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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 18, 2022 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR AUGUST 16, 2022 AND SEPTEMBER 20, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETINGS.**

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 (ITEMS7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

7. * **3209 TEXOMA PARKWAY**
The request of Charlie Nicholas, Sherman NEC Texoma & 82 LP (Owner), NE Development (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3209 Texoma Parkway, being 31.317 acres in the Reuben Hendrix Survey, Abstract Number 504 and in the Sam M McGlothlin Survey, Abstract No. 811, as follows:
Planning and Zoning Commission
Final Plat approval of Sherden Mall Lot 1, Block B.

8. * **2100-2300 BLOCKS WEST LAMBERTH ROAD**

The request of Lamberth Hickery Hill, LLC (Owner), Bohler Engineering (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2300 Blocks West Lamberth Road, being 22.330 acres in the Ralston W. Adams Survey, Abstract Number 18, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Hickory Hill Addition, Lots 1 and 2, Block 1.

9. * **1319 EAST JONES STREET**

The request of Luis Hernandez (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 1319 East Jones Street, being 0.152 acres in the George B. Pilant Survey, Abstract Number 963, and also being part of Lot 3, Block 1, East Side Addition, as follows:

Planning and Zoning Commission

Replat approval of Hernandez East Side Addition, Block 1, Lot 1.

10. * **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction (ETJ), being 5.000 acres in the John McClenihan Survey, Abstract Number 798, as follows:

Planning and Zoning Commission

Final Plat approval of Swindell Addition, Lots 1 & 2.

11. * **3400-4000 BLOCKS LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Final Plat approval of Hickory Hill Multi Family, Lot 1, Block A.

12. * **4 TIMBER CREEK ROAD**

The request of William Magers (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 4 Timber Creek Road, being 4.055 acres in the William Thompson Survey, Abstract Number 1210 and the George W. McGlothlin Survey, Abstract No. 828, and being all of Lot 2 of the Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad, as follows:

Planning and Zoning Commission

Replat approval of Timber Creek Addition, Phase 2.

13. * **1109 RIDGEVIEW DRIVE**

The request of Aleta Oppermann (Owner), Mark Kerr (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 1109 Ridgeview Drive in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.560 acres in the Winford Bailey Survey, Abstract No. 64, and being all of lots 59 and 60 of Highland Meadows Estates, as follows:

Planning and Zoning Commission

Replat approval of Highland Meadows Estates, Lots 59 and 60.

14. * **2415 AND 2429 SWAMY DRIVE**

The request of Kans Holdings LLC (Owner), Umair Solaija (Representative), Dominic Gbenoba (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being 2.433 acres in the William Milligan Survey, Abstract Number 875, and being Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site Plan approval of Shops of Grayson Addition.

15. * **3800 BLOCK WEST HOUSTON STREET**

The request of Lennar Homes of Texas Land and Construction, LTD (Owners) and Kimley-Horn and Associates (Surveyor) concerning the property located in the 3800 Block West Houston Street, being 44.484 acres in the W.M. Thompson Survey, Abstract Number 1210 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Final Plat approval of Hidden Meadows Phase Two.

16. * **2817 WEST HOUSTON STREET**

The request of Debid Properties LLC (Owner), David Brown, Block 20, LLC (Representative/Prospective Buyer), Pacheco Koch (Landscape Designer) and JHP Architecture/Urban Design (Architect) concerning the property located at 2817 West Houston Street, being 13.535 acres in the G. McGlothlin Survey, Abstract Number 828, as follows:

Planning and Zoning Commission

Site Plan approval of Woodmen's Circle Home MultiFamily.

17. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)**

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

Planning and Zoning Commission

Preliminary Plat approval of Bel-Air Village West Infrastructure.

18. * **2315 SOUTH FRIENDSHIP ROAD**

The request of Rusty Sutherland (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2315 South Friendship Road, being 0.555 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Sutherland House Addition, Lot 1, Block 1.

19. * **5000 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin and Drake Hantia (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located in the 5000 Block Farmington Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 2.193 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Andy Place Addition, Lot 1, Block 1.

20. * **475 OLD DORCHESTER ROAD**

The request of Titan Heritage LLC (Owner), Prabhakaran Thangabel (Representative) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at 475 Old Dorchester Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 4.500 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Titan Heritage Addition.

21. **4015 COX STREET (WITHDRAWN)**

The request of Kenneth and Alice Baker (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 4015 Cox Street, being 0.993 acres in the S. Mcglothlin Survey, Abstract Number 811, and being Lot 24, Block 1, Cedar Park Village, as follows:

Planning and Zoning Commission

Replat approval of Cedar Park Village, Lot 24, Block 1.

22. **2111 EAST TUCK STREET**

The request of Harmony Baptist Church (Owner), Terrence Steele (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2111 East Tuck Street, being Lot 1, Block 1, Harmony Baptist Church Addition, as follows:

Planning and Zoning Commission

Adopt an ordinance granting a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Church, Daycare and Food Bank in an R-1 (One-Family Residential) District and repeal Ordinance No. 3820 and Ordinance No. 5647.

23. **210 WEST FAIRVIEW STREET**

The request of Mario Tobar (Owner), Sias Drafting and Design (Designer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 210 West Fairview Street, being 0.385 acres in the J.B. McAnair Survey, Abstract No. 763, Block 1, also being part of Lot 5, Block 2, of W.M. Shannon Supplemental Addition, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family (Duplex) in an R-1 (One-Family Residential) District.
B. Replat approval of Tobar Fairview Addition.

24. **2100 POST OAK CROSSING**

The request of David and Debbie McNees (Owners), SRC Land Building and Real Estate (Representative/Prospective Buyer), Omega Design LLC (Designer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat, 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 School, Nursery, Kindergarten or Daycare in an C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

25. **600-700 BLOCKS GRAHAM DRIVE**

The request of Panina Inc. and A-S 71 Sherman-Phase III LP (Owners), Michael Carlisle, Kimley-Horn and Associates (Representative/Engineer), Meeks Partners (Architect) and Adams Surveying Company (Surveyor) concerning the property located in the 600-700 Blocks Graham Drive, being 14.336 Acres, Lot 1A, Block 1, Sherman Town Center, and also being 5.8608 acres, Lot 2, Block 1, Sherman Town Center Section Two, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 549 parking spaces in lieu of the required 696 in an R-2 (Multi-Family Residential) District.
B. Variance under Ordinance No. 2280, Section 6.4, Subsection (5) to allow a 49' building height in lieu of the allowed 45' in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

C. Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District.
D. Site Plan approval of Sherman Town Center Multifamily.

26. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustments under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of 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 13, 2022 at 4:00 P.M. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of October 2022
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 10/18/2022

Prepared By: Kerri Turner, Development Services Coordinator

Issue:

APPROVE MINUTES OF THE REGULAR AUGUST 16, 2022 AND SEPTEMBER 20, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETINGS.

List of Agenda Items:

Attachments

2022-08-16 Draft Minutes

2022-09-20 Draft Minutes

STATE OF TEXAS §

August 16, 2022

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 August 16, 2022.

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

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:21 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the July 19, 2022, 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
Mr. Rae announced, "We are in the eleventh hour of getting the Comprehensive Plan completed. Our consultant, Halff Associates, has provided us with a draft, our Comprehensive Plan Advisory Committee has reviewed that draft and Staff has provided comments. We are expecting to have a draft for public review the beginning of September 2022. We would encourage everyone, including the Planning and Zoning Commission to review that when it is published as we will be looking for an action at the September 2022 meeting for a recommendation of approval to City Council."

APPOINT BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT
Chairman Mahone appointed the members of the Board of Adjustment: MAHONE, DOWNTAIN, DAVIS, SIMS AND MANLEY.

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

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

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Manley. All present voted AYE.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – CHRISTMAN COURT ADDN 1010 N WOODS ST (COURTNEY LEE MITCHELL AND IAN SHANE CHRISTMAN)
THE REQUEST OF COURTNEY LEE MITCHELL AND IAN SHANE CHRISTMAN (OWNERS) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1010 NORTH WOODS STREET, BEING 0.382 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF CHRISTMAN COURT ADDITION.

The property is located at 1010 North Woods Street between West Belden and West Birge Streets and is zoned R-1 (One-family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – ALISA PETERS ADDN. 527 S. RUSK ST. (ALISA PETERS)
THE REQUEST OF ALISA PETERS (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 527 SOUTH RUSK STREET, BEING 0.281 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF ALISA PETERS ADDITION.

The property is located at 527 South Rusk Street, the northeast corner of South Rusk and West King Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – BEL-AIR VILLAGE PH. 2 (SINGLE FAMILY) 300-1000 BLOCKS FM 1417 (VIETNAM VETERANS PARKWAY) (RONNY GUERRO)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF RONNY GUERRO (OWNER) AND KIMLEY-HORN & ASSOCIATES (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS FM 1417 (VIETNAM VETERANS PARKWAY), BEING 119.806 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BEL-AIR VILLAGE PHASE 2 (SINGLE FAMILY).

The property is located in the 300-1000 Blocks FM 1417 (Vietnam Veterans Parkway) between Luella Road and Highway 75. The property is zoned PD (Planned Development). The owner would like to plat the property into 561 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 - MILLER'S POST-OAK SUBDIVISION 132 MILLER DR. & 2421 S. CROCKETT ST. (W.T. AND NANCY PINE)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF W.T. AND NANCY PINE (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 132 MILLER DRIVE & 2421 SOUTH CROCKETT STREET, BEING A PART OF PRESTON KITCHEN SURVEY, ABSTRACT 667, AND BEING ALL OF LOTS 1 AND 2 OF MILLER'S POST-OAK SUBDIVISION CONSISTING OF 1.021 ACRES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LOTS 1 & 2 MILLER'S POST-OAK SUBDIVISION.

The property is located at 132 Miller Drive & 2421 South Crockett Street, the southeast corner of Miller Drive and South Crockett Street and is zoned R-1 (One-family Residential) District. The owner would like to plat 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 - CEDAR CREEK RANCH 1771 HARRELL RD. (LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC)

PRELIMINARY PLAT– CONSENT AGENDA ITEM

THE REQUEST OF LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC (OWNER) AND TEAGUE NALL & PERKINS (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1771 HARRELL ROAD IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING 177.32 ACRES IN THE CHARLES LYNENBURG LAND SURVEY, ABSTRACT NO. 73, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT OF CEDAR CREEK RANCH.

The property is located at 1771 Harrell Road between Sunrise Drive and Schneider Road in Sherman's Extra Territorial Jurisdiction. The owner would like to plat the property into 113 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 – MIRACLE MEADOWS 500-1100 BLKS. REYNOLDS RD. (GABE GRIESS)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF GABE GRIESS (OWNER), KJ ENVIRONMENTAL MANAGEMENT INC. (ENGINEER) AND CROWLEY SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 500-1100 BLOCKS REYNOLDS ROAD, BEING 72.155 ACRES IN THE HAMBRIGHT SURVEY, ABSTRACT NO. 537, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF MIRACLE MEADOWS.

The property is located in the 500-1100 Blocks Reynolds Road between Plainview Road and Highway 82 in Sherman's Extraterritorial Jurisdiction (ETJ). The owner would like to plat the property into 25 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 – GLOBALWAFERS AMERICA ADDN. 3100-3200 BLKS. NORTHGATE DR. (SHERMAN ECONOMIC DEVELOPMENT)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SHERMAN ECONOMIC DEVELOPMENT (OWNER), AND UNDERWOOD DRAFTING AND SURVEYING, INC. (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 3100-3200 BLOCKS NORTHGATE DRIVE, BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF GLOBALWAFERS AMERICA ADDITION.

The property is located in the 3100-3200 Blocks Northgate Drive, the northwest corner of West FM 1417 and Northgate Drive and is zoned BIP (Blalock Industrial Park). The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – LUELLA CROSSING PHASE 1 200-600 BLKS. LUELLA RD. (LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.)

FINAL PLAT
THE REQUEST OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (OWNER) AND KIMLEY-HORN AND ASSOCIATES, INC.(SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 200-600 BLOCKS LUELLA ROAD, BEING 47.694 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 1.

(TABLED)

The property is located in the 200-600 Blocks Luella Road, south of FM 1417 (Heritage Parkway) and west of Luella Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 229 lots for residential development.

An email was received from Michael Carlisle, Kimley-Horn and Associates Inc., on August 8, 2022, at 11:01 A.M. requesting to table this item.

ACTION TAKEN.
Motion by Commission Member Manley to table the Final Plat approval of Luella Crossing Phase 1. Second by Commission Member Sims.

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

THIS ITEM WAS TABLED.

SITE PLAN – HICKORY HILL SINGLE FAMILY RESIDENTIAL CONDOMINIUMS 3400-4000 BLKS W. LAMBERTH RD. (HICKERY HILL, LLC)

SITE PLAN APPROVAL
THE REQUEST OF HICKERY HILL, LLC (OWNER), AMY PEARCE (REPRESENTATIVE), LAND DESIGN (LANDSCAPE ARCHITECT), DOBBIE DEVELOPMENT GROUP (DEVELOPER), JASON S DEAN ARCHITECTS (CLUBHOUSE ARCHITECT) AND BSB DESIGN (HOME ARCHITECT) CONCERNING THE PROPERTY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 105.999 ACRES IN THE RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF HICKORY HILL SINGLE FAMILY RESIDENTIAL CONDOMINIUMS.

Eric Little, 5618 Vanderbilt Ave., Dallas, TX
Mr. Little appeared to represent the request and answer any questions. The property is located in the 3400-4000 Blocks West Lamberth Road, between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development).

Mr. Little explained, "We are buying a 25-acre lot in the Hickory Hill Development and would like Site Plan approval

to build a high density, single-family rental community. There will be 238 units consisting of Cottage Homes and Townhomes ranging from one-bedrooms to four-bedrooms. We will have to come back for the Preliminary Plat."

Mr. Rae stated, "This is part of the Hickory Hill PD (Planned Development) that was approved recently. From Staff's review, there wasn't anything that we noticed that conflicts with that PD (Planned Development) regulations. We do require that when there is a Site Plan in a PD (Planned Development), we do take it off consent so that the Planning and Zoning Commission can review and ask questions."

Chairman Mahone stated, "Normally, with PD (Planned Development) applications, we see a review done by Halff and Associates."

Mr. Rae replied, "That's true, for Site Plans we do get concurrence letters from Halff and Associates. We did not get them to do that. That was an oversite."

Chairman Mahone asked, "Can we still get the Halff and Associates review if this is approved today?"

Mr. Rae replied, "Yes, Halff and Associates can still do a review and anything that is not conforming to the PD (Planned Development) regulations, the developer would have to conform."

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

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

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

ACTION TAKEN.
Planning and Zoning
Motion by Commission Member Davis to approve the Site Plan for Hickory Hill Single Family Residential Condominiums in the 3400-4000 Blocks West Lamberth Road Street subject to the Staff Review Letter and Halff Associates, Inc. approval. Second by Vice Chairman Downtain.

