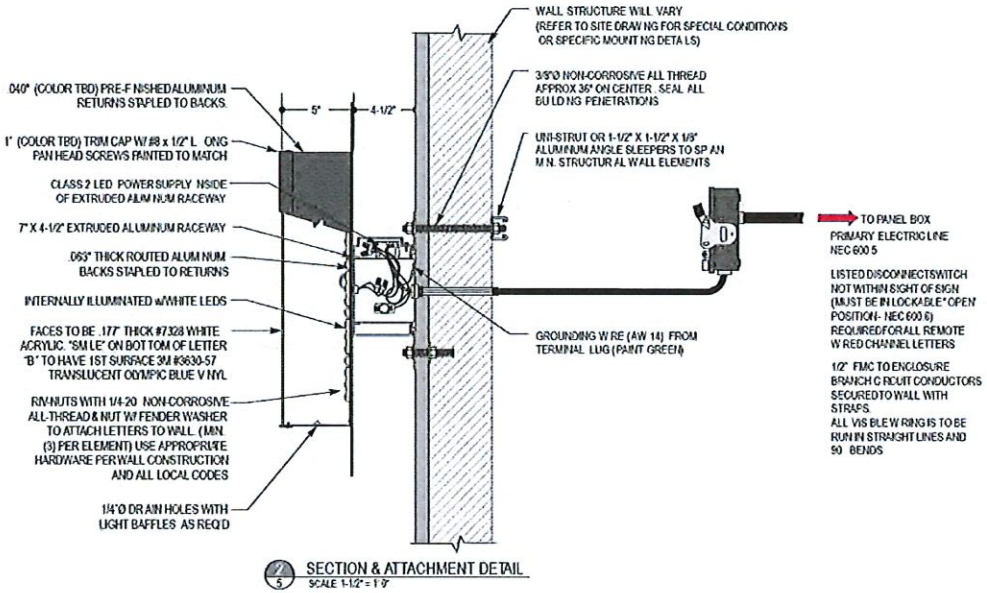
SPECIFICATIONS

EST ELECTRIC REQ'D	120V - 9 AMPS
EST. WEIGHT	150 lbs.

TOTAL BOXED 61 Sq. Ft.

COLORS/FINISHES

DP-1 Digital Print Corp. Logo Stripe w/ 3m Vinly Overlay
T-1 Mathews Black



2/5 SECTION & ATTACHMENT DETAIL
SCALE 1-1/2" = 1'-0"

ELECTRIC SIGN SECTION
No. 00000000
SECTION 1 OF 6

Listing Marks shall be on each letter and transformer enclosure.
Typical UL label shown...
Sign shall be listed by a qualified electrical testing laboratory

LISTED SIGN OR SIGN SECTION NEC 600.3
* ALL ELECTRIC SIGNS SHALL BE LISTED & INSTALLED IN CONFORMANCE WITH THAT LISTING.
* CHANNEL LETTERS WITH LED'S POWER SUPPLY AND DISCONNECT SWITCH ACCEPTABLE FOR DAMP OR DRY LOCATIONS

NOTE
CLASS 2 POWER SUPPLIES THAT HAVE NO PROVISIONS FOR ATTACHMENT OF EQUIPMENT GROUND ON THE LINE SIDE OR SECONDARY SIDE REQUIRES A METAL ENCLOSURE

PRIMARY ELECTRIC HOOK UP BY SIGN INSTALLER WHERE ALLOWED BY LOCAL CODE. PROVIDED POWER IS LOCATED IN THE VICINITY OF THE SIGN AT TIME OF INSTALL.

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749
LISTED

CLIENT: CALIBER COLLISION

Sherman
1317 S Sam Rayburn Fwy
Sherman, TX 75090

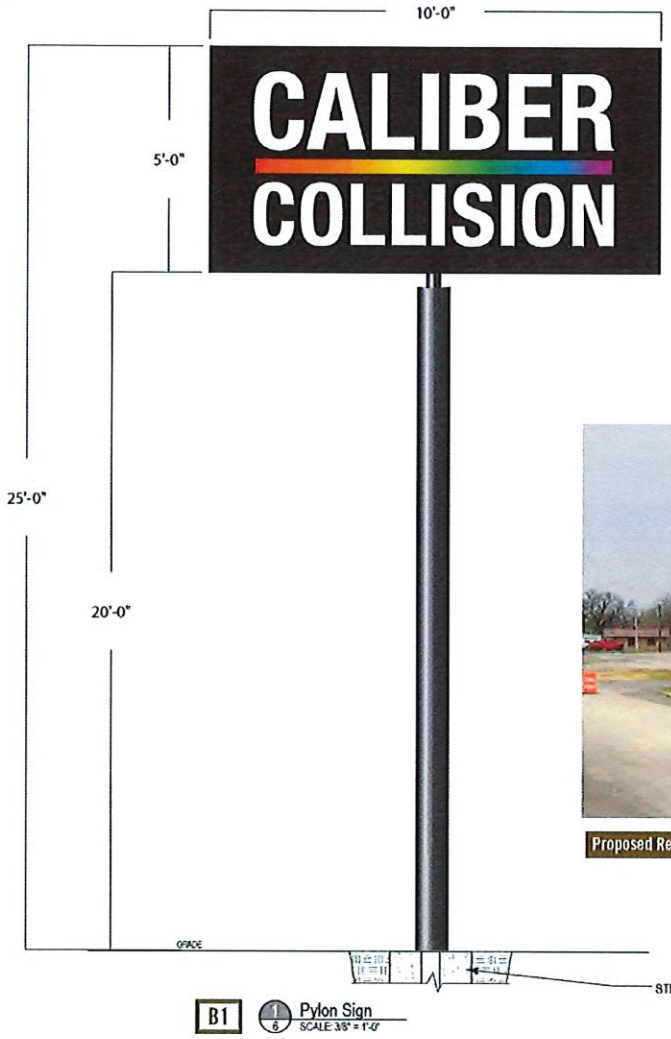
Job #	20884
Date	Aug 5 2021
Drawn by	Zach

REVISIONS: 1 2 3 4 5 6

APPROVAL

REV 1 | SHEET 4

FREESTANDING POLE SIGN

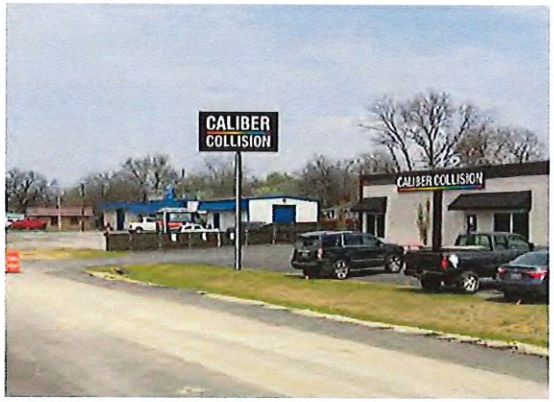


B1 — 1/6 Pylon Sign
SCALE: 3/8" = 1'-0"

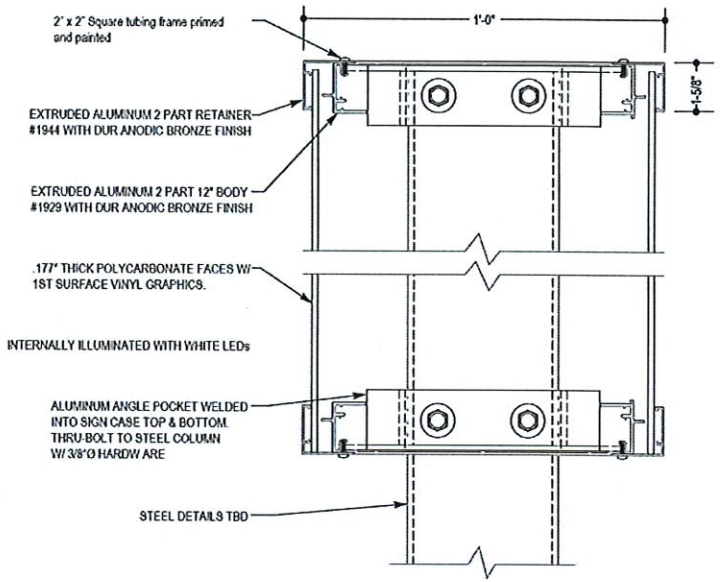
50 Sq. Ft.

Face / Copy:

White flex material with digitially printed faces printed graphics.



Proposed Rendering



2/6 Section Thru Cabinet
SCALE 3" = 1'-0"

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

115 ULT WIND SPEED
90 BASIC/DESIGN WIND SPEED

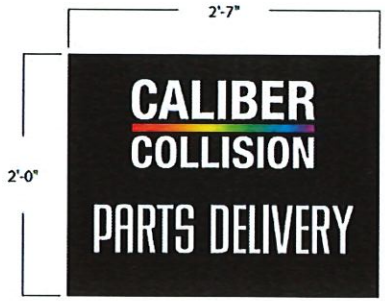
EST. ELECTRIC REQ'D: 120V - 2.4 AMPS

GENERAL NOTES:

1) MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI
2) CONCRETE DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-08 PER FBC 2010
3) CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR 4 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FT AND THE POLE IS ADEQUATELY BRACED AGAINST WIND LOADS FOR 4 DAYS - THE BOX MAY BE INSTALLED THE SAME DAY THE FOOTING IS POURED)
4) FOR PIER AND CAISSON FOOTINGS, CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH (BACKFILL IS ACCEPTABLE)
5) MAINTAIN A MINIMUM OF 4" COVER BETWEEN BOTTOM OF SUPPORT POLE AND BOTTOM OF CONCRETE FOOTING ON ALL DIRECT BURIAL FOOTINGS. UNLESS OTHERWISE NOTED IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CIMA NETWORK FOR DESIGN MODIFICATION.
6) IF CLAY, SILT OR ORGANIC SOIL PROPERTIES ARE PRESENT UPON EXCAVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT CIMA NETWORK FOR DESIGN MODIFICATION

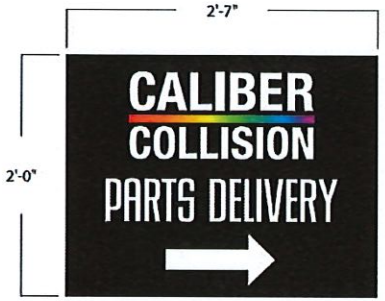
CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT
CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090
Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6
APPROVAL	REV 1 / SHEET 5

PARTS DELIVERY DIRECTIONAL

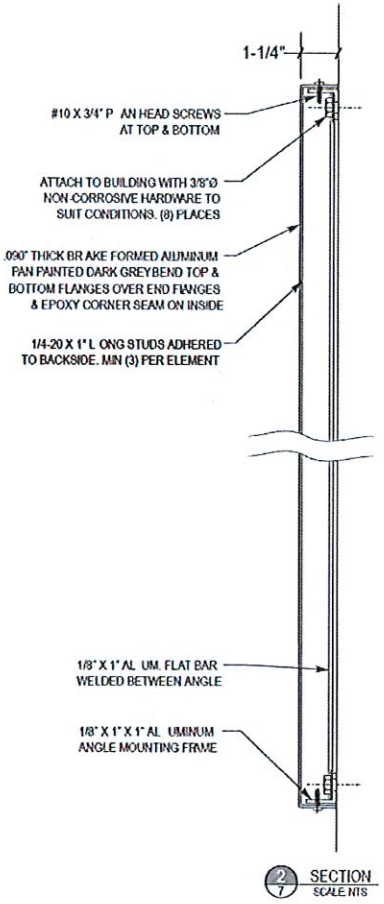


1 WALL DIRECTIONAL
SCALE: 1" = 1'-0"

QTY: (1) ONE



1 WALL DIRECTIONAL
SCALE: 1" = 1'-0"



2 SECTION
SCALE: NTS

CREE INDUSTRIAL ARTS 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749	CLIENT	CALIBER COLLISION	Sherman 1317 S Sam Rayburn Fwy Sherman, TX 75090	Job # 20884 Date Aug 5 2021 Drawn by Zach	REVISIONS 1 2 3 4 5 6 / APPROVAL	REV 1 / SHEET 6

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010

Caliber Collision
1317 S. Sam Rayburn Freeway
Sherman, TX 75090

Taniv Diwan
702 Shepherd Dr.
Garland, TX 75042

CREE Industrial Arts
4301 W. William Cannon Rd.
Ste. B150 #300
Austin, TX 78749

Dear Applicants,

The request for a 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 located at 1317 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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-2 (General Commercial) District, the O-1.2 (Sam Rayburn) Overlay District the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.7; Sec 6.13.3, Sec. 7(14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. 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.
4. Only one freestanding sign is allowed. (*Chapter 14, Exhibit A, Sec. 7, Subsection 14(i)).*
5. Directional signs may not have advertising of the business.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. Signs with flashing, blinking or traveling lights shall have lightbulbs which do not exceed sixty (60) watts each. Such lightbulbs shall be frosted. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(8)).*
8. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital sign. (*Chapter 14, Exhibit A, Sec. 7(14)(b)(10)).*
9. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was

approved.

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. Pole for sign shall be no closer than 10' from right of way.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

BUILDING & ZONING DEPARTMENT
TELEPHONE NO. (903) 892-7229
EMAIL: planning@cityofsherman.com
FAX NO. (903) 892-7274

RECEIVED
OCT 11 2021

October 1, 2021

Spider Ridge Properties LLC
2111 Knob Hill Rd.
Van Alstyne, TX 75495

The Planning and Zoning Commission and Board of Adjustments of the City of Sherman will hold a public hearing on the day of Tuesday, October 19, 2021 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear 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

The request is as follows:
Board of Adjustments
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.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Rob Rae
Acting Secretary, Planning and Zoning Commission
P.O. Box 1106
Sherman, Texas 75091-1106

Acting Secretary, Planning & Zoning Commission

I object to the 1' setback variance request. It could create a road hazard due to diminished visability significantly reducing sightlines onto the high speed service road traffic. Also it will reduce visability into our shopping center causing hardship to our tennants. Thank you.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

CARL B Diehl
property owner/mgr.
Spider Ridge Prop.
903-436-5483

Planning & Zoning Commission and Board of Adjustments **26.**

Meeting Date: 10/19/2021

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), 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.

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. Camping World would like to install a black chain link fence on the front property line.

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)

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)
CEI Engineering Associates, Inc. (Civil Engineer)
J-Conn Construction (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:

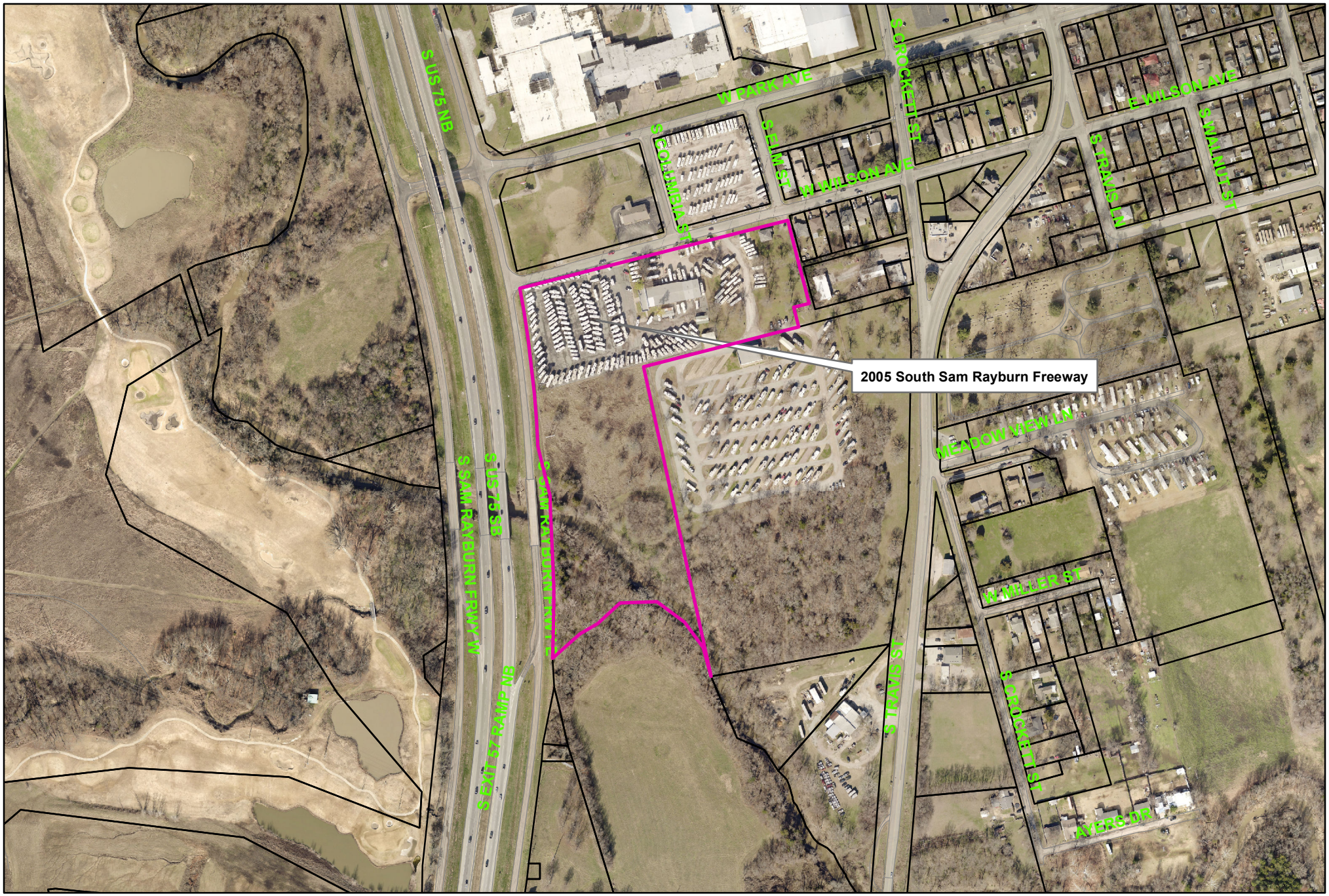
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Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Example of Fence
Staff Review Letter



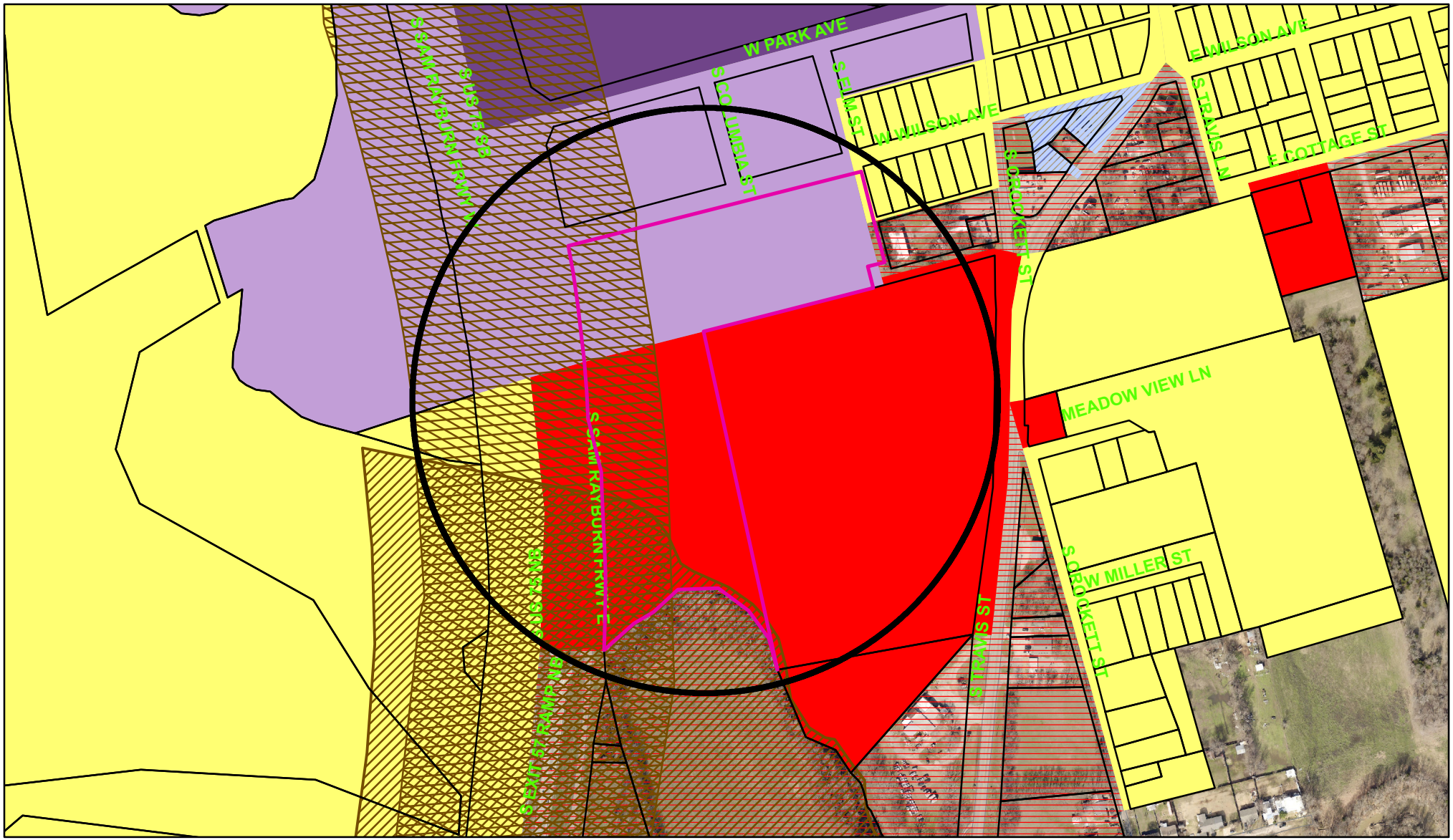
Sherman
CLASSIC TOWN. BROAD HORIZON.

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.

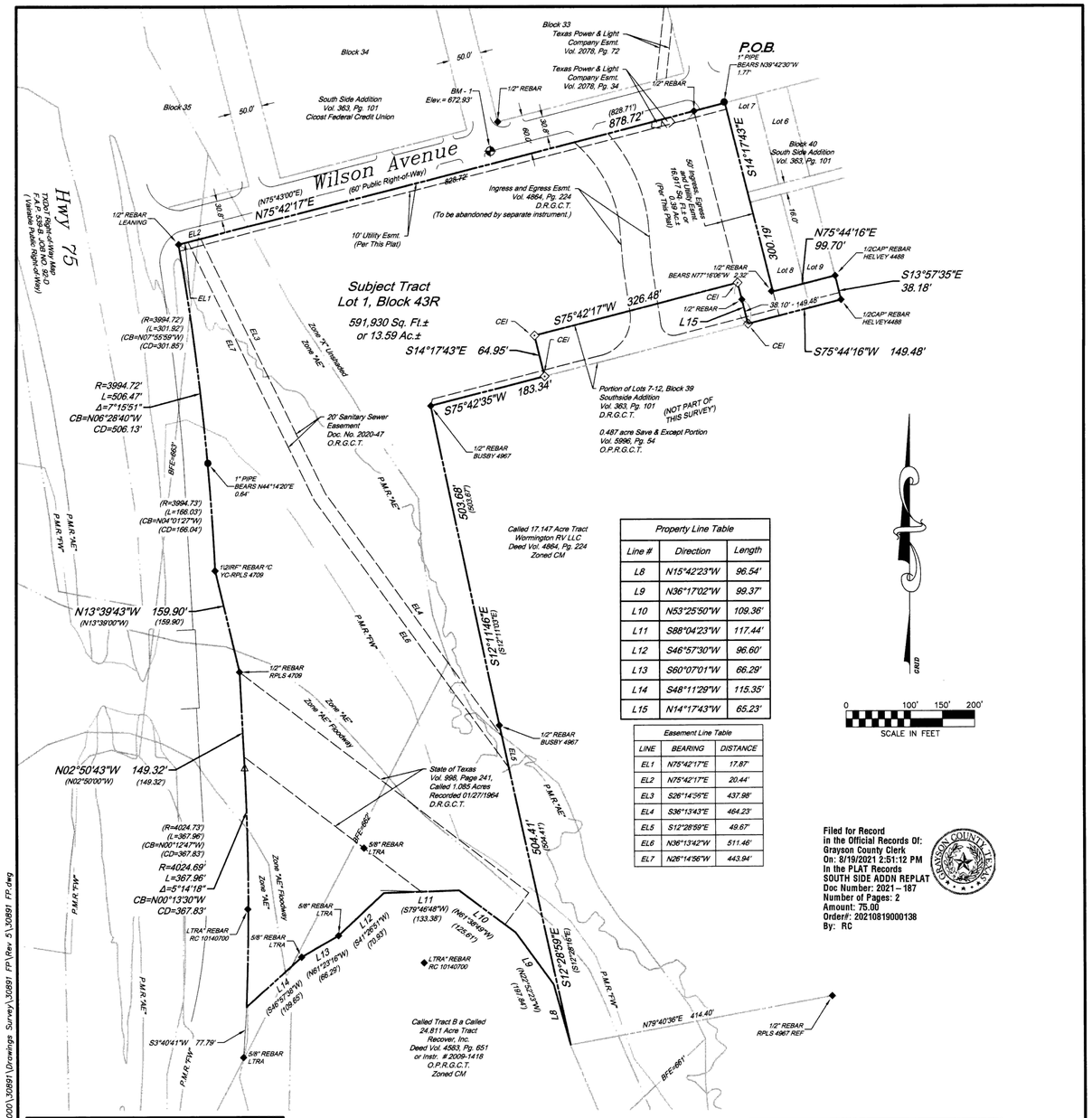
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 400 ft

2005 South Sam Rayburn Freeway

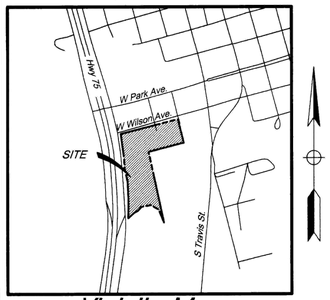




Property Line Table		
Line #	Direction	Length
L8	N15°42'23"W	96.54'
L9	N36°17'02"W	99.37'
L10	N53°25'50"W	109.36'
L11	S88°04'23"W	117.44'
L12	S46°57'30"W	96.60'
L13	S60°07'01"W	66.29'
L14	S48°11'29"W	115.35'
L15	N14°17'43"W	65.23'

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

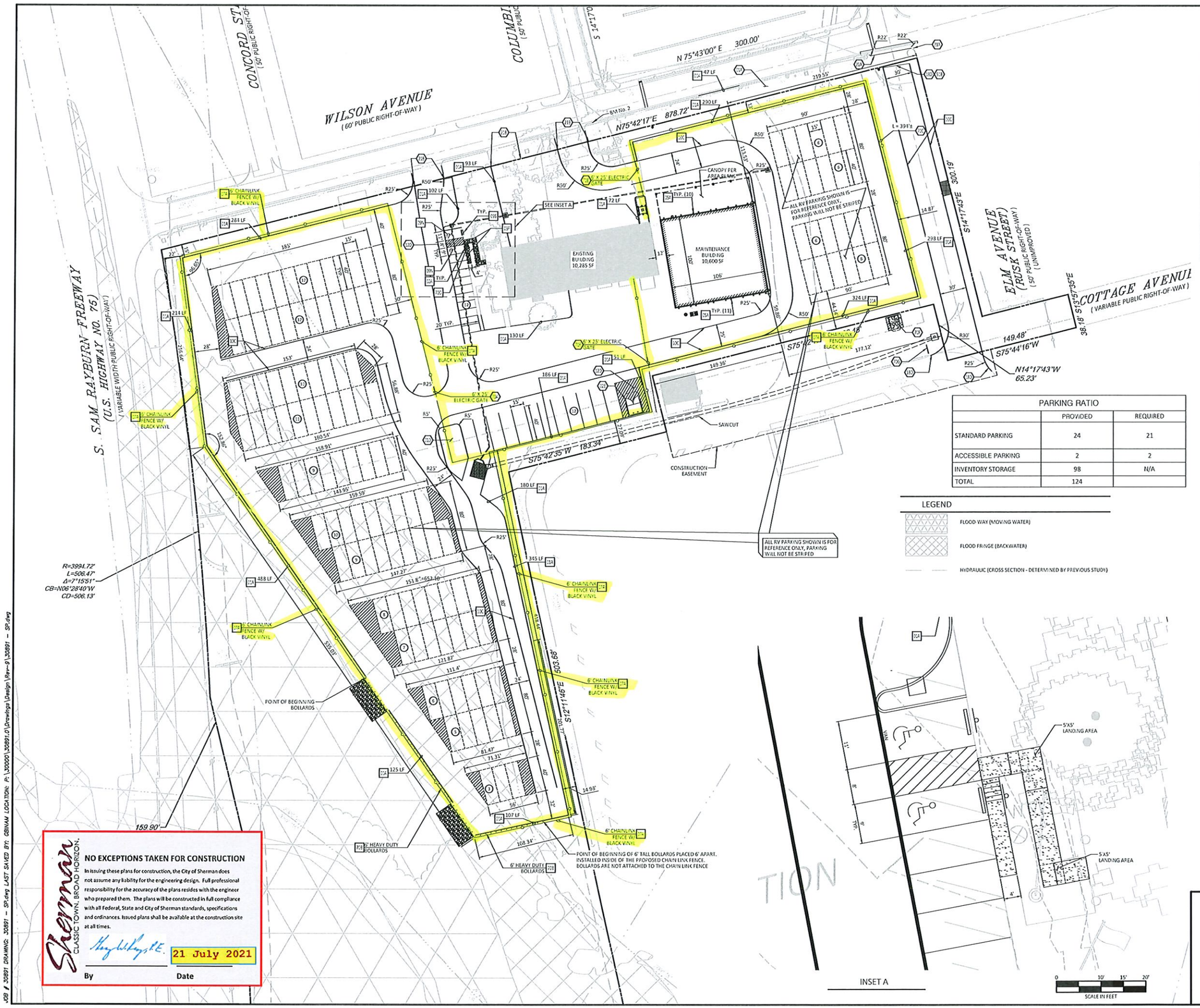
3108 SW REGENCY PRKWY BENTONVILLE, AR. 72712 (479) 273-9472 CORPORATE OFFICE TBPLS FIRM: #10031500

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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PARKING RATIO		
	PROVIDED	REQUIRED
STANDARD PARKING	24	21
ACCESSIBLE PARKING	2	2
INVENTORY STORAGE	98	N/A
TOTAL	124	

LEGEND

- FLOOD WAY (MOVING WATER)
- FLOOD FRINGE (BACKWATER)
- HYDRAULIC (CROSS SECTION - DETERMINED BY PREVIOUS STUDY)

Know what's **below.** **Call** before you dig.

N

0 50' 75' 100'
SCALE IN FEET

SITE BENCHMARK

SITE BENCHMARK
BM NO. 1
"X" CUT FOUND AT THE SOUTHEAST FOURTH CORNER OF A BLOCK 33 SOUTH SIDE PORTION AT THE WEST INTERSECTION OF COLUMBIA STREET AND WILSON AVENUE.
ELEV = 672.99

BM NO. 2
"X" CUT 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
"X" CUT SET ON BACK OF CURB ON THE NORTH CURB LINE OF ELM AVENUE AT THE INTERSECTION OF COLUMBIA STREET AND ELM AVENUE.
ELEV = 673.84

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 03B 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 09S.

SITE NOTES

01A SEEDED GREEN AREA.
01D SODDED GREEN AREA.
02E TRASH DUMPSTER ENCLOSURE (SEE ARCH. PLANS).
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
18D MATCH EXISTING PAVEMENT ELEVATIONS
20C REPLACE/RESTORE CURBS TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A 6' X 20' ELECTRIC SLIDING GATE.
70C 8' 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)
70F DUMPSTER RELOCATION AREA
70G SIGN RELOCATION

SITE DETAILS

02A PRECAST CONCRETE WHEEL STOP
03F TYPICAL CONCRETE TRAIL SECTION
06A 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

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.

Sherman CLASSIC TOWN. BROAD HORIZON.

By _____ Date 21 July 2021

30891	7/19/21	JDG	DMT	BMW	CAG
CEI PROJECT NO.	INITIAL DATE	DPDR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3030 LBJ Freeway, Suite 100
Dallas, TX 75234
(972)488-3737
FAX (972)488-6732

JEFFERY D. GEURIAN 82439 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

7/19/2021

F-7524

CAMPING WORLD
2005 S SAM RAYBURN FWY
SHERMAN TEXAS

SITE PLAN

REV DATE 7/19/21 REV-9

SHEET NO. 3 OF 14

© 2021 CEI ENGINEERING ASSOCIATES, INC.

JOB # 30891 DRAWING: 30891 – SP.dwg LAST SAVED BY: GBINAM LOCATION: P:\30000\30891.0\Drawings\Design\Rev-9\30891 – SP.dwg

2005 S. Sam Rayburn Fence Example





Sherman
CLASSIC TOWN. BROAD HORIZON.

Developmental Services

STAFF REVIEW LETTER

October 12, 2021

FRHP Lincolnshire, LLC
Eric Barlow
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

CEI Engineering Associates, Inc.
3030 LBJ Freeway, Ste. 100
Dallas, TX 75234

Camping World of Sherman
Robert Burns
2005 S. Sam Rayburn Freeway
Sherman, TX 75090

J Conn Constructors
PO Box 1567
Bentonville, AR 72018

Dear Applicants,

The request for an 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 located at 2005 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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. 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
Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **27.**

Meeting Date: 10/19/2021

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:

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

The request of TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners), Ryan Johnson (Representative), Covenant Development (Developer), 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

Background:

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). The owner would like to Plat the property into 751 lots for residential development.

Adjacent Zoning:

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

Origination:

TPJ Properties LTD & Heritage Ranch Land Holdings, LTD (Owners)
Ryan Johnson (Representative)
Covenant Development (Developer)
Spiars Engineering (Civil Engineer/Surveyor)
Rockhill Capital & Investments, LLC (Development Manager)

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.
and
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:

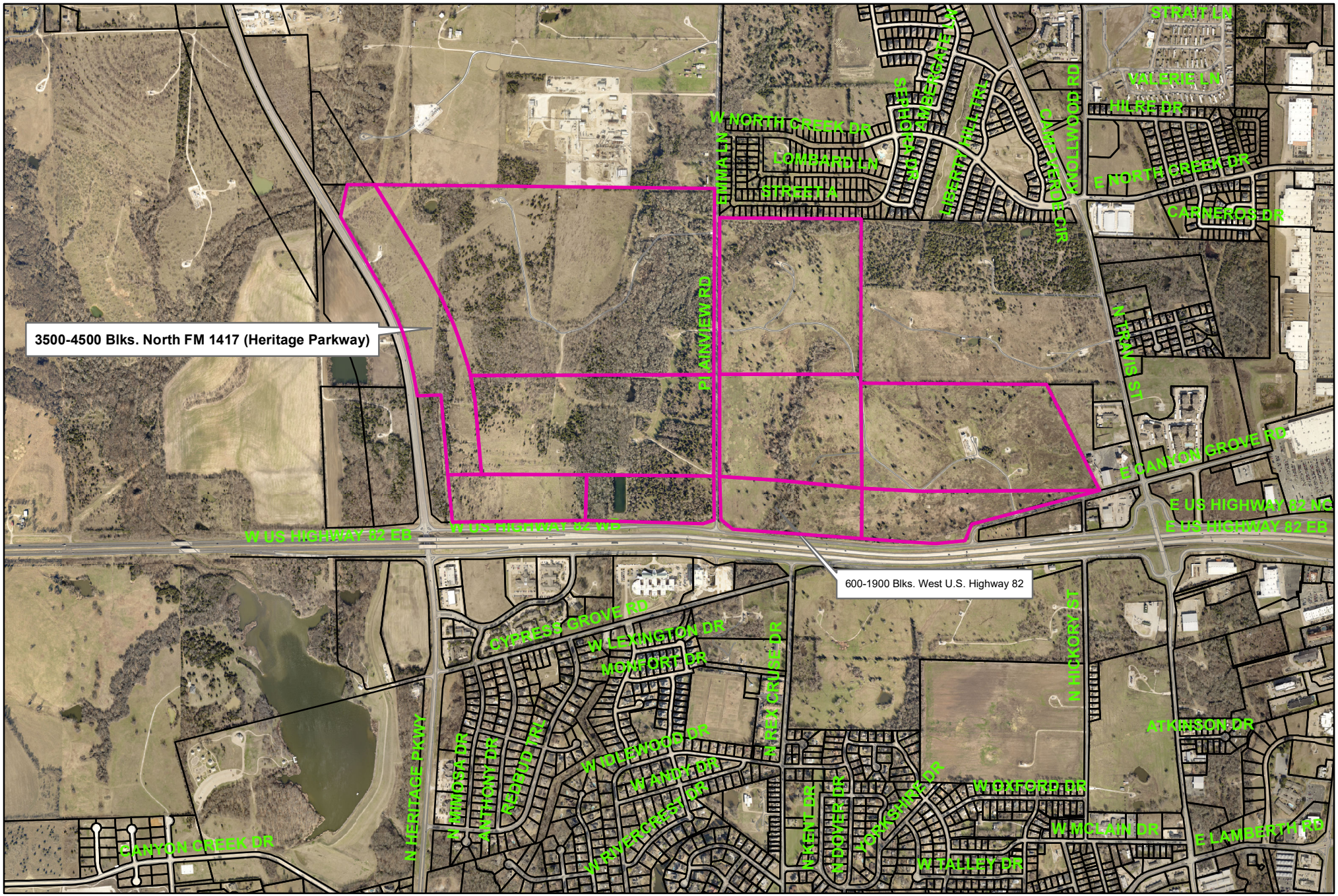
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Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat - Heritage Ranch Addition
Site Plan
Ordinance 6354
Staff Review Letter - Plat
Staff Review Letter - Site Plan
Letter from Halff



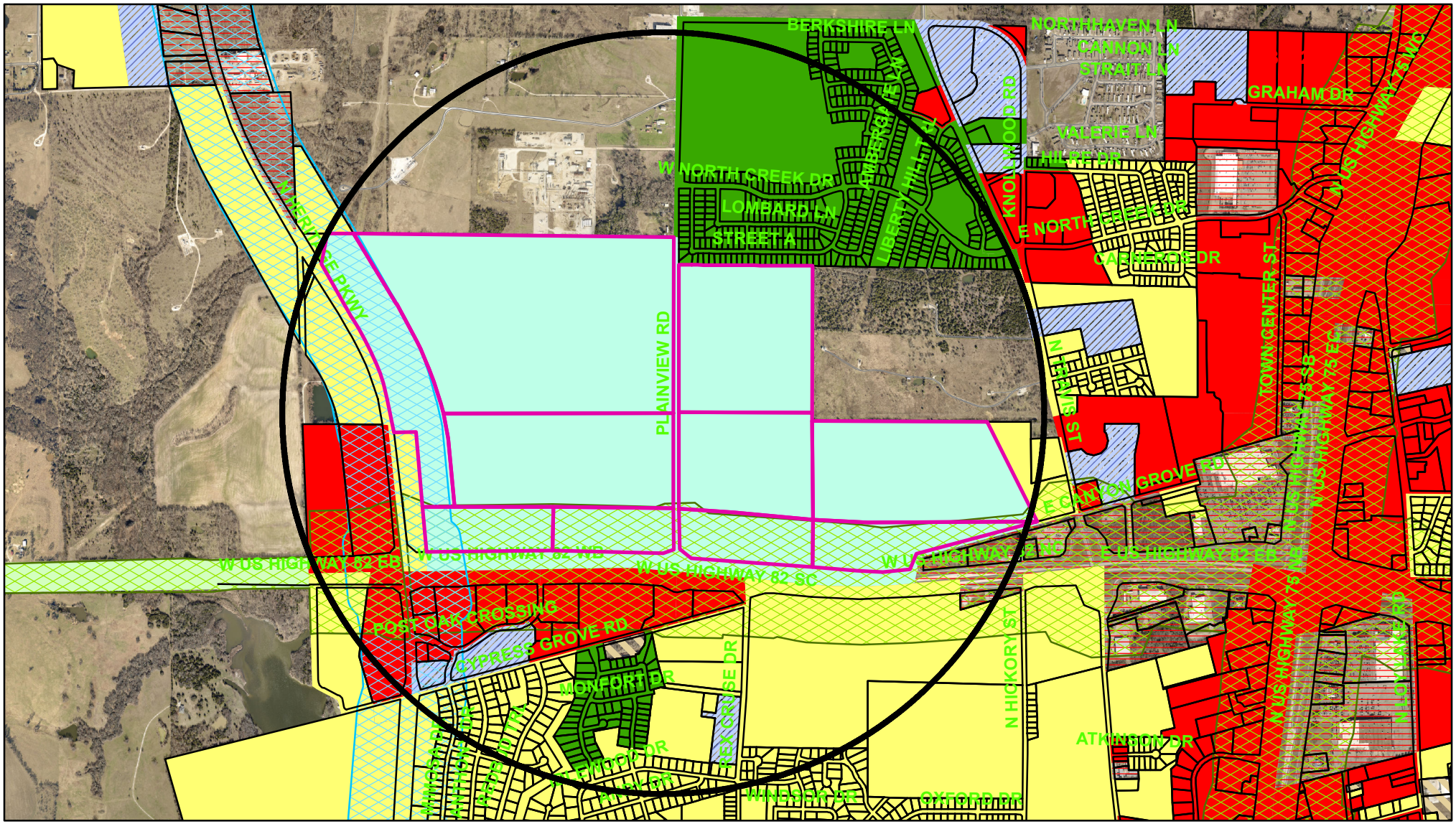
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

NOT TO SCALE

1 in = 1,300 ft



Zoning - 3500-4500 Blocks North FM 1417 (Heritage Parkway) & 600-1900 Blocks 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

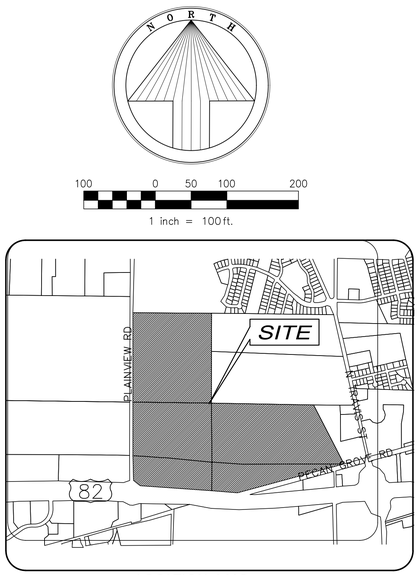
- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential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

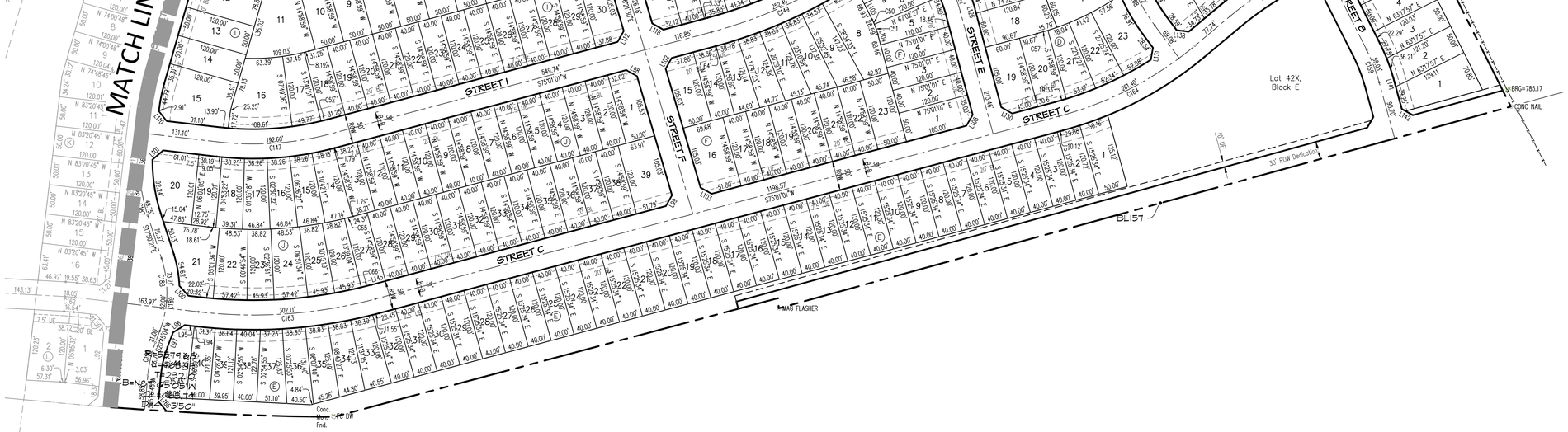
1 in = 1,500 ft

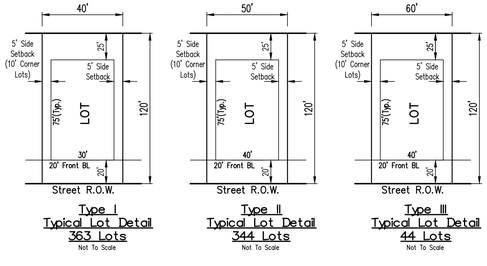


LOCATION MAP
NTS

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
℄	CENTERLINE
Ⓐ	BLOCK DESIGNATION
	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
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(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
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Type I Typical Lot Detail 363 Lots Not To Scale

Type II Typical Lot Detail 344 Lots Not To Scale

Type III Typical Lot Detail 44 Lots Not To Scale

PRELIMINARY PLAT

HERITAGE RANCH

763 LOTS & 15 COMMON AREAS
173.513 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Covenant Development
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Sherman, TX 75091
Telephone: (903)893-8500
Contact: Ryan Johnson

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ROCKHILL CAPITAL & INVESTMENTS, LLC
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Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars

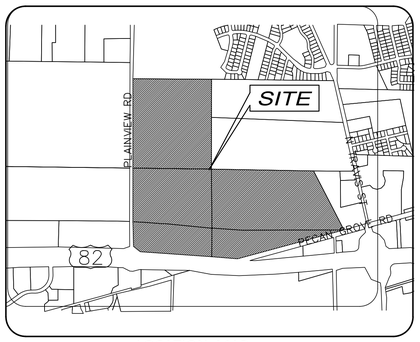
Scale: 1" = 100' October, 2021 SEI Job No. 21-110

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100 0 50 100 200

1 inch = 100ft.



LOCATION MAP
NTS

LEGEND

(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
℄	CENTERLINE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
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MATCH LINE (SEE SHEET 3)

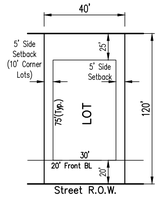
MATCH LINE (SEE SHEET 1)

TPJ Properties, Ltd.
Vol. 3203, Pg. 464 DRGCT
(Tract 1)

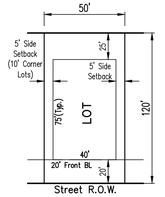
STREET A · STREET C · STREET G · STREET J · STREET K · STREET M · STREET N · STREET O · STREET Q

Lot 85X, Block N · Lot 84X, Block N · Lot 82X, Block N · Lot 83X Block N · Lot 42X, Block A · Lot 67X, Block K · Lot 23X, Block X · Lot 23X, Block L

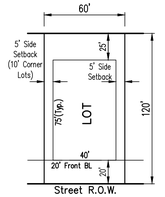
BL156 · BL155



Type I
Typical Lot Detail
363 Lots
Not To Scale



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Typical Lot Detail
344 Lots
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Typical Lot Detail
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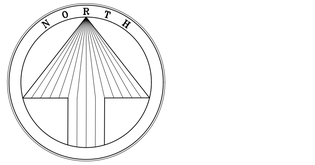
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Contact: Ryan Johnson

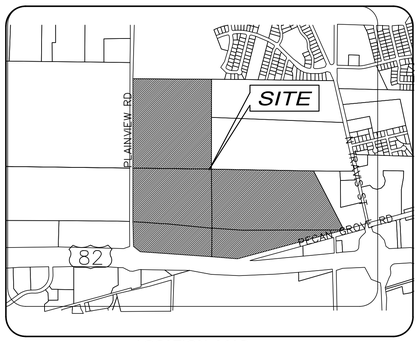
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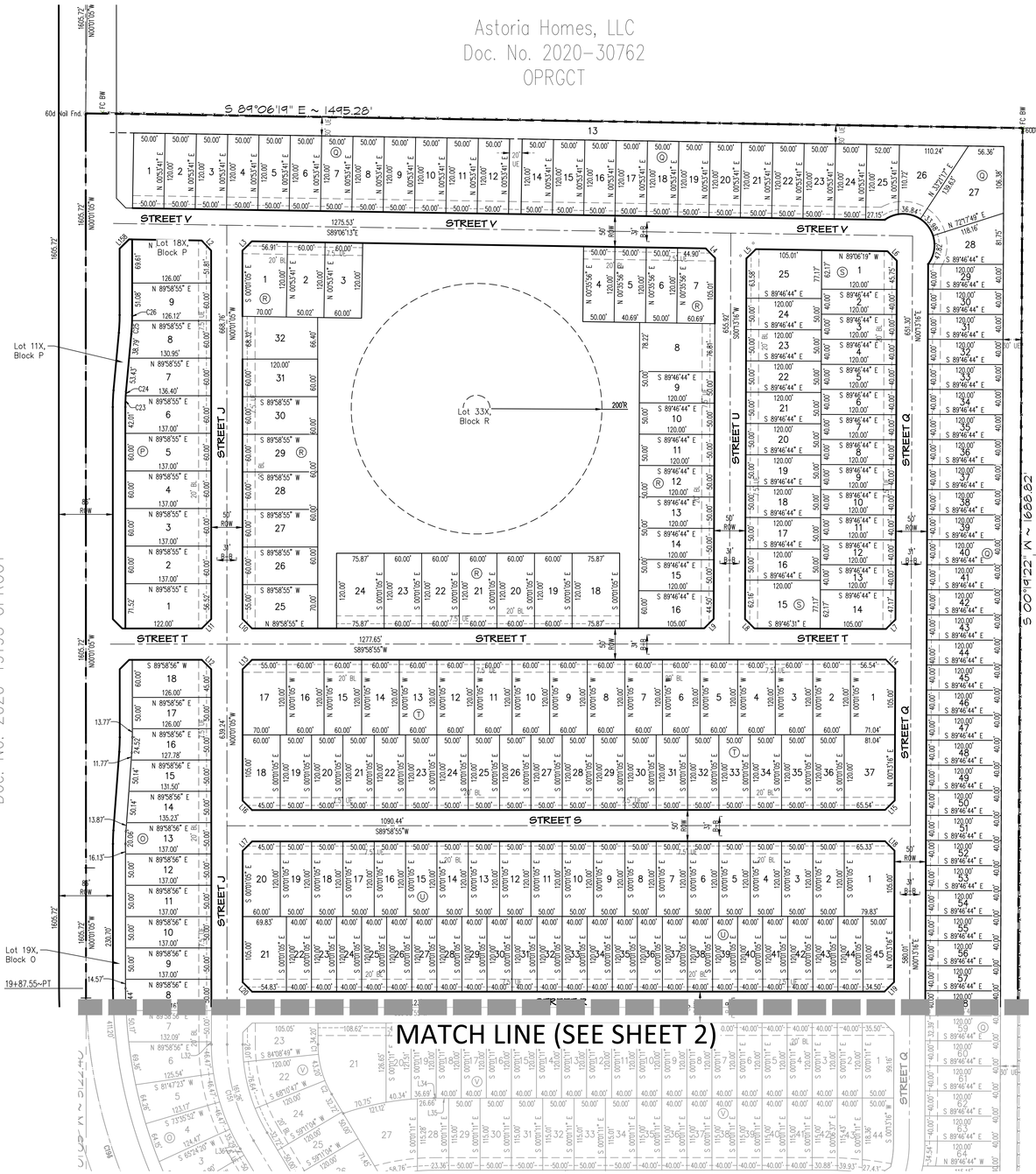
LOCATION MAP
NTS

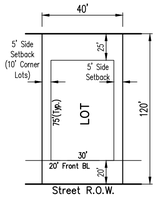
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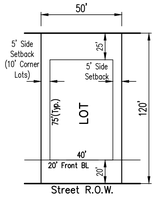
Astoria Homes, LLC
Doc. No. 2020-30762
OPRGCT

Heritage Ranch Land Holdings, Ltd.
Doc. No. 2020-19193 OPRGCT

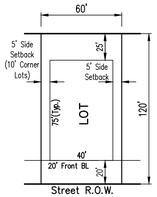




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Plotted by: Jacqueline Pfost Date: 10/5/2021 4:43 PM
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Lot Line Table		
Line #	Length	Direction
L2	21.93'	N 43°02'22" W
L3	21.04'	S 45°26'18" W
L4	21.34'	N 44°26'31" W
L5	21.09'	S 45°33'29" W
L6	21.34'	N 44°26'31" W
L7	21.21'	N 45°13'22" E
L8	21.21'	S 44°46'38" E
L9	21.26'	N 45°06'05" E
L10	21.21'	S 45°01'05" E
L11	21.21'	N 44°58'55" E
L12	21.21'	N 45°01'05" W
L13	21.21'	S 44°58'55" W
L14	21.17'	N 44°53'55" W
L15	21.26'	N 45°06'05" E
L16	21.21'	S 45°01'05" E
L17	21.21'	S 44°58'55" W
L18	21.17'	N 44°53'55" W
L19	21.26'	N 45°06'05" E
L20	21.21'	S 45°01'05" E
L25	21.21'	N 14°11'04" E

Lot Line Table		
Line #	Length	Direction
L26	21.21'	N 75°48'56" W
L32	4.24'	N 00°01'05" W
L34	3.36'	N 89°58'38" E
L35	20.00'	N 89°58'38" E
L36	12.03'	N 30°48'56" W
L44	20.86'	N 38°44'11" E
L46	21.21'	N 38°40'36" E
L47	50.00'	N 06°19'24" W
L48	21.21'	N 60°59'12" E
L50	10.75'	N 83°40'36" E
L56	25.33'	S 30°48'56" E
L60	23.43'	S 81°33'14" E
L79	24.62'	N 15°59'12" E
L80	18.36'	S 81°33'14" E
L81	21.21'	N 38°40'36" E
L82	21.21'	N 51°19'24" W
L83	20.45'	N 79°51'35" W
L85	13.03'	N 84°42'10" W
L86	10.84'	S 83°40'36" W
L87	23.25'	N 45°30'47" W

Lot Line Table		
Line #	Length	Direction
L91	21.77'	S 05°34'30" E
L92	105.04'	N 05°06'42" E
L93	22.01'	S 16°16'57" E
L94	4.01'	N 83°20'45" W
L95	16.57'	N 83°20'45" W
L96	23.39'	S 57°53'48" W
L97	21.00'	S 20°45'04" W
L98	20.75'	N 60°40'14" W
L99	20.96'	N 29°19'46" E
L100	22.49'	S 41°54'42" E
L101	24.04'	S 49°01'23" W
L102	20.96'	N 29°19'46" E
L103	21.47'	N 60°40'14" W
L104	18.46'	N 14°58'59" W
L105	29.88'	N 26°42'03" W
L108	21.21'	S 30°01'01" W
L109	20.00'	S 74°53'00" E
L110	21.21'	S 38°20'45" E
L111	21.45'	S 60°20'28" W
L112	20.96'	N 29°19'46" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta

Lot Area Table			
Lot #	Block #	Square Feet	Acreage

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	7,669	0.176
2	B	6,231	0.143
3	B	6,012	0.138
4	B	6,002	0.138
5	B	6,002	0.138
6	B	6,002	0.138
7	B	6,002	0.138
8	B	6,003	0.138
9	B	6,003	0.138
10	B	6,003	0.138
11	B	6,004	0.138
12	B	6,004	0.138
13	B	6,004	0.138
14	B	6,005	0.138
15	B	6,006	0.138
16	B	6,080	0.140
17	B	6,345	0.146
18	B	6,655	0.153
19	B	10,421	0.239

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	7,435	0.171
2	C	6,000	0.138
3	C	6,000	0.138
4	C	6,000	0.138
5	C	6,000	0.138
6	C	6,001	0.138
7	C	6,025	0.138
8	C	6,064	0.139
9	C	6,008	0.138
10	C	9,560	0.219
11	C	9,856	0.226
12	C	6,557	0.151
13	C	6,557	0.151
14	C	6,000	0.138
15	C	6,000	0.138
16	C	6,000	0.138
17	C	6,000	0.138
18	C	6,000	0.138
19	C	7,099	0.163
20	C	16,693	0.383

Lot Line Table		
Line #	Length	Direction
L113	21.47'	N 60°40'14" W
L114	11.22'	S 79°51'35" E
L115	22.10'	S 55°48'05" E
L116	20.96'	S 29°19'46" W
L117	20.97'	N 29°39'32" W
L118	21.47'	N 60°40'14" W
L119	22.29'	S 13°45'30" W
L120	24.56'	N 16°21'30" W
L123	21.20'	N 45°31'18" E
L125	5.53'	S 26°42'03" E
L126	8.46'	S 14°58'59" E
L127	18.30'	N 14°51'55" W
L128	11.46'	N 26°42'03" W
L129	17.89'	S 20°14'17" W
L130	21.21'	S 59°58'59" E
L131	20.61'	N 09°56'24" E
L132	18.30'	N 14°51'55" W
L133	21.12'	N 26°42'03" W
L134	12.88'	S 09°38'21" E
L135	11.25'	S 51°04'24" E