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

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

PRELIMINARY PLAT – SWEETWATER SPRINGS PHASE 3
ZONE CHANGE – MH TO R-1
SUP AND SITE PLAN – PATIO HOMES
3100-3500 BLKS. DRIPPING SPRINGS RD.
(SUZZANE M. SHIPP)

(WITHDRAWN)

PRELIMINARY PLAT, ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF SUZZANE M. SHIPP (OWNER), JAMES HADDOCK, STRAND PLANNING AND LANDSCAPE ARCHITECTURE (REPRESENTATIVE), JUSTIN CHRIST, S2 LAND DEVELOPMENT (DEVELOPER) AND PIERCE-MURRY LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3100-3500 BLOCKS DRIPPING SPRINGS ROAD, BEING 24.25 ACRES IN THE EUSTACIA CANTON SURVEY, ABSTRACT NO. 221, AND THE JOHN HENDRIX SURVEY, ABSTRACT 503, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT APPROVAL OF SWEETWATER SPRINGS PHASE 3.

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW PATIO HOMES IN A R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN MH (MANUFACTURED HOUSING) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

The property is located in the 3100-3500 Blocks Dripping Springs Road between Marshall Street and Dripping Springs Road. The owner is requesting to plat the property into 127 lots for residential development; a Specific Use Permit for Patio Homes; and a Zone Change from an MH (Manufactured Housing) District to an R-1 (One-Family Residential) District.

An email was received from Kyle Bradley, S2 Land Development on August 12, 2022, at 4:27 P.M requesting to withdraw this item.

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

THIS ITEM WAS WITHDRAWN.

VARIANCE – LOT WIDTH
REPLAT - CHAFFINS FIRST ADDN.
810 E. HOUSTON ST.
(UBER GALAVIZ AND NORBERTO GALARZA)

VARIANCE AND REPLAT

THE REQUEST OF UBER GALAVIZ AND NORBERTO GALARZA (OWNERS) AND SURDUKAN SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 810 EAST HOUSTON STREET, BEING 0.164 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING LOTS 19 AND 20, BLOCK 11, CHAFFIN'S FIRST ADDITION, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL OF CHAFFIN'S FIRST ADDITION, BLOCK 11, LOT 19R.

Uber Galvanez Pena, 810 East Houston Street, Sherman, TX
Mr. Pena appeared to represent the request and answer any questions. The property is located at 810 East Houston Street between South Willow and South Maxey Streets and is zoned R-1 (One-Family Residential) District.

Mr. Pena explained, "We would like to plat the property into one 50' wide lot for residential development. We would like to build a 1,333 square foot home with three parking spaces."

Chairman Mahone stated, "This is a narrow lot in the older part of town. I am guessing there are other narrow lots nearby."

Mr. Pena agreed, "yes sir."

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

Mr. Pena 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 Variance or Replat.

ACTION TAKEN.
Board of Adjustment
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District at 810 East Houston Street subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Replat of Chaffin's First Addition, Block 11, Lot 19R at 810 East Houston Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

REPLAT - ARREDONDO ADDN
VARIANCE – LOT WIDTH
801 S. WALNUT ST.
(OSCAR ARREDONDO)

VARIANCE AND REPLAT
THE REQUEST OF OSCAR ARREDONDO (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED AT 801 SOUTH WALNUT STREET, BEING A PART OF LOTS 8 AND 10, BLOCK FOUR OF ROBERT A. KINGS ADDITION IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, CONSISTING OF 0.162 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 50.40' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION

A. REPLAT APPROVAL OF ARREDONDO ADDITION, LOT 1.

Chris Noah, Preston Trails Land Surveying, 787 FM 996, Pottsboro, TX
Mr. Noah appeared to represent the request and answer any questions. The property is located at 801 South Walnut Street between East Sparrow Lane and East Spring Street and is zoned R-2 (Multi-Family Residential) District.

Mr. Noah explained, "The owner would like to plat the property into one 50.4' wide lot for residential development. This is an older subdivision that consists of 50' lots."

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

Mr. Noah 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 Replat or Variance.

ACTION TAKEN.
Board of Adjustment
Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50.40' lot width in lieu of the required 60' in an R-1 (One-Family Residential) District at 801 South Walnut Street subject to the Staff Review letter. Second by Commission Member Davis.

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

Planning and Zoning

Motion by Commission Member Manley to approve the Replat of Arredondo Addition, Lot 1 at 801 South Walnut Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

VARIANCES – FRONT & SIDE SETBACKS ZONE CHANGE – C-1 TO R-1 615 S. HAZELWOOD ST. (JONATHON HAMMER)

VARIANCES AND ZONE CHANGE
THE REQUEST OF JONATHON HAMMER (OWNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 615 SOUTH HAZELWOOD STREET, BEING LOT 2, BLOCK 7, C.L. STOWE ADDITION, AS FOLLOWS
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 2' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 7.5' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 24.4' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
PLANNING AND ZONING COMMISSION
ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Jonathon Hammer, 615 S. Hazelwood St., Sherman, TX
Mr. Hammer appeared to represent the request and answer any questions. The property is located at 615 South Hazelwood Street between East King Street and East Wells Avenue.

Mr. Hammer explained, "I am requesting a Variance to allow a 2' side yard setback, a Variance to allow a 24.4' front yard setback and a Zone Change from C-1 (Retail Business) District to an R-1 (One-Family Residential) District for an existing residential structure. I am looking to expand our family home to include a family room and home office/storage area."

Chairman Mahone asked, "Do you know when this home was built?"

Mr. Hammer replied, "1920s, I am not sure."

Chairman Mahone asked, "Is this a two-story home?"

Mr. Hammer replied, "There is a two-story section on the back that I am looking to expand."

Chairman Mahone asked, "Is the house wrap new construction?"

Mr. Hammer replied, "yes."

Chairman Mahone asked, "How far are you from the property line?"

Mr. Rae stated, "I would go off of what the survey says."

Commission Member Sims added, "It is 2' for the house and 5' for the add-on."

Commission Member Davis asked, "What is to the north of you?"

Mr. Hammer replied, "another house. It is about 35' from the fence."

Chairman Mahone stated, "This is obviously an older home built before they had these setbacks. I do not have an issue with the front setback or the existing home being 2' from the property line. On the addition, I wonder if we can word that so that the 2' is only for the existing home and the new addition had to be 5' from the property line. That would still allow you to do what you want to do."

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

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

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

ACTION TAKEN.
Board of Adjustment
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 2' side yard setback on the existing structure and 5' for the proposed addition as represented in the survey in lieu of the required 7.5' in an R-1 (One-Family Residential) District and the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 24.4' front yard setback for the existing structure in lieu of the required 25' in an R-1 (One-Family Residential) District at 615 South Hazelwood Street subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Vice Chairman Downtain to approve Zone Change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District at 615 South Hazelwood Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

TEMPORARY USE PERMIT AND SITE PLAN – CONCRETE BATCH PLANT 1600 BLK. W. FM 1417 (MUNSON REALTY COMPANY)

TEMPORARY USE PERMIT AND SITE PLAN
THE REQUEST OF MUNSON REALTY COMPANY (OWNER) AND GREG PERRY, CITY OF SHERMAN (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED IN THE 1600 BLOCK WEST FM 1417, BEING 270.532 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
BOARD OF ADJUSTMENTS
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT IN A PD (PLANNED DEVELOPMENT) DISTRICT/ O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.

Greg Perry, City of Sherman, 220 W. Mulberry, Sherman, TX
Mr. Perry appeared to represent the request and answer any questions. The property is located in the 1600 Block West FM 1417 between West Moore Street and Northgate Drive and is zoned a PD (Planned Development).

Mr. Perry explained, "The owner and the City of Sherman are requesting approval for a concrete batch plant to build West Moore Street from Travis Street to FM 1417. It will be operational for three to four months. This is a capital improvement project funded by the City of Sherman."

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

Mr. Perry 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 Temporary Use Permit or Site Plan.

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Temporary Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in a PD (Planned Development) District/ O-1.1 (F.M.

Highway 1417) Overlay District in the 1600 Block West FM 1417 subject to the Staff Review letter. Second by Commission Member Davis.

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

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

VARIANCE – FENCING 1111 GALLAGHER DR. (ASPIRE TWO, LLC)

VARIANCE
THE REQUEST OF ASPIRE TWO, LLC (OWNER), DANIEL WORRELL, COVENANT DEVELOPMENT (REPRESENTATIVE), CROSS ARCHITECTS, PLLC (ARCHITECT), RTP STRUCTURAL (ENGINEER), AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1111 GALLAGHER DRIVE, BEING 10.0661 ACRES AND BEING ALL OF LOT 1 OF THE JACKSON WALKER ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 7, SUBSECTION (13)(D)(1) TO ALLOW A WROUGHT IRON FENCE WITH ENHANCED LANDSCAPING PER THE SITE PLAN SUBMITTED IN LIEU OF THE REQUIRED 6' FOOT MASONRY OR WROUGHT IRON, WITH MASONRY COLUMNS EVERY 24' ALONG PUBLIC STREETS AND 32' ALONG OTHER PROPERTY LINES, IN A C-1 (RETAIL BUSINESS) DISTRICT.

Ryan Johnson, Covenant Development, 5523 W. Houston St., Sherman, TX
Mr. Johnson appeared to represent the request and answer any questions. The property is located at 1111 Gallagher Drive between North Loy Lake Road and North Calais Drive and is zoned C-1 (Retail Business) District.

Mr. Johnson explained, "We are requesting a wrought iron fence with enhanced landscaping in lieu of the required masonry columns due to the existing retaining wall along Calais Drive. There will be a mix of ornamental, evergreen, and hardwood trees. This wall is critical and maintains the grade from east to west. Our structural engineer is concerned that the masonry on top of the retaining wall will affect the integrity of the concrete retaining wall."

Mr. Rae stated, "In our ordinance for landscaping and screening, there is some language that defines when landscaping can be used as a screening device. It says, 'An irrigated landscaped strip, or an earthen berm, planted with trees or shrubs including a minimum of sixty (60) percent non-deciduous trees or shrubs that will achieve sight and noise obstruction, may be provided as a screening device as approved by the Planning and Zoning Commission.' The

standard we have right now is that there needs to be 60% coverage in those areas."

Chairman Mahone asked Mr. Rae, "I am inclined to like this plan so far. Do you feel, as City Staff, there is enough wording to be able to hold him to this presentation?"

Mr. Rae replied, "The biggest concern we have whenever there is landscaping as a buffer is that it dies. It is difficult for us to administer with any applicant. It is something that has been approved before, it is just hard to nail that down and get them to replace it if everything dies."

Chairman Mahone asked, "Will this be irrigated?"

Mr. Johnson replied, "yes. This is a property we are invested in and want to keep it looking good."

Commission Member Sims asked, "Are we going from masonry columns with wrought iron to only wrought iron with enhanced landscaping because we are not sure if the concrete retaining wall can hold the masonry columns?"

Mr. Johnson replied, "yes, that is the request."

Mr. Rae added, "Since they originally asked for the Variance, our ordinance has been updated and it conforms to what Variance was approved."

<u>Charles Barentine, 3214 Burgandy Ln, Sherman, TX</u>
Mr. Barentine said, "I was wondering, on the entrance off of Gallagher Drive, is that right off Burgandy Lane, or is off set from Burgandy Lane? We have enough traffic on Gallagher Drive. Is that fence going to be continuous?"

Commission Member Davis replied, "Everything in green on the Site Plan is fencing."

Commission Member Manley replied, "It looks like the entrance is in line with Burgandy Lane."

<u>Judy Teller, 6869 Hwy. 121, Bonham, TX</u>
Ms. Teller said, "I am representing William McCutchan, Prophecy Properties LLC, KQDR Hot 107.3, at 900 Pecan Grove, Sherman, Texas. The property owner thinks the fence is over the property line. We want to know what is going on this property."

Commission Member Davis replied, "Apartments are going to be built here."

Mr. Johnson replied, "When we erect the fence, it will be on our property line. The property has been surveyed. I think there may be some confusion about what Mr. McCutchan owns."

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

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

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Variance under Ordinance No. 2280, Section 7, Subsection (13)(d)(1) to allow a wrought iron fence with enhanced landscaping per the Site Plan submitted in lieu of the required 6' foot masonry or wrought iron, with masonry columns every 24' along public streets and 32' along other property lines, in a C-1 (Retail Business) District at 1111 Gallagher Drive subject to the Staff Review letter. Second by Commission Member Manley.

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

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

SUP & SITE PLAN – WHOLESALE CONSTRUCTION AND BUILDING MATERIAL SALES AND OUTDOOR STORAGE
3601 N. TRAVIS ST. (PAAGE LTD)

<u>SPECIFIC USE PERMIT AND SITE PLAN</u>
THE REQUEST OF PAAGE LTD (OWNER), JOE JOHNSON, HBJ ARCHITECTS (REPRESENTATIVE), AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3601 NORTH TRAVIS STREET, BEING LOT ONE (1), BLOCK ONE (1) OF CONVEY ADDITION CONSISTING OF 6.624 ACRES AND ALSO BEING 4.71 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT 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 WHOLESALE CONSTRUCTION AND BUILDING MATERIAL SALES AND OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

<u>Joe Johnson, HBJ Architects, 2225 E. Randol Mill, Arlington, TX</u>
Mr. Johnson appeared to represent the request and answer any questions. The property is located at 3601 North Travis Street between Highway 82 and Atkinson Drive.

Mr. Johnson explained, "We are requesting a Specific Use Permit and Site Plan approval to allow wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District for Beacon Roofing Products. We

understand that the approval of outdoor storage would require screening. We are proposing an 8' chain-link fence with fabric screening facing Travis Street."

Mr. Rae stated, "The language in our screening ordinance is vague. A board-on-board fence is a typical screen fence. The fabric is being used around the City of Sherman and does not last and gets torn up."

Chairman Mahone asked, "Can you tell me about the landscape screening you are going to use?"

Mr. Johnson replied, "Evergreen and Carolina Sapphire trees. The goal would be to screen the fence and the materials. The trees will be irrigated."

Commission Member Davis stated, "It seems you could do a wood fence cheaper than a chain-link fence with landscaping and irrigation. Does this cause an issue being next to residential?"

Mr. Rae replied, "I didn't see an issue with it on the south side as their outdoor storage is on the north side of the property. The existing building would be the buffer."

Commission Member Manley stated, "In this instance, I think landscaping would be a more robust screening because of the lower elevation of the site coming from Highway 82."

Commission Member Davis asked, "Can they store anything out there, such as those storage containers?"

Mr. Rae replied, they can put storage containers out there as long as they are not visible from the right-of-way."

Commission Member Manley asked, "Is there something more preferable than chain-link with fabric, such as vinyl slats?"

Mr. Rae replied, "Chain-link is not ideal in general, but as long as they are screened, then it is doing its job. This is a Specific Use Permit and there can be conditions.

This exhibit will be used as the attachment for the Specific Use Permit as what will be allowed and if they deviate from that, they will have to come back to Planning and Zoning and City Council."

Mr. Johnson stated, "We were under the impression that wood was not allowed, but if you would rather see wood behind the landscaping, that is not an issue on our end."

Mr. Rae stated, "I think chain-link is the least desirable."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow wholesale construction and building material sales and outdoor storage in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District with a wood fence and landscaping along the fence line as indicated on the Site Plan at 3601 North Travis Street subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

VARIANCES – PARKING
SITE PLAN – WOODMENS CIRCLE MULTIFAMILY
2817 W. HOUSTON ST.
(DEBID PROPERTIES LLC)

(WITHDRAWN)

VARINACE AND SITE PLAN
THE REQUEST OF DEBID PROPERTIES LLC (OWNER), BLOCK 20, LLC (REPRESENTATIVE), JHP ARCHITECTURE/URBAN DESIGN (ARCHITECT), PACHECO KOCH (ENGINEER) AND YAZEL PEEBLES & ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2817 WEST HOUSTON STREET, BEING 13.535 ACRES IN THE G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828 AND ALSO BEING 10.127 ACRES IN THE J.N. MCNAIR SURVEY, ABSTRACT 763 AND G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, CONSISTING OF 23.662 ACRES, AS FOLLOWS:
BOARD OF ADJUSTMENTS
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.4, SUBSECTION (4) TO ALLOW 530 PARKING SPACES IN LIEU OF THE REQUIRED 662 PARKING SPACES IN AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.
PLANNING AND ZONING
SITE PLAN APPROVAL OF WOODMEN'S CIRCLE HOME MULTIFAMILY.

The property is located at 2817 West Houston Street, the northeast corner of North FM 1417 (Heritage Parkway) and West Houston Street and is zoned R-2 (Multi-Family Residential) District/O-1.1 (F.M. Highway 1417) Overlay District. The owner is requesting site plan approval for the Woodmen's Circle Home Multi-family residential complex

that consists of 331 one and two-bedroom units with 530 parking spaces in lieu of the required 662 spaces.

An email was received from David Brown, Block 20, LLC, on August 15, 2022, at 11:59 P.M requesting to withdraw this item.

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

THIS ITEM WAS WITHDRAWN.

SUP & SITE PLAN – GROUND MOUNT SOLAR 1523 E. WELLS AVE. (CYNTHIA BECK)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF CYNTHIA BECK (OWNER), SYNAPTIC SOLAR LLC (SOLAR INSTALLATION COMPANY), WYSSING CONSULTING (ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1523 EAST WELLS AVENUE, BEING ALL OF LOT 14, AND A PORTION OF LOT 12, BLOCK 3, OF J.C. LINNSTEADT'S ADDITION CONSISTING OF 0.236 ACRES, 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 GROUND MOUNTED SOLAR UNIT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Ahmad Abib, Synaptic Solar, 2280 Campbell Creek Blvd, #350, Richardson, TX and Cynthia Beck, 1523 E. Wells Ave., Sherman, TX
Mr. Abib and Ms. Beck appeared to represent the request and answer any questions. The property is located at 1523 East Wells Avenue between South Loving and South Dewey Avenues and is zoned an R-1 (One-Family Residential) District.

Mr. Abib explained, "The owner is requesting approval for a Ground-Mounted Solar Panel Unit. All the panels would not fit on the roof and the tilt needed would not work on the roof."

Mr. Rae explained, "This lot is part of two platted lots. Typically for Specific Use Permits, we require the applicant to Replat. They are just putting a solar unit and our comment was that the solar unit could not be over any platted lot lines."

Chairman Mahone asked, "Are your plans congruent with that?"

Commission Member Davis stated, "No, this says 5' from the property line."

Mr. Abib replied, "That is from the fence."

Chairman Mahone asked, "Do you think you can fit the solar unit to the left of that property line?"

Mr. Abib replied, "We should be okay installing 5' from the lot line. We can shift it toward the fence."

Commission Member Davis asked, "What kind of fence is around this home?"

Ms. Beck replied, "chain-link."

Commission Member Davis stated, "I would like to see this screened."

Ms. Beck stated, "There are trees along the chain-link fence, and it is naturally screened."

Vice Chairman Downtain asked, "If we require other properties to replat to build, why not this property?"

Mr. Rae replied, "It is over $2,000.00 to Replat, we wouldn't require that for an accessory building so I don't think we should require it for a solar unit."

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

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

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

ACTION TAKEN.
Motion by Vice Chairman Downtain to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Ground Mounted Solar Unit in an R-1 (One-Family Residential) District at 1523 East Wells Avenue subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

SUP & SITE PLAN – GROUND MOUNT SOLAR 2701 VALLEY RIDGE LN. (SHERRY HUNTER)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF SHERRY HUNTER (OWNER), CAITI PERRY (REPRESENTATIVE), TEXOMA SOLAR SOLUTIONS, LLC (CONTRACTOR) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2701 VALLEY RIDGE LANE, BEING LOT 146,

WESTERN ACRES INSTALLMENT NO. FOUR, AS FOLLOWS: **(DENIED)**
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A GROUND-MOUNTED SOLAR UNIT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Caiti Perry, 2322 Winnett Rd, Colbert, OK; Anthony Devore, 739 Pleasant Hill Rd., Caddo, OK; and Sherry Hunter, 2701 Valley Ridge Ln., Sherman, TX

Ms. Perry, Mr. Devore and Ms. Hunter appeared to represent the request and answer any questions. The property is located at 2701 Valley Ridge Lane, the southeast corner of West Meadowridge Road and Valley Ridge Lane and is zoned R-1 (One-Family Residential) District.

Ms. Perry explained, "We are requesting approval for a Ground-Mounted Solar Panel Unit because the roof is not good for the Roof-Mounted Solar Unit."

Chairman Mahone asked, "On this aerial view, there is a solar unit, is that super imposed or is it already built?"

Ms. Perry replied, "It is not already built. Ms. Hunter does not have any solar panels on her property at this time."

Commission Member Davis said, "There are two pictures with a totally different layout."

Vice Chairman Downtain stated, "The engineered plans show a different layout."

Ms. Perry replied, "There is also no pool in the engineered plans, that is from when we first started her solar install."

Vice Chairman Downtain asked, "Are the engineered plans not what you are proposing?"

Ms. Perry replied, "no, we needed to move the solar panels to the backside of the house because you could see those panels from the street."

Vice Chairman Downtain stated, "Google Earth is showing something there now, behind the shed. Is there existing solar on the property?"

Ms. Perry replied, "There was, but not now."

Commission Member Sims asked, "Is there a problem that we have produced the panels in two different spots?"

Ms. Cotton replied, "You are able to make conditions and changes in your review of the Specific Use Permit. You just need to be specific if you want to tie the request to a specific location."

Vice Chairman Downtain asked, "Do the engineered plans need to match what has been updated?"

Mr. Rae replied, "yes. They will need to resubmit updated engineered plans when they apply for a building permit."

Commission Member Sims stated, "The size is staying the same, the only thing changing is the location on the property."

Ms. Perry replied, "exactly."

Commission Member Davis asked, "Can you tell me why there was one there before. It appears to be a newly built house. The owner had one put in and taken out?"

Ms. Perry replied, "yes."

Commission Member Davis asked, "Do you know why?"

Ms. Hunter replied, "The proposed site would put it right on top of my wastewater sprinkler system, which is required by the City of Sherman. I cannot move that sprinkler system and we have a septic company that comes out and checks those sprinklers."

Chairman Mahone asked, "Then why do you want to put it there?"

Ms. Hunter replied, "I don't want it there and the other location is on top of my septic.

I hired Texoma Solar Solution, LLC in 2019 to install a Solar Unit and they were supposed to have gotten a permit then. Had all the requirements been met, I don't know that it would have been approved.

The unit they installed was sinking, falling over and had multiple electrical issues and the City of Sherman required them to come remove it."

Chairman Mahone said, "It sounds like you do not want them to put it back."

Ms. Hunter replied, "There is no where to put it that it is not visible from Rolling Hills Drive or Valley Ridge Lane."

Commission Member Blagg asked, "Can you screen it?"

Ms. Hunter replied, "I cannot afford that."

Chairman Mahone stated, "It is removed and I don't see where you could put a new set."

Ms. Hunter replied, "I agree."

Mr. Devore stated, "As far as a Homeowner's Association (HOA) requirement, House bill 362, passed in 2011, states an HOA cannot deny a homeowner the use or possession of Solar Panels.

If Ms. Hunter is worried about the sprinkler system, everything is waterproof. They are made for being outside and water does not affect the solar panels."

Commission Member Blagg asked Ms. Hunter, "Do you want the solar panels?"

Ms. Hunter replied, "I don't know how it can be placed in my yard and meet the ordinances."

Commission Member Blagg asked, "Which ordinance would she have to meet?"

Mr. Rae replied, "making sure it is screened. We do not enforce HOA rules."

Commission Member Manley asked, "How tall is this unit?"

Mr. Devore replied, "9' tall in the back and 2 foot off the ground in the front."

Commission Member Davis asked for an Executive Session

Chairman Mahone stated, "The Planning & Zoning Commission will now hold a closed executive session pursuant to the Texas Open Meetings Act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 6:57 p.m.

RECONVENE

RECONVENE

The Executive Session closed, and the meeting reconvened at 7:04 p.m.

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 deny the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Ground-Mounted Solar Unit in an R-1 (One-Family Residential) District at 2701 Valley Ridge Lane. Second by Commission Member Davis.

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

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

VARIANCE – PARKING
ZONE CHANGE – M-1 TO C-2
SUP & SITE PLAN – SELF STORAGE
4312 TEXOMA PARKWAY
(REX HUDDLESTON)

(WITHDRAWN)

VARIANCE, ZONE CHANGE, SPECIFIC USE PERMIT AND SITE PLAN

THE REQUEST OF REX HUDDLESTON (OWNERS), KENT HUGHLETT (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4312 TEXOMA PARKWAY, BEING 21.125 ACRES AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL IN THE W.F PATTERSON SURVEY, ABSTRACT NO. 969, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5) TO ALLOW 9 PARKING SPACES IN LIEU OF THE REQUIRED 20 PARKING SPACES FOR A MINI-WAREHOUSE.

PLANNING AND ZONING COMMISSION

ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SELF-STORAGE (MINI-WAREHOUSE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.

The property is located at 4312 Texoma Parkway, the southwest corner of North Frisco Road and Texoma Parkway. The owner is requesting approval for a Specific Use Permit and Site Plan to allow a Self-Storage; a Zone Change from M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; and a Variance for 9 parking spaces.

An email was received from Rex Huddleston on August 9, 2022, at 11:42 A.M. requesting to withdraw this item.

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

THIS ITEM WAS WITHDRAWN.

VARIANCE – FRONT SETBACK
FINAL PLAT – CARROLL ADDN.
313 AND 319 S. DEWEY AVE.

(CRUZ AND EMMA ALVA)

VARIANCE AND FINAL PLAT

THE REQUEST OF CRUZ AND EMMA ALVA (OWNERS), MARK KERR (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 313 AND 319 SOUTH DEWEY AVENUE, AS FOLLOWS:

BOARD OF ADJUSTMENTS

VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.6, SUBSECTION (1) TO ALLOW AN 11' FRONT SETBACK IN

LIEU OF THE REQUIRED 25' IN A C-1 (RETAIL BUSINESS) DISTRICT.
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF CARROLL ADDITION.

Mark Kerr, 1615 N. Lockhart, Sherman, TX
Mr. Kerr appeared to represent the request and answer any questions. The property is located at 313 and 319 South Dewey Avenue, the northeast corner of South Dewey Avenue and East Cherry Street and is zoned C-1 (Retail Business) District.

Chairman Mahone asked, "On the west side of Lot 1 of the Plat, it says, 'dedicated for right-of-way purposes per this plat'. What is going on here?"

Mr. Rae replied, "The request for a Variance for 11' in lieu of the required 25' is because, as part of the Plat, they need to dedicate a certain amount for Dewey Avenue. Dewey Avenue is on our thoroughfare plan as minor arterial, which requires 90' of right-of-way and this is the most we could get without having to clip off the house. The Variance is a result of the dedication of right-of-way."

Mr. Kerr explained, "The owner is requesting to plat the property into two lots for commercial development and a Variance to allow an 11' front setback for an existing residential structure. We want to finish the existing house. We had to replat to make a driveway off Cherry Street and then the existing house will have a driveway off Dewey. Mr. Alva had the structure at 313 South Dewey demolished due to poor conditions."

Mr. Rae stated, "Staff's concern was having two driveways off Dewey Avenue, being a minor arterial."

Commission Member Manley asked, "That is a residence now and will continue to be a residence?"

Mr. Kerr replied, "yes."

Mr. Rae stated, "Mr. Kerr, you do understand that it is still zoned C-1 (Retail Business) District and if you build a house there, you will need to get that rezoned to R-1 (One-Family Residential) District."

Mr. Kerr replied, "yes, we are just remodeling what is there now."

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

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

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

ACTION TAKEN.
Board of Adjustment
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.6, Subsection (1) to allow an 11' front setback in lieu of the required 25' in a C-1 (Retail Business) District at 313 and 319 South Dewey Avenue subject to the Staff Review letter. Second by Commission Member Manley.

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

Planning and Zoning
Motion by Commission Member Davis to approve the Final Plat approval of Carroll Addition at 313 and 319 South Dewey Avenue subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

ADJOURNMENT **ADJOURNMENT**
On Motion duly made and carried, the meeting adjourned at 7:13 p.m.

CHAIRMAN

ACTING SECRETARY

STATE OF TEXAS §

September 20, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on September 20, 2022.

MEMBERS PRESENT:	**CHAIRMAN MAHONE COMMISSION MEMBERS: DAVIS, SIMS, MANLEY, WHITAKER AND BLAGG**
ALTERNATE:	**NONE**
MEMBERS ABSENT:	**VICE CHAIRMAN DOWNTAIN**
STAFF PRESENT:	**ROB RAE, DIRECTOR OF DEVELOPMENT SERVICES, KERRI TURNER, DEVELOPMENT SERVICES COORDINATOR, WAYNE LEE, DIRECTOR OF ENGINEERING AND THERESA HUTCHINSON, DIRECTOR OF PARKS AND RECREATION**
CITY ATTORNEY:	**ALICESON COTTON**

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 will review the minutes of the August 16, 2022, regular meeting at the October 18, 2022, Planning and Zoning Commission Meeting.

ANNOUNCEMENTS — **ANNOUNCEMENTS**

There were no announcements.

APPOINT BOARD OF ADJUSTMENT — **BOARD OF ADJUSTMENT**

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

CITIZEN COMMENTS — **CITIZEN COMMENTS**

There were no citizen comments.

CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16) — **CONSENT AGENDA**

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

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve the Items on the Consent Agenda as presented subject to the Staff

Review Letter. Second by Commission Member Manley. All present voted AYE.

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

REPLAT – HALL & JONES ADDN. 809 AND 811 N. BRANCH ST. (HABITAT FOR HUMANITY)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF HABITAT FOR HUMANITY (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 809 AND 811 NORTH BRANCH STREET, BEING 0.209 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NUMBER 763 AND BEING ALL OF LOT 3 AND PART OF LOT 4, BLOCK 2 OF HALL AND JONES ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF HALL & JONES ADDITION, BLOCK 2, LOT 3R

The property is located at 809 and 811 Branch Street between East College and Carter Streets and is zoned R-1 (One-family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – SWINDELL ADDN. LOTS 1 AND 2 112 BARBARA LN. (AMY SWINDELL)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF AMY SWINDELL (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 112 BARBARA LANE IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION, BEING 5.000 ACRES IN THE JOHN MCCLENIHAN SURVEY, ABSTRACT NUMBER 789, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF SWINDELL ADDITION LOTS 1 AND 2.