Lot Line Table		
Line #	Length	Direction
L136	20.13'	N 48°39'49" E
L137	21.21'	N 61°21'30" W
L138	20.60'	N 83°18'44" W
L139	21.21'	S 18°17'57" W
L140	20.73'	N 36°39'51" E
L141	14.45'	N 15°25'34" W
L142	14.14'	N 60°25'34" W
L145	24.31'	N 75°01'01" E
L151	7.65'	S 16°21'30" E
L152	21.22'	S 44°28'42" E
L158	21.04'	S 45°26'18" W
L163	21.67'	S 61°24'55" E
L164	21.21'	S 14°11'04" W
L166	21.45'	S 40°08'16" E

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	83.32'	155.00'	82.32'	N 15°25'01" W	30°47'51"
C2	83.32'	155.00'	82.32'	N 15°25'01" W	30°47'51"
C9	5.85'	745.00'	5.85'	S 30°35'27" E	0°26'59"
C18	24.68'	844.07'	24.68'	S 29°58'07" E	1°40'30"
C19	50.11'	325.00'	50.06'	N 79°15'35" E	8°50'03"
C20	55.80'	150.00'	55.47'	N 20°09'34" W	21°18'44"
C23	18.01'	270.00'	18.00'	S 01°53'33" W	3°49'17"
C24	6.81'	270.00'	6.81'	S 04°31'34" W	1°26'45"
C25	21.41'	330.00'	21.41'	S 03°23'24" W	3°43'05"
C26	8.92'	330.00'	8.92'	S 00°45'23" W	1°32'57"
C28	12.35'	155.00'	12.35'	N 87°41'51" E	4°33'56"
C29	11.45'	55.00'	11.43'	S 87°31'02" E	11°55'35"
C30	12.12'	55.00'	12.09'	N 22°17'52" E	12°37'22"
C38	15.39'	225.00'	15.38'	N 17°56'45" E	3°55'07"
C39	323.82'	225.00'	296.59'	N 57°12'59" E	82°27'34"
C40	19.98'	325.00'	19.98'	N 81°37'17" W	3°31'23"
C41	12.53'	275.00'	12.53'	N 81°09'55" W	2°36'40"
C42	25.62'	20.00'	23.90'	S 58°35'53" W	73°23'54"
C43	17.05'	50.00'	16.97'	S 31°40'02" W	19°32'12"
C44	27.47'	325.00'	27.46'	S 82°16'52" E	4°50'35"
C46	10.07'	50.00'	10.05'	N 89°31'44" E	11°32'13"
C47	13.26'	453.40'	13.26'	S 02°47'04" W	1°40'31"
C48	3.13'	453.40'	3.13'	S 04°40'45" E	0°23'44"
C50	8.49'	130.00'	8.49'	N 24°49'48" W	3°44'30"
C51	18.10'	130.00'	18.08'	N 18°58'16" W	7°58'34"
C52	10.88'	485.00'	10.88'	N 75°39'35" E	1°17'07"

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C53	10.71'	275.00'	10.71'	N 83°35'12" W	2°13'55"
C56	61.35'	300.00'	61.25'	S 20°50'31" E	11°43'04"
C57	19.34'	455.00'	19.33'	N 73°47'59" E	2°26'06"
C58	12.66'	155.00'	12.66'	N 24°21'38" W	4°40'49"
C59	30.94'	155.00'	30.89'	N 20°35'04" W	11°26'18"
C60	12.37'	445.00'	12.37'	N 15°39'43" W	1°35'35"
C61	104.70'	275.00'	104.07'	N 25°46'21" W	21°48'52"
C62	67.13'	325.00'	67.02'	N 20°46'59" W	11°50'08"
C63	19.44'	575.00'	19.44'	S 27°40'09" E	1°56'14"
C64	153.77'	325.00'	152.34'	S 23°11'38" E	27°06'34"
C65	15.23'	655.00'	15.23'	N 75°40'59" E	1°19'55"
C66	18.02'	775.00'	18.02'	N 75°40'59" E	1°19'55"
C76	12.19'	325.00'	12.19'	S 15°17'01" E	2°08'58"
C77	9.75'	325.00'	9.75'	S 00°22'09" E	1°43'06"

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	C	7,435	0.171
22	C	6,792	0.156
23	C	6,964	0.160
24	C	7,922	0.182
25	C	9,145	0.210
26	C	9,219	0.212
27	C	7,345	0.169
28	C	7,211	0.166
29	C	6,012	0.138
30	C	6,000	0.138
31	C	6,000	0.138
32	C	6,000	0.138
33	C	6,006	0.138
34	C	9,182	0.211
35	C	6,450	0.148
36	C	6,014	0.138
37	C	5,957	0.137
38	C	5,996	0.138
39	C	6,135	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	6,732	0.155
2	D	6,161	0.141
3	D	6,590	0.151
4	D	6,000	0.138
5	D	6,000	0.138
6	D	6,000	0.138
7	D	7,069	0.162
8	D	7,387	0.170
9	D	7,397	0.170
10	D	8,619	0.198
11	D	10,782	0.248
12	D	11,891	0.273
13	D	6,597	0.151
14	D	6,000	0.138
15	D	6,000	0.138
16	D	6,331	0.145
17	D	6,576	0.151
18	D	7,449	0.171
19	D	7,087	0.163
20	D	6,000	0.138
21	D	5,472	0.126
22	D	5,626	0.129
23	D	7,100	0.163

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	6,128	0.141
2	E	4,807	0.110
3	E	4,800	0.110
4	E	4,800	0.110
5	E	4,800	0.110
6	E	4,800	0.110
7	E	4,800	0.110
8	E	4,800	0.110
9	E	4,800	0.110
10	E	4,800	0.110
11	E	4,800	0.110
12	E	4,800	0.110
13	E	4,800	0.110
14	E	4,800	0.110
15	E	4,800	0.110
16	E	4,800	0.110
17	E	4,800	0.110
18	E	4,800	0.110
19	E	4,800	0.110
20	E	4,800	0.110
21	E	4,800	0.110
22	E	4,800	0.110
23	E	4,800	0.110
24	E	4,800	0.110
25	E	4,800	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
26	E	4,800	0.110
27	E	4,800	0.110
28	E	4,800	0.110
29	E	4,800	0.110
30	E	4,800	0.110
31	E	4,800	0.110
32	E	4,800	0.110
33	E	5,119	0.118
34	E	5,151	0.118
35	E	5,367	0.123
36	E	5,428	0.125
37	E	5,492	0.126
38	E	4,871	0.112
39	E	4,637	0.106
40	E	4,598	0.106
41	E	5,200	0.119

PRELIMINARY PLAT

HERITAGE RANCH

763 LOTS & 15 COMMON AREAS
173.513 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Covenant Development
5523 W. Houston St
Sherman, TX 75091
Telephone: (903)893-8500
Contact: Ryan Johnson

DEVELOPMENT MANAGER
ROCKHILL CAPITAL &
INVESTMENTS, LLC
9550 John W. Elliott Drive, Suite 106
Frisco, TX 75033
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Contact: Ryan W. Griffin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars

Scale: 1" = 100' October, 2021 SEI Job No. 21-110

Plotted by: Jayme Plot Date: 10/5/2021 4:43 PM
Drawing G:\2021 JOBS\21-110 Heritage Ranch\CAD\Preliminary\21-110 pre-plat.dwg Saved By: Jayme Save Time: 10/5/2021 4:29:21 PM

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	5,888	0.135
2	F	4,800	0.110
3	F	4,800	0.110
4	F	4,800	0.110
5	F	5,390	0.124
6	F	5,075	0.117
7	F	5,137	0.118
8	F	8,741	0.201
9	F	5,992	0.138
10	F	5,597	0.128
11	F	5,306	0.122
12	F	5,113	0.117
13	F	5,024	0.115
14	F	4,800	0.110
15	F	6,060	0.139
16	F	8,076	0.185
17	F	4,800	0.110
18	F	4,800	0.110
19	F	4,800	0.110
20	F	4,800	0.110
21	F	4,800	0.110
22	F	4,800	0.110
23	F	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	12,152	0.279
2	G	5,352	0.123
3	G	4,979	0.114
4	G	4,817	0.111
5	G	4,800	0.110
6	G	4,798	0.110
7	G	5,392	0.124
8	G	5,491	0.126
9	G	4,800	0.110
10	G	4,800	0.110
11	G	4,800	0.110
12	G	5,715	0.131
13	G	6,951	0.160
14	G	6,003	0.138
15	G	6,002	0.138
16	G	6,001	0.138
17	G	5,286	0.121
18	G	6,093	0.140
19	G	6,000	0.138
20	G	6,000	0.138

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	G	6,000	0.138
22	G	6,000	0.138
23	G	6,000	0.138
24	G	10,621	0.244
25	G	5,715	0.131
26	G	4,800	0.110
27	G	4,606	0.106
28	G	4,577	0.105
29	G	4,577	0.105
30	G	4,577	0.105
31	G	4,577	0.105
32	G	4,577	0.105
33	G	4,576	0.105
34	G	4,576	0.105
35	G	5,768	0.132

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	6,478	0.149
2	H	6,400	0.147
3	H	6,739	0.155
4	H	6,941	0.159
5	H	7,884	0.181
6	H	8,242	0.189
7	H	7,839	0.180
8	H	7,397	0.170
9	H	6,109	0.140
10	H	7,107	0.163
11	H	15,070	0.346
12	H	8,107	0.186
13	H	7,981	0.183
14	H	7,672	0.176
15	H	7,363	0.169
16	H	8,590	0.197
17	H	9,378	0.215
18	H	6,001	0.138
19	H	6,001	0.138
20	H	8,489	0.195

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	I	6,915	0.159
2	I	6,000	0.138
3	I	6,000	0.138
4	I	6,000	0.138
5	I	6,000	0.138
6	I	6,000	0.138
7	I	6,000	0.138
8	I	6,000	0.138
9	I	6,000	0.138
10	I	6,028	0.138
11	I	10,790	0.248
12	I	8,268	0.190
13	I	6,000	0.138
14	I	6,000	0.138
15	I	10,476	0.240
16	I	10,544	0.242
17	I	5,233	0.120
18	I	4,894	0.112
19	I	4,800	0.110
20	I	4,800	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	I	4,800	0.110
22	I	4,800	0.110
23	I	4,800	0.110
24	I	4,800	0.110
25	I	4,800	0.110
26	I	4,800	0.110
27	I	4,800	0.110
28	I	4,800	0.110
29	I	4,800	0.110
30	I	6,060	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	J	5,722	0.131
2	J	4,800	0.110
3	J	4,800	0.110
4	J	4,800	0.110
5	J	4,800	0.110
6	J	4,800	0.110
7	J	4,800	0.110
8	J	4,800	0.110
9	J	4,800	0.110
10	J	4,800	0.110
11	J	4,800	0.110
12	J	4,800	0.110
13	J	4,800	0.110
14	J	5,119	0.118
15	J	5,106	0.117
16	J	5,106	0.117
17	J	5,106	0.117
18	J	5,005	0.115
19	J	4,855	0.111
20	J	7,965	0.183

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	J	8,570	0.197
22	J	6,357	0.146
23	J	5,085	0.117
24	J	6,357	0.146
25	J	5,085	0.117
26	J	5,085	0.117
27	J	4,912	0.113
28	J	4,800	0.110
29	J	4,800	0.110
30	J	4,800	0.110
31	J	4,800	0.110
32	J	4,800	0.110
33	J	4,800	0.110
34	J	4,800	0.110
35	J	4,800	0.110
36	J	4,800	0.110
37	J	4,800	0.110
38	J	4,800	0.110
39	J	7,729	0.177

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	K	7,694	0.177
2	K	6,001	0.138
3	K	6,000	0.138
4	K	6,000	0.138
5	K	6,000	0.138
6	K	6,000	0.138
7	K	6,000	0.138
8	K	6,000	0.138
9	K	5,900	0.135
10	K	6,666	0.153
11	K	6,000	0.138
12	K	6,000	0.138
13	K	6,000	0.138
14	K	6,000	0.138
15	K	6,000	0.138
16	K	7,185	0.165
17	K	6,171	0.142
18	K	4,800	0.110
19	K	4,800	0.110
20	K	4,800	0.110

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
21	K	4,800	0.110
22	K	4,800	0.110
23	K	4,800	0.110
24	K	4,800	0.110
25	K	4,800	0.110
26	K	6,041	0.139
27	K	6,253	0.144
28	K	5,048	0.116
29	K	4,952	0.114
30	K	4,829	0.111
31	K	4,800	0.110
32	K	4,800	0.110
33	K	4,800	0.110
34	K	4,800	0.110
35	K	4,800	0.110
36	K	4,803	0.110
37	K	5,091	0.117
38	K	9,778	0.224
39	K	5,647	0.130
40	K	6,334	0.145

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
41	K	5,847	0.134
42	K	5,338	0.123
43	K	4,912	0.113
44	K	4,983	0.114
45	K	5,096	0.117
46	K	5,057	0.116
47	K	5,383	0.124
48	K	8,486	0.195
49	K	9,033	0.207
50	K	5,533	0.127
51	K	4,800	0.110
52	K	4,800	0.110
53	K	5,496	0.126
54	K	5,478	0.126
55	K	5,478	0.126
56	K	5,478	0.126
57	K	5,650	0.130
58	K	7,294	0.167
59	K	7,787	0.179
60	K	6,431	0.148

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
61	K	5,955	0.137
62	K	4,803	0.110
63	K	4,800	0.110
64	K	4,800	0.110
65	K	4,800	0.110
66	K	5,888	0.135

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	L	7,088	0.163
2	L	7,427	0.170
3	L	7,388	0.170
4	L	6,002	0.138
5	L	6,003	0.138
6	L	6,004	0.138
7	L	6,005	0.138
8	L	6,006	0.138
9	L	6,007	0.138
10	L	5,936	0.136
11	L	8,913	0.205
12	L	11,103	0.255
13	L	6,602	0.152
14	L	6,500	0.149
15	L	6,500	0.149
16	L	6,500	0.149
17	L	6,500	0.149
18	L	6,458	0.148
19	L	6,448	0.148
20	L	6,075	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	M	12,972	0.298
2	M	7,417	0.170
3	M	7,356	0.169
4	M	6,553	0.150
5	M	6,550	0.150
6	M	6,550	0.150
7	M	6,550	0.150
8	M	6,550	0.150
9	M	6,550	0.150
10	M	6,503	0.149
11	M	6,262	0.144
12	M	6,035	0.139
13	M	6,000	0.138
14	M	7,087	0.163

Lot Area Table			
Lot #	Block #	Square Feet	Acreage

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	O	10,916	0.251
2	O	6,511	0.149
3	O	6,853	0.157
4	O	6,830	0.157
5	O	6,864	0.158
6	O	7,694	0.177
7	O	6,720	0.154
8	O	6,840	0.157
9	O	6,850	0.157
10	O	6,850	0.157
11	O	6,850	0.157
12	O	6,850	0.157
13	O	6,828	0.157
14	O	6,668	0.153
15	O	6,482	0.149
16	O	6,323	0.145
17	O	6,300	0.145
18	O	7,447	0.171

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	P	9,686	0.222
2	P	8,220	0.189
3	P	8,220	0.189
4	P	8,220	0.189
5	P	8,220	0.189
6	P	8,216	0.189
7	P	8,023	0.184
8	P	7,696	0.177
9	P	7,560	0.174

PRELIMINARY PLAT

HERITAGE RANCH

763 LOTS & 15 COMMON AREAS
173.513 GROSS ACRES OUT OF THE
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IN THE CITY OF SHERMAN
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Scale: 1" = 100' October, 2021 SEI Job No. 21-110

Plotted by: Wayne Plot Date: 10/5/2021 4:43 PM
Drawing: Q:\2021 JOBS\21-110 Heritage Ranch\CAD\Preliminary\21-110 pre-plat.dwg Saved By: Wayne Save Time: 10/5/2021 4:29:31 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEING a tract of land situated in the J. Jennings Survey, Abstract No. 647, and the U. Burns Survey, Abstract No. 121, City of Sherman, Grayson County, Texas, being all of a tract conveyed to TPJ Properties, Ltd., by deed recorded in Volume 3203, Page 464 of the Deed Records, Grayson County, Texas (DRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a concrete nail with flasher found at the intersection of the north line of U.S. Highway 82, a variable width public right-of-way, with Plainview Road, a public road, for the southeast corner of a tract conveyed to Heritage Ranch Land Holdings, Ltd., recorded in Document No. 2020-19193, Official Public Records, Grayson County, Texas (OPRGCT);

THENCE N 00°01'05" W, 3122.40 feet along Plainview Road to a 60d nail found therein, being the southwest corner of a tract conveyed to Astoria Homes, LLC, by deed recorded in Document No. 2020-30762 OPRGCT;

THENCE S 89°06'19" E, 1495.28 feet along the south line thereof to a point for the northwest corner of a tract conveyed to BMT Global, LLC, by deed recorded in Document No. 2018-12534 OPRGCT;

THENCE S 00°19'22" W, 1688.82 feet along the west line thereof, and of a tract conveyed to Melissa Smith Murray, by deed recorded in Volume 4413, Page 186 DRGCT, to a point for the southwest corner thereof;

THENCE S 89°27'10" E, 1908.49 feet along the south line of said Murray tract to a 60d nail found for the northwest corner of a tract conveyed to Zoe Life Outreach, Inc., recorded in Volume 5581, Page 396 DRGCT;

THENCE S 26°41'36" E, 1234.81 feet along the west line thereof to a concrete nail with flasher found in West Canyon Grove Road, a public road;

THENCE S 74°34'26" W, 1286.18 feet along said road to a Mag nail with flasher found for the intersection thereof with the north line of U.S. Highway 82;

THENCE along the north line of said right-of-way, the following:

N 03°25'22" W, 17.20 feet to a point for corner;

S 75°01'01" W, 778.89 feet to a TxDOT concrete monument found;

A non-tangent curve to the right having a central angle of 04°45'50", a radius of 5579.68 feet, a chord of N 87°05'05" W - 463.79 feet, an arc length of 463.93 feet;

N 84°42'10" W, 1331.30 feet to a TxDOT concrete monument found;

N 59°06'13" W, 176.25 feet to a TxDOT concrete monument found;

And N 88°00'50" W, 14.37 feet to the POINT OF BEGINNING with the subject tract containing 8,039,988 square feet or 184.573 acres of land.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED

_____ _____

Chairman, City of Sherman — Date

Planning and Zoning Commisions

Lot Area Table

Lot #	Block #	Square Feet	Acreage

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	R	8,402	0.193
2	R	7,200	0.165
3	R	7,200	0.165
4	R	6,000	0.138
5	R	6,000	0.138
6	R	6,000	0.138
7	R	7,123	0.164
9	R	6,000	0.138
10	R	6,000	0.138
11	R	6,000	0.138
12	R	6,000	0.138
13	R	6,000	0.138
14	R	6,000	0.138
15	R	6,000	0.138
16	R	7,057	0.162
18	R	9,105	0.209
19	R	7,200	0.165
20	R	7,200	0.165
21	R	7,200	0.165
22	R	7,200	0.165
23	R	7,200	0.165

Lot Area Table

Lot #	Block #	Square Feet	Acreage
24	R	9,105	0.209
25	R	8,287	0.190
26	R	7,200	0.165
27	R	7,200	0.165
28	R	7,200	0.165
29	R	7,200	0.165
30	R	7,200	0.165
31	R	7,200	0.165

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	S	7,263	0.167
2	S	4,800	0.110
3	S	4,800	0.110
4	S	4,800	0.110
5	S	4,800	0.110
6	S	4,800	0.110
7	S	4,800	0.110
8	S	4,800	0.110
9	S	4,800	0.110
10	S	4,800	0.110
11	S	4,800	0.110
12	S	4,800	0.110
13	S	4,800	0.110
14	S	7,348	0.169
15	S	9,147	0.210
16	S	6,000	0.138
17	S	6,000	0.138
18	S	6,000	0.138
19	S	6,000	0.138

Lot Area Table

Lot #	Block #	Square Feet	Acreage
20	S	6,000	0.138
21	S	6,000	0.138
22	S	6,000	0.138
23	S	6,000	0.138
24	S	6,000	0.138
25	S	9,232	0.212

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	T	8,442	0.194
2	T	7,200	0.165
3	T	7,200	0.165
4	T	7,200	0.165
5	T	7,200	0.165
6	T	7,200	0.165
7	T	7,200	0.165
8	T	7,200	0.165
9	T	7,200	0.165
10	T	7,200	0.165
11	T	7,200	0.165
12	T	7,200	0.165
13	T	7,200	0.165
14	T	7,200	0.165
15	T	7,200	0.165
16	T	7,200	0.165
17	T	8,288	0.190
18	T	7,087	0.163
19	T	6,000	0.138
20	T	6,000	0.138

Lot Area Table

Lot #	Block #	Square Feet	Acreage
21	T	6,000	0.138
22	T	6,000	0.138
23	T	6,000	0.138
24	T	6,000	0.138
25	T	6,000	0.138
26	T	6,000	0.138
27	T	6,000	0.138
28	T	6,000	0.138
29	T	6,000	0.138
30	T	6,000	0.138
31	T	6,000	0.138
32	T	6,000	0.138
33	T	6,000	0.138
34	T	6,000	0.138
35	T	6,000	0.138
36	T	6,000	0.138
37	T	9,582	0.220

Lot Area Table

Lot #	Block #	Square Feet	Acreage
1	U	9,497	0.218
2	U	6,000	0.138
3	U	6,000	0.138
4	U	6,000	0.138
5	U	6,000	0.138
6	U	6,000	0.138
7	U	6,000	0.138
8	U	6,000	0.138
9	U	6,000	0.138
10	U	6,000	0.138
11	U	6,000	0.138
12	U	6,000	0.138
13	U	6,000	0.138
14	U	6,000	0.138
15	U	6,000	0.138
16	U	6,000	0.138
17	U	6,000	0.138
18	U	6,000	0.138
19	U	6,000	0.138
20	U	7,087	0.163
21	U	8,267	0.190
22	U	4,800	0.110
23	U	4,800	0.110
24	U	4,800	0.110
25	U	4,800	0.110
26	U	4,800	0.110
27	U	4,800	0.110
28	U	4,800	0.110
29	U	4,800	0.110
30	U	4,800	0.110

Lot Area Table

Lot #	Block #	Square Feet	Acreage
31	U	4,800	0.110
32	U	4,800	0.110
33	U	4,800	0.110
34	U	4,800	0.110
35	U	4,800	0.110
36	U	4,800	0.110
37	U	4,800	0.110
38	U	4,800	0.110
39	U	4,800	0.110
40	U	4,800	0.110
41	U	4,800	0.110
42	U	4,800	0.110
43	U	4,800	0.110
44	U	4,800	0.110
45	U	5,857	0.134

Lot Area Table

Lot #	Block #	Square Feet	Acreage

Centerline Curve Table

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C147	192.60'	510.00'	97.46'	191.45'	S85°50'08"W	21°38'14"
C149	252.49'	800.00'	127.30'	251.44'	S65°58'32"W	18°05'00"
C151	161.26'	300.00'	82.63'	159.32'	N15°25'01"W	30°47'51"
C152	74.81'	175.00'	37.98'	74.24'	N18°34'10"W	24°29'33"
C153	94.12'	175.00'	48.23'	92.99'	N15°24'28"W	30°48'56"
C159	78.11'	300.00'	39.28'	77.89'	N66°33'16"W	14°55'04"
C160	86.20'	300.00'	43.40'	85.91'	S88°05'29"E	16°27'49"
C161	10.94'	300.00'	5.47'	10.94'	N85°44'52"W	2°05'24"
C162	18.05'	300.00'	9.03'	18.05'	N85°04'09"W	3°26'49"
C163	302.11'	800.00'	152.88'	300.32'	S85°50'08"W	21°38'14"
C164	261.40'	600.00'	132.81'	259.34'	S62°32'10"W	24°57'43"
C165	138.69'	600.00'	69.66'	138.38'	S56°40'38"W	13°14'39"
C166	113.74'	200.00'	58.45'	112.21'	S89°56'00"W	32°35'00"
C167	225.94'	275.00'	119.79'	219.64'	N50°14'17"W	47°04'28"
C168	114.22'	300.00'	57.81'	113.53'	N25°46'21"W	21°48'52"
C169	59.03'	300.00'	29.61'	58.94'	S21°03'48"E	11°16'28"
C170	105.41'	600.01'	52.84'	105.28'	S31°44'02"E	10°03'58"
C171	142.15'	300.00'	72.44'	140.83'	S23°12'50"E	27°08'58"
C176	88.22'	300.00'	44.43'	87.91'	S07°56'01"E	16°50'59"
C177	92.51'	300.00'	46.63'	92.15'	N35°32'07"W	17°40'08"
C179	88.23'	300.00'	44.43'	87.91'	N07°56'00"W	16°51'00"
C180	41.54'	300.00'	20.81'	41.51'	S86°01'58"W	7°56'03"
C181	387.53'	300.00'	226.12'	361.15'	S52°59'36"W	74°00'48"
C182	48.86'	300.00'	24.49'	48.81'	S11°19'13"W	9°19'56"
C183	3.01'	100.00'	1.50'	3.01'	S07°30'55"W	1°43'20"

Centerline Curve Table

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C184	3.01'	100.00'	1.50'	3.01'	S07°30'55"W	1°43'20"
C185	2.80'	100.00'	1.40'	2.80'	S05°51'10"W	1°36'11"
C187	49.75'	300.00'	24.93'	49.70'	S13°05'17"E	9°30'08"
C188	73.71'	190.35'	37.32'	73.25'	S06°44'10"E	22°11'08"
C189	52.00'	190.00'	26.17'	51.84'	S12°54'36"W	15°40'56"
C190	56.71'	210.00'	28.53'	56.54'	S13°00'55"W	15°28'19"

PRELIMINARY PLAT

HERITAGE RANCH

763 LOTS & 15 COMMON AREAS
173.513 GROSS ACRES OUT OF THE
URIAH BURNS SURVEY, ABSTRACT No. 121
&
JOHN JENNINGS SURVEY, ABSTRACT No. 647
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Covenant Development
5523 W. Houston St
Sherman, TX 75091
Telephone: (903)893-8500
Contact: Ryan Johnson

DEVELOPMENT MANAGER
ROCKHILL CAPITAL & INVESTMENTS, LLC
9550 John W. Elliott Drive, Suite 106
Frisco, TX 75033
Telephone: (214) 975-0808
Contact: Ryan W. Griffin

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars

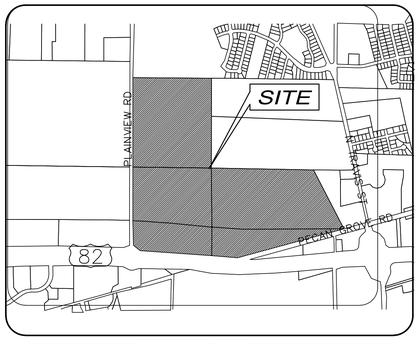
Scale: 1" = 100' October, 2021 SEI Job No. 21-110

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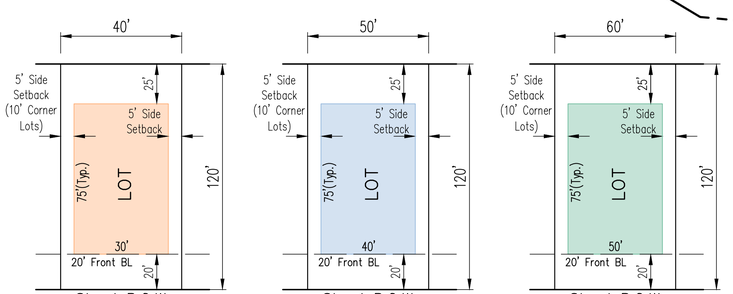
200 0 100 200 400

1 inch = 200 ft.



LOCATION MAP
NTS





Type I
Typical Lot Detail
365 Lots
Not To Scale

Type II
Typical Lot Detail
350 Lots
Not To Scale

Type III
Typical Lot Detail
45 Lots
Not To Scale

SINGLE FAMILY TRACTS				
HERITAGE RANCH				
PHASE	**40'x120'**	**50'x120'**	**60'x120'**	**TOTAL**
1	127	119	1	247
2	62	87	0	149
3	147	94	24	265
4	29	50	20	99
TOTAL	365	350	45	**760**

SITE PLAN

HERITAGE RANCH

CITY OF SHERMAN

Scale: 1" = 200' October, 2021 SEI Job No. 21-110

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ORDINANCE NO. 6354

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, SUBSECTION (5)(A), AND SECTION 12, ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 3500-4500 BLOCKS OF NORTH F.M. 1417 (HERITAGE PARKWAY) AND THE 600-1900 BLOCKS OF WEST U.S. HIGHWAY 82, BEING APPROXIMATELY 439 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, AND THE URIAH BURNS SURVEY, ABSTRACT NO. 121, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (TPJ PROPERTIES LTD AND HERITAGE RANCH LAND HOLDINGS, LTD, OWNERS; RYAN JOHNSON, REPRESENTATIVE; COVENANT DEVELOPMENT, DEVELOPER; NORRIS DESIGN, PLANNER/ LANDSCAPE ARCHITECT; JHP, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; 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 Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Ordinance; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit 1 – Legal Description**, attached hereto (the "Property"), generally located in the 3500-4500 Blocks of North FM 1417 (Heritage Parkway) and the 600-1900 Blocks of West U.S. Highway 82, and all streets, roads and alleyways contiguous and/or adjacent thereto, is hereby

rezoned and placed in the Planned Development District, and that Section 6.11, Subsection (5)(A), and Section 12 of Ordinance No. 2280 is hereby amended so as to hereafter include such property.