The property is located at 112 Barbara Lane near the intersection of Brown Road and Barbara Lane in Sherman's Extra Territorial Jurisdiction. The owner would like to plat 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.

REPLAT – SHANNON HEIGHTS ADDN. BLOCK 3, LOTS 12R-1 & 12R-2

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF STEADMAN INVESTMENTS (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2200 NORTH HICKORY STREET, BEING 0.296 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NUMBER 763 AND BEING

ALL OF LOT 12R IN BLOCK 3 OF THE REPLAT OF SHANNON HEIGHTS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF SHANNON HEIGHTS ADDITION BLOCK 3, LOTS 12R-1 & 12R-2.

2200 N.HICKORY ST. (STEADMAN INVESTMENTS)

The property is located at 2200 North Hickory Street, the northwest corner of Dupree and North Hickory Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat 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 – CONSENT AGENDA ITEM
THE REQUEST OF CINDY GRIFFIN (OWNER), ANDY GRIFFIN (DEVELOPER) AND COX LAND SURVEYING CO. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK FARMINGTON ROAD, BEING 2.288 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NUMBER 765, IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BEXLEY ADDITION, LOT 1, BLOCK 1.

FINAL PLAT - BEXLEY ADDN., LOT 1, BLOCK 1
700 BLK. FARMINGTON RD.
(CINDY GRIFFIN)

The property is located in the 700 Block Farmington Road between Flanary and Old Dorchester Roads in Sherman's Extra Territorial Jurisdiction. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF WALMART REAL ESTATE BUSINESS TRUST (OWNER), CRYSTAL WALKER, BENCHMARK GROUP (REPRESENTATIVE), KIMLEY-HORN AND ASSOCIATES (ENGINEER) AND FRED D. OSTROSKY (ARCHITECT) CONCERNING THE PROPERTY LOCATED AT 401 EAST HIGHWAY 82, BEING LOT 1B, BLOCK 1 OF WAL-MART ADDITION SECTION 1, REPLAT 1A AND 1B, BLOCK 1, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN APPROVAL OF WAL-MART CANOPY ADDITION.

SITE PLAN – WAL-MART CANOPY
401 E. HWY. 82
(WALMART REAL ESTATE BUSINESS TRUST)

The property is located at 401 East Highway 82, the northwest corner of Highway 82 and Highway 75 and is zoned C-2 (General Commercial) District/O-1 (75 & 82) Overlay District. The owner would like Site Plan approval for a canopy on the west side of the existing Wal-Mart store

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 – HICKORY HILL MULTI FAMILY, LOT 1, BLK. A 3400-4000 BLKS. W. LAMBERTH RD. (SHERMAN HICKORY HILL, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SHERMAN HICKORY HILL, LLC (OWNER), DOBIE DEVELOPMENT GROUP (DEVELOPER), SEVAN MULTI-SITE SOLUTIONS AND SPIARS ENGINEERING, INC. (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 3400-4000 BLOCKS WEST LAMBERTH ROAD, BEING 24.680 ACRES IN THE W. THOMPSON SURVEY, ABSTRACT NUMBER 1209, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF HICKORY HILL MULTI FAMILY, LOT 1, BLOCK A.

The property is located in the 3400-4000 Blocks West Lamberth Road, between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development). The owner would like to plat the property into one lot for a multi-family 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 – LOPRESTI ADDN. 304 S. LOVING AVE. (LOPRESTI FAMILY LIVING REVOCABLE TRUST)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF LOPRESTI FAMILY LIVING REVOCABLE TRUST (OWNER), ANTHONY LOPRESTI (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYING) CONCERNING THE PROPERTY LOCATED AT 304 SOUTH LOVING AVENUE, BEING 0.347 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LOPRESTI ADDITION.

The property is located at 304 South Loving Avenue between East Lamar and East Cherry Streets and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – AMERISTATE CENTRAL PLAZA, PHASE 2 700 BLK. E. LAMBERTH RD.

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF AMERISTATE BANK (OWNER), RON WESTERVELT (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYING) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK EAST LAMBERTH ROAD, BEING 3.209 ACRES IN THE J.B.

MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING PART OF LOT 4, BLOCK 1 OF DR. J.H. CARRAWAY'S SUB-DIVISION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF AMERISTATE CENTRAL PLAZA, PHASE 2.

(AMERISTATE BANK)

The property is located in the 700 Block East Lamberth Road, the southwest corner of East Lamberth and North Loy Lake Roads and is zoned C-1 (Retail Business) District. The owner would like to plat the property into three lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT AND SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF CADENCE BANK (OWNER), STEPHENS DANIEL (REPRESENTATIVE), DANIEL DESIGN STUDIO (ARCHITECT) AND HELVEY-WAGNER INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 600 NORTH TRAVIS STREET, BEING 0.985 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING PART OF BLOCK 6, GEORGE W. BOND'S 1ST SUPPLEMENT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF A PART OF BLOCK 6, GEORGE W. BOND'S 1ST SUPPLEMENT.
SITE PLAN APPROVAL OF BANCORPSOUTH SHERMAN BRANCH BANK.

REPLAT - GEORGE W. BOND'S 1ST SUPPLEMENT
SITE PLAN – BANCORPSOUTH
600 N. TRAVIS ST.
(CADENCE BANK)

The property is located at 600 North Travis Street between West Brockett and West Washington Streets and is zoned C-1 (Retail Business) District. The owner would like to plat the property into one lot for commercial development. They are also requesting Site Plan approval for BancorpSouth Sherman Branch Bank. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WYLDEWOOD HOMES (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2100 EAST LAMAR STREET, BEING 12.995 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF SWEETWATER GAP.

FINAL PLAT – SWEETWATER GAP
2100 E. LAMAR ST.
(WYLDEWOOD HOMES)

The property is located at 2100 East Lamar Street, the intersection of East Lamar and South Colbert Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like Final Plat approval for the Sweetwater Gap. 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 – SHERDEN MALL LT. 1, BLK. B 3209 TEXOMA PKWY. (CHARLIE NICHOLAS, SHERMAN NEC TEXOMA & 82 LP)

FINAL PLAT
THE REQUEST OF CHARLIE NICHOLAS, SHERMAN NEC TEXOMA & 82 LP (OWNER), NE DEVELOPMENT (DEVELOPER) AND SPIARS ENGINEERING, INC. (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3209 TEXOMA PARKWAY, BEING 31.317 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NUMBER 504 AND IN THE SAM M MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF SHERDEN MALL LOT 1, BLOCK B.

(TABLED)

The property is located at 3209 Texoma Parkway between Gallagher Drive and Highway 82 and is zoned R-2 (Multi Family Residential) District. The owner would like to plat the property into one lot for a multi-family development.

An email was received from Karis Smith, Spiars Engineering and Surveying, on September 12, 2022, at 9:45 A.M. requesting to table this item.

ACTION TAKEN.
Motion by Commission Member Davis to table the Final Plat approval of Sherden Mall Lot 1, Block B at 3209 Texoma Parkway. Second by Commission Member Sims.

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

THIS ITEM WAS TABLED.

FINAL PLAT – LUELLA CROSSING PHASE 1 200-600 BLKS. LUELLA RD. (LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.)

FINAL PLAT
THE REQUEST OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. (OWNER) AND KIMLEY-HORN AND ASSOCIATES, INC.(SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 200-600 BLOCKS LUELLA ROAD, BEING 47.694 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NUMBER 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 1.

Michael Carlisle, Kimley-Horn Associates, 260 E. Davis, #100, McKinney, TX
Mr. Carlisle appeared to represent the request and answer any questions. The property is located in the 200-600 Blocks

Luella Road, south of FM 1417 (Heritage Parkway) and west of Luella Road and is zoned R-1 (One-Family Residential) District.

Mr. Carlisle explained, "We would like to plat the property into 229 lots for residential development. We had missed the deadline for submitting the updated Final Plat."

Chairman Mahone stated, "My packet states that Staff recommends denial."

Mr. Lee replied, "Engineering staff has reviewed the latest Final Plat submitted and it has sufficiently addressed the Preliminary Plat comments. The applicant had missed our deadlines for submittal. We see no reason to recommend denial for the Final Plat that was recently submitted."

Commission Member Manley asked, "This recommendation was not based on a technical issue, but a timing issue?"

Mr. Lee agreed, "We had not received a revised Final Plat and they had not addressed the Preliminary Plat Staff Review comments."

Mr. Rae clarified, "In our ordinance, it states that any modifications made to the application needs to be received no later than 14 days before the Planning and Zoning meeting. It was received after that time. That 14 days give Staff enough time to review and provide recommendations."

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

Mr. Carlisle 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 Final Plat.

ACTION TAKEN.
Motion by Commission Member Manley to approve the Final Plat approval of Luella Crossing Phase 1 in the 200-600 Blocks Luella Road subject to the Staff Review letter. Second by Commission Member Davis.

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

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

SUP & SITE PLAN – CIGAR LOUNGE

<u>SPECIFIC USE PERMIT AND SITE PLAN</u>
THE REQUEST OF JEFF WILSON (OWNER), HAL HINTON (TENANT/REPRESENTATIVE) AND HELVEY-WAGNER

SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 222 AND 224 WEST HOUSTON STREET, BEING PART OF LOT 10, BLOCK 4, OTP SHERMAN AND ALSO BEING PART OF LOT 7, BLOCK X ALLEN S B ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
AMENDMENT TO THE SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A CIGAR LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT.

222 AND 224 W. HOUSTON ST. (JEFF WILSON)

Hal Hinton, 222 W. Houston St., Sherman, TX
Mr. Hinton appeared to represent the request and answer any questions The property is located at 222 and 224 West Houston Street between South Elm and South Crockett Streets and is zoned C-1 (Retail Business) District.

Mr. Hinton explained, "I am requesting approval to extend my Cigar Lounge to 224 West Houston Street as well as the existing location at 222 West Houston Street."

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

Mr. Hinton 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 Specific Use Permit or Site Plan.

ACTION TAKEN.
Motion by Commission Member Whitaker to approve the Amendment to the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar Lounge in a C-1 (Retail Business) District at 222 and 224 West Houston Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF DOUBLE TREE PROPERTIES LP (OWNER), KEVIN TALBERT (TENANT/REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2700 TEXOMA PARKWAY, SUITE B, BEING 0.982 IN THE RUEBEN HENDRIX SURVEY, ABSTRACT NO. 504, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

SUP & SITE PLAN – VAPE SHOP 2700 TEXOMA PKWY., # B (DOUBLE TREE PROPERTIES LP)

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A VAPE AND NOVELTY SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

Kevin Talbert, 1904 Deborah Dr., Sherman, TX
Mr. Talbert appeared to represent the request and answer any questions. The property is located at 2700 Texoma Parkway, Suite B, the northwest intersection of Highway 82 and Texoma Parkway. The owner is requesting a Specific Use Permit to allow Area 42: Vapors and Oddities in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Mr. Talbert explained, "I am requesting a Specific Use Permit to allow Area 42: Vapors and Oddities in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

The goal of Area 42 is to bring reliable, quality and flavorful tobacco alternatives to the residents of Sherman, Texas. They also intend to provide a market that has been largely unserviced, pop culture collectibles, high end action figures, t-shirts, games and novelty items. It is stuff you used to could find at Hastings. Because their products are for adults only, they will maintain a policy of 18 years old and up on site to keep children safe and peace of mind for their patrons.

We currently own Texoma Vapors and have been serving the community for the last decade.

Chairman Mahone asked, "Are the novelty items general retail? Sometimes there is a negative connotation with the term novelty."

Mr. Rae stated, "We want to ensure that these are not novelties of the sexual orientation."

Mr. Talbert replied, "no, no, no."

Commission Member Davis asked, "What is the need for 18 years old or older?"

Mr. Talbert replied, "We sell e-cigarette and vape products. We want to ensure we are selling those to the right people and not to children."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Vape Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District at 2700 Texoma Parkway, Suite B subject to the Staff Review letter. Second by Commission Member Sims.

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

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

SUP & SITE PLAN – MULTIFAMILY IN R-1 ZONE CHANGE – RA TO R-1 500-600 BLKS. KREAGER RD. (CRAIG CALHOUN, SWEET COW HOLDINGS)

<u>SPECIFIC USE PERMIT, SITE PLAN AND ZONE CHANGE</u>
THE REQUEST OF CRAIG CALHOUN, SWEET COW HOLDINGS (PROSPECTIVE BUYER), TODD YOUNG, YOUNG ENTERPRISES LP (OWNER), JBI PARTNERS (ENGINEER), HHS RESIDENTIAL (DEVELOPER) AND HELVEY-WAGNER SURVEYING (SURVEYOR), CONCERNING THE PROPERTY LOCATED IN THE 500-600 BLOCKS KREAGER ROAD, BEING 20.11 ACRES IN THE FRANK RICHARDS SURVEY, ABSTRACT NO. 1044, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MULTI-FAMILY DEVELOPMENT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.
ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN RA (SINGLE FAMILY AGRICULTURAL) DISTRICT TO AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

<u>Mayson Meier, HHS Residential, Highland Homes, 5601 Democracy, Plano, TX and Jerry Sylo, 2121 Midway Rd., Carrollton, TX</u>
Mr. Meier and Mr. Siloh appeared to represent the request and answer any questions. The property is located in the 500-600 Blocks Kreager Road between Plainview Road and Highway 131 in Sherman's Extra Territorial Jurisdiction (ETJ).

Mr. Meier explained, "HHS Residential is a single-family, rental focused division of Highland Homes. Our focus is build-to-rent communities managed by one owner."

Mr. Sylo explained, "Upon Annexation into the City of Sherman, we are requesting a Specific Use Permit and Site Plan approval to allow the Horizon at Sherman, a multi-family development in an R-1 (One-Family Residential)

District and a Zone Change from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.

This will be built on 19.6 acres and will consist of 156 homes. All the homes will be on one lot. That will be 8 homes per acre. This is very low density compared to other multi-family developments. We have one spine street connecting Kreager Road to Travis Street. All the roads in the development are private and will be built to fire lane standards. We will have parallel parking on one side of the street only. On both sides of the street, there will be a 5' sidewalk. There will be a 28' landscape buffer along Travis Street. There will be 567 parking spaces. 532 are in the auto court and 35 are on the spine street.

Horizon at Sherman will be a neighborhood of single-family homes developed in an auto court concept. Typically, each auto court contains 9 individual, detached homes built around a cul-de-sac. The homes wrap around a common auto court which provides direct access to the attached, 2-car garage of each home. In those instances where the auto court design cannot be utilized, the homes will front the adjacent private street. Each home will have two different elevations to create variety in a neighborhood. Highland Homes will build all the homes.

The homes will not be greater than two stories in height and will either have two, three, or four bedrooms, which is plan dependent. The homes will range in size from 1,137 square feet to 1,917 square feet. The average size home in Horizon at Sherman will be 1,529 square feet. There will be two plans for each style of home so that there is variety in the neighborhood. Each of the homes will have a fenced yard. The homes at the back of the cul-de-sac are two-bedroom homes and have a one-car garage and a one-car driveway.

What sets Horizon at Sherman apart from a typical single-family neighborhood is that the homes will be individually leased, rental homes. They will all be owned and maintained by the same entity which will also own and maintain the property. We will hire a third-party management company. Highland does have ownership in the properties. This provides for a consistent appearance and upkeep throughout the neighborhood. These homes will not be sold individually."

Chairman Mahone asked, "Does the Staff Review Letter require annexation?"

Mr. Rae replied, "yes."

Chairman Mahone stated, "The Specific Use Permit is required because this is all on one lot."

Mr. Rae replied, "There are two options that the applicant can go. They can rezone it to R-2 (Multi-Family Residential) District and, if approved by the Planning and Zoning Commission and City Council, entitles the applicant to a much greater density than what they are proposing. The recommendation from Staff was to rezone it to R-1 (One-Family Residential) District and request a Specific Use Permit for the multi-family. That would lock in their Site Plan and what their proposed development."

Peter Tracy, 700 S. Valentine, Sherman, TX
Mr. Tracy said, "I am not seeing cul-de-sacs, I am seeing dead end streets. My concern is with trash pick-up and the trash truck having to pull in and back out. Is the trash pickup going to be centrally located or in front of each home."

Martha Dorman, 2600 W. Biscayne Dr., Sherman, TX
Ms. Dorman said, "I would like to know what the rent is going to be and if these are government subsidized or if there is any government financing at all."

Mr. Meier replied to Mr. Tracy, "We have a couple of trash pickup options. One is to have a bin placed at each one of the cul-de-sacs and the other is a trash compactor. It is whichever Staff prefers."

Mr. Rae stated, "The Staff Review Letter mentions they will need to coordinate with solid waste."

Mr. Sylo added, "We will do whatever the City of Sherman requires."

Mr. Meier replied to Ms. Dorman, "There are no government subsidies, just a market rate rental community. We are targeting $1800.00 to $2800.00."

Commission Member Davis stated, "I see these hammerhead roads with one way in and one way out with street parking being chaos."

Mr. Rae stated, "The hammerhead roads are allowed by the fire marshal."

Commission Member Manley stated, "There is not parking in the hammer roads."

Mr. Sylo stated, "Each auto court will have four to six parking spaces for visitors adjacent to that auto court. We meet the parking requirements for R-1 (One-Family Residential) District without the street parking."

Commission Member Davis asked, "Will there be one water meter?"

Mr. Lee replied, "yes, it will have a master meter."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a multi-family development in an R-1 (One-Family Residential) District and the Zone Change under Ordinance No. 2280, Section 12, from an RA (Single Family Agricultural) District to an R-1 (One-Family Residential) District in the 500-600 Blocks Kreager Road subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCE – PARKING
SUP & SITE PLAN – MINI-WAREHOUSE
ZONE CHANGE – M-1 TO C-2
REPLAT – MANDY'S ADDN.
4312 TEXOMA PKWY.
(CHRIS MARTIN)

VARIANCE, SPECIFIC USE PERMIT, SITE PLAN, ZONE CHANGE AND REPLAT
THE REQUEST OF CHRIS MARTIN (OWNER), REX HUDDLESTON (PROSPECTIVE BUYER), TATCHIO AND ASSOCIATES ARCHITECTS (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT IN THE W.F. PATTERSON SURVEY, ABSTRACT 969 AND BEING ALL OF LOTS 1R AND 2R IN THE REPLAT OF SIDNEY HEIGHTS ADDITION AND LOT 1, REPLAT OF PART OF BLOCK FOUR OF THE REPLAT OF MIDWAY MALL, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. **VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 20 PARKING SPACES FOR A MINI-WAREHOUSE IN LIEU OF THE REQUIRED 60 SPACES IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**

PLANNING AND ZONING COMMISSION

B. **SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE IN A C-2 (GENERAL COMMERCIAL) DISTRICT.**
C. **ZONE CHANGE APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM AN M-1 (LIGHT MANUFACTURING) DISTRICT TO A C-2 (GENERAL COMMERCIAL) DISTRICT.**
D. **REPLAT APPROVAL OF MANDY'S ADDITION.**

Rod Tatchio, 2605 Westridge Trails, Sherman, TX
Mr. Tatchio appeared to represent the request and answer any questions. The property is located at 4312 Texoma Parkway, the southwest corner of North Frisco Road and Texoma Parkway.

Mr. Tatchio explained, "The owner is requesting approval for a Specific Use Permit and Site Plan to allow a Self-Storage; a Zone Change from M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; and a Variance for 20 parking spaces, everyone comes and goes with a self-storage, and they do not need 60 spaces; and Replat approval for Mandy's Addition."

Chairman Mahone asked, "What about the astericked item 13 on the Staff Review Letter: 'All Non-conforming signs must be removed or made to conform with all ordinances of the City of Sherman."

Mr. Rae replied, "That was additional comment we sent after we had sent the original Staff Review Letter out. We saw that there were two non-conforming signs that either need to be moved or relocated."

John Munson, PO Box 357, Denison, TX
A letter was received from Mr. Munson September 14, 2022 stating, "Approved."

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

Mr. Tatchio 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, Specific Use Permit, Site Plan, Zone Change or Replat.

ACTION TAKEN.
Board of Adjustment
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 20 parking spaces for a Mini-Warehouse in lieu of the required 60 spaces in a C-2 (General Commercial) District at 4312 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Sims.

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

ACTION TAKEN.
Planning and Zoning

Motion by Commission Member Davis to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse in a C-2 (General Commercial) District; the Zone Change under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District; and the Replat of Mandy's at 4312 Texoma Parkway subject to the updated Staff Review letter. Second by Commission Member Davis.

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

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

VARIANCE – SIDE SETBACK
2210 OAK CREEK DR.
(RYAN STOLL, OWN DECOY HOLDINGS LLC)

VARIANCE
THE REQUEST OF RYAN STOLL, OWN DECOY HOLDINGS LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2210 OAK CREEK DRIVE, BEING LOT 18, BLOCK 1, TURTLE CREEK SOUTH ADDITION, SECTION TWO, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 6' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 9.54' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Ryan Stoll, 1312 W. Shepherd Dr., Sherman, TX
Mr. Stoll appeared to represent the request and answer any questions. The property is located at 2210 Oak Creek Drive between Monte Cristo and Alpine Drives and is zoned R-1 (One-Family Residential) District.

Mr. Stoll explained, "We are requesting approval to allow a 6' side yard setback in lieu of the required 9.54' for an oddly shaped lot. This would allow us to stay in line with the other houses."

Chairman Mahone 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 Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 6' side yard setback in lieu of the required 9.54' in an R-1 (One-Family Residential) District at 2210 Oak Creek

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

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

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

SUP & SITE PLAN – MULTI-FAMILY IN R-1 521 S. RUSK ST. (DEVON LEWIS, NELTA LLC)

(TABLED)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF DEVON LEWIS, NELTA LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 521 SOUTH RUSK STREET, BEING 0.183 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MULTI-FAMILY RESIDENCE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 521 South Rusk Street between West Cherry and West King Streets and is zoned R-1 (One-Family Residential) District. The owner is requesting Specific Use Permit and Site Plan approval to allow a two-family dwelling in an R-1 (One-Family Residential) District.

An email was received from Devon Lewis on September 13, 2022, at 9:21 A.M. requesting to table this item.

ACTION TAKEN.
Motion by Commission Member Manley to table the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Multi-Family residence in an R-1 (One-Family Residential) District at 521 South Rusk Street. Second by Commission Member Davis.

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

THIS ITEM WAS TABLED.

SUP & SITE PLAN – COMMERCIAL AMUSEMENT CENTER 1950 N. GRAND AVE. (INTERPROPERTY HOLDINGS)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF INTERPROPERTY HOLDINGS (OWNER) AND RYAN LUX (TENANT) CONCERNING THE PROPERTY LOCATED AT 1950 NORTH GRAND AVENUE, BEING 5.73 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 COMMERCIAL AMUSEMENT CENTER IN AN M-1 (LIGHT MANUFACTURING) DISTRICT.

Ryan Lux, 2713 Rolling Hills Dr., Sherman, TX
Mr. Lux appeared to represent the request and answer any questions. The property is located at 1950 North Grand Avenue between Texoma Parkway and North Frisco Road and is zoned M-1 (Light Manufacturing) District.

Mr. Lux explained, "I am requesting a Specific Use Permit and Site Plan approval to allow Glitch's Arcade, a Commercial Amusement Center. Glitch's Arcade will operate as a for-profit business in Sherman, Texas, engaging the community with excellence in entertainment by combining a nostalgic 1980's and 1990's atmosphere and an arcade gaming environment with great food and drinks."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Commercial Amusement Center in an M-1 (Light Manufacturing) District at 1950 North Grand Avenue subject to the Staff Review Letter. Second by Commission Member Davis.

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

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

TUP & SITE PLAN – CONCRETE BATCH PLANT
200 BLK. S. FM 1417 (HERITAGE PKWY.)
(GOW PROPERTIES, LLC)

TEMPORARY USE PERMIT AND SITE PLAN
THE REQUEST OF GOW PROPERTIES, LLC (OWNER) AND GILCO CONTRACTING, INC (REPRESENTATIVE) CONCERNING THE PROPERTY IN THE 200 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY), BEING 46.925 ACRES IN THE E. JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
BOARD OF ADJUSTMENT
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/ O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT.

Mark Leonard, 6331 Southwest Blvd., Benbrook, TX

Mr. Leonard appeared to represent the request and answer any questions. The property is located in the 200 block of South FM 1417 (Heritage Parkway) between West Houston Street and Center Street and is zoned R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District.

Mr. Leonard explained, "We are requesting a Temporary Use Pemit and Site Plan approval to allow a Concrete Batch Plant to produce concrete for the Paving Improvements of the Estates at Baker Park Phase 1 project in the City of Sherman. We would like to put the temporary plant up for budgeting and scheduling reasons. These improvements include, but are not limited to, concrete street paving, concrete sidewalks, and concrete barrier free ramps. The location for the plant is Block C, Lots 20-32 for plant equipment and material stockpiles. Upon completion of the Estates at Baker Park Phase 1 project, the plant will be removed. Everything will be coming off FM 1417, nothing will be coming through any neighborhoods."

Commission Member Blagg asked, "What hours will you be operating?"

Mr. Leonard replied, "We have to follow the City of Sherman ordinances. We usually start at 7:00 A.M. and are done by 5:00 or 6:00 p.m."

Commission Member Manley, "Can you describe what goes on at a concrete batch plant? What specific activities are you doing?"

Mr. Leonard replied, "We have tandem dump trucks that back up underneath our concrete mixer. We have a loader and a batch trailer that has a computer in it that runs the whole plant. It measures everything out and dumps it into the mixer. The only thing you are running is the loader to load the rock and sand into the bins and then the dump truck takes it and dumps it into the ground in front of our machine that pours the street."

Commission Member Manley asked, "Is there any concrete recycling?"

Mr. Leonard replied, "no, it is all rock, sand and cement."

Chairman Mahone asked, "Is the batch plant going to be in the center and all the traffic coming from FM 1417 (Heritage Parkway)?"

Mr. Leonard replied, "yes. We will not bring anything through the subdivision. We will tie to the subdivision but will not be driving through it."

Commission Member Sims asked, "How long will it take you to finish this project?"

Mr. Leonard replied, "In a week to two weeks we will be done and the plant will be moved out."

Chairman Mahone stated, "Have we seen time limits on these in the past?"

Mr. Rae replied, "Our Temporary Use Permit allows anywhere between two weeks and six months. We have had a few projects that have lasted longer than six months who have requested that. The purpose of the Temporary Use Permit for the concrete batch plants is to make it so that it is not a permanent permit. That is why we have this process."

Chairman Mahone asked, "This one, without mentioning a time limit is automatically six months?"

Mr. Rae replied, "two weeks to six months."

Mr. Leonard replied, "We will not be there for six months. We will me there, at the most, two weeks."

Commission Member Manley asked, "Do we know how far from your property boundary the nearest point of the concrete batch plant boundary would be?"

Mr. Leonard replied, "Probably about 200'."

<u>Sheldon Berger, 304 Baker Park Dr, Sherman, TX</u>
A letter was received from Mr. Berger stating, "To whom it may concern: As a resident, I am not in favor of a concrete batch plant in our R-1 (One-Family Residential) District area. The dust and noise would be very disturbing to our neighborhood. I would appreciate your consideration and cooperation. Thank You, Shelden Berger."

<u>William and Diana Tyner, 310 Baker Park Dr., Sherman, TX</u>
A letter was received from Mr. and Ms. Tyner on September 19, 2022, stating, "To Whom it may concern: We are NO way in agreement with having any kind of concrete plant on the property behind us in the 200 Block South FM 1417, being 46.925 acres in the E. Jones Survey, Abstract No 625.

My husband has asthma, congestive heart failure and other health issues. The concrete dust created would be dangerous to his health.

This project has already, and is continuing, to cause our property much damage. Due to poorly executed excavation earlier in the year, our home was flooded with a big muddy mess on 4 April 2022. The house was cleaned up and restored by Stonehollow Homes LLC, Ryan Hayes, President. BUT the fence has been left un-repaired and Ryan has never returned to address the problem although he said he would come look at it in early July.

In an effort to keep our house from flooding again, truckloads of dirt were dumped behind our property and behind the properties south of us. It has kept us from flooding but has created other issues.

1. It has created a vast amount of pressure on the lower concrete part of our fence, creating cracks in it and pushing our fence into a wall of our home. This has caused a huge crack in the wall, cracking bricks and not just mortar. It has also rendered the gates impossible to open. One gate has been shaved off to open to allow entry for yard work to be done.

2. Storm water runs off the property in a raging river down Cascade, going east, and then turns north onto Baker Park Drive. The water, depending on how hard and how long it has rained, will reach above the curbs. This runoff strands us, as we do not feel safe attempting to drive in raging muddy water. We are not the only ones affected by the storm runoff.

In summary, we are NOT in any way in agreement with anything happening on the property behind us until the current issues are addressed and corrected. It is a shame to destroy what one person has just so you can build what you want.

Kind Regards, William M Tyner Jr and Diana Tyner"

<u>Jane Farmer, 2617 W. Biscayne Dr., Sherman, TX</u>
A letter was received from Ms. Farmer on September 23, 2022 stating, "My husband and I oppose the placement of a concrete batch plant in the 200 block South FM 1417. This plant would be much too close to residences. The noise, dust, and pollutants from the plant would adversely affect the health and well-being of community members. We urge the Planning and Zoning Commission and Board of Adjustment to deny this request. Thank you, Jane Farmer."