The development plans, standards and uses of the Property shall conform to and comply with the standards, rules and regulations for development and use of land within the Planned Development District zoning classification. The Property shall be developed in compliance with the additional requirements as set forth and/or depicted herein and in the following exhibits, each of which are attached hereto and incorporated herein by reference for all purposes:

- Exhibit 2 – Development Standards; and
- Exhibit 3 – Zoning Exhibit (Conceptual Plan).

The Property shall be developed in compliance with the standards set forth herein, in Exhibit 2 and Exhibit 3 and all other ordinances, rules and regulations of Sherman, as they currently exist, may be amended or in the future arising. To the extent that any of the exhibits attached hereto are in conflict with the provisions of this Ordinance or one another, the provisions of this Ordinance, then the provisions of Exhibit 2 and Exhibit 3 shall prevail in that order.

SECTION 2. That this Ordinance hereby mandates the following additional requirements:

Zoning:

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

Engineering:

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

8. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat.
9. Approval conditional upon addressing comments by Engineering Department submitted via email to Developer on December 07, 2020.
10. Proposed development lies within Airport Airspace Map for North Texas Regional Airport (NTRA). Verify development is a compatible with NTRA airspace.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 4. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 5. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist 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 the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 6. That the General 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 7. That in the event 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 8. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 9. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 19th day of January, 2021.

ADOPTED on this the 19th day of January, 2021.

EFFECTIVE DATE on this the 19th day of January, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

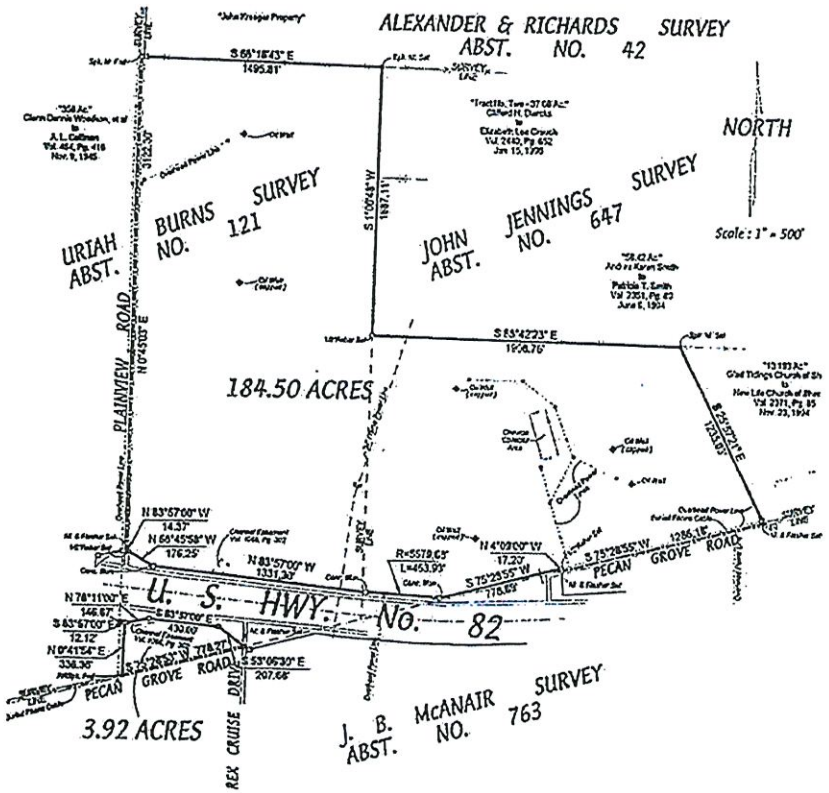
BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____

NAME: Ryan D. Pittman
CITY ATTORNEY

Exhibit 1 - Legal Description



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 fax (903)868-2970

SITUATED in the County of Grayson, State of Texas, being a part of the URIAH BURNS SURVEY, Abstract No. 121, and the JOHN JENNINGS SURVEY, Abstract No. 647, being a part of a 328 acre tract of land conveyed by N. A. Birge to James M. Head by deed dated May 17, 1898, recorded in Volume 123, Page 265, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set spike nail and flasher at the intersection of the center of a public road known as Plainview Road, the West line of said 328 acre tract, the East line of a 356 acre tract of land conveyed by Glenn Dennis Woodson, Independent Executor of the Estate of S. P. Woodson, deceased, et al to A. L. Coffman by deed dated November 9, 1945, recorded in Volume 484, Page 416, Deed Records, Grayson County, Texas, with the North line of U. S. Highway No. 82;

THENCE North 00 deg. 45 min. 03 sec. East, with the center of said Plainview Road, the West line of said 328 acre tract, the East line of said 356 acre tract, a distance of 3122.30 feet to a found spike nail maintaining the the most Westerly Northwest corner of said 328 acre tract, an ell corner of said Burns Survey, the Southwest corner of the Alexander & Richards Survey, Abstract No. 42;

THENCE South 88 deg. 18 min. 43 sec. East, with a North line of said Burns Survey, the South line of said Alexander & Richards Survey, at a distance of 41.2 ft. passing a cross tie fence corner post on the East side of said road, and continuing with the general line of a fence for a total distance of 1495.81 feet to a found spike nail at the base of a fence corner post for the most Westerly Northeast corner of said 328 acre tract, the most Easterly Northeast corner of said Burns Survey, the Northwest corner of said Jennings Survey, the Northwest corner of a 37.08 acre tract of land described in Tract No. Two in deed from Clifford H. Diercks to Elizabeth Lee Crouch, dated January 15, 1996, recorded in Volume 2440, Page 652, Official Public Records, Grayson County, Texas;

THENCE South 01 deg. 06 min. 48 sec. West, with the general line of a fence, an East line of said Burns Survey, the West line of both said Jennings Survey, and 37.08 acre tract, passing its Southwest corner, the Northwest corner of a 58.42 acre tract of land conveyed by Andrea Karen Smith to Patricia T. Smith by deed dated June 6, 1994, recorded in Volume 2351, Page 89, Real Property Records, Grayson County, Texas, and continuing for a total distance of 1687.11 feet to a found 1/2 inch rebar 3 feet West of a fence corner post, said rebar maintaining the Southwest corner of said 58.42 acre tract, an ell corner of said 328 acre tract;

THENCE South 88 deg. 42 min. 23 sec. East, with the general line of a fence, a North line of said 328 acre tract, the South line of said 58.42 acre tract, a distance of 1908.76 feet to a found spike nail at the base of a fence corner post for the Northwest corner of a 13.193 acre tract of land conveyed by Glad Tidings Church of Sherman to New Life Church of Sherman by deed dated November 23, 1994, recorded in Volume 2371, Page 85, Real Property Records, Grayson County, Texas;

THENCE South 25 deg. 57 min. 21 sec. East, with the general line of a fence, a distance of 1235.03 feet to a found spike nail and flasher for the Southwest corner of said 13.193 acre tract, in the center of a public road known as Pecan Grove Road, and on the South line of both said 328 acre tract, and Jennings Survey, the North line of the J. B. McAnair Survey, Abstract No. 763;

THENCE South 75 deg. 28 min. 55 sec. West, with the center of said Pecan Grove Road, the South line of both said 328 acre tract, and Jennings Survey, the North line of said McAnair Survey, a distance of 1286.18 feet to a found spike nail and flasher at the intersection of the center of said road, the South line of both said 328 acre tract and Jennings Survey, the North line of said McAnair Survey, with the North right-of-way line of said U. S. Highway No. 82;

THENCE in a Westerly direction with the North right-of-way line of line of said U. S. Highway No. 82, the following calls and distances:

North 04 deg. 09 min. 00 sec. West, a distance of 17.20 feet to a found 1/2 inch rebar;
South 75 deg. 28 min. 55 sec. West, a distance of 778.89 feet to a found concrete right-of-way monument;
With a curve to the right having a radius of 5579.68 ft., (chord bears North 86 deg. 19 min. 55 sec. West, 463.79 ft.), a distance of 463.93 feet to a found concrete right-of-way monument;
North 83 deg. 57 min. 00 sec. West, a distance of 1331.30 feet to a found concrete right-of-way monument;
North 58 deg. 45 min. 58 sec. West, a distance of 176.25 feet to a found 1/2 inch rebar;
North 83 deg. 57 min. 00 sec. West, a distance of 14.37 feet to the PLACE OF BEGINNING and containing 184.50 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 8 th day of October, 1996 and re-surveyed in September, 2001 and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

Marshall Sartin, R.P.L.S.#3694



Exhibit 1 - Legal Description

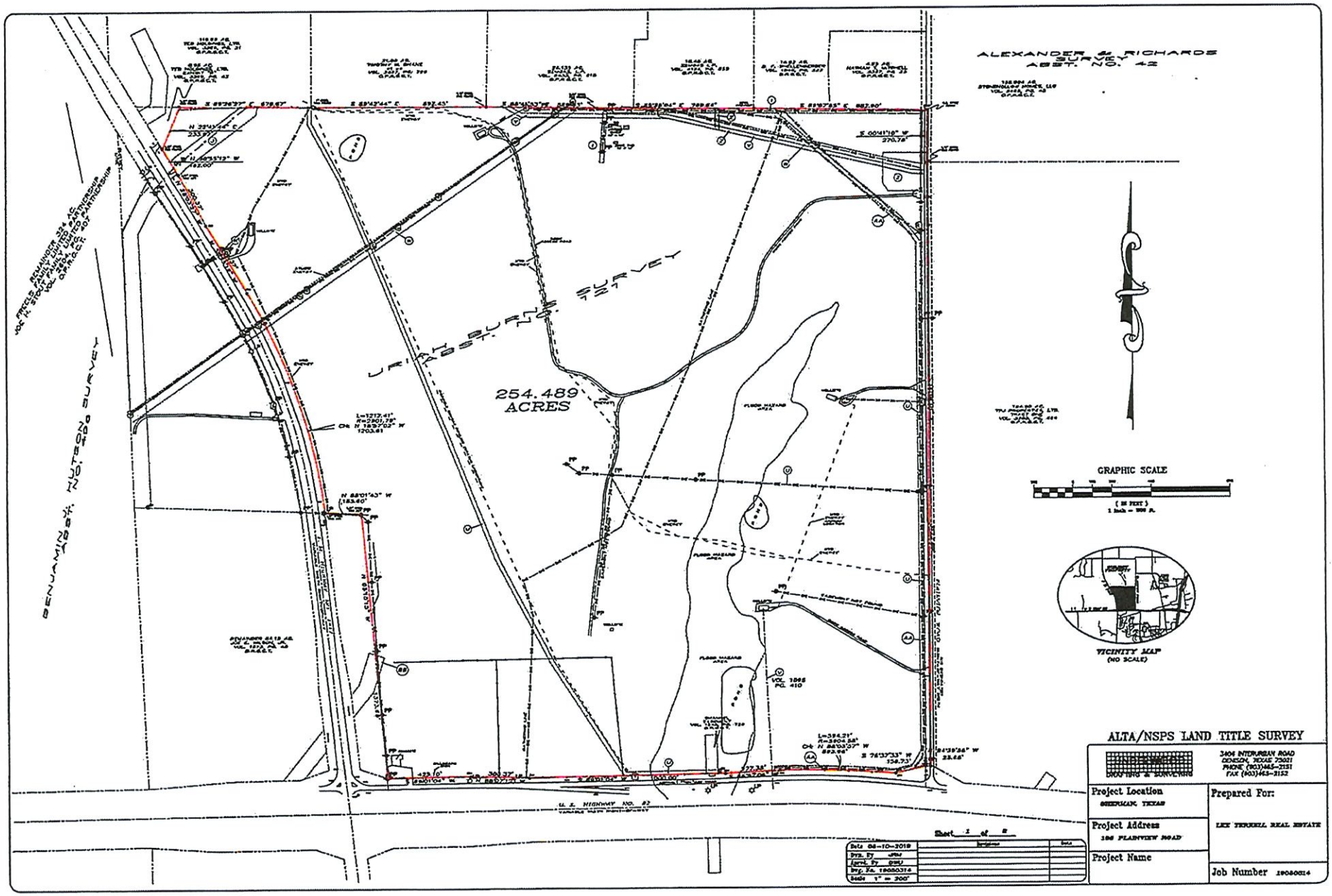


Exhibit 1 - Legal Description

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Union Burns Survey, Abstract No. 131, and being a part of the same tract of land described as 328 acres conveyed by Glenn Daniels Woodson, et al to A. N. Collman by deed dated November 8, 1948, recorded in Volume 484, Page 418, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found establishing the Northwest corner of the said Collman tract in the center of a public road known as Stanley Road running along or near the west line of the said Burns Survey and West line of both the Alexander & Richards Abstract No. 43, and the same tract of land described as 196.906 acres conveyed by First Texoma National Bank to Shoreview Homes, LLC by deed dated May 20, 2014, recorded in Volume 5468, Page 46, Grayson Public Records, Grayson County, Texas, said point also establishing the Southwest corner of the same tract of land described as 2.65 acres conveyed by Shoreview Homes, LLC by deed to Sandra L. Turner, D. Turner, by deed dated December 3, 2012, recorded in Volume 5397, Page 73, said Official Public Records;

Thence North 00°01'07" East with said center of road a distance of 270.78 feet to a 1/2" steel rod found establishing and being the Northwest corner of the said 2.65 acre tract, the Northeast corner of both the said Alexander & Richards Survey and 196.906 acre tract, the Northeast corner of the same tract of land described as 196.906 acres and referred to as Tract One, conveyed by Joan Lesher, Jr., Trustee and Jo N. Tarlton, Co-Trustee to TPJ Properties, Ltd. by deed dated November 18, 2002, recorded in Volume 3363, Page 461, said Official Public Records;

Thence South 00°01'07" East continuing with said center of road and East line of the Collman tract, at a distance of 3125.42 passing a nail found at the most Northerly corner of the said 196.906 acre tract and continuing for a total distance of 3133.88 feet to a P.K. nail for the Southeast corner of the herein described tract at the intersection of said East line of the Collman tract with the North right-of-way line of U. S. Highway No. 82;

Thence North 88°38'36" West with said North right-of-way line a distance of 23.62 feet to an angle point from which a concrete monument bears South 64°00' East a distance of 1.2 feet;

Thence South 78°37'33" West continuing with said North right-of-way line a distance of 154.73 feet to a concrete monument found at an angle point;

Thence South 88°38'36" West continuing with said North right-of-way line along a curve to the left having a radius of 5849.66 feet, (chord bears North 88°03'27" West, 353.28 feet), an arc distance of 694.21 feet to a concrete monument marking the end of said curve;

Thence South 84°37'06" West continuing with said North right-of-way line a distance of 277.38 feet to a concrete monument at an angle point;

Thence South 88°01'04" West continuing with said North right-of-way line a distance of 1000.80 feet to a concrete monument at an angle point;

Thence North 86°37'13" West continuing with said North right-of-way line a distance of 268.37 feet to a concrete monument at an angle point;

Thence South 88°01'04" West a distance of 428.10 feet to a concrete monument at the intersection of said North right-of-way line of Highway No. 82 with the Southerly West line of the said Collman tract and East line of the same tract of land described as 84.18 acres conveyed by Lucia Sanders Wren et ux to Joseph C. Wrenn, et ux by deed dated February 6, 1974, recorded in Volume 1273, Page 46, said Deed Records;

Thence North 08°18'19" West a distance of 1373.68 feet to a 1/2" steel rod set marking an inside "L" corner to the said Collman tract and the Northeast corner of the said Wrenn tract;

Thence North 88°01'04" West a distance of 1300.00 feet to a 1/2" steel rod set for the most Westerly Southwest corner of the herein described tract at the intersection of the Westerly South line of the said Collman tract and North the said Wrenn tract with the East right-of-way line of F. M. Highway No. 1417;

Thence in a Northerly direction with said East right-of-way line of Highway No. 1417 along a curve to the left having a radius of 2801.79 feet, (chord bears North 18°57'03" West, 1260.81 feet), an arc distance of 1272.41 feet to a concrete monument at the end of said curve;

Thence North 30°38'18" West continuing with said East right-of-way line a distance of 403.37 feet to a concrete monument at an angle point;

Thence North 26°53'36" West continuing with said East right-of-way line a distance of 300.37 feet to a 1/2" steel rod set at an angle point;

Thence North 30°38'12" West continuing with said East right-of-way line a distance of 195.80 feet to a 1/2" steel rod found at the intersection of said East right-of-way line with the most Westerly West line of the said Collman tract, and red also monitoring the South corner of the same tract of land described as 0.83 acres and referred to in Exhibit "B" as conveyed by Estes Properties, Inc. to Ted Hankins, Ltd. by deed dated December 12, 2002, recorded in Volume 3388, Page 43, said Official Public Records;

Thence North 22°11'47" East a distance of 233.87 feet to a 1/2" steel rod found at the Northwest corner of the said Collman tract and the Northeast corner of the said 0.83 acre tract in the South line of the same tract of land described as 10.169 acres conveyed by said Estes Properties, Inc. to said Ted Hankins, Ltd. by deed dated December 12, 2002, recorded in Volume 3388, Page 37, said Official Public Records;

Thence South 89°26'37" East with the general course of a fence along the North line of the said Collman tract a distance of 878.66 feet to a 1" steel rod found marking the Southeast corner of the said 10.169 acre tract and the Southwest corner of the same tract of land described as 31.00 acres conveyed by R. V. Clinton, Jr. et ux to Thomas C. Evans et ux by deed dated July 22, 2008, recorded in Volume 3897, Page 216, said Official Public Records;

Thence South 89°13'45" East continuing with said general course of fence a distance of 852.48 feet to a 1/2" steel rod found marking the Southeast corner of the said Evans tract and the Southwest corner of the same tract of land described as 28.133 acres conveyed by XTO Energy Inc. to Sanders, LP. by deed dated March 12, 2014, recorded in Volume 5433, Page 818, said Official Public Records;

Thence South 84°01'53" East a distance of 868.43 feet to a 3/4" steel rod found at an angle point;

Thence South 89°01'04" East continuing with said general course of fence along the Southerly South line of the said 28.133 acre tract and the Southwest corner of the said 196.906 acre tract and the Southwest corner of the said Shoreview Homes, LLC. tract, passing a 1/2" steel rod found in the West line of said Plainview Road at 2656.5 feet and continuing for a total distance of 2682.90 feet to the Point of Beginning and containing 204.489 acres of land more or less.

EASEMENT NOTES

G. Easement to the Texas Pipeline Company, of record in Volume 1378 at Page 159 of the Deed Records of Grayson County, Texas.
Affects the subject property.

I. Easement and Right of Way to Texas Power & Light Company, and General Telephone Company of the Southwest, of record in Volume 1950 at Page 199 of the Deed Records of Grayson County, Texas.
Affects the subject property as shown.

J. Easement for Right of Way to North Texas Municipal Water District, The Greater Texoma Utility Authority and the City of Sherman, of record in Volume 2023 at Page 582 of the Real Property Records of Grayson County, Texas.
Affects the subject property as shown.

K. Easement and Right of Way to Texas Power and Light Company a division of Texas Utilities Electric Company, of record in Volume 2036 at Page 128 of the Real Property Records of Grayson County, Texas.
Affects the subject property as shown.

L. Right of Way to Koch Gathering Systems, Inc., in Volume 2140, Page 484, Real Property Records, Grayson County, Texas.
Affects the subject property as a blanket easement.

M. Easement to City of Sherman for utility purposes, of record in Volume 2237 at Page 880 of the Real Property Records of Grayson County, Texas.

O. Easements and rights of way in favor of Texas Power and Light Company, of record in Volume 396, Page 486; Volume 402, Page 602 and Volume 606, Page 311; all of the Deed Records of Grayson County, Texas.
Affect the subject property as shown. Easement recorded in Volume 311, Page 398 appears to be abandoned.

N. Rights of way in favor of The Texas Pipe Line Company as set forth in and subject to the terms and conditions of instrument of record in Volume 417, Page 542; Volume 458, Page 248; Volume 1086, Page 410; all of the Deed Records, Grayson County, Texas.
Affect the subject property. (All Pipe of reference not fully determined)

W. Rights of way in favor of Lone Star Gas Company of record in Volume 554, Page 532, (partially released by instrument of record in Volume 1378, Page 348) and in Volume 941, Page 338, (partially released by instrument of record in Volume 1378, Page 358) all of the Deed Records, Grayson County, Texas.
Affect the subject property as shown.

X. Easement in favor of Texas Power and Light Company and General Telephone Company of the Southwest of record in Volume 1033, Page 01, of the Deed Records, Grayson County, Texas.
Does not affect the subject property.

Y. Right of way in favor of The Texas Pipe Line Company of record in Volume 739, Page 38; Right of way in favor of Koch Industries of record in Volume 1132, Page 662, partially released by instrument of record in Volume 1378, Page 122, thereafter assigned by Matador Pipeline, Inc. by instrument of record in Volume 1424, Page 631, and Volume 2337, Page 798, all of the Deed Records, Grayson County, Texas. Agreement extending easement of record in Volume 1476, Page 81, of the Deed Records, Grayson County, Texas.
Affects the subject property as shown.

Z. Right of way grant in favor of Matador Pipeline, Inc. of record in Volume 1474, Page 648, and Volume 1478, Page 81, of the Deed Records, Grayson County, Texas.
Affects the subject property as shown.

AA. Right of way in favor of Chevron U.S.A., Inc. of record in Volume 1484, page 10, of the Deed Records, Grayson County, Texas.
Affects the subject property as shown.

BB. Channel easement granted to State of Texas in Cause No. 1828; a certified copy of same appears of record in Volume 897, Page 287, of the Deed Records, Grayson County, Texas.
Affects the subject property as shown.

FLOOD ZONE NOTES

AS SHOWN, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE "A" FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48181C0270 F, REVISED DATE SEPTEMBER 26, 2010.

GENERAL NOTES

1. Bearings are based on GPS observation, Texas State Plane Coordinate system, NAD83, North Central Zone.
2. Water & sewer locations obtained from observed evidence and information from utility maps obtained from the City of Sherman, Texas; some locations are approximate.
3. There is no observed evidence of current earth moving work, building construction or building additions.
4. There is currently pavement renovation and construction being performed on F. M. Highway No. 1417.
5. There is no observed evidence of site being used as a solid waste dump, junk, or sanitary landfill.
6. U. S. Highway No. 82 and F. M. Highway No. 1417 are public right-of-way maintained by the State of Texas. Plainview Road is a public road maintained by Grayson County.

~ NOTE ~

Exact status and completeness of locations of all pipelines on the subject property cannot be confirmed to.

ZONING NOTES

A Southerly portion of the subject property lies within the Highway 75 & 82 Overlay District. A majority portion of the subject property lies within the F M 1417 Overlay District. Current Zoning is undetermined.

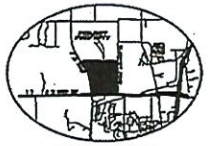
CERTIFICATION

To:

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, 7(a), 8, 13, 14, and 19 of Table A thereof. The field work was completed on June 7, 2019.

Date of Plat: 6/10/19

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
FIRM NO. 10068300



LEGEND

ALTA/NSPS LAND TITLE SURVEY

3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903)465-2131
FAX (903)465-2132

Project Location: SHERMAN, TEXAS	Prepared For:
Project Address: 186 PLAINVIEW ROAD	LEE TERRELL REAL ESTATE
Project Name	Job Number 19060014

Sheet 1 of 1

Date 06-10-2019	Revisions	Date
Drn. By JMH		
Appvd. By DWU		
Drg. No. 19060314		
Scale 1" = 300'		

Exhibit 2 - Development Standards

HERITAGE RANCH

PLANNED DEVELOPMENT

11 DECEMBER 2020



HR HERITAGE RANCH

Exhibit 2 - Development Standards

HERITAGE RANCH

PLANNED DEVELOPMENT

11 DECEMBER 2020

Submitted to:

City of Sherman

Sherman
CLASSIC TOWN. BROAD HORIZON.

Submitted by:

COVENANT
DEVELOPMENT

Prepared by:

NORRIS DESIGN
Planning | Landscape Architecture | Branding

JHP
Architecture/Urban Design

HR HERITAGE RANCH

Exhibit 2 - Development Standards

COVENANT
DEVELOPMENT

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

Exhibit 2 - Development Standards

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Exhibit 2 - Development Standards

I. INTRODUCTION

A. PLAN OVERVIEW AND SITE



The **Heritage Ranch Planned Development (*PD*)** is a multi-use development and community encompassing approximately 439-acres located in and adjacent to Sherman, Texas (the "Development"). The Planned Development offers a potential future mix of commercial and residential opportunities complimented with areas set aside as parks, lakes and open space amenities. The use and development regulations set forth in the Heritage Ranch PD provides for and encourages development that contains a compatible mix of uses to allow citizens and visitors to work, play and recreate within the development.

In the event of a conflict between the City of Sherman Code of Ordinances and the regulations and standards contained in this document, this document shall control. Whenever this document is silent upon a regulation or design standard the City of Sherman Code of Ordinances shall control. Words shown in all CAPITAL LETTERS are defined terms in Section VIII. Definitions.

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

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

B. DEVELOPMENT OBJECTIVES

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

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

C. PLANNED DEVELOPMENT PURPOSE

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

D. COMPONENTS OF THE PLANNED DEVELOPMENT

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

A. Conceptual Plan

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

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

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

B. Open Space Framework Plan

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

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

C. Transportation Master Plan

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

The Transportation Master Plan is attached and incorporated herein as Exhibit "C" – Transportation Master Plan, and shall serve as the guiding document for the general locations and designs of ingress and egress to the development from public thoroughfares and the general locations of collector and arterial streets within the development. The exact locations of the access points to the development from public thoroughfares and the exact layout and design of collector and arterial streets within

the development shall be determined at the time of platting, but shall generally follow the Transportation Master Plan.

D. Land Use Requirements

This PD is divided into four (4) regions as identified in the Concept Plan. Each region is intended to allow for the development of unique and complimentary uses to the other regions, and especially those regions adjacent to one another. The following uses are the allowable (permitted) uses for each region. No other uses shall be permitted without approval by the Director.

Permitted Uses – *Commercial*
This region is primarily intended for mixed-use retail, commercial and office uses.

Permitted Uses
AMUSEMENT SERVICES
BED AND BREAKFAST
CAR WASH
CHILDCARE FACILITY
CHURCH/PLACE OF WORSHIP
CIVIC CENTER
COMMUNITY SERVICE
EDUCATIONAL FACILITY
ENTERTAINMENT
EXHIBITION HALL
FRATERNAL ORGANIZATION, LODGE, CIVIC CLUB, OR UNION
FUEL SALES
HOSPITAL
HOTEL
KIOSK
MANUFACTURING BUSINESS
MARKET (PUBLIC)
MEDICAL OFFICE/SERVICE
MICROBREWERY
OFFICE
OUTDOOR RECREATION
PARK/PLAYGROUND
PROFESSIONAL SERVICES
PUBLIC GARAGE/PARKING STRUCTURE
RESTAURANT
RETAIL
SCHOOL, OTHER
SEASONAL USES
SERVICE BUSINESS
TELEMARKETING AGENCY

UTILITIES (PUBLIC)
VETERINARIAN CLINIC

Permitted Uses – *Entertainment*
The Entertainment Region for events, mixed-use retail, and commercial uses.

Permitted Uses
AGRICULTURE
AMUSEMENT SERVICES
ARENA
BED AND BREAKFAST
CHURCH/PLACE OF WORSHIP
CIVIC CENTER
COMMUNITY SERVICE
ENTERTAINMENT
EXHIBITION HALL
FUEL SALES
HOSPITAL
HOTEL
KIOSK
LIVESTOCK SHOWING
LIVESTOCK STABLES
MANUFACTURING BUSINESS
MARKET (PUBLIC)
OFFICE
OUTDOOR RECREATION
PRIVATE CLUB
PUBLIC GARAGE/PARKING STRUCTURE
RESTAURANT
RETAIL
SEASONAL USES
SERVICE BUSINESS
UTILITIES (PUBLIC)
VETERINARIAN CLINIC

Permitted Uses - *Residential*
This region is intended for a variety of residential development of varying DENSITY. Residential development within these areas consist of single-family and multi-family residences and TOWNHOUSES as the primary uses.

Permitted Uses
ACCESSORY DWELLING
ACCESSORY STRUCTURES
ASSISTED LIVING FACILITY
CHILDCARE FACILITY
CHURCH/PLACE OF WORSHIP

COMMUNITY SERVICE
CONTINUING CARE RETIREMENT COMMUNITY
CONVALESCENT AND NURSING HOME
DWELLING, MULTI-FAMILY
DWELLING, ONE-FAMILY
EDUCATIONAL FACILITY
FAMILY HOME
INDEPENDENT SENIOR LIVING FACILITY
MEDICAL OFFICE/SERVICES
OUTDOOR RECREATION
PARK/PLAYGROUND
SCHOOL (K THROUGH 12)
TOWNHOUSE
UTILITIES (PUBLIC)

Permitted Uses – *Park and Open Space*
This region is primarily intended for outdoor uses.