<u>Tara Laroche, 606 Baker Park Dr., Sherman, TX</u>
Ms. Laroche said, "I live about 155' from the proposed concrete batch plant. We were notified two weeks ago and the map of the proposed batch plan was conveniently omitted from the letter that was mailed to the residents. It is important to note that if more residents were aware this was literally going to be in their backyard, there would be more people here. There are known health affects with concrete batch plants. Particulate matter swells in your lungs and causes serious health conditions, developmental conditions in children, asthma, bronchitis and volatile organic compounds (VOC). It can irritate the eyes and respiratory system, cause shortness of breath, headaches, fatigue, skin problems and impair the memory. Higher concentrations can damage the liver, kidney and brain. Inside a community, the pollution from a concrete batch

plant can be comparable to along a congested freeway. I have a six-year-old little boy who loves to play outside. I am also a foster parent. I am worried for my son's health and the health of the children that may be placed with me and if Child Protective Services (CPS) will even allow a child to be placed with me with this concrete batch plant within 155' from my backyard. My elderly parents live with me. This neighborhood is full of children with homes to the east, apartments to the west, Western Heights Church to the south and Masterkey Ministries to the northwest. Texas Commission on Environmental Quality (TCEQ) requires the bare minimum when they give these permits. Permits only consider what happens inside the fence. They are not considering the context of the site and the cumulative impacts of the exposure to the pollution. These are also 24-hour use permits, so while the City of Sherman may say construction can start at 7:00 A.M., that does not take into account the trucks that may be idling their diesel engines at 2:00 A.M. waiting for the plant to open, right outside my backdoor. I am urging the Planning and Zoning Commission not to approve the permit, their existing plant is on FM 1417 and Highway 75, less than five miles from the proposed site. The entry point on FM 1417 allows easy access if he gets this from off-site. He already said this is for budgeting reasons. This plant is a bad idea regardless of the time it will be there. The health and well-being of the residents should outweigh the monetary gain the developer might have."

<u>Chris Walley, 2017 Monte Cristo Dr., Sherman, TX</u>
Mr. Walley said, "One of the concerns with this has to do with the pre-school that is housed within Western Heights two days a week. We have lots of children, parents coming to drop off and pick up their children. The residual dust and whatever else may be in the air circulating within the building makes it difficult the keep up on the air conditioning filtering and overall condition of the building: air movement and air traveling from the outside. My concern is, even on a short-term basis, with the preschoolers and Sunday morning church services.

<u>Jerry Marlin, 508 Baker Park Dr., Sherman, TX</u>
Mr. Marlin said, "I am going to make it real simple, ladies and gentlemen, read the Guide To Air Quality Permit For Concrete Batch Plants from UT (University of Texas at Austin) Texas. The hazards are significant. The chemical compounds are significant. The winds are significant. If this was a windless place with all sorts of barriers, possibly, this would be safe. With Covid-19 respiratory problems throughout the community that is not addressed in any government agency, please read this to see what you are doing to the neighborhood. It is a 17-page document. Once you read this, the answer is no."

<u>Bill Brooks, 606 Baker Park Dr., Sherman, TX</u>
Mr. Brooks said, "I go down the service road on Highway 75 every morning to the golf course. That batch plant that is on

the highway, the amount of dust that I go by and see in the mornings, I can't imagine what it is going to be like back there. We got rain two weeks ago and hadn't had rain in a while. Based on all the excavators back there digging the sewer lines, the back splash coming off my downspouts was mud. It is the dirt, dust and the air coming off there. When they are not working on the weekend, when the wind is blowing heavily, there is dust that is going out through there. I am totally against this."

Melony Marlin, 508 Baker Park Dr., Sherman, TX
Ms. Marlin said, "I will literally be right behind the concrete batch plant. There are kids in the neighborhood. I am up every single morning, and this is supposed to be a residential development. Every morning there are trucks there. I understand business, but you mentioned two words, budgeting and temporary. Not a single concrete answer you could give to tell us how long it is going to be. You did not bring up the repercussions or consequences to us when you leave, and it could last up to six months. I am extremely against it and will speak for my neighbors who could not be here today. They will all be 100% against this as well."

Diana Tyner, 310 Baker Park Dr., Sherman, TX
Ms. Tyner said, "I had sent ya'll a letter about how much I was opposed to this and how much this development has already caused us enough heartache. The stormwater that runs off of there off Cascade Drive turns around our corner to get to the street and to the drain. We are on the corner of Cascade Drive and Baker Park Drive. I can only imagine how awful that is going to be with concrete dust and concrete, whatever they are going to put on there. That is not to mention everything else that I have put in there about how much heartache this has caused us. My husband has health issues. He has congestive heart failure, asthma and diabetes. This is not going to be healthy for him at all. We bought into this place because it was quiet. I do not mind the progress, I do not mind the houses going in, but this is not right. I am surprised and I am disappointed in this Council for even entertaining this idea."

Kay Estes, 500 Baker Park Dr., Sherman, TX
Ms. Estes said, "We don't want this in our backyard, and I don't think you would want it in your backyard. Our home is in Baker Park. I don't think Sherman wants to turn into a Midlothian, Texas or a Laredo, Texas. I am sure those are getting better, but we do not want an industrial park in our backyard, we don't want to men parked in our backyard, we do not want the children at the church exposed to all those environmental happenings there. Put it in the country where it belongs and get it out of our backyards. When I was growing up went to my mother for advice, she said, there is one thing you have to ask yourself: Is it right? It is only the blessing of God on the right things. Get it out of our backyard."

Roger Knowles, 500 Baker Park Dr., Sherman, TX

Mr. Knowles said, "We have put up with the construction that is going on there. That is a necessary thing, I know that homes need to be developed. You cannot imagine the dirt and the dust. We cannot open our windows. I have power washed my house twice in the last six month because of all the dirt and dust. Concrete dust is going to be an entirely different matter. This a mature neighborhood, most of the people there are older and have health issues and if you let that concrete dust blow around, you are going to have medical issues and litigation issues over all this. We say no."

Martha Dorman, 2600 W. Biscayne Dr., Sherman, TX

Ms. Dorman said, "Something that has not been addressed is basic hours of operation for 7:00 A.M. to 6:00 p.m. in the evening, is that Monday through Friday? You as a city will let them work on Saturday when everybody is home and outside. I did some figures. There are over 200 units in the apartments to the west, to the east there are 14 homes that are affected, plus 112 behind them. There is one church and six houses that back up to it to the north. 322 immediately who have suffered through all the dirt moving. The same people are going to take over this, and it worked, south of Baker Park, they did not bring in a concrete plant and I don't think they should be allowed to do it when they are completely surrounded by residential people.".

Mr. Leonard replied, "The cement dust is controlled by bag houses that don't allow cement dust. We can also control the dust with our water trucks. I do not know what they are doing out there now, but when we move in, we can control it with the water trucks. We spray water on the ground we drive on and that will control the dust."

Commission Member Davis commented, "It sounds like they think the concrete batch plant is going to be around a really long time."

Mr. Leonard replied, "It will take us a week and a half to pour the job and then the concrete batch plant is gone."

Commission Member Sims asked, "Are you going to work Saturdays?"

Mr. Leonard replied, "No, we are not planning on it."

Chairman Mahone asked, "Can we put conditions on the Temporary Use Permit?"

Aliceson Cotton replied, "That is one I will need to take a look into for this particular project."

Chairman Mahone stated, "As it stands, city ordinance states 7:00 A.M. to 5:00 p.m."

Mr. Rae agreed, "yes, for ordinance for noise and building is 7:00 A.M. to 8:00 p.m., Monday through Friday, 8:00 A.M. to 5:00 p.m. on Saturday and 1:00 p.m. to 5:00 p.m. on Sunday."

Commission Member Sims commented, "The more days they work, the shorter length of time they will be there."

Chairman Mahone asked, "How many home sites will this be servicing?"

Commission Member Blagg replied, "79 lots, this is phase one of two phases."

Mr. Leonard stated, "This is for the roads for the subdivision."

Chairman Mahone asked, "After the roads are poured, the concrete plant goes away. What do you do for foundations, do you bring in trucks?"

Mr. Leonard replied, "The developers will probably do Redi-Mix trucks."

Commission Member Manley asked Chairman Mahone, "When you asked about conditions on the Temporary Use Permit (TUP), were you asking about length of time? I didn't think we had any issues when specifying a length of time on a TUP."

Mr. Rae stated, "I believe it is in our Staff Review Letter that once the public infrastructure is complete and they have finished their pour, they have to remove the batch plant."

Commission Member Manley asked, "If we didn't approve this what would you do?"

Mr. Leonard replied, "We would have to go back to the owner and renegotiate everything on the concrete."

Chairman Mahone asked, "What do you mean renegotiate, would you bring in the trucks of concrete?"

Mr. Leonard replied, "There would be a bunch of Redi-mix trucks coming in and out. This would take a lot longer. These trucks are very hard to schedule. Once we get in there, if you give use two weeks, we can get it out."

Chairman Mahone replied, "I don't think we have the ability to make it less than six months."

Mr. Rae replied, "The language we have for Temporary Use Permits is they can range from two weeks to six months."

Chairman Mahone commented, "The Staff Review Letter states once the streets are complete, it has to be taken down."

Mr. Rae agreed, "That is correct."

Chairman Mahone asked, "Who decides when the streets are completed? Does Staff go and inspect?"

Mr. Lee replied, "engineering."

Commission Member Blagg asked, "Ms. Laroche had said she did not get a map with their notices, is the yellow-shaded area, since that is not part of the public notice, but it is part of the packet, is that able to be changed?"

Mr. Leonard stated, "If you want, we can move the plant over to phase two."

Commission Member Blagg added, "as far away from the homes as possible."

Mr. Leonard replied, "We can do that."

Commission Member Blagg asked, "How would that affect the public notice?"

Mr. Rae stated, "The only thing that we are required by law is to give notice that there is an application that there is a hearing. There is not a requirement to send out the site plan."

Commission Member Sims stated, "Every attachment or map on this agenda is available to all of Sherman on our website the Thursday before the meeting."

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

Commission Member Manley stated, "Could you put it right in the middle of that north area, 1,000'?"

Mr. Leonard replied, "We could do that."

Commission Member Blagg asked, "What are the rules to move the yellow area on the site plan because it was advertised on the website?"

Aliceson Cotton replied, "The notification that was sent was related to property owners within a certain distance, is that the question you are asking?"

Commission Member Blagg asked, "How can we move the yellow area tonight?"

Mr. Rae stated, "We did a notification of the entire area."

Mr. Rae asked Ms. Turner, "Was the notification of the 200' of the entire phase one and two or just phase one."

Ms. Turner replied, "I would have been the entire area on the Location Map and that includes phase two."

Mr. Rae added, "It would be a 200' buffer of that property."

Chairman Mahone asked, "Can we use another location for the batch plant, where the pointer is on the aerial view?"

Mr. Rae replied, "I do not see a problem with that,"

Mr. Leonard replied, "I can make that work."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Temporary Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in an R-1 (One-Family Residential) District/ O-1.1 (F.M. Highway 1417) Overlay District in the 200 Block South FM 1417 (Heritage Parkway) subject to the location he has changed to and the Staff Review Letter. Second by Commission Member Manley.

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

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

TUP & SITE PLAN – CONCRETE BATCH PLANT
3500-4500 BLKS. N. FM 1417 (HERITAGE PKWY.) AND 600-1900 BLKS. W. HWY. 82
(RCICD HERITAGE RANCH LLC)

TEMPORARY USE PERMIT AND SITE PLAN
THE REQUEST OF RCICD HERITAGE RANCH LLC (OWNERS) AND GLENN MIDKIFF (REPRESENTATIVE) CONCERNING THE PROPERTY 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:
BOARD OF ADJUSTMENT
TEMPORARY USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONCRETE BATCH PLANT IN A PD (PLANNED DEVELOPMENT) DISTRICT/ O-1.1 (F.M.

HIGHWAY 1417) OVERLAY DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

Glenn Midkiff, 6716 FM 455, Pilot Point, TX
Mr. Midkiff appeared to represent the request and answer any questions. The property is located in the 3500-4500 Blocks of North FM 1417 (Heritage Parkway) and the 600-1900 Blocks West Highway 82; the north side of Highway 82 between Travis Street and FM 1417 (Heritage Parkway) and the east side of FM 1417 (Heritage Parkway).

Mr. Midkiff explained, "We are requesting a Temporary Use Permit and Site Plan approval to allow a Concrete Batch Plant. The batch plant will produce concrete for paving new residential roads for the subdivision called Heritage Ranch Ph 1. We will use bag houses that are filters for any dust. It is a really clean operation."

Chairman Mahone asked, "How long do you think you will have it up?"

Mr. Midkiff replied, "If everything goes well with weather, we have scheduled ten working days."

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

Mr. Midkiff 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 Temporary Use Permit or Site Plan.

ACTION TAKEN.
Motion by Commission Member Davis to approve the Temporary Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (4) to allow a Concrete Batch Plant in a PD (Planned Development) District/ O-1.1 (F.M. Highway 1417) Overlay District/ O-1 (75 & 82) Overlay District in the 3500-4500 Blocks North FM 1417 (Heritage Parkway) and 600-1900 Blocks West U.S. Highway 82 subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

VARIANCES – ADDITIONAL 91'

VARIANCES
THE REQUEST OF SAAD HASSAN (OWNER), QUIKVERSE (TENANT), GLOBAL SIGNS (SIGN CONTRACTOR) AND

HELVEY-WAGNER SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY AT 6121 NORTH HIGHWAY 75, BEING LOT 2R, BLOCK A, DR SWAMY ADDITION, REPLAT LOTS 2 & 3, BLOCK A, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.13.4, SUBSECTION (11) AND SECTION 7, SUBSECTION (14)(I)(1) TO ALLOW AN ADDITIONAL 91 SQUARE FOOT, 10' TALL MONUMENT SIGN ON THE PROPERTY LINE ALONG FM 691 IN LIEU OF ONE FREESTANDING SIGN PER DEVELOPMENT LOT AND THE ALLOWED 65 SQUARE FOOT, 12' TALL AND 25' SETBACK IN A C-2 (GENERAL COMMERCIAL) DISTRICT./O-1 (75 & 82) OVERLAY DISTRICT/O-1.3 (FM HIGHWAY 691) OVERLAY DISTRICT.

SIGN ON PROPERTY LINE
6121 N. HWY. 75
(SAAD HUSSAN)

Robert Minshew, 206 W. Belden St., Sherman, TX; Saad Hassan, 201 S. Dewey Ave., Sherman, TX; Kristian Baker, Global Signs, 5105 E California Pkwy, Ft. Worth, TX; and Sergio Lopez, 1329 Bennett Rd., Howe, TX

Mr. Minshew, Mr. Hassan, Mr. Baker and Mr. Lopez appeared to represent the request and answer any questions. The property is located at 6121 North U.S. Highway 75, the southeast corner of FM 691 and Highway 75. The property is zoned C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District.

Mr. Hassan explained, "I would like approval for an additional 91 square foot, 10' tall monument sign on the property line along FM 691. The monument presented is the smallest the sign can be per the signage placement. As it stands, the visible signage area is 91 square feet. The most prominent letter is the logo, 15", while the rest of the letters are only 6.5". The gas price numbers are at 10".