Permitted Uses
COMMUNITY GARDEN
GREENWAY
OPEN SPACE
OUTDOOR RECREATION
PEDESTRIAN TRAILS
PARK/PLAYGROUND
PUBLIC CORRIDOR
PUBLIC PARK, STATE PARK, MUNICIPAL PARK
PUBLIC PLAZA
PUBLIC STREETS
RESERVATION

The following uses shall be Prohibited Uses in the Commercial, Entertainment, Residential, and Park and Open Space Regions:

- Tattoo parlors
- Sexually oriented businesses
- Community Home
- Municipal – water treatment plant
- Municipal – wastewater treatment plant
- Electrical generating plant

E. Architectural Requirements

The architectural standards section governs the Commercial, Residential, Entertainment and Park and Open Space regions for architectural elements and

appurtenances related to the facade materials, roofs, service areas and other building standards.

F. Site Requirements

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

II. SITE DEVELOPMENT STANDARDS

The Site Development Standards section establishes the standards for public realm improvements, street types, widths, amenities and public spaces.

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

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

A. Park and Open Space

PARK and OPEN SPACE will be primarily green environment located along enhanced streets, lakes, and/or pedestrian corridors and will serve as a public destination. PARK and OPEN SPACE may include features such as pedestrian shade structures, tables, pedestrian benches, and walking paths. There is the possibility that some or all of the PARK and OPEN SPACE around the future lakes could be co-developed with the City of Sherman Parks Department for the use of citizens and flood retention (similar to Pecan Grove West and East Parks).

B. Pedestrian Trails

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

C. Pedestrian Sidewalk

Within the Heritage Ranch PD pedestrian sidewalks will range from five feet to eight feet wide, as described in the Public Streets Section of this Document. The design intent provides enhanced pedestrian crossings at STREET INTERSECTIONS by minimizing curb to curb dimensions.

B. PUBLIC STREETS

This Section describes proposed roadway design standards associated for the Heritage Ranch PD with each of the functional classifications as related to the City of Sherman Thoroughfare Plan. Roadway design standards are in the City of Sherman's Subdivision

Ordinance and include roadway design criteria and cross section elements for Major Thoroughfares (arterial) and Collector and Local streets. While street classification reflects the functions that roadways serve as part of the street network, roadway design standards are related to traffic volume, design capacity, and level of service.

Minimum Driveway and Intersection Spacing and Separation:

A. **Driveway and intersection spacing** (distance between driveways, measured edge-to-edge):

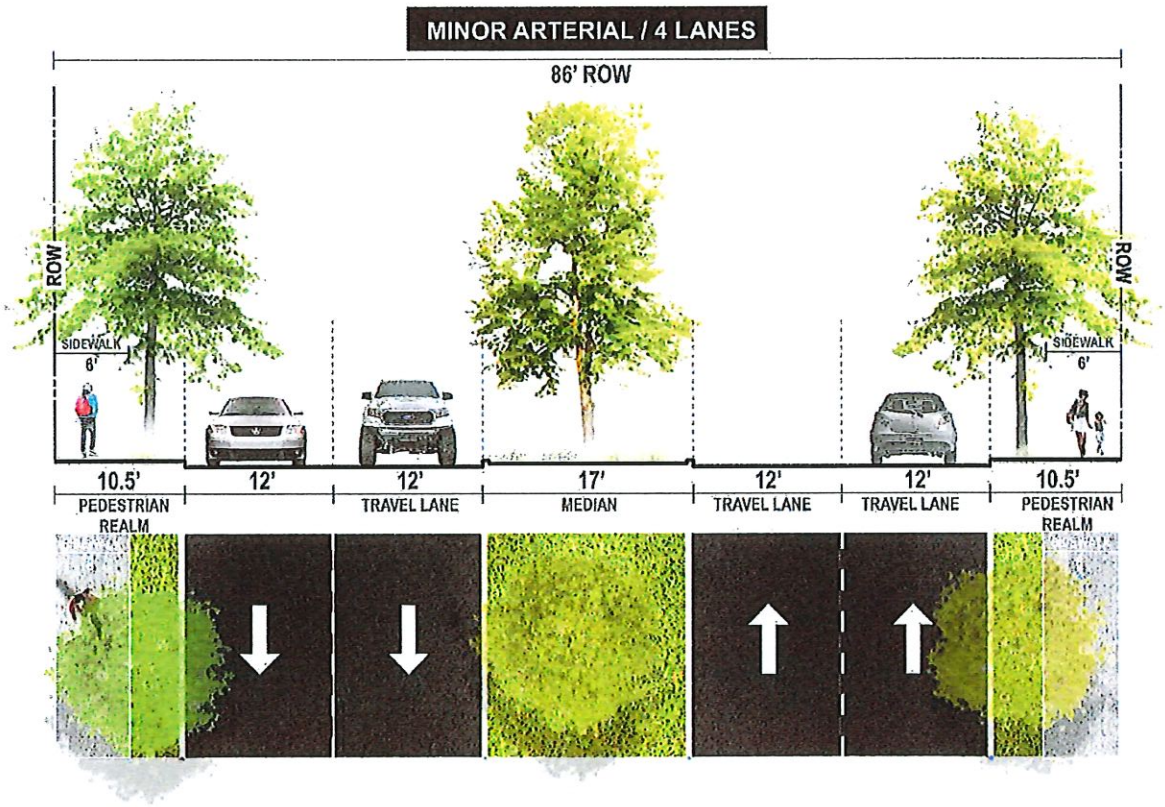
1. Highway/Frontage Road—One (1) driveway per three hundred (300) linear feet of LOT FRONTAGE or TxDOT regulations if applicable.
2. Minor Arterial street—One (1) driveway per one hundred fifty (150) linear feet of LOT FRONTAGE.
3. Collector street—One (1) driveway per one hundred fifty (150) linear feet of LOT FRONTAGE.
4. Minimum distance from driveway to street corner—Fifty (50) feet, as measured from the street corner radius point of tangency.

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B. Minor Arterial

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

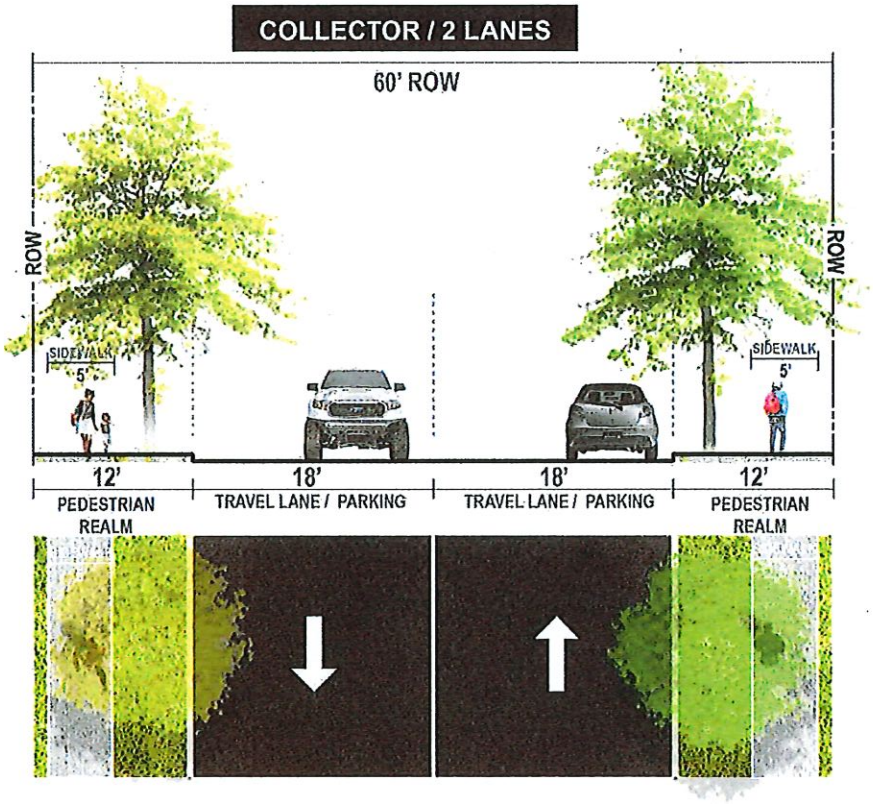
Minor Arterials focus on moving intra-regional traffic. These types of thoroughfares carry high volumes of traffic and also have relatively higher speeds as well. The number of lanes for a Minor Arterial are four (4) based on either the current or the future demands and the potential development. The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



C. Collector

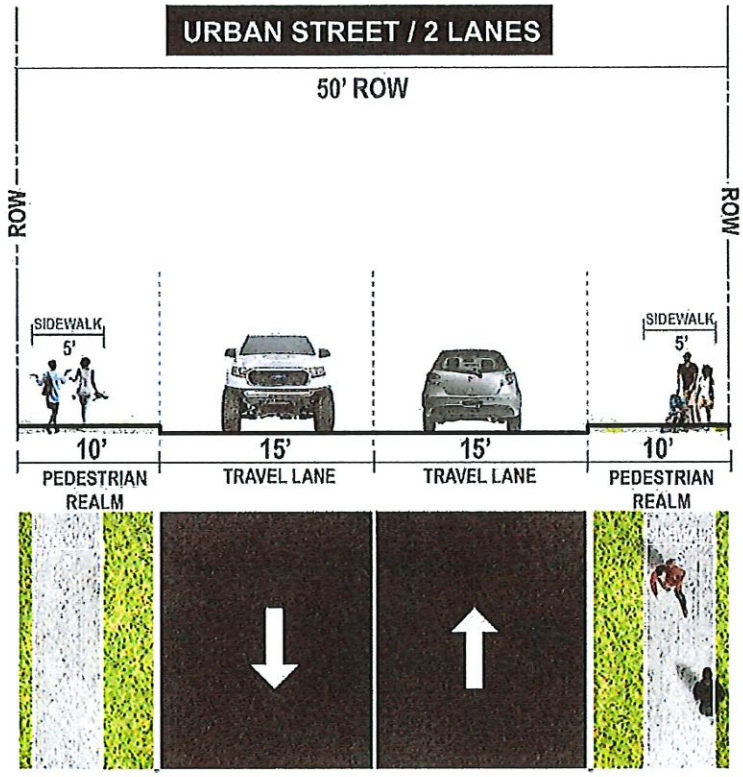
Street layout plans: residential and commercial areas must include collector streets to provide efficient traffic ingress/egress and circulation. Since collectors generally carry higher traffic volumes than non-collector streets, they may require a modified roadway cross section at intersections with arterial streets to provide adequate capacity for both through traffic and turning movements. This cross section allows for painted center turn lanes, which provides opportunities to improve traffic flow in areas that have primary driveway locations and/or higher levels of turning traffic. This added left turn lane would serve as a transition and/or modification to the standard collector.

The collector serves uses related to commercial traffic and needs of surrounding residential neighborhoods. The cross section for this street type is shown below:



D. Urban Street

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



III. BUILDING TYPOLOGY DESIGN STANDARDS

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

For each standard set identified below, the following BUILDING HEIGHT, BUILDING LINE, LOT AREA and special regulations shall apply, provided that minor deviations therefrom which do not exceed 10% greater or lessor may be approved by the DIRECTOR if the minor deviation(s) is justified in order to meet the intent of this PD or there is an undue hardship which prevents full compliance with these Standards. BUILDING HEIGHTS will be measured from the ground immediately adjacent to the foundation to the eave line of the building. In the event that a

Exhibit 2 - Development Standards

Permitted Use in any standard sets does not have a corresponding height or area regulation specified herein, the height and area regulations for such use shall be those for uses most similar to such permitted use.

A. RESIDENTIAL STANDARDS

At least two of the following residential housing types shall be required in the Residential Region of this PD.

A. Multifamily/Apartments

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

B. Townhouses

- TOWNHOUSES within the residential district shall have a maximum of three (3) floors.
- TOWNHOUSES are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- TOWNHOUSES shall be grouped in a maximum of eight (8) attached TOWNHOUSES.
- TOWNHOUSES may be served by rear ALLEYS or front-facing garages.
- TOWNHOUSES can be a "for sale" or "for rent" product type

- Maximum lot coverage: Sixty-five (65) percent total, including BUILDINGS and ACCESSORY STRUCTURE.
- Minimum requirements for LOT AREA, LOT WIDTH, and setback from LOT LINES
  1. LOT AREA: one thousand seven hundred (1,700) square feet
  2. LOT WIDTH: twenty (20) feet
  3. FRONT YARD: ten (10) feet
  4. SIDE YARD: zero (0) feet for any side abutting another unit; five (5) feet for any side not abutting another unit
  5. REAR YARD: ten (10) feet
- Building Separation: fifteen (15) feet
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of PUBLIC STREETS and neighboring properties).

C. Patio Homes

- Patio homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- Patio homes may be served by rear ALLEYS or front-facing garages.
- Patio homes within the residential district shall be a maximum of two (2) floors – with occupied attic space/dormers allowed.
- Patio homes can be a "for sale" or "for rent" product type
- Maximum lot coverage: sixty-five (65) percent total, including BUILDINGS and ACCESSORY STRUCTURE.
- Minimum requirements for LOT AREA, LOT WIDTH, and setback from LOT LINES:
  1. LOT AREA: three thousand (3,000) square feet
  2. LOT WIDTH: thirty (30) feet
  3. FRONT YARD: fifteen (15) feet
  4. REAR YARD: ten (10) feet
  5. SIDE YARD:
     - Option One: five (5) feet each side ten (10) feet on CORNER LOTS adjacent to a street right of way line.
     - Option Two: one (1) foot on one side yard and nine (9) feet on the other side yard. Applies to INTERIOR LOTS only. A five (5) foot maintenance EASEMENT is required on the LOT that adjoins the one (1) foot side of the adjacent LOT for maintenance.
- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of PUBLIC STREETS and neighboring properties).
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

- The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

D. Single Family Homes

- Single family homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
- Single family homes may be served by rear ALLEYS or front-facing garages.
- Single family homes within the residential district shall be a maximum of two (2) floors – with occupied attic space/dormers allowed.
- Single family homes can be a "for sale" or "for rent" product type
- Maximum lot coverage: Fifty (50) percent total, including BUILDINGS and ACCESSORY STRUCTURE.
- Minimum requirements for LOT AREA, LOT WIDTH, and setback from LOT LINES:
  1. LOT AREA: three thousand two hundred (3,200) square feet
  2. LOT WIDTH: forty (40) feet
  3. FRONT YARD: ten (10) feet
  4. REAR YARD: ten (10) feet
  5. SIDE YARD: five (5) feet each side; ten (10) feet on CORNER LOTS adjacent to a street right of way line
- Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of PUBLIC STREETS and neighboring properties).
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited

E. Non-residential Uses

DETAILED SITE PLAN approval shall be required by Planning and Zoning Commission and City Council to establish BUILDING HEIGHT, BUILDING LINE, LOT AREA and special regulations for any non-residential use listed as a Permitted Use in the Residential Region.

B. COMMERCIAL STANDARDS

A. Retail

- RETAIL will consist of various building typologies - such as large box retail, in-line retail, single use retail, and RESTAURANTS. Each typology will have potentially a different BUILDING HEIGHT and design guidelines.
- There will no minimum LOT AREA limitations. Minimum BUILDING LINES will be established on a recorded plat; provided that if no BUILDING LINES are established on an approved site plan, the minimum FRONT YARD setback for the MAIN

BUILDING may vary between ten (10) and twenty-five (25) feet; no minimum SIDE YARD setback is required as long as adjacent buildings conform to the CITY'S Building Code; and there will be no minimum REAR YARD setback.

- Floor to area ratio (F.A.R.): The gross square footage of all structures, including primary and all ACCESSORY STRUCTURES, shall not exceed an amount equal to the square footage of the LOT or TRACT in which they are located (1:1).

B. Office

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

C. Hotel (Full and Limited Service)

- The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new HOTEL buildings in the Heritage Ranch development.
- HOTEL shall be defined as a building with habitable rooms or suites which are reserved for guests who rent the rooms or suites on a daily basis, and with controlled access to the rooms via a lobby or interior hallway.
- The establishment shall furnish customary hotel services such as linen, maid service, telephone, use and upkeep of furniture.
- Building articulation shall be included on all facades.
  1. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk.
  2. Exterior balconies shall not be allowed within two hundred (200) feet of any residentially zoned property.
  3. All full service HOTELS may provide:

  - Swimming pool.
  - Other recreational facilities such as, but not limited to, exercise rooms equipped with exercise equipment, tennis or racquetball courts, spas, or game areas.
  - Full-service HOTELS shall provide a full-service RESTAURANT.
  - Meeting or conference facilities
- Maximum height: six (6) STORIES
- There will no minimum LOT AREA limitations. Minimum BUILDING LINES will be established on a recorded plat; provided that if no BUILDING LINES are established on an approved site plan, the minimum FRONT YARD setback for the main building may vary between ten (10) and twenty-five (25) feet; no minimum SIDE YARD setback is required as long as adjacent buildings conform to the CITY'S Building Code; and there will be no minimum REAR YARD setback.

C. ARENA / ENTERTAINMENT

- The arena/entertainment district is designed to encourage the concentration of recreational, entertainment and cultural uses to complement the development's HOTEL/convention center.
- Paved sidewalks, driveways and parking areas are required.
- Temporary overflow parking for events may be paved but can be grass, gravel, or other methods.
- Off-site parking shall be allowed adjacent to the arena site.
- Overnight trailer parking and RV hookups shall be screened from view of public roadways.
- Recreational vehicles, travel trailers or motor homes may be used on a temporary basis during events.
- All rooftop equipment shall be screened from view.
- Screening of loading and storage facilities is required.
- All horse stables and other animal holding areas should be fenced or screened from PUBLIC VIEW.
- There will no minimum LOT AREA limitations. Minimum BUILDING LINES will be established on a recorded plat; provided that if no BUILDING LINES are established on an approved site plan, the minimum FRONT YARD setback for the main building may vary between ten (10) and twenty-five (25) feet; no minimum SIDE YARD setback is required as long as adjacent buildings conform to the CITY'S Building Code; and there will be no minimum REAR YARD setback.

D. HEIGHT LIMIT EXCEPTIONS

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

sprinkler tanks, and other similar constructions may extend above the actual BUILDING HEIGHT.

IV. ARCHITECTURAL STANDARDS

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

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

A. RESIDENTIAL - MULTIFAMILY / APARTMENTS

A. Façade Materials

1. Permitted primary building materials (which must cover not less than 75% of the area of the facade) should be:
   - Masonry/stone
   - Stucco/plaster
   - Cementitious siding [Hardie-plank™ or equivalent]
   - Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. Accent Elements

1. Multi-family/apartment accent building materials (which may cover no greater than 25% of the area of the facade) may be:
   - Pre-cast masonry (for trim and cornice elements only)
   - Gypsum reinforced fiber concrete (for trim elements only)
   - Metal (for beams, lintels, trim elements and ornamentation only)
   - Honed, colored or split-faced Concrete Masonry Unit (CMU) block (only for piers, foundation walls and chimneys)

C. Building Awnings and Canopies

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

D. Building Roofs

1. Permitted roof materials:
   - Architectural asphalt shingles
   - Tile, clay or concrete (faux clay)
   - Slate (equivalent synthetic or better)
   - Metal (standing seam, equivalent or better)

- Roofing material may be monolithic Thermoplastic Polyolefin (TPO) membrane or equivalent material.

E. Service Areas & Utilities

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

B. RESIDENTIAL – TOWNHOMES

A. Façade Materials

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

1. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
   - Masonry/stone
   - Stucco/plaster
   - Cementitious siding [Hardie-plank™ or equivalent]
   - Wood siding
   - Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. Accent Elements

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

C. Building Roofs

1. Permitted roof materials:

- 30-year dimensional shingles
- Tile, clay or concrete (faux clay)
- Slate (equivalent synthetic or better)
- Metal (may be limited to porches or accent roofs).

2. Roofing materials shall have a minimum 30-year rated warranty.
3. Authorized roof configurations:
   - Pitched roofs
   - Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
4. Roofs, dormers and chimneys:
   - Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials
   - Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

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

C. RESIDENTIAL - PATIO HOMES

A. Façade Materials

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

1. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
   - Masonry/stone
   - Stucco/plaster
   - Cementitious siding [Hardie-plank™ or equivalent]
   - Wood siding
   - Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. Accent Elements

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

C. Building Roofs

1. Permitted roof materials:
   - 30-year dimensional shingles
   - Tile, clay or concrete (faux clay)

- Slate (equivalent synthetic or better)
- Metal (may be limited to porches or accent roofs)

2. Roofing materials shall have a minimum 30-year rated warranty.
3. Authorized roof configurations:
   - Pitched roofs
   - Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
4. Roofs, dormers and chimneys:
   - Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials.
   - Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

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

D. RESIDENTIAL - SINGLE FAMILY HOMES

A. Façade Materials

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

1. Permitted primary building materials (which must cover not less than 80% of the area of the facade) shall be:
   - Masonry/stone
   - Stucco/plaster
   - Cementitious siding [Hardie-plank™ or equivalent]
   - Wood siding
   - Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. Accent Elements

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

C. Building Roofs

1. Permitted Roof Materials:
   - 30-year dimensional shingles
   - Tile, clay or concrete (faux clay)
   - Slate (equivalent synthetic or better)

- Metal (may be limited to porches or accent roofs)
- Roofing materials shall have a minimum 30-year rated warranty.

2. Authorized roof configurations:
   - Pitched roofs
   - Hip and gable roofs shall be symmetrically pitched 5:12 or greater.
3. Roofs, dormers and chimneys
   - Dormers and chimney enclosures above the roof shall be finished with permitted primary building materials.
   - Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

D. Underground Utilities

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

E. COMMERCIAL – OFFICE

Prior to site and building permit requests, architectural building elevations shall be approved with the DETAILED SITE PLAN to ensure continuity and consistency of development of the Property.

A. Materials and Colors

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

B. Building Lighting

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

C. Roof Forms

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

D. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from PUBLIC VIEW.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.

3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from PUBLIC VIEW.
4. Air conditioning units may be located at grade and screened from PUBLIC VIEW and/or located on the roof of said structure.
5. All screening devices shall consist of LANDSCAPING, material compatible with the architectural character of the MAIN BUILDING, or a combination.
6. Location of solid waste facilities shall be approved at the time of DETAILED SITE PLAN approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

E. Canopies & Awnings

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

F. Signage & Graphics

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

G. Underground Utilities

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

F. COMMERCIAL - FLEX OFFICE

Prior to site and building permit requests, architectural building elevations must be approved with the DETAILED SITE PLAN to ensure continuity and consistency of development of the Property.

A. Façades Materials

1. Long, blank facades should be avoided to the extent possible.
2. Facades of large buildings visible from a PUBLIC STREET should include architectural features such as reveals, windows and openings.
3. Primary building entries should be readily identifiable.
4. Steel/Metal siding
5. Steel structural supports

B. Accent Elements

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

C. Materials and Colors

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

D. Roof Forms

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

E. Building Lighting

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

F. Service Areas & Utilities

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

G. Building Signage

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

H. Underground Utilities

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

G. COMMERCIAL - HOTEL (FULL AND LIMITED SERVICE)

Prior to site and building permit requests, architectural building elevations must be approved with the DETAILED SITE PLAN to ensure continuity and consistency of development of the Property.

A. Building Materials

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

1. Large expanses of smooth material (e.g. concrete) should be broken up.
2. Large expanses of highly reflective surface and mirror glass exterior walls should be avoided.
3. All exterior materials, textures and colors should be appropriate for the architectural style or theme of the building.
4. Compatible colors on a single facade, or composition, should add interest and variety while reducing building scale.
5. Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. RV Parking

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

C. Roof Forms

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

D. Building Lighting

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

E. Service Areas & Utilities

1. Solid waste, storage, and equipment areas shall be screened from PUBLIC VIEW.
2. All installed equipment, electrical rooms, and service rooms shall be placed within the footprint of the structure.
3. Air conditioning units, chillers, emergency generators and related components can be located outside if screened from PUBLIC VIEW.
4. Air conditioning units may be located at grade and screened from PUBLIC VIEW and/or located on the roof of said structure.
5. All screening devices shall consist of LANDSCAPING, material compatible with the architectural character of the MAIN BUILDING, or a combination.

6. Location of solid waste facilities shall be approved at the time of DETAILED SITE PLAN approval.
7. Access to solid waste facilities shall be provided by a metal gate or door equal to the height of any screening wall.

F. Canopies & Awnings

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

G. Building Signage

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

H. Underground Utilities

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

H. COMMERCIAL

Prior to site and building permit requests, architectural building elevations must be approved with the DETAILED SITE PLAN to ensure continuity and consistency of development of the Property.

A. Facade Materials

Permitted primary building materials (which must cover not less than 75% of the area of the facade) shall be:

1. Masonry/stone
2. Stucco/plaster
3. Cementitious siding (Hardie-plank™ or equivalent)
4. Other primary building materials shall be required to obtain a special exception as a part of DETAILED SITE PLAN approval.
5. Other primary building materials not approved by the DIRECTOR shall be required to obtain a variance from the Planning and Zoning Commission as a part of DETAILED SITE PLAN approval.

B. Accent Elements

1. Accent building materials (which may cover no more than 25% of the area of the facade) may be:

- Pre-cast masonry
- Gypsum reinforced fiber concrete
- Limestone
- Other masonry
- Metal
- Honed, colored or split-faced CMU block

C. Roof Forms

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

D. Building Lighting

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

E. Building Awnings and Canopies

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

F. Service Areas & Utilities

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

G. Building Signage

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

H. Underground Utilities

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

Exhibit 2 - Development Standards

I. COMMERCIAL - ARENA / ENTERTAINMENT

Prior to site and building permit requests, architectural building elevations must be approved with the DETAILED SITE PLAN to ensure continuity and consistency of development of the Property.

A. Facade Materials

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

1. Steel/Metal siding
2. Steel structural supports

B. Accent Elements

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

C. Roof Forms

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

D. Building Lighting

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

E. Service Areas & Utilities

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

F. Building Signage

1. Signage may be wall-mounted, projecting, combined with awnings, or placed on windows.

2. Attached signage should consist of individual letters.
3. Signage will be large to be in scale with this building.

G. Underground Utilities

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

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

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

A. LIGHTING

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

A. Pedestrian Trail

Sidewalk lighting with standard poles, pedestrian height poles, bollards and/or wall mounted fixtures are allowed on PEDESTRIAN TRAILS.

B. Commercial Streets

Streets in the Commercial and Entertainment Regions are typically designed to create a pedestrian oriented shopping or commercial district that includes special themed lighting. Decorative or themed lighting to create a special pedestrian street environment in the Commercial and Entertainment Regions will be allowed. These themed lights should be mounted on pedestrian-scaled poles. Use of LANDSCAPING, signage, and seating may be used in conjunction with the themed lighting to create a pedestrian street environment.

C. Parking Lot

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

D. Street Lighting

1. General
   - All new developments should provide pedestrian scaled streetlights where feasible.
   - All new ALLEYS should have lights mounted on outbuildings or garages. These lights should be connected to a separate circuit other than the MAIN BUILDING.
   - Outdoor lighting should create and encourage a pedestrian friendly environment, which is especially beneficial to residential neighborhoods and neighborhood business districts. Pedestrian-scale lights should improve

sidewalk illumination for pedestrian traffic and enhance community safety and business exposure.

- Street lighting should be designed to be appropriate to its neighborhood identity. Such things as height of lamp post, lamp head and lighting source and spacing can all be calibrated accordingly.
- Where existing light poles provide street lighting, new light fixtures may be mounted on existing poles to maximize resources and minimize installation time. A more expensive option is to install the new light fixtures on top of free- standing poles that receive power via underground conduit.

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

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

4. Character
   - All lamp posts should have a base, a middle and a top.
   - Where applicable, the style of the street fixtures should be consistent.
   - High-pressure sodium lights are prohibited. LED lights are encouraged.
   - Cobra-heads shall not be used on streets in residential neighborhoods or pedestrian-oriented commercial streets. Cobra-heads should only be used on high-volume traffic streets.

- Shoebox style lighting should not be used, except in large parking areas, or on the rear of buildings.
- Column streetlights should be used on streets in residential neighborhoods .
- Multi-head column streetlights may be used on all other streety types.

B. PARKING

Surface parking required for uses within the Residential, Commercial, and Entertainment Regions.

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

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

Minimum Parking Requirements
Minimum parking requirements for each land use is noted below.

A. Residential

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

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

7. Four-bedroom units (apartments): three (3) spaces per unit. Tuck-under and/or tandem parking shall count towards the minimum parking requirements.

B. Retail

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

C. General Commercial

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

D. Arena

One (1) space per four (4) seats

E. Restaurant

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

F. Office

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

G. Hotel (Limited and Full Service)

Parking shall be provided in accordance with the following standards:
1. One (1) space per guest room,
2. Plus one (1) space per each five (5) RESTAURANT or lounge area seats,
3. Plus one (1) space for each one hundred twenty-five (125) square feet of meeting/conference room area.

H. On-Street Parking

The Heritage Ranch PD will allow on-street parking per CODE on the street types as defined within this document . The street types that will include this parking are the Urban Street and Collector.

I. Requirements

1. On-street parking within 200 feet of a LOT shall be counted toward the total required parking for that LOT.
2. Upon submittal of an acceptable comprehensive parking plan for a region, or for substantial portions of a region, the DIRECTOR may recommend alternative parking requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval

provided that such alternatives are consistent with this PD and the overall Development

3. A parking plan is required at the time of DETAILED SITE PLAN submittal.

C. WAYFINDING AND SIGNAGE

Unless specifically provided for below or addressed in other sections of this PD, the Development shall conform to the Sign Requirements set forth in the CODE. Required signage within the public right of way shall meet the minimum requirements of the Texas Manual on Uniform Traffic Control Devices.

A. A sign plan for a region is required at the time of DETAILED SITE PLAN submittal.

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

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

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

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

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

VI. LANDSCAPE STANDARDS

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

A. LANDSCAPE

A. Landscape Definition

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

B. Site Definition

Site shall be defined, for the purposes of these guidelines, as any plot, TRACT or PARCEL of land or combination of contiguous lots, TRACTS or PARCELS of land.

C. Compliance

LANDSCAPING shall conform to the following:

1. LANDSCAPING shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy.
2. Due to certain circumstances, conditions, or hardships, the DIRECTOR may authorize a reasonable delay for planting of new landscape materials, in which case, a certificate of occupancy may be issued.
3. If such a delay is authorized by the DIRECTOR, all LANDSCAPING shall be planted not later than the date provided in the authorization from the DIRECTOR.
4. All LANDSCAPING shall be installed so as to avoid hazards.
5. Upon submittal of an acceptable LANDSCAPING and/or screening plan for a region, or for substantial portions of a region, the DIRECTOR may recommend alternative LANDSCAPING and screening requirements contained in the submitted plan to the Planning and Zoning Commission for adoption and approval, provided that such alternatives are recommend by the developer and consistent with this PD and the overall Development.
6. A LANDSCAPING plan is required at the time of DETAILED SITE PLAN approval.
7. Tree and LANDSCAPING:
    - The CITY finds that the planting of trees aids in the stabilization of soil by preventing erosion and sedimentation, generates oxygen, and provides a buffer.
    - This document shall apply to all new residential and commercial construction.
    - Any lot having a building setback of greater than ten (10) feet shall have at least one (1) front yard tree of at least three (3) caliper inches in diameter.

B. SCREENING

- LANDSCAPING shall be a permitted screening mechanism.

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

A. Rear Yards and Service Side

Rear yard, or servicing side of a nonresidential use immediately adjacent to a PUBLIC STREET shall be screened. If LANDSCAPING is used as a screening mechanism, the average height of the LANDSCAPING shall be a minimum of six (6) feet at full maturity.

B. Loading Docks

Loading docks shall be screened from PUBLIC VIEW where a nonresidential use is immediately adjacent to a PUBLIC STREET. If LANDSCAPING is used as a screening mechanism, the average height of the LANDSCAPING shall be a minimum of six (6) feet at full maturity.

C. Solid Waste

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

D. Ground-mounted Equipment

When practical, large ground-mounted equipment including, but not limited to, pad-mounted transformers, telephone switch boxes and gas meters, shall be

reasonably screened or located away from the view of PUBLIC STREET. If LANDSCAPING is used as a screening mechanism, the average height of the LANDSCAPING shall be a minimum of three (3) feet at full maturity

C. PARKING LOTS AND STREETS

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

D. FENCES AND WALLS

- Residential Region: no fence, hedge or enclosure wall shall exceed a height of eight (8) feet.
- Commercial and Entertainment Region: fences may be erected to a height of ten (10) feet if used for security purposes.

VII. PARKS, TRAILS AND OPEN SPACE STANDARDS

The Open Space Framework plan is attached as Exhibit "B" and shall serve as the guiding document for the general locations and types of OPEN SPACES and trails that shall be provided in the Heritage Ranch PD. The exact location of each OPEN SPACE and trail shall be determined at the time of DETAILED SITE PLAN.

A. PARK

Final designs consistent with these typical park designs shall be produced as final alignment and engineering are performed for each DETAILED SITE PLAN submittal.

B. LAKES AND OPEN SPACE

Final designs consistent with these lake and OPEN SPACE typical designs shall be produced as final alignment and engineering are performed for each DETAILED SITE PLAN submittal.

C. PEDESTRIAN TRAILS

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

Final designs consistent with these typical PEDESTRIAN TRAIL designs shall be produced as final alignment and engineering are performed for each DETAILED SITE PLAN submittal. Materials for trail construction are permitted to be concrete, decomposed granite, or other durable and applicable material suitable for trails as submitted by developer and approved by the DIRECTOR.

VIII. DEFINITIONS

For purposes of this PD Document, certain words and terms are to be used and interpreted as defined hereinafter unless the context of such use clearly indicates otherwise. Where a word or phrases is printed in CAPITAL LETTERS, it is being used as a defined herein. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. Words and phrases not defined within these Definitions, but which are defined in the Code shall have the meaning provided such words and phrases in the Code.

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

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

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

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

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

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

Arena. A large civic building or group of buildings designed for concerts, community events, sporting events, livestock events, conventions, industrial shows, and like kind events.

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

Bed and breakfast. A DWELLING arranged or used for lodging for compensation, with or without meals.

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

Building height. The vertical distance measured from the ground immediately adjacent to the foundation to the eave line of the building

Building line. The line established by law, beyond which a building shall not extend, except as specifically provided by law. Such lines to include front, rear, and side yard setbacks.

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

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

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

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

City. The City of Sherman, Texas.

City council. The governing body of the City.

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

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

(a) owned and operated by the CITY or Grayson County and
(b) used predominantly for office and meeting space for local government and/or community activities.

Code. The City of Sherman Code of Ordinances.

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

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

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

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

Detailed Site Plan. Site plan approved by the CITY.

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

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

Director. The Director of Development Services for the CITY or his/her designee or the CITY MANAGER if such position is vacant, no longer exists, or is terminated by the CITY.

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

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

Dwelling, one-family. A DETACHED building used exclusively for residential purposes having suitable accommodations for only one family. Also known as single-family.

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

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

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

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

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

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

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

Fuel Sales. An establishment engaged in the selling of retail fuel or gasoline and incidental goods and merchandise to the general public for personal or household consumption.

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

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

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

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

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

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

Livestock Showing. A livestock show is an event where livestock are exhibited and judged on certain phenotypical breed traits as specified by their respective breed standard. Many times tickets are sold to view the event.

Livestock Stables. A stable is a BUILDING in which livestock, especially horses and cattle, are kept. It most commonly means a building and/or area that is divided into separate stalls for individual animals.

Lot. A platted (as specified in the Texas Local Government Code) PARCEL of land that is occupied or intended to be occupied by one main building (or a group of main buildings) and any accessory building(s), which includes such parking, LANDSCAPING and OPEN SPACE as are required by this ordinance or other laws and/or ordinances, and also which has its principal LOT FRONTAGE upon a PUBLIC STREET.

Lot area. The total area, measured on a horizontal plane, included within LOT LINES.

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

Lot depth. The mean horizontal distance between the front and rear LOT LINES.

Lot, interior. A lot other than a CORNER LOT.

Lot frontage. That dimension of a lot or portion of a lot abutting onto a PUBLIC STREET, excluding the side dimension of a CORNER LOT.

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

Lot width. The horizontal distance measured between side LOT LINES parallel to the front LOT LINE, and measured from the point on the BUILDING LINE that is closest to the front LOT LINE.

Manufacturing Business. A commercial enterprise covering a small area of land, which provides work performed by automation, individually, or as a team. Typically provides tangible products. Products can be produced, stored, or distributed from such business or enterprise. Such commercial enterprise does not include heavy manufacturing.

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

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

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

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

Off-street parking. Off-street parking spaces provided in accordance with the requirements of this ordinance, located on the LOT or TRACT occupied by the main use or within 200 feet of such LOT or TRACT, and located within the same zoning region as the main use or in an adjacent parking district.

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

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

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

Parcel. Any unplatted TRACT of land, or any portion of an unplatted TRACT of land (also see TRACT).

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

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

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

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

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

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

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

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

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

Public view. Any area, equipment, or structure which can be viewed by the public from any PUBLIC STREET, PUBLIC PLAZA, or PUBLIC PARK.

Reservation. A TRACT of public land set aside.

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

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

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

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

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

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

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

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

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

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

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

Townhouse. A one-family dwelling unit that may be constructed in a group of attached units separated by PROPERTY LINES in which each unit extends from foundation to roof and with open space on at least two sides.

Tract. A single PARCEL or lot.

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

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

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

Yard. An open space at grade between a building and the adjoining LOT LINES, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width

of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the LOT LINE and the main building shall be used.

Yard, front. A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front PROPERTY LINE and the outside wall of the main building. Also known as front yard.

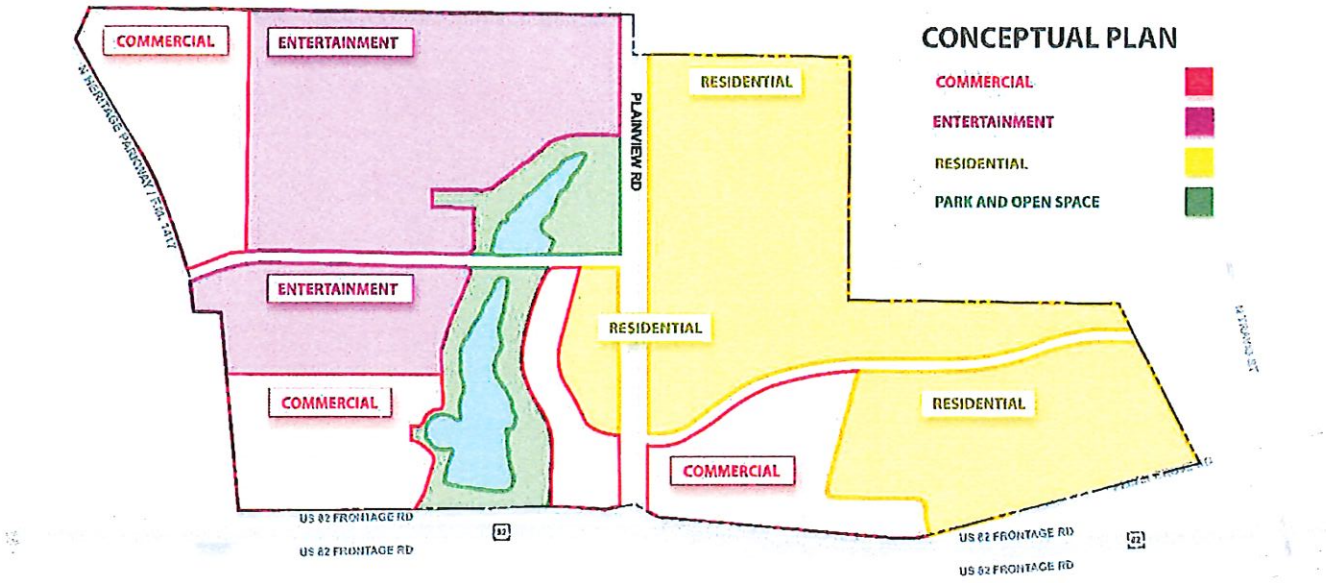
Yard, rear. The area extending across the rear of a lot measured between the LOT LINES and being the minimum horizontal distance between the rear LOT LINE and the rear of the outside wall of the main building. On both CORNER LOTS and INTERIOR LOTS, the rear yard shall in all cases be at the opposite end of the lot from the front yard. Also known as rear yard.

Yard, side. The area between the building and sideline of the lot and extending from the front LOT LINE to the rear LOT LINE and being the minimum horizontal distance between a side LOT LINE and the outside wall of the side of the main building. Also known as side yard.

Zoning Ordinance. A City of Sherman document which defines the regulations for land development of real property and also the procedures for application and potentially approval.

Exhibit 2 - Development Standards

EXHIBIT "A" – CONCEPTUAL PLAN



Region	*Commercial*	*Entertainment*	*Residential*	*Park and Open Space*	*Major Right of Way (ROW)*	**Total Acreage (ac)**
Acreage (ac)	+/- 105	+/- 112	+/- 138	+/- 60	+/- 24	439

EXHIBIT "B" – OPEN SPACE FRAMEWORK PLAN

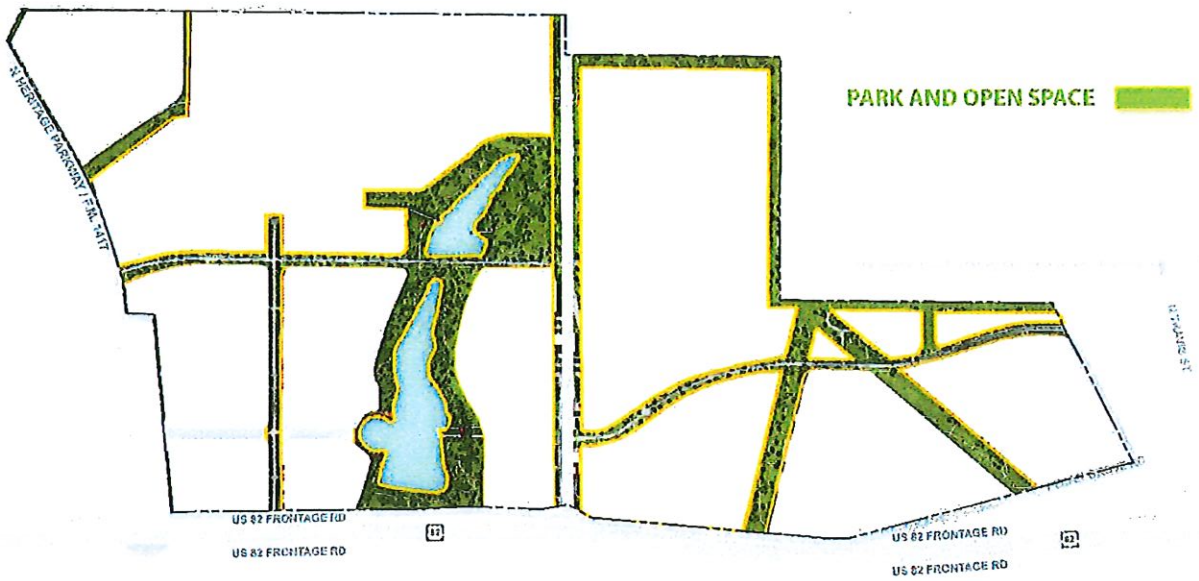


EXHIBIT "C" – TRANSPORTATION MASTER PLAN

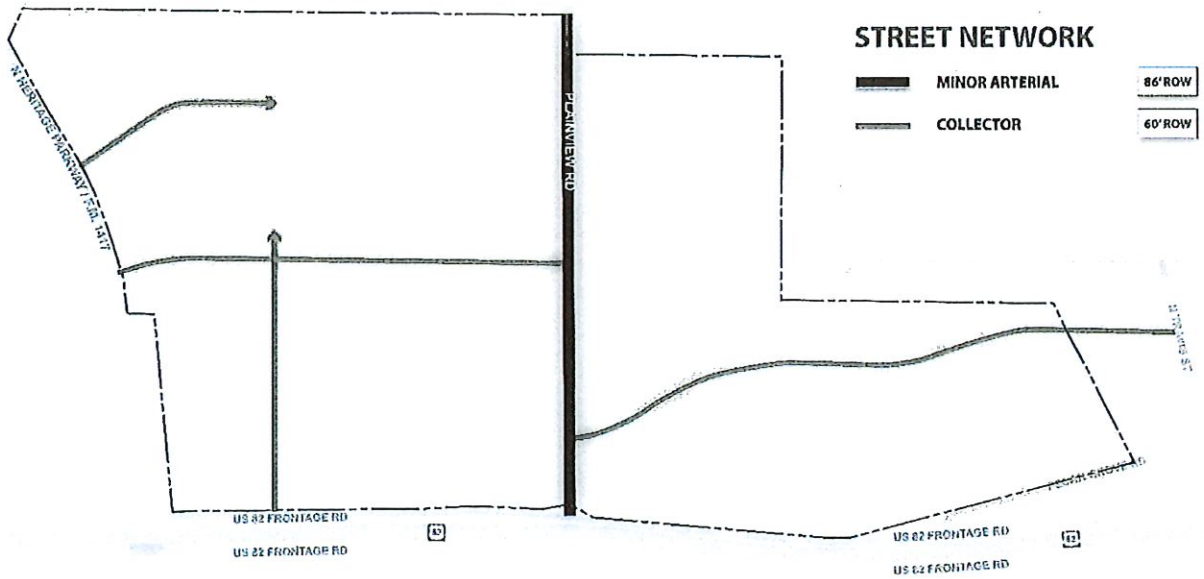
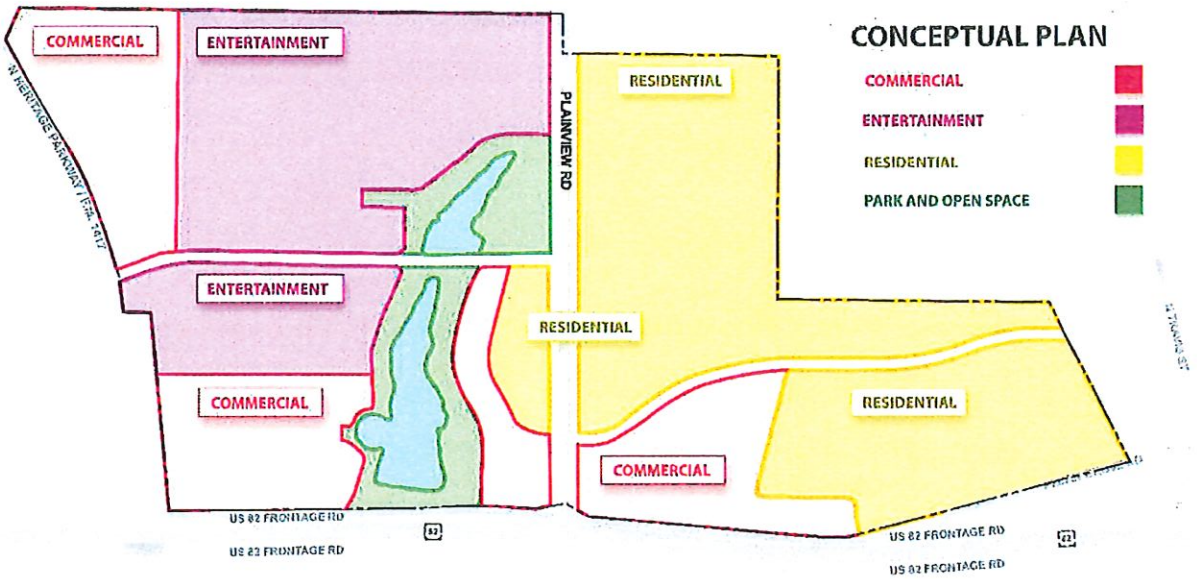


Exhibit 3 - Zoning Exhibit (Conceptual Plan)

EXHIBIT "A" – CONCEPTUAL PLAN



Region	*Commercial*	*Entertainment*	*Residential*	*Park and Open Space*	*Major Right of Way (ROW)*	Total Acreage (ac)
Acreage (ac)	+/- 105	+/- 112	+/- 138	+/- 60	+/- 24	439

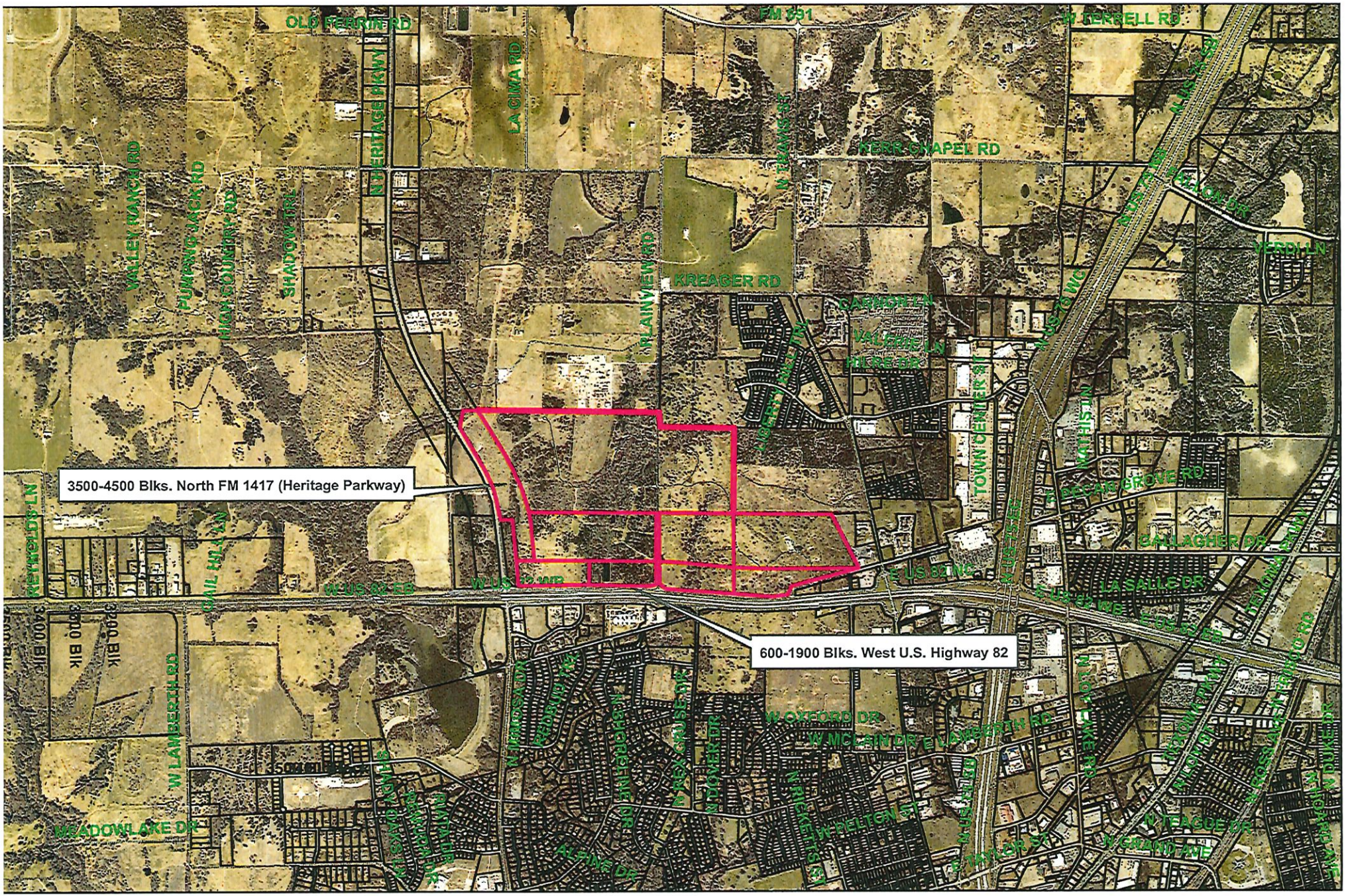
Exhibit 3 - Zoning Exhibit (Conceptual Plan)

EXHIBIT "B" – OPEN SPACE FRAMEWORK PLAN



EXHIBIT "C" – TRANSPORTATION MASTER PLAN





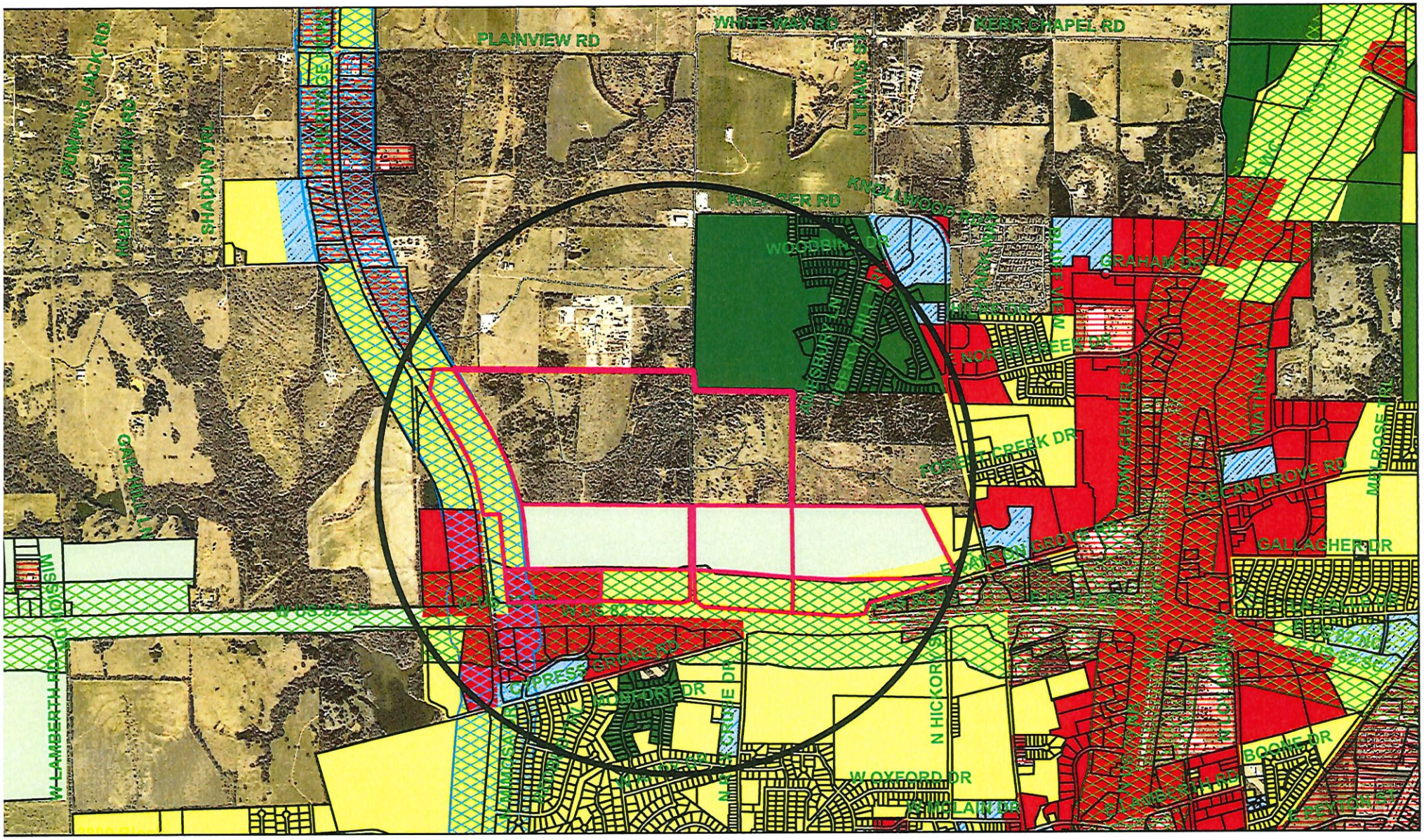
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

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

NOT TO SCALE

1 in = 2,500 ft



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

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay Dsitrct
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgnct
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

ImageGIS.DBO.ORTHOS_2020
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 2,000 ft

3500-4500 Blocks North FM 1417
(Heritage Parkway)



600-1900 Blocks West Highway 82



TPJ Properties, Ltd.

November 17, 2020

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

Re: Request for Annexation

Dear Mr. Hefton:

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

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

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

Sincerely,

Tom L. Johnson

Enclosures

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

Helvey-Wagner Surveying, Inc.