Mr. Minshew explained, "Saad Hassan has set up Quikverse as an entrepreneur to get into the business to compete with QuikTrip (QT) and the big boys. Where he is, if you are driving to Denison, on the left is QT, they have been there a little over a year. On the right you will see a shell building that looks like a Buccee's is going in the way it is curved. There is a carwash. He has big ideas to compete in a very competitive market against QT. To do that he needs to have a level playing field to compete at all. I will tell you, Mr. Hassan's lot where he is building is 80' off of the right-of-way for FM 691. On the other side, QT is 50' off the right-of-way and they have a big advantage there.

A monument sign is what all service stations put out to have their price per gallon on it. It is how they tell what they are selling and how much they are charging for it. What Mr. Hassan has asked for are two exceptions, one that he came before this Commission on was a 104' monument sign and it got turned down. The ordinance says your monument sign can only be 65 square feet in surface area. The one that QT's got next door is like 150 square feet, it is huge. All our client wants is 91 square feet. It is greater than the 65 square feet,

but you have to have 91 square feet to make it show up at all. That is one exception, he wants to go a little bigger than the 65 square feet that the ordinance calls for, but it is way less than the one QT has got.

He is 80' off the right-of-way, so when you go to his north line to go as close to the right-of-way as he can, he is still going to be 80' off the right-of-way of Highway 691. He has got to compete with QT who is 50' off the right-of-way where they are. The point is that he wants to set it on the north line. If he has to set it 25' back like the ordinance calls for, his property is not usable because his property is 80' off the right-of-way and if you put it back another 25', the trucks coming in to service the tanks have no way of getting to the tanks because the sign is right in the way of the trucks coming in to come to fill the tanks. The point is that you have the authority as the Board of Adjustment to vary the ordinance.

There are three standards that we have to meet to vary an ordinance. One, is the variance contrary to the public interest. What is a public interest? Well, if QT has one across the road that is 150', the public interest didn't seem to care how big theirs was and ours is only 91 square feet, so we are a whole lot less. We shouldn't be challenging the public interest because the standard has already been set that they can have a big one. We would like to have one bigger than the ordinance.

The second condition that the special conditions and literal enforcement of the ordinance would work an unnecessary hardship. When you compete with a 1,000-pound gorilla like QT, you do not need any hardship or setback behind their sign. You need to be as close as you can get. QT has 900 stations; this is Mr. Hassan's first one. He is a local resident; he is trying to make it go and it looks great. He has got the little shell out there and it looks like a little Buccee's.

If you look at the spirit of the ordinance and that substantial justice is done, those are the standards you use when you vary an ordinance. You have got to make sure your doing substantial justice. Justice means that everyone is treated equally, well QT has got 150 square feet and all we are asking for is 91 square feet. They are on the north line, we want to be on the north line. We are still 30' back from where they are. We have two variations we have asked for and we are willing to go to work and compete with the big boys. I am here for questions."

Commission Member Davis asked, "I didn't hear you mention much about the other sign that he has."

Mr. Minshew, "He has a pole sign, they all have pole signs. We are only talking about the monument sign where they put the prices of the gasoline."

Commission Member Davis asked, "When he was turned down in December, what has changed from that time to now that would make this any different?"

Mr. Minshew replied, "The difference is when they came in for a monument sign, it was 104 square feet. They have reduced it down to 91 square feet."

Mr. Rae replied, "I do not believe that is correct based on the submittal that we received."

Mr. Minshew said, "It was 104 square feet and now it is 91 square feet."

Mr. Rae replied, "What was submitted is exactly the same, I can show you."

Mr. Minshew replied, "Okay, we did not ask for 104 square feet this time, we asked for 91 square feet."

Mr. Rae showed Mr. Minshew what was submitted for this application and what was submitted in December 2021 and said, "I had to go back to the original submittal. This is kind of flipped, but this submittal has the exact same dimensions as the previous one."

Mr. Minshew replied, "I stand corrected because I was told it was 104 square feet last time and 91 square feet this time."

Chairman Mahone stated, "The overall dimension is 18' wide by 10' tall on the new submittal. That is exactly the same as the old one. Someone, on the new submission changed the square footage number but didn't actually change the sign. What is it actually supposed to be?"

Commission Member Sims asked, "Do we know how big the QT sign is?"

Mr. Rae replied, "They were approved for a 154 square foot sign."

Mr. Baker stated, "We did move from a 104 square foot sign to a 91 square foot sign to be more encompassing of the city."

Commission Member Sims asked, "Are you talking about what is lit up and not the actual dimensions?"

Mr. Baker replied, "I believe so."

Commission Member Sims said, "That is where the change is coming from."

Chairman Mahone asked Mr. Rae, "How does the City of Sherman measure these signs?"

Mr. Rae replied, "The dimensions of the black area on the monument sign is what we would measure which is 8' by 14'."

Chairman Mahone asked, "So the City of Sherman is not measuring the actual total dimension of the structure?"

Mr. Rae replied, "That's correct, although the measurement of the structure is the same as what was proposed in December 2021."

Mr. Baker stated, "If I may, the black area around there is more a platting around the actual sign, the box itself stops with the blue and white on the other side. That is where the initial figure was changed. They had initially calculated the sign from the black edge that is more decorative than the actual sign box."

Commission Member Blagg asked, "So you are 7' by 13'?"

Mr. Baker replied, "yes sir."

Chairman Mahone asked, "When we are looking at the QT sign, were we measuring the same way?"

Mr. Rae replied, "I am not aware how that was measured, that was in 2017."

Mr. Baker stated, "From a sign standpoint, our biggest concern is yes, we do have the sign for the highway traffic, but for the Grayson area coming around that ridge, there is no way they can have any sort of understanding of how much the gas is going to be because it is all on the other side of the property by the service road. This would be directly to the consumer as they are coming in from the local area."

Commission Member Davis, "We have a one sign ordinance."

Mr. Rae added, "One freestanding sign per lot."

Commission Member Davis said, "It doesn't state a second sign, that is my deal. In theory he can come back every six months wanting another freestanding sign and you look up and he has eight of them."

Mr. Rae replied, "Part of the request is to add a second sign."

Commission Member Manley added, "It says additional."

Commission Member Davis stated, "If I remember right that was the issue with the previous request."

Mr. Baker replied, "It was a parking issue where we had originally placed it."

Commission Member Blagg stated, "There was also an easement."

Commission Member Davis said, "There was an easement and two signs. Is there anything different now than before?"

Chairman Mahone stated, "It sounds like you are saying the location is different."

Mr. Lopez stated, "I think there is a misunderstanding. I am the general contractor on the project. It looks like it is a familiar request. It is three-fold, we are requesting an additional sign, we are requesting a different position for the setback and we are requesting a larger size than 65 square feet.

Let's start with the location. On the location, I have worked with the engineering department, Mr. Wayne Lee, and he told me what is required for us to do our due diligence. We had line locates, dig test and had the City of Sherman come out and verify. We had to change the engineering on the sign from a pier and beam to a spread footing to allow for that sign to be placed on the property line. We are aware after review of the Staff Review Letter that if you approve, the owner has to sign an easement infringement agreement."

Mr. Lee repied, "That is correct."

Mr. Lopez continued, "That takes care of one, number two is that, I have been working with Mr. Rae and he has been very helpful. The biggest concern that we have right now and in the future is the sign itself. The sign is not the same sign that was submitted before. You may have gotten the wrong copy. It was 104 square feet, now it is down to 91 square feet."

Chairman Mahone stated, "It looks like the same size as the previous one submitted."

Mr. Baker replied, "The brick is the same."

Chairman Mahone stated, "I cannot find anything different on these drawings except for where it says what the square footage is."

Commission Member Blagg asked Mr. Rae, "Would you say it goes to the letters?"

Mr. Rae replied, "I would say by looking at what was submitted, it is the area that is indicated in black. I am not aware that there is a different material on the outside of that. It all looks the same to me as part of the sign cabinet."

Mr. Baker replied, "If you look at the side view, there is a little line of black that goes past where the actual box is. That is the area around where the sign box is. It is more of a decorative thing to bring the design elements into the monument sign itself, it isn't actually a part of what we are looking at."

Mr Lopez added, "The other part is if you will allow me to bring this up, I hope it is okay, I believe the City of Sherman is in the process of changing the ordinance and increasing the size of those signs that are allowed there, and if so, it will increase the 65 square feet. Do you have any idea what the proposed update might be?"

Mr. Rae replied, "no, we were told by our attorneys to hold off on that."

Mr. Lopez stated, "so if it jumps, and I am making this as a point of argument, if they approve 85 square feet and we are asking for 91 square feet, that is only a 6 square feet difference."

Commission Member Davis stated, "On you last sign, you were approved for a variance on the setback, and you have a 103.7 additional square feet above what we allow already. I think that was a big part of why you didn't get approved, and I just am asking, is there anything different verses the last submission? What changed?"

Mr. Lopez replied, "What has changed is that we were rookies at this process, and when that denial happened, we knew you did not have the right information. If I would have been smart enough, I would have requested to table the item until I could get more information from Mr. Rae on the percentage that can be approved. By no fashion, way or manner are we here to try to force something to deceive you into approving something that is not proper. We are trying to work with the system. The concern I have is just what the attorney mentioned, it is a unique situation because of the corner where we are at. It is so far from the easement of the road, from the turn where if you put it even 10' back and you allow a variance on the distance, it is just not doable because you can't see it. You can hardly see it from a regular distance, much less at 65 square feet. That is the purpose of increasing the size of the sign. A lot of things were mentioned about competing. The competition is if you are trying to run a gas station and you do not have enough signage to promote all the fuels that you are providing then you are at a disadvantage. I don't know if we need to adjust something, if you can approve two items and let us table until we satisfy Mr. Rae and the Planning and Zoning Commission as to the size and exactly whatever it is that needs to be done and we can come to an agreement. I do not want to stand here and waste your time for you to say we are not going to approve any of the Variances and we

waste another two months. We have already delayed the project for over twelve months."

Commission Member Sims said, "I have a legal question and request a closed session."

Chairman Mahone stated, "The Planning & Zoning Commission will now hold a closed executive session pursuant to the Texas Open Meetings Act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT **ADJOURNMENT**
On Motion duly made and carried, the meeting adjourned for an Executive Session at 7:02 p.m.

RECONVENE **RECONVENE**
The Executive Session closed, and the meeting reconvened at 7:08 p.m.

Chairman Mahone announced, "We are now going to take a five-minute recess."

ADJOURNMENT **ADJOURNMENT**
On Motion duly made and carried, the meeting adjourned for a recess at 7:08 p.m.

RECONVENE **RECONVENE**
The recess concluded and the meeting reconvened at 7:14 p.m.

Commission Member Manley asked Mr. Lee, "Can you explain the reason for the setback and what an infringement agreement is?"

Mr. Lee replied, "There is a 20' sewer easement adjacent to their frontage along Highway 691 and if any sign is allowed in there, they have to get an encroachment agreement from the City of Sherman, that does go the City Council, it basically allows the sign to be there but if we have to go in and do any maintenance on our utilities there, we can remove the sign and not replace it."

Commission Member Manley clarified, "It is because of a sewer line and not the proximity to Highway 691."

Mr. Lee replied, "That sewer easement is engineering's concern, I believe there is a setback requirement from a zoning standpoint."

Mr. Rae responded, "25'."

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

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

Mr. Hassan said, "I would like to express my feelings really quick. We are not asking for special permission, we are not even asking for fair treatment. Fair treatment would have us at 154 square feet and 10'10" tall on the property line and also have that pole sign, 20' closer to the highway than some of our counterparts across the street, so what we are looking for, for big corporate, exceptions like these are ideal, but a company of our size, our survival is on the line with this type of item. There are a total of three Variances, just to clarify: the size, location and an additional sign. If there were any typos on that first sign, we did, in fact request a 104 square feet sign, we are now asking for a 91 square feet sign. We have moved from those 104 square feet. We have coordinated with Mr. Lee on the location from our last visit. Just wanted to say my two cents on that."

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

ACTION TAKEN.
Motion by Commission Member Davis to deny the Variance under Ordinance No. 2280, Section 6.13.4, Subsection (11) and Section 7, Subsection (14)(i)(1) to allow an additional 91 square foot, 10' tall monument sign on the property line along FM 691 in lieu of one freestanding sign per development lot and the allowed 65 square foot, 12' tall and 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District subject to the Staff Review letter. There was no second.

NO ACTION TAKEN.

ACTION TAKEN
Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.13.4, Subsection (11) and Section 7, Subsection (14)(i)(1) to allow an additional 65 square foot sign on the property line along FM 691 in lieu of one freestanding sign per development lot and 25' setback in a C-2 (General Commercial) District./O-1 (75 & 82) Overlay District/O-1.3 (FM Highway 691) Overlay District subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCE – FRONT SETBACK
1009 HOLIDAY DR. (MARIA ZARATE)

VARIANCE
THE REQUEST OF MARIA ZARATE (OWNER), BRANDON MENDEZ-ZARATE (REPRESENTATIVE) AND WILLIAM DAVIS FINNEY (SURVEYOR) CONCERNING THE

PROPERTY AT 1009 HOLIDAY DRIVE, BEING LOT 3, BLOCK B, CASA LINDA THIRD ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 5' FRONT SETBACK FOR AN EXISTING CARPORT IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

Brandon Mendez, 1009 Holiday Dr., Sherman, TX
Mr. Mendez appeared to represent the request and answer any questions. The property is located at 1009 Holiday Drive between Linda Lane and South Dewey Avenue and is zoned R-1 (One-Family Residential) District.

Mr. Mendez explained, "We are requesting a Variance to allow an existing metal carport 5' from the front property line.

Following a recent storm, our home has undergone roof repairs, including replacing and reinforcing aluminum sheets on our longstanding carport. A few days later, on June 10th, 2022, we received a notice from the City of Sherman that our carport was built without a permit.

We purchased the home in October 2008 with the carport included. The carport in violation was built in 2006 as per graysonappraisal.org."

Keith Carlisle, 2612 W. Cascade Dr., Sherman, TX
Mr. Carlisle said, "I own the property next door. I bought that house knowing the carport was there. I have no problem with this Variance."

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

Mr. Mendez 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 Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 5' front setback for an existing carport in lieu of the required 25' in an R-1 (One-Family Residential) District at 1009 Holiday Drive subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

VARIANCE – METAL SIDING
2100-2200 BLKS. N. TRAVIS ST.
(BRAD TIDWELL)

VARIANCE
THE REQUEST OF BRAD TIDWELL (OWNER), BACA STUDIO (REPRESENTATIVE/ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY IN THE 2100-2200 BLOCKS NORTH TRAVIS STREET, BEING 2.809 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND BEING A PART OF LOT 2, REPLAT OF LOT 3, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.13.1, SUBSECTION (4)(B) TO ALLOW METAL SIDING AS INDICATED BY THE SITE PLAN IN LIEU OF THE REQUIRED MASONRY, MASONRY VENEER, OR CONCRETE SIDING IN A C-1 (RETAIL BUSINESS) DISTRICT/ O-1 (75 & 82) OVERLAY DISTRICT.