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

57.88 Acres

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

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

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

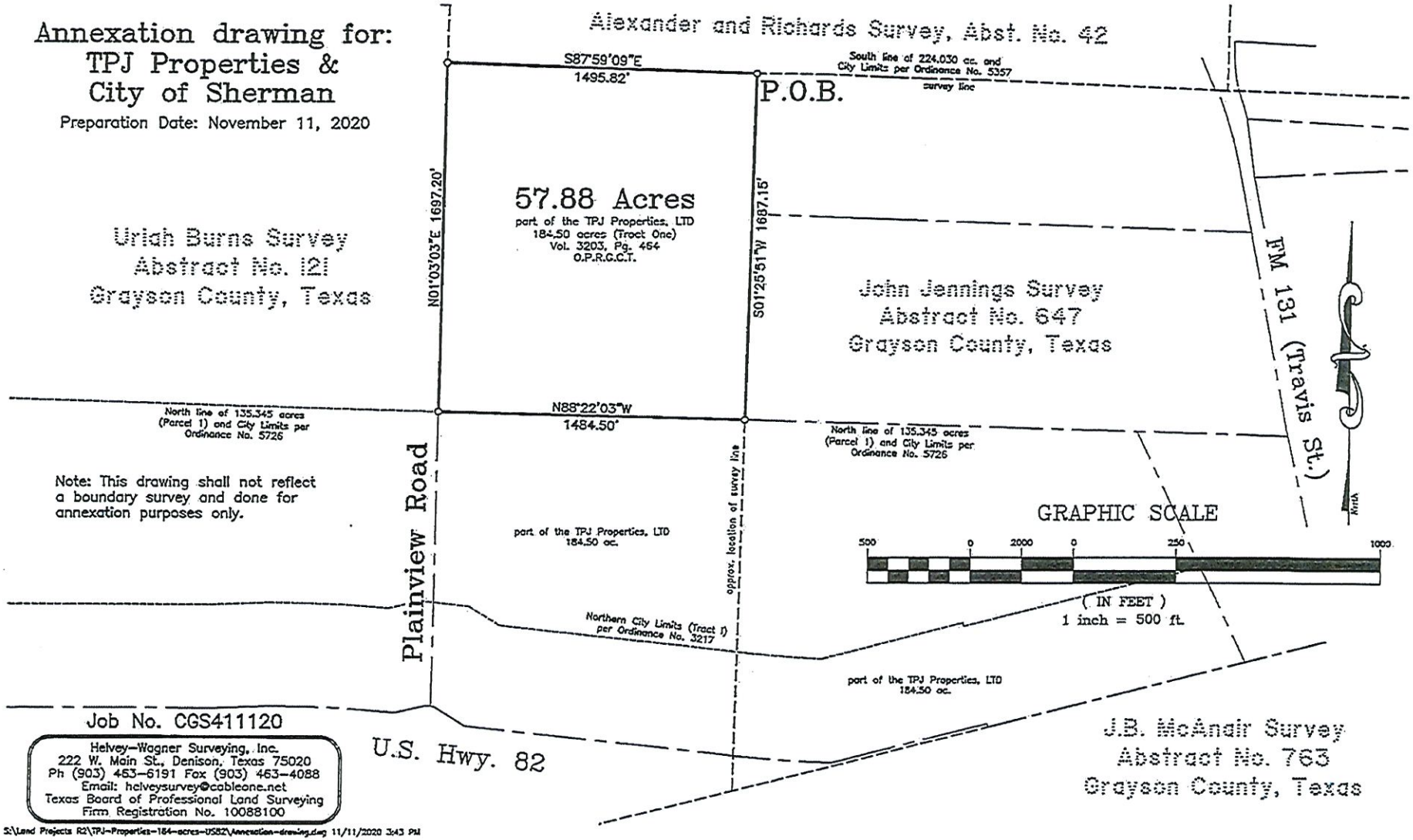
THENCE North 88 deg. 22 min. 03 sec. West, with the North line of said 135.345 ac., over and across said TPJ Properties 184.50 ac., a distance of 1,484.50 ft. to a point in or near the pavement of Plainview Road and in the West line of said TPJ Properties 184.50 ac., at the Southwest corner of the herein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

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

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

Annexation drawing for:
TPJ Properties &
City of Sherman

Preparation Date: November 11, 2020



Job No. CGS411120

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

S:\Land Projects R2\TPJ-Properties-184-acres-0582\Annexation-drawing.dwg 11/11/2020 3:43 PM

Heritage Ranch Land Holdings, Ltd.

November 17, 2020

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

Re: Request for Annexation

Dear Mr. Hefton:

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

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

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

Sincerely,

T. Ryan Johnson

Enclosures

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

JOB NO. 20110954
LEGAL DESCRIPTION

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

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

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

Thence South 00°01'01" East continuing with said center of road and East line of the Coffman tract, at a distance of 1704.49 feet to a point in the center of said Plainview road.

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

Thence North 89°29'30"West a distance of 2655.21' to a point which is 500.00' from and perpendicular to the centerline of F.M. 1417;

Thence with a curve to the left with an arc length of 1338.12', with a radius of 3341.49', with a chord bearing of North 19°26'52" West, with a chord length of 1329.19' to a point;

Thence North 30°55'12"W a distance of 861.14' to a point;

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

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

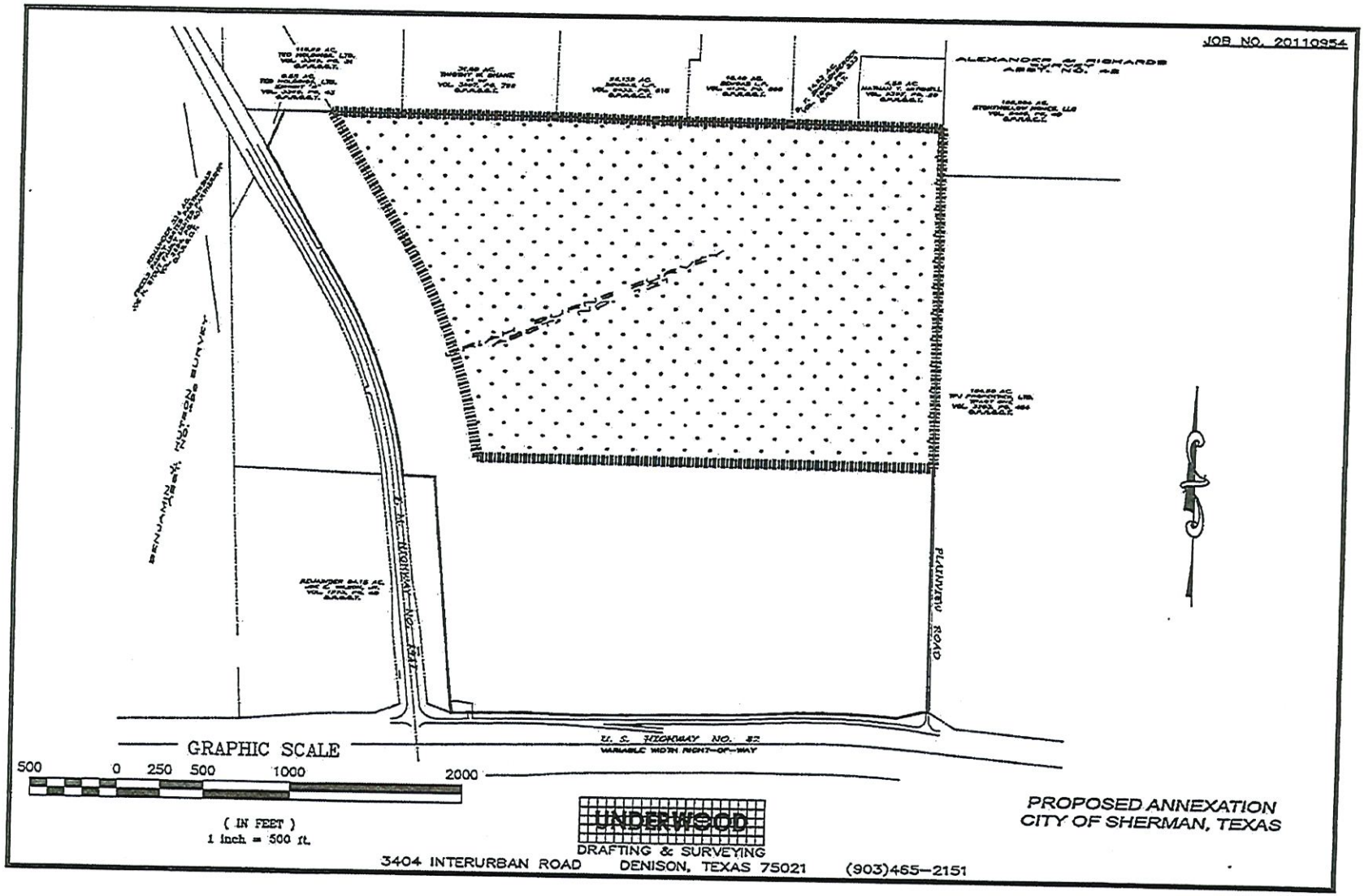
Thence South 88°41'53" East a distance of 566.43 feet to a 3/4" steel rod found at an angle point;

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

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



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


JOB NO. 20110954
ALEXANDER & DISHAROON ABST. NO. 48
BENJAMIN H. NIXON SURVEY
U. S. HIGHWAY NO. 82
PLAINVIEW ROAD
GRAPHIC SCALE
500 0 250 500 1000 2000
(IN FEET)
1 inch = 500 ft.
U. S. HIGHWAY NO. 82
VARIABLE WIDTH RIGHT-OF-WAY
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151
PROPOSED ANNEXATION
CITY OF SHERMAN, TEXAS

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

Covenant Development
Attn: Ryan Johnson
5523 W. Houston St.
Sherman, TX 75091

Rockhill Capital & Investments, LLC
Attn: Ryan W. Griffin
9550 John W. Elliott Dr., Ste. 106
Frisco, TX 75033

Spiars Engineering, Inc.
Attn: Tim C. Spiars
765 Custer Road, Suite 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Preliminary Plat of Heritage Ranch has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. 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)*
2. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Calls overlap other information on drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 10' Utility Easement along all street frontages. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Proposed Utility Easement at the end of Street K cannot extend into Lot 67X without written permission from current holder of easement as established in Vol. 459, Pg. 88, Deed Records, Grayson County, Texas.
6. Modify 10' Utility Easement on Southwest corner of proposed Lot 5R to parallel new right of way created by corner clip.
7. Remove Building Line from Final Plat.
8. Tract 1 must be assigned a Lot and Block Number on final plat.
9. Final plat layout must meet City standard. *Code of Ordinances Chapter 10.05, Section 6*
10. Verify and show on plat cul-de-sacs and knuckles meet standard 60' radius. *Code of Ordinances Chapter 3.02.002(c)(37)*
11. X Lots must be shown as owned and maintained by HOA.
12. Indicate type of easements and filing information for unidentified easements on X Lots.

13. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
14. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
15. Show lot area on each lot.
16. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
17. 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).*
18. 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*
19. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2021

TPJ Properties LTD
PO Box 670
Sherman, TX 75091

Rockhill Capital & Investments
Brent Libby
9550 John W. Elliott Dr., Ste. 106
Frisco, TX 75033

Spiars Engineering
765 Custer Rd., Ste. 106
Plano, TX 75075

Dear Applicants,

The request for site plan approval of Heritage Ranch located in the 3500-4500 blocks of North FM 1417 (Heritage Parkway) and the 600-1900 blocks of West Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 19, 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.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Residential buildings must comply with the Architectural Standards in the Planned Development Ordinance.
4. Single-Family Residential Detached and Attached shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles. Additional visitor parking (on or off street) shall be provided for Single-Family Residential uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any single-family residential lot providing parking for less than four (4) vehicles. (In other words: If there is not a garage (2 spaces) and a driveway (2 spaces), then guest parking needs to be provided).
5. On-street parallel parking shall be 8 feet in depth and 22 feet in length
6. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved Detailed Site Plan.
7. Must comply with the Landscaping and Park/Open Space Standards.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

10. Platting of the subject property is required.
11. Verify fire requirements and code compliance with Fire Marshal.
12. 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.
13. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat.
15. All requirements of the Floodplain Ordinance shall be followed.
16. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
17. Development Agreement required for Public Infrastructures.

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
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Memo to: City of Sherman October 12, 2021

Heritage Ranch Planned Development (PD) Detailed Site Plan Review

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

Rob,

Per the requested review of the submitted Detailed Site Plan for the Heritage Ranch PD, Halff has reviewed the proposed plan for compliance with the approved PD. The single-page layout that was reviewed is a single-family subdivision layout that – at this point – accounts for only a portion of the overall PD acreage. Halff's review comments should be considered in light of the fact that we have not spoken with the applicant or been provided with additional material that might provide context beyond this single page site plan. If desired, we would welcome discussion or review of revisions with staff or the applicant.

Reviewed by:

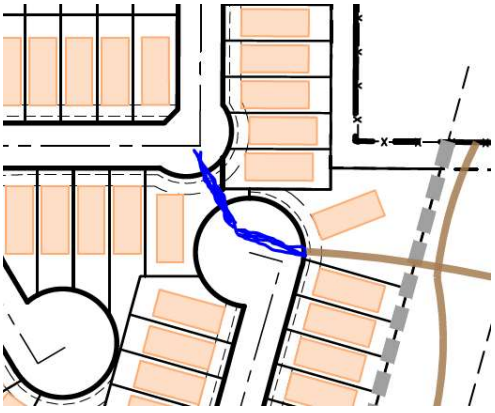
Jordan Maddox, AICP

Director of Planning/Team Leader, Halff Associates, Inc.

PD Compliance Comments

1) 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.
2) Plainview realignment looks like it is intended for a future Hwy 82 bridge crossing – yet, there is not commercial planned at those corners. This is an opportunity for valuable future commercial and consistency with the approved PD.
3) There is overall less open space and connectivity in first couple sections than projected in the PD.
4) 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.
5) 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.

Additional Recommendations for the City and Developer

- 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.
- As drawn here, Phase 1 lots will be located directly backing to the highway frontage road and a trail is bring 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.
- 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.
- 

Planning & Zoning Commission and Board of Adjustments **28.**

Meeting Date: 10/19/2021

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:

*** 200-500 BLOCKS SWAN RIDGE DRIVE**

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.

Background:

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.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

1417 Land Holdings, LLC (Owner)
Dietz Engineering (Civil Engineer/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

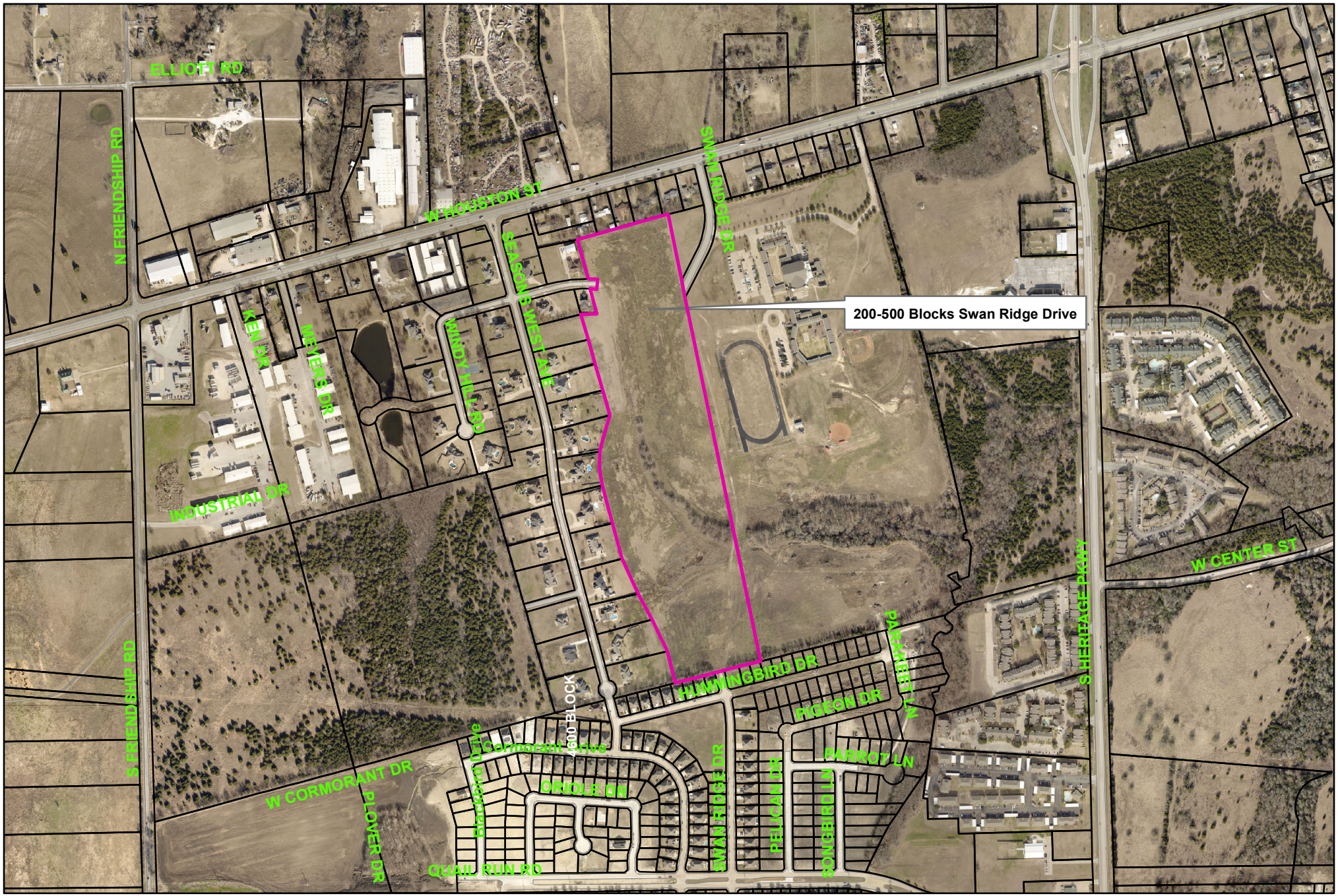
Number of notices mailed:
Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat - Kennedy Estates
Staff Review Letter



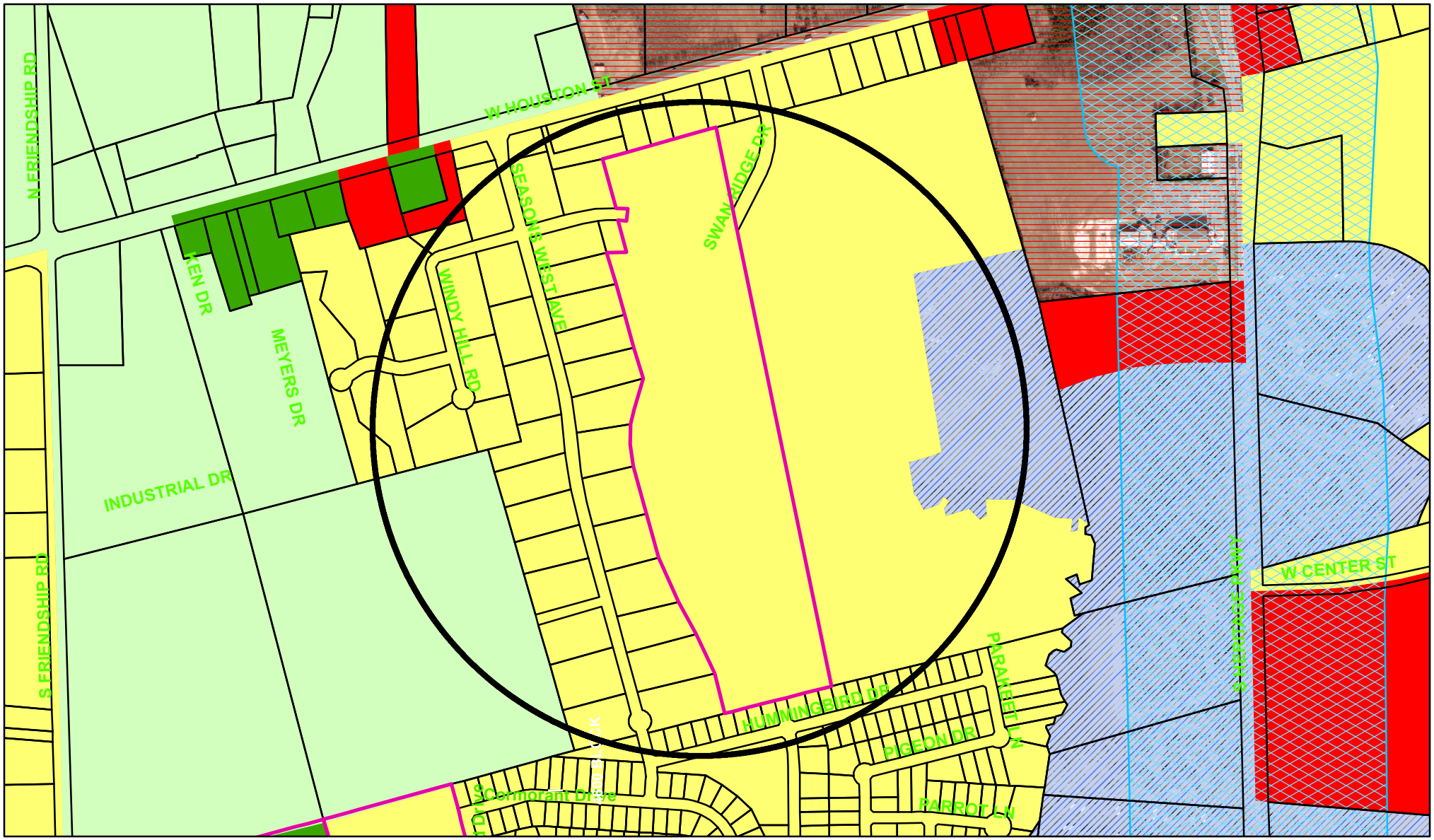
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

200-500 Blocks Swan Ridge Drive

NOT TO SCALE

1 in = 700 ft



Zoning - 200-500 Blocks Swan Ridge 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

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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft

LEGEND

Δ = ARC LENGTH
R = RADIUS
D = CENTRAL ANGLE
CB = CHORD BEARING
CD = CHORD DISTANCE
IRF = IRON ROD FOUND
IRS = 1/2-INCH ROUME CAPPED IRON ROD SET
R.P.R.G.C.T. = REAL PROPERTY RECORES GRAYSON COUNTY, TEXAS
P.R.G.C.T. = PLAT RECORDS, GRAYSON COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
ESMT. = EASEMENT
R.O.W. = RIGHT OF WAY

CURVE DATA					
Curve #	Length	Radius	Delta	CB	CD
C1	201.95	570.00	020.30	S16° 07' 06.28"W	200.90
C2	302.09	750.00	023.08	S17° 30' 26.79"W	300.05
C3	444.75	570.00	044.71	S06° 41' 36.20"W	433.56
C4	126.66	570.00	012.73	S22° 01' 31.79"E	126.40
C5	158.69	570.00	015.95	S36° 22' 01.39"E	158.18
C6	311.64	570.00	031.33	S28° 40' 47.57"E	307.77

CURVE DATA					
Curve #	Length	Radius	Delta	CB	CD
C7	142.09	400.00	020.35	N75° 13' 01.98"W	141.34
C8	28.08	300.74	005.35	S81° 21' 11.04"E	28.07
C9	163.14	300.00	031.16	S87° 03' 52.76"E	161.14
C10	39.67	300.00	007.58	S55° 55' 56.58"W	39.64
C11	147.13	400.00	021.07	S67° 39' 46.41"W	146.30

LINE DATA		
Line #	Length	Direction
L1	23.28	N79° 17' 06.89"W
L2	48.65	S84° 01' 53.61"E
L3	35.00	S11° 08' 23.94"W
L4	48.00	N59° 43' 13.80"E

Swan Ridge Dr. R.O.W. dedicated by Texoma Christian School Addn. Vol. 16, Pg. 114-115

80' North Texas Municipal Water District (NTMWD) Transmission Main Easement-Volume 2011, Page 519

LOT 1, BLOCK 1 TEXOMA CHRISTIAN SCHOOL ADDITION VOL. 16, PG. 114

EXIST. TREELINE

202'-OFF-SITE SANITARY SEWER ESMT. VOL. 16, PAGE. 114 P.R.G.C.T.

WESTAR HOME BUILDERS LLC INSTRUMENT NO. 2017-27317

30' SAN.SEWER & DRAINAGE ESMT. (BY THIS PLAT)

Point of Beginning

Block 'A' Lot 8 Detention Area

Block 'C'

Block 'C'

Block 'D'

Block 'B'

Block 'B'

Block 'C'

Swan Ridge Drive (60' R.O.W.)

Ellie Way (50' R.O.W.)

Breezy Meadows Lane (60' R.O.W.)

Penny Lane (60' R.O.W.)

Johnny Court (50' R.O.W.)

Werner Drive (60' R.O.W.)

Hummingbird Drive (50' R.O.W.)

EXIST. 31'-B-B CONC. PAVEMENT Swan Ridge Drive (60' R.O.W.)

EXIST. 31'-B-B CONC. PAVEMENT (50' R.O.W.)

State Highway 56

EXIST. 28' ASPHALT PAVEMENT (100' R.O.W.)

Seasons West Ave.

SEASONS WEST AVENUE (70' R.O.W.) EXIST. 24' ASPHALT PAVEMENT

SEASONS WEST ADDITION PHASE ONE CITY OF SHERMAN, TX. VOLUME 15, PAGE 77 P.R.G.C.T.

S17°00'04"E 271.22'

S22°10'01"E 220.39'

S11°47'59"E 2520.61'

S73°59'14"W 493.62'

N74°45'31"E 520.45'

N85°13'20"E 5.26'

N15°16'23"W 218.60'

N04°46'37"E 70.00'

N14°56'46"W 131.07'

N15°07'50"W 388.00'

N19°43'26"E 377.91'

S74°52'41"W 142.27'

N87°42'51"E 83.00'

N15°09'29"W 371.77'

N27°51'13"W 387.56'

N15°07'19"W 170.50'

A 49.00' R 735.00' D 3°49'10" CB N 87°18'12"W CD 48.99'

A 29.86' R 665.00' D 2°34'20" CB S 86°40'46"E CD 29.85'

A 334.49' R 550.00' D 34°50'45" CB N 02°18'03"E CD 329.36'

A 144.63' R 650.00' D 12°44'56" CB N 21°23'07"W CD 144.33'

A 77.77' R 350.00' D 12°43'54" CB N 21°29'16"W CD 77.61'

20' PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)

20' PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)

20' PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)

20' PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)

20' PRIVATE DRAINAGE EASEMENT (BY THIS PLAT)

Lot 4 Lot 5 The Preserve Phase I Vol. 20, Pgs. 81 & 82

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Grayson and City of Sherman, being part of the Elizabeth Jones Survey, Abstract No. 625, being part of a Tract One: 20.00 acre tract and part of a Tract Two: 10.00 acre tract as recorded in Volume 2015, Page 474 of the Real Property Records, Grayson County, Texas, part of a 30.02 acre tract as recorded in Volume 3168, Page 77 of the Real Property Records, Grayson County, Texas, all of a 1417 Land Holdings, LLC called 32.8392 acre tract as recorded in Volume 4940, Page 511 of the Real Property Records, Grayson County, Texas with said premises being more particularly described as follows:

BEGINNING at a ½" iron rod found marking the southeast corner of said Tract One: 10.00 acre tract, the southeast corner of said called 32.8392 acre tract, the southwest corner of Texoma Christian School Addition as recorded in Volume 16, Page 114-115 of the Plat Records, Grayson County, Texas and being in the north line of a 1417 Land Holdings, LLC 34.1916 acre tract as recorded in Volume 4940, Page 511 of the Real Property Records, Grayson County, Texas;

THENCE with the south line of said 10.00 acre tract, said called 32.8392 acre tract, the north line of said 34.1916 acre tract, with the north line said 1417 Land Holdings, LLC 34.1916 acre tract and the north line of The Preserve Phase 1 as recorded in Volume 20, Page 81-82 of the Plat Records, Grayson County, Texas, South 75°59'14" West, 493.62 feet to a Roome capped iron rod set marking the southeast corner of the Amended Plat of Seasons West Addition Phase Two as recorded in Volume 16, Pages 75-76 of the Plat Records, Grayson County, Texas;

THENCE with the west line of the herein described premises and the east line of said Amended Plat of Seasons West Addition Phase Two as follows: North 15°07'19"West, 170.50 feet to a Roome capped iron rod set marking the beginning of a curve to the left; northwesterly along said curve to the left having a central angle of 12°43'54", with a radius of 350.00 feet, for an arc distance of 77.77 feet (chord = North 21°29'16" West, 77.61 feet) to a 470 capped iron rod found marking the end of said curve; North 27°51'13" West, 387.56 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northwesterly along said curve to the right having a central angle of 12°44'56", with a radius of 650.00 feet, for an arc distance of 144.63 feet (chord = North 21°23'07" West, 144.33 feet) to a ½" iron rod found marking the end of said curve; North 15°09'29" West, 371.77 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northeasterly along said curve to the right having a central angle of 34°50'45", with a radius of 550.00', for an arc distance of 334.49 feet (chord = North 02°18'03" East, 329.36 feet to a Roome capped iron rod set marking the end of said curve and being in the east line of the Amended Plat of Seasons West Addition Phase One as recorded in Volume 16, Pages 74 of the Plat Records, Grayson County, Texas;

THENCE continuing with the west line of said premises and the east line of the Amended Plat of Seasons West Addition Phase One, North 19°43'26" East, 317.91 feet to a Roome capped iron rod set for corner;

THENCE with a north line of said addition and a south line of said premises, South 74°52'41" West, 142.27 feet to a Roome capped iron rod set marking the southeast corner of Alerman Addition as recorded in Volume 15, Pages 22-23 of the Plat Records, Grayson County, Texas;

THENCE with a west line of said premises and the east line of said Alerman Addition, North 15°07'50" West, 388.00 feet to a Roome capped iron rod set marking the northeast corner of said addition, and being in the south line of Seasons West Addition Phase Three as recorded in Volume 17, Pages 75-76 of the Plat Records, Grayson County, Texas;

THENCE with a north line of said premises and the south line of said Seasons West Addition Phase Three, North 87°42'51" East, 83.00 feet to a Roome capped iron rod set marking a southeast corner of said addition;

THENCE with a west line of said premises and an east line of said Seasons West Addition Phase Three, North 14°56'46" West, 131.07 feet to a ½" iron rod found in the curving north line of said addition and the south right-of-way line of Breezy Meadow Lane (70' R.O.W.);

THENCE southeasterly along a north line of said addition and the south right-of-way line of said roadway, a curve to the right having a central angle of 02°34'20", with a radius of 665.00 feet, for an arc distance of 29.86 feet (chord = South 86°40'46" East, 29.85 feet) to a Roome capped iron rod set for corner;

THENCE with a west line of said premises, and the east line of said addition, North 04°36'23" East, 70.00 feet to a Roome capped iron rod set for corner;

THENCE with the curving north right-of-way line of said Breezy Meadow lane and a north line of said addition, northwesterly along a curve to the left having a central angle of 03°49'10", with a radius of 735.00 feet, for an distance of 49.00 feet (chord = North 87°18'12" West, 48.99 feet) to a ½" iron rod found for corner;

THENCE continuing with a west line of said premises and the east line of said Seasons West Addition Phase Three, North 15°16'23" West, 218.60 feet to a point marking the northeast corner of said addition and being in the south line of Lot 4, Block 1, Alerman Addition as recorded in Volume 15, Page 22 of the Plat Records, Grayson County, Texas;

THENCE with a north line of said premises and the south line of Lot 4 of said Alerman Addition, North 85°13'20" East, 5.26 feet to a ½" iron rod found marking the northwest corner of the aforementioned Tract One: 20.00 acre tract, and the southwest corner of John and Paula Lodge's property as recorded in Volume 1951, Page 392 of the Real Property Records, Grayson County, Texas and the northwest corner of the aforementioned 1417 Holdings called 32.8392 acre tract;

THENCE with the north line of 1417 Holdings called 32.8392 acre tract recorded in Volume 4940, Page 511, the north line of Tract One: 20.00 acre tract, the south line of Lodge's property, Irvin's property as recorded in Volume 1209, Page 636, Elston's property in Volume 5338, Page 594 and Pent's property as recorded in Volume 1395, Page 174 of the Real Property Records, Grayson County, Texas, North 74°45'31" East, 520.45 feet to a Roome capped iron rod set marking the northeast corner said called 32.8392 acre tract, said Tract One: 20.00 acre tract, and the northwest corner of the aforementioned Texoma Christian School Addition;

THENCE with the east line of said called 32.8392 acre tract, said Tract One: 20.00 acre tract, and the west line of said Texoma Christian School Addition, South 11°47'59" East, 2520.61 feet to the place of beginning and containing 33.123 acres of land.

SURVEYOR'S CERTIFICATE

I, F.E. Bemenderfer, Jr., do hereby certify that this plat was prepared from an on the ground survey of the property herein described, and that the corner monuments shown thereon were placed under my supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

Rear Lot Line 60.0' Min.

25.0' Rear Setback

125.0' Min.

6' Min. Side Yard (10' Typ.)

LOT 10 Building Pad (40'x70' Typ.)

(Garage Face)

25.0' Front Setback

60.0' Min. (measured at Building Line)

Prop. Driveway

25.0'

Prop. B/C

25.0' TO R.O.W.

Proposed Residential Street

Std. 31.0' B-B

TYPICAL RESIDENTIAL PAD LAYOUT

SCALE: 1"=30'

1417 Land Holdings, LLC
Preliminary Plat - Kennedy Estates
Sherman, Texas

Project Summary:
Subject Tract Area: 33.123 acres
99 Buildable Residential Lots

Current Zoning: R-1 One Family Residential
Minimum Lot Area: 6,000 square feet
Minimum Lot Width: 60 feet
Minimum Front Yard: 25 feet
Minimum Rear Yard: 25 feet
Minimum Side Yard: 6 feet (10 feet on Corner Lot)

Variance Request as Follows:
- Lot Width to be measured at the Building Line

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

Chairman, City of Sherman Planning and Zoning Commission — Date

PREPARED BY:
dietz engineering
Firm No. 5049
225 e. virginia street
mckinney . texas . 75069
(972) 889.9977

OWNER / DEVELOPER:
1417 Land Holdings, LLC
4849 Greenville Avenue, Suite 250
Dallas, TX 75206
(903) 819.1208

PRELIMINARY PLAT KENNEDY ESTATES

An addition to the City of Sherman Grayson County, Texas Being 33.123 acres of land situated in the Elizabeth Jones Survey, Abst. No. 625 City of Sherman, Grayson County, Texas September 2021

N: _Project \MSR \MSR-010 \dwg \PRELIM PLAT-VARIANCE.dwg

dietz engineering
F-5049

STATE OF TEXAS · ROGER D. DIETZ · 87320 · REGISTERED PROFESSIONAL ENGINEER

Signing Date:

dietz engineering
225 e virginia street
mckinney, texas 75069
phone: 972 889-9977
tbpe no.: F-5049

Drawn By: SDH
Checked By: RDD

Revisions:

No.	Date	Description

NORTH
0 50 100 200

24"x36" Scale: 1"=100'
Vertical Scale: na

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Project No.: E-MSR-001
Issue Date: September 23, 2021
Sheet Title: Preliminary Plat Kennedy Estates
Sheet No.: PP1.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

1417 Land Holdings, LLC
4849 Greenville Ave., Ste. 250
Dallas, TX 75206

Dietz Engineering
225 E. Virginia Street
McKinney, TX 75069

Dear Applicants,

The request for approval of the Preliminary Plat of Kennedy Estates has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Proposed Swan Ridge Drive does not match existing Swan Ridge alignment to the south. Correct appropriately.
2. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
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. Remove building line from drawing.
5. Calls on Breezy Meadows Lane is unclear due to overlapping. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Dedicate a 15'x15' Right of Way corner clip on street intersecting corner of proposed 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 Easement on street intersecting corners of all lots to parallel new right of way created by corner clip.
8. Proposed 30' Drainage and Sanitary Sewer Easement between Lots 21 & 22, Block C do not match alignment of existing sanitary sewer easement in Vol. 16, Pg. 114, PRGCT. Correct appropriately.
9. 20' Private Drainage Easement within Lot 8, Block A shall be removed from plat.
10. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
11. 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)*
12. Privately owned and maintained detention in accordance with City criteria is required. Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*

13. Indicate which party is responsible for maintenance of proposed private drainage easements on plat. Property Owner or HOA will need to be responsible.
14. 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.*
15. Three Party Agreement required for Public Infrastructure.
16. No variances will be granted in the preliminary plat stage.
17. 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.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **29.**

Meeting Date: 10/19/2021

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:

*** 1712 NORTH FM 1417 (HERITAGE PARKWAY)**

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.

Background:

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.

Adjacent Zoning:

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

Origination:

Rahim Ayush LLC (Owner)
Vaquero Heritage Pkwy Partners, LP (Developer)
Triangle Engineering LLC (Civil Engineer)
JPH Land Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

Yes

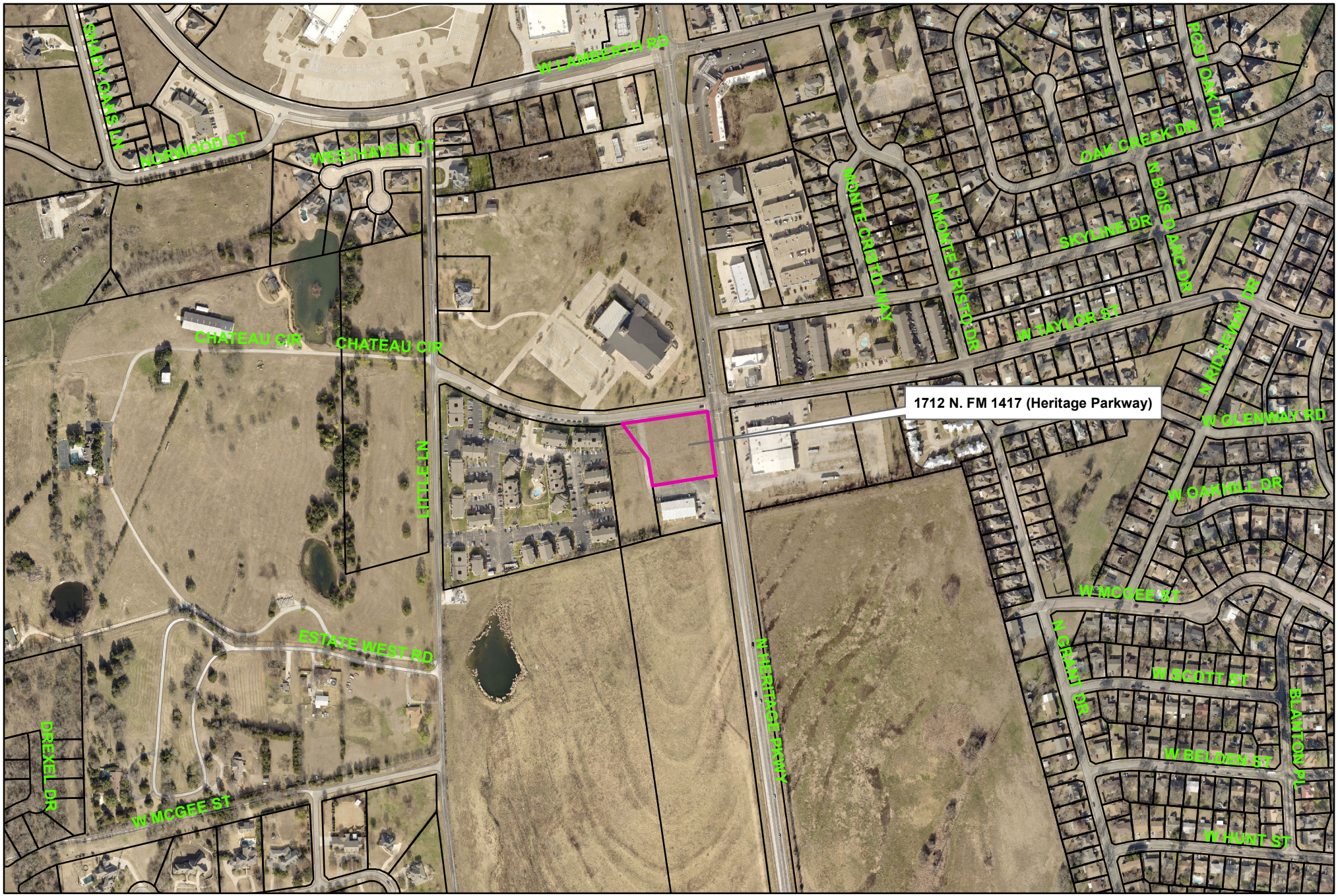
Attachments

Location Map

Zoning Map

Landmark Addition Replat Lots 1R & 4, Blk. 1

Staff Review Letter



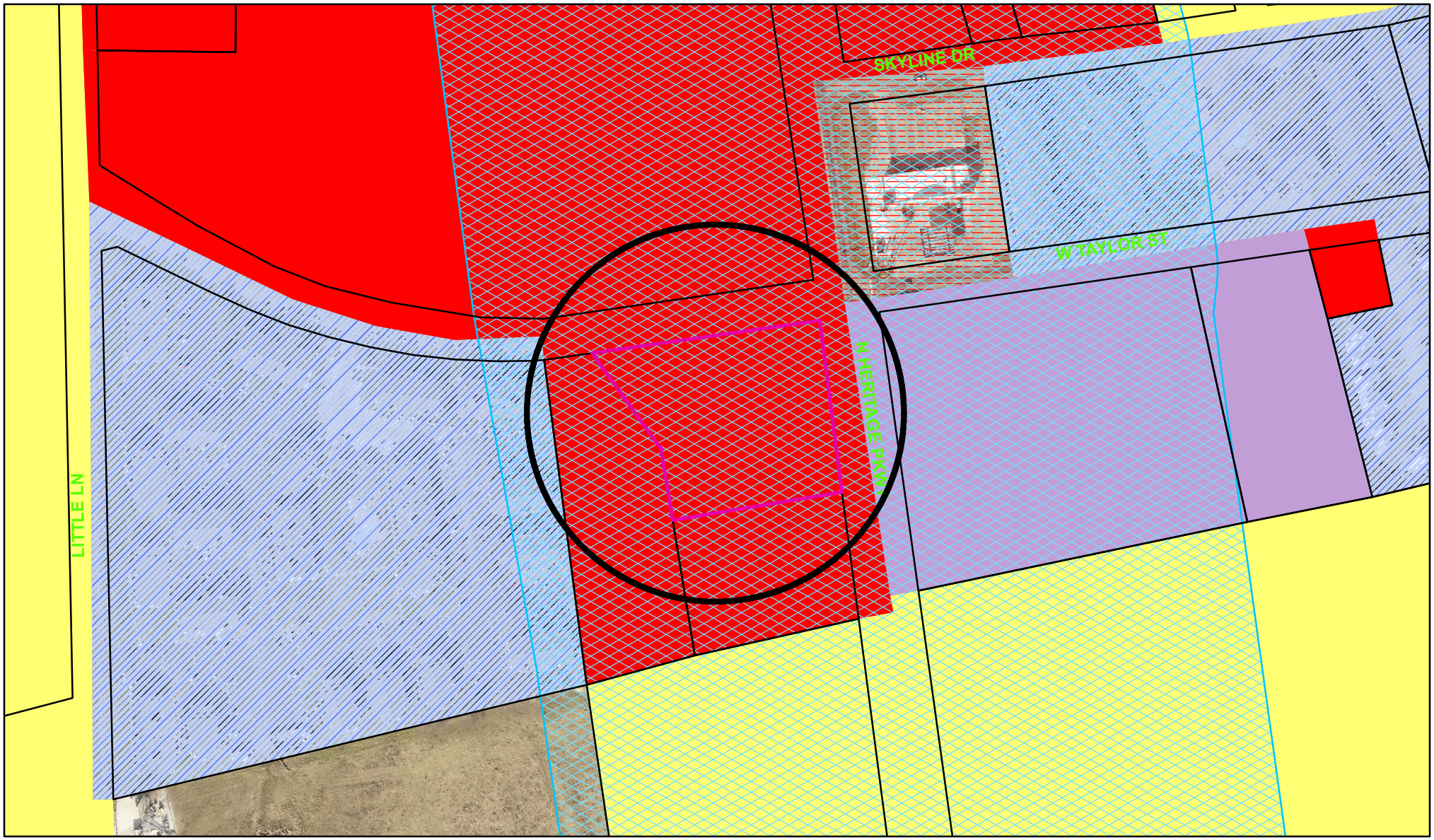
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

1712 North FM 1417 (Heritage Parkway)

NOT TO SCALE

1 in = 500 ft



Zoning - 1712 North 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

Sherman
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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

Drafter: ML
Revision:
Revision:
Revision:

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0270F, dated 2010/09/29, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

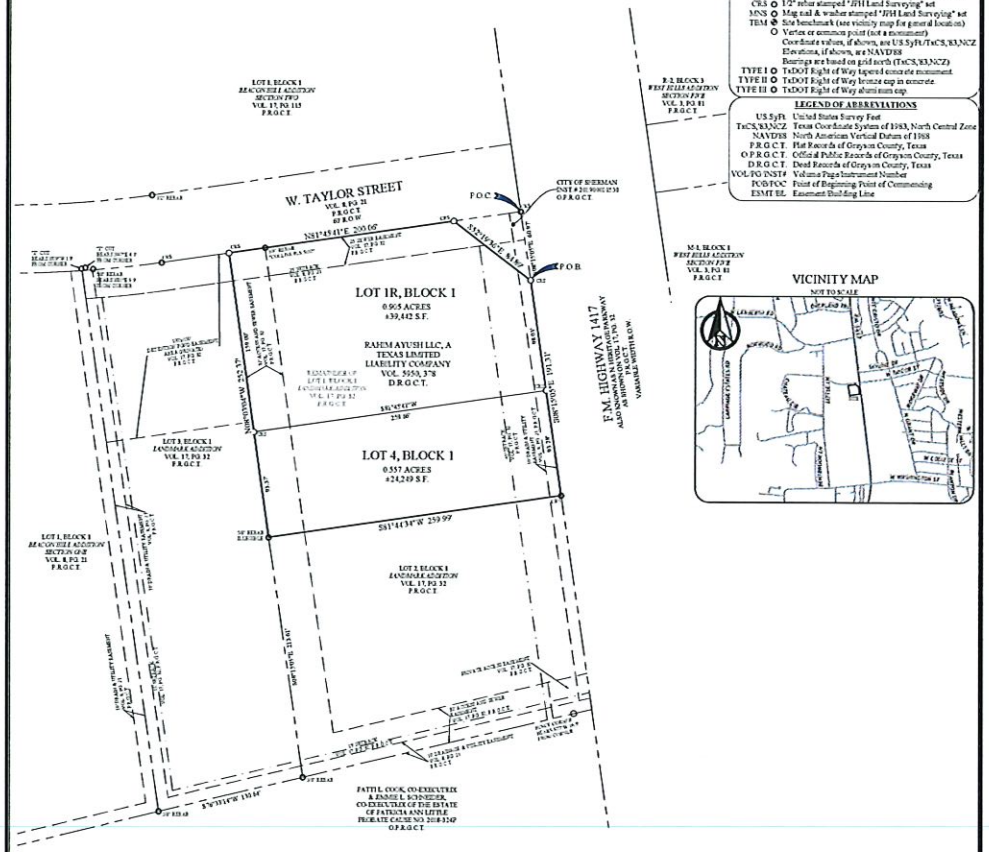
CRS ○	1/2" rebar stamped "JFH Land Surveying" set
MNS ○	Mag nail & washer stamped "JFH Land Surveying" set
TBM ◉	Site benchmark (see vicinity map for general location)
○	Vertex or common point (not a monument)

Coordinate values, if shown, are US $yFt/TxCS,83,NCZ
Elevations, if shown, are NAVD88
Bearings are based on grid north (TxCS,83,NCZ)

TYPE I ○	TxDOT Right of Way tapered concrete monument.
TYPE II ○	TxDOT Right of Way bronze cap in concrete.
TYPE III ○	TxDOT Right of Way aluminum cap.

LEGEND of ABBREVIATIONS

US $yFt	United States Survey Feet
TxCS,83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD88	North American Vertical Datum of 1988
P.R.G.C.T.	Plat Records of Grayson County, Texas
O.P.R.G.C.T.	Official Public Records of Grayson County, Texas
D.R.G.C.T.	Deed Records of Grayson County, Texas
VOL/PG INST#	Volume Page Instrument Number
POB/POC	Point of Beginning Point of Commencing
ESMT/BL	Easement Building Line



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1. Lot-to-lot drainage is not permitted without Engineering Section approval.
2. The purpose of this plat is to create two (2) smaller lots from one (1) existing lot for redevelopment.
3. Texas Department of Transportation (TxDOT) approval may be required for any driveway modification or new access point(s).
4. No portion of the platted property lies within an area of 0.2% annual chance of flood per the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) No. 48181C0270F, bearing a Map Revised Date of September 29, 2010

JPH LaNd Surveying, Inc.

0 5' 10'
Scale: 1" = 5'

JFH Job/Drawing No. (see below)
2021.022.046 OR SWC W. Taylor & N. Heritage, Sherman, Grayson Co., Tx - Plat dwg

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765 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas

SURVEYOR:
JFH Land Surveying, Inc
765 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

ENGINEER:
Akhila Reddy Gosh
Triangle Engineering LLC
1784 W McDermott Dr #110
Allen, Texas 75013
Phone: (469) 331-8566

OWNER:
Rahim Ayush LLC, a Texas limited liability company
Sherman, TX 75092

DEVELOPER:
Vaquero Heritage Pkwy Partners, LP
2900 Wingate St., Suite 200
Fort Worth, TX 76107
Phone: (512) 583-1793

FINAL PLAT
LANDMARK ADDITION
LOTS 1R & 4, BLOCK 1

BEING A REPLAT OF
LANDMARK ADDITION
REPLAT OF LOT 2
BLOCK 1, BEACON HILL ADDITION, SECTION I
(VOL. 17, PG. 32, PLAT RECORDS, GRAYSON COUNTY, TEXAS)
1.462 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, Rahim Ayush LLC, a Texas limited liability company is the owner to that certain tract being a portion of Lot 1, Block 1, Landmark Addition, an addition in the City of Sherman, Grayson County, Texas, according to the plat recorded in Volume 17, Page 32, Plat Records, Grayson County, Texas (P.R.G.C.T.), the subject tract is more particularly described as follows:

Commencing at a 1/2 inch capped rebar stamped "JFH Land Surveying" set at the north corner of a certain tract of land described in deed to City of Sherman, recorded under Instrument Number 2019000010830, Official Public Records, Grayson County, Texas ; **THENCE** SOUTH 08°15'05" EAST, with the east line of said City of Sherman tract, a distance of 60.97 to a 1/2 inch capped rebar stamped "JFH Land Surveying" set at the south corner of the City of Sherman tract and the **POINT OF BEGINNING**;

THENCE SOUTH 08°15'05" EAST, with the east line of said Lot 1, shown to be the west right-of-way line of F.M. Highway 1417, a variable width right-of-way on said plat of Landmark Addition, a distance of 191.31 feet to a 1/2 inch capped rebar stamped "JFH Land Surveying" set;

THENCE SOUTH 81°44'34" WEST, with the south line of Lot 1, a distance of 259.99 feet to a 5/8 inch capped rebar with an illegible stamp found for the southwest corner of Lot 1, from which a 5/8 inch rebar found at the southeast corner of Lot 3, Block 1, of said Landmark Addition bears SOUTH 08°15'05" EAST, a distance of 213.61 feet;

THENCE NORTH 08°03'04" WEST, with the west line of Lot 1, a distance of 232.37 feet to a 1/2 inch capped rebar stamped "JFH Land Surveying" set;

THENCE NORTH 81°45'41" EAST, with the north line of Lot 1, a distance of 200.06 feet to a 1/2 inch capped rebar stamped "JFH Land Surveying" set;

THENCE SOUTH 52°19'36" EAST, with the southwest line of the City of Sherman tract, a distance of 84.89 feet returning to the **POINT OF BEGINNING** and enclosing 1.462 acres (±63,691 square feet)

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF _____ §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

That Rahim Ayush LLC, a Texas limited liability company acting herein by and through its duly authorized officer, does hereby adopt this Record Plat designating the herein above described property as *LANDMARK ADDITION*, Lots 1R & 4, Block 1, an addition in the City of Sherman, Grayson County, Texas, being a Replat of the Landmark Addition, Replat of Lot 2, Block 1, Beacon Hill Addition, Section 1, recorded Volume 17, Page 32 of the Plat Records of GRAYSON County, Texas, being 1.462 acres situated in the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites, other public places and easements shown hereon.

WITNESS, my hand, this the _____ day of _____, 2021.

Rahim Ayush LLC, a Texas limited liability company

BY: _____

_____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____ for Rahim Ayush LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ___ day of _____, 2021.

_____

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jewel Chadd, do hereby certify that I prepared this plat from an actual and accurate survey of the land and the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

PRELIMINARY - NOT TO BE RECORDED

_____

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com
DATE: TBD

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared *Jewel Chadd* 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

Witness under my hand and seal this _____ day of _____, 2021.

_____

Notary Public in and for the State of Texas

ACCEPTANCE

Approved this _____ day of _____, 2021, by the City Planning Commission of the City of Sherman, Texas

_____ _____

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman

_____ _____

Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, *LANDMARK ADDITION*, an addition in 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

JPH LaNd Surveying, Inc.

JFH Job/Drawing No. (see below)
2021.022.046 OR SWC W. Taylor & N. Heritage, Sherman, Grayson Co., Tx - Plat dwg
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Phone: (512) 583-1793

FINAL PLAT
LANDMARK ADDITION
LOTS 1R & 4, BLOCK 1

BEING A REPLAT OF
LANDMARK ADDITION
REPLAT OF LOT 2
BLOCK 1, BEACON HILL ADDITION
SECTION I
(VOL. 17, PG. 32, PLAT RECORDS, GRAYSON COUNTY, TEXAS)
1.462 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 11, 2021

JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, TX 76054

Rahim Ayush, LLC
2211 San Miguel
Sherman, TX 75092

Akhila Reddy Gondi
Triangle Engineering, LLC
1784 W. McDermott Dr., #110
Allen, TX 75013

Vaquero Heritage Pkwy Partners, LP
2900 Wingate St., Suite 200
Fort Worth, TX 76107

Dear Applicants,

The request for approval of the Final Plat of Landmark Addition, Lots 1R & 4, Block 1 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 19, 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. Owner block on both pages shall include complete mailing address.
2. Remove direction from Taylor Street on drawing.
3. Addition subtitle shall read: "Being a Replat of Lot 1, Landmark Addition, Vol. 17, Pg. 32, Plat Records Grayson County Texas."
4. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. 25' Sanitary Sewer Easement must be abandoned by City Council with filing information of said abandonment showing on the plat. Coordinate with Engineering Department to abandon 25' Sanitary Sewer Easement.
6. 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **31.**

Meeting Date: 10/19/2021

Prepared By: Patsy Reeves, Development Services Coordinator

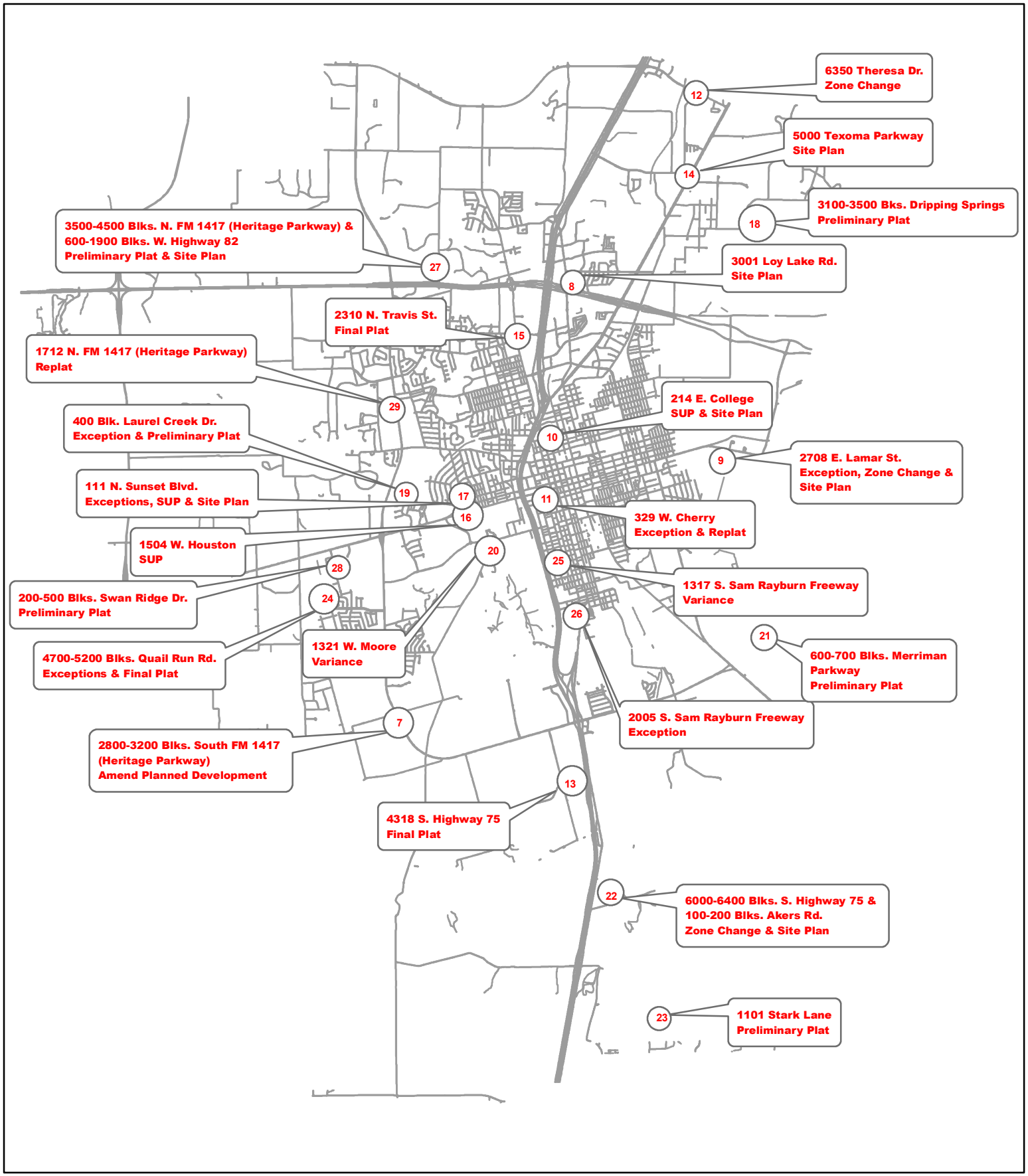
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting
October 19, 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

N

NOT TO SCALE

1 inch = 8,000 feet