David Baca, 100 N. Travis St., Sherman, TX
Mr. Baca appeared to represent the request and answer any questions. The property is located in the 2100-2200 Blocks North Travis Street between East Lamberth Road and East Taylor Street.

Mr. Baca explained, "We are requesting a Variance to allow architectural metal siding as indicated by the Site Plan. We are asking that the area between the roll-up doors be the same finish. Those are internal facing. On the two-story building, we want to put metal siding on the recessed loading zone that is about 40' deep. This will add architectural interest to the building."

Diane Evans, 2200 N. Travis St., Sherman, TX
Ms. Evans said, "The storage building to the north is made of brick with metal roll up doors. They followed the City of Sherman Ordinance. The one by Albertsons is brick. If all of these facilities had to follow the City of Sherman ordinance, does that mean, as of now, you are going to change the ordinance so that anyone else that comes in can do the same?"

Commission Member Davis asked, "Do you know if any of those that she mentioned requested a Variance?"

Mr. Rae replied, "not that I am aware of."

Chairman Mahone stated, "They could request that if they wanted it."

Ms. Evans replied, "ABC Storage requested a Variance and they had to adhere to the codes, and they are within 200' of this requested location.

I want this to look as nice as the others in the area."

Mr. Baca replied, "I am not sure of the percentages, but this is primarily brick.

We know there are other areas within the City of Sherman that have been granted the Variance for metal when it is done in an architectural manner."

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

Mr. Baca 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 Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 6.13.1, Subsection (4)(b) to allow Metal Siding as indicated by the Site Plan in lieu of the required masonry, masonry veneer, or concrete siding in a C-1 (Retail Business) District/ O-1 (75 & 82) Overlay District in the 2100-2200 Blocks North Travis Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

ZONE CHANGE – C-1 TO R-2
SITE PLAN – DUPLEXES
8100 S. HWY. 75
(NALIN RATNAIKE)

<u>ZONE CHANGE AND SITE PLAN</u>
THE REQUEST OF NALIN RATNAIKE (OWNER), JOSHUA HOLLEY, HOLLEY JOLLY HOMES, LLC (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 8100 SOUTH HIGHWAY 75, BEING LOT 2R, OF THE REPLAT OF LOTS 1 AND 2, DAVIDSON ADDITION CONSISTING OF 5.913 ACRES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT.

<u>Dustin Tucker, 2013 S. Woodard St., Denison</u>
Mr. Tucker appeared to represent the request and answer any questions. The property is located at 8100 South Highway 75 between East Shepherd and Ponderosa Roads.

Mr. Tucker explained, "We are requesting a Zone Change and Site Plan approval from a C-1 (Retail Business)

District/O-1 (75 & 82) Overlay District to an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District to build 5 duplexes on the property. In the future, once water and sewer are in closer proximity, they plan to expand with additional housing units. Right now, we have to use an aerobic septic system that will take up most of the area behind the duplexes."

Kavoor Shirish, 516 Wentworth Ln., Murphy, TX
A letter was received from Kavoor Shirish stating, "I request the City of Sherman put conditions such that this zone change does not create any additional burden for neighboring non-residential development in the future. Residents must acknowledge prior to move-in that they are aware and agree not to raise objections in the future to commercial/industrial developments."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Zone Change and Site Plan under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District to an R-2 (Multi-Family Residential) District/O-1 (75 & 82) Overlay District at 8100 South Highway 75 subject to the Staff Review letter. Second by Commission Member Blagg.

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

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

SUP & SITE PLAN – CIGAR & WHISKEY LOUNGE 120 S. CROCKETT ST. (MAURICE SOWELL AND RYAN CHAVEZ)

SPECIFIC USE PERMIT AND SITE PLAN
THE REQUEST OF MAURICE SOWELL AND RYAN CHAVEZ (OWNER), MICHAEL SMITH (TENANT) AND HELVEY-WAGNER SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 120 SOUTH CROCKETT STREET, BEING 3,801 SQUARE FEET AND BEING PART OF LOTS 5 AND 6, BLOCK 4 OF THE ORIGINAL TOWN PLAT, 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 CIGAR AND WHISKEY LOUNGE IN A C-1 (RETAIL BUSINESS) DISTRICT.

Michael Smith, 1018 FM 902, Howe, TX
Mr. Smith appeared to represent the request and answer any questions. The property is located at 120 South Crockett Street between West Lamar and West Houston Streets and is zoned C-1 (Retail Business) District.

Mr. Smith explained, "I am requesting Specific Use Permit and Site Plan approval to allow an upscale Cigar and Whiskey Lounge for relaxation and casual networking. There will be a humidor, that will be the only room that is closed off."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Specific Use Permit and Site Plan under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Cigar and Whiskey Lounge in a C-1 (Retail Business) District at 120 South Crockett Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

VARIANCES – REAR SETBACKS 2800 & 2803 ORCHID DR.; 2903 & 2911 TULIP DR.; & 2802, 2810 & 2912 CLOVER DR. (WYLDEWOOD HOMES, LLC)

VARIANCES
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER), NOLAN PIKE (REPRESENTATIVE) AND UNDERWOOD DRAFTING AND SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTIES AT 2800 AND 2803 ORCHID DRIVE; 2903 AND 2911 TULIP DRIVE; AND 2802, 2810 AND 2912 CLOVER DRIVE OF THE GROVE ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCES UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) ALLOW A 20' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT FOR THE FOLLOWING LOTS:
LOT 1, BLOCK E
LOT 5, BLOCK D
LOT 7, BLOCK D
LOT 18, BLOCK E
LOT 16, BLOCK E

LOT 10, BLOCK E
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 16' REAR YARD SETBACK IN LIEU OF THE REQUIRED 25' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT FOR THE FOLLOWING LOT:
LOT 18, BLOCK D

Bryan Blagg, 505 S. Glacier Dr., Sherman, TX
Mr. Blagg appeared to represent the request and answer any questions. The properties are located at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition and are zoned R-1 (One Family Residential) District.

Mr. Blagg explained, "We are requesting a 20' rear yard setback approval for rear yard setbacks on the following lots:
Lot 1, Block E
Lot 5, Block D
Lot 7, Block D
Lot 18, Block E
Lot 16, Block E
Lot 10, Block E
Lot 18, Block D.

These are shallow lots. We have two styles of homes that we have tried to adjust to fit the 25' rear setback and we just can't get them to work."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Variances under Ordinance No. 2280, Section 6.3, Subsection (1) allow a 20' rear yard setback in lieu of the required 25' in an R-1 (One-Family Residential) District for the following lots:
Lot 1, Block E
Lot 5, Block D
Lot 7, Block D
Lot 18, Block E
Lot 16, Block E
Lot 10, Block E
Lot 18, Block D
at 2800 and 2803 Orchid Drive; 2903 and 2911 Tulip Drive; and 2802, 2810 and 2912 Clover Drive of The Grove Addition subject to the Staff Review letter. Second by Commission Member Sims.

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

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

OTHER BUSINESS

OTHER BUSINESS
APPROVE THE 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR.

No other citizens appeared before the Planning and Zoning Commission to discuss the 2023 Planning and Zoning Commission and Board of Adjustment Calendar.

ACTION TAKEN.
Motion by Commission Member Sims to approve the 2023 Planning and Zoning Commission and Board of Adjustment Calendar. Second by Commission Member Davis.

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

REVIEW DRAFT 2022 SHERMAN COMPREHENSIVE PLAN AND CONSIDER RECOMMENDATION TO CITY COUNCIL

COMP. PLAN RECOMMENDATION

Commission Member Manley, Commission Member Sims, Theresa Hutchinson and Mr. Rae represented this item.

Chairman Mahone stated, "Commission Member Manley and Commission Member Sims were both on the Comprehensive Plan Advisory Committee (CPAC). Mr. Rae has a presentation for us, but could I have one of you tell us about the process of what is leading up to what has been drafted here?"

Commission Member Manley explained, "The last time we had a Master Plan in the City of Sherman was in 2009. Our world is completely different in what we are facing with growth and potential for the City of Sherman.

The new Master Plan talks about land use, parks, trails and all that affect a day in the life of citizens of Sherman.

It is a broad strokes guideline going forward and will be a tool for Planning and Zoning to consider applications. We will be able to see, ask and know whether an application is consistent with our Master Plan. It does not get into details of ordinance.

There was a public hearing at the Municipal Ballroom, and citizens were able to come in and actively participate in all that was incorporated."

Commission Member Sims added, "Along with a community survey."

Ms. Hutchinson added, "There were 1600 responses to the survey."

Commission Member Sims added, "We worked with Halff Associates and they came several times throughout the year and the CPAC did a lot of work and brainstorming based on what we were told from the community meeting and survey to make sure this in not the City Council master plan or Planning and Zoning Master Plan, but it is the communities Master Plan.

Affordable housing was a main topic, as well as parks and trails. There are people that seek out different types of trails, such as bike trails."

Commission Member Manley added, "The CPAC was made up of developers, community leaders, avid bikers and park enthusiasts, leaders of non-profits, someone from every group was represented in the CPAC."

Mr. Rae explained, "Ms. Hutchinson and I kind of co-led the effort, me on the Comprehensive Plan side and Ms. Hutchinson on the Trails and Master Plan side. We were able to get an economy of scale with Halff Associates by doing both plans at the same time. I am really happy with the trails plan. A few of my goals was that it was a grassroots plan and we wanted it to be brief.

At the end of the process, if approved by City Council, the consultants will provide and executive summary of the vision statement and part four which is the land use plan, the thoroughfare plan, the housing goals and things like that.

We had lot of opportunities for feedback: one-on-ones with City Council, four CPAC meetings, public open-house and then the large community survey. The survey is public, and you can see all the results on our website.

This is one of the quickest comprehensive plans our consultant has done, we kept them on that deadline of September 2022 Planning and Zoning and October 2022 City Council. They are very pleased with that process as that keeps them in budget.

There are five sections in the Comprehensive Plan:
Part 1 - Vision & Goals:

Goal 1 – Housing and Neighborhoods
Housing was really important. Affordable housing was key. Rent in Sherman is going up and we still need workforce

housing and blue-collar jobs. We need the housing to provide for those types of jobs."

Commission Member Davis asked, "What is affordable housing in Sherman?"

Chairman Mahone replied, "It is 30% of the average income."

Commission Member Manley replied, "Some of that is supply and demand. Our property values are high because there are not enough of them. There is more demand than supply."

Mr. Rae responded, "Something that we are working on now is variation in zoning types, which does not limit the homebuilder from being able to build a smaller home product."

Mr. Rae continued,

"Goal 2 – Land Use and Design

This is an important part of the chapter for Planning and Zoning. Future land use, if adopted will be the new standard for how we will present an application for a Zone Change or something similar. This will replace the old land use plan. When an item comes up, we are going to call out what the future land use plan is and there is an expectation that the application conforms to that. In other cities, they are required to update the Comprehensive Plan to reflect that change. The Planning and Zoning Commission and City Council are the ones that administer this if there is a Zone Change. The future land use categories will relate to our proposed zoning districts and there will be a capability text in the zoning ordinance.

There is no industrial in the downtown area. If there is a proposed change, what do we envision for the downtown area and the area east of downtown. Is this something that will remain an industrial use or does the City of Sherman want to see that change over time. This Master Plan would provide that guidance.

Each one of these future land use descriptions has the intent and character, appropriate land use types, compatible zoning districts and considerations:

- **a. Core Neighborhood**
- **b. Suburban Neighborhood**
- **c. Regional commercial**
- **d. Community Commercial**
- **e. Technology Hub**
- **f. Floodplain & Open Space**

We have provided our consultant with our proposed zoning districts, which you have been made aware of in previous meetings. We are trying to incorporate those in these future land use descriptions.

Goal 3 – Mobility

The Thoroughfare Plan has been updated. Mr. Lee and I have worked heavily on this making sure this works well with both, the County Thoroughfare Plan and what we are seeing for development in the City of Sherman.

Goal 4 – Livability
These are the more enjoyable things. We spent a lot of time on downtown. Many of the strategies were focused on improving downtown and making it more of a usable space for retail and reducing the amount of enforcement and other uses that are not typical of a downtown area.

Those four goals correspond throughout the whole document. Achieving all of those is what the vision of the Master Plan."

Chairman Mahone asked, "If someone came to the Planning and Zoning Commission wanting a different zone in the Suburban Neighborhood, would we just tell them that this does not conform to the Master Plan?"

Mr. Rae replied, "The Planning and Zoning Commission and City Council have the ability to deny based on the Master Plan. It would be the recommendation to follow or amend the Master Plan."

Chairman Mahone asked, "How would we amend the Master Plan?"

Mr. Rae replied, "Other cities make a request for a Comprehensive Plan amendment."

Chairman Mahone asked, "Just for that plot?"

Mr. Rae replied, "yes, we would go in and change the Master Plan."

Aliceson Cotton added, "It depends on how the Master Plan is written and the rules they choose to follow."

Mr. Rae added, "In no way do these standards change the existing zoning. The existing zoning as it is now can't be changed. If they want to change it to something else that may not be compatible, this Master Plan would dictate that."

Part 2 – Community Context, Part 3 – Community Engagement, and Part 4 – Guiding the future were discussed.

Mr. Rae continued, "Part 5 - Implementation
There are four different areas that we look at on the implementation, it filters down from broad to more specific actions that we have. The actions are the things that staff from different departments and other organizations in the City of Sherman are responsible for and making sure those get implemented.

You have a goal, strategy and each of the action items that relate to that strategy. Each of the goals and strategies have what the action type is, the time frame and who is involved.

The adoption schedule is, we posted the plan publicly on our website at the beginning of September and sent out notices via Facebook, tonight we have the Planning and Zoning public hearing and recommendation. Staff is asking for an action or motion for that. On September 22, 2022, we are doing a City Council workshop to go over the Comprehensive Plan and Zoning Ordinance Update. On October 17, 2022, if you all recommend approval City Council will have a public hearing and Staff recommends action on that as well.

Ms. Hutchinson will share a little on the Trails Plan. No action is requested from the Planning and Zoning Commission on this, it is just an update."

Ms. Hutchinson explained, "The Trails Plan will go before our Parks and Recreational Advisory Board and hopefully they will recommend approving.

The Trails Plan is a narrower plan than the Comprehensive Plan. The Vision and Guiding principles that talk about the types of trails we want. We would like to connect with different aspects of the community, from parks to retail to neighborhoods with a more natural setting. We want the trails to go where they make sense without restriction to exact paths. One goes to the north on the Katy Trail and connects to Denison, TX. We have some in utility easements and railroad lines to help with affordability. We have one that would connect the high school up through Herman Baker Park.

All of this will help us to apply and qualify for grants and that sort of thing. The grants typically want to see that there has been some sort of planning process."

Mr. Rae stated, "The CPAC consisted of 16 members, we received feedback from 15 that they approve the plan. One had a comment that we were not addressing affordable housing and the other comment was the lack of addressing the preservation of the historical district.

I think it is important for us to look at this annually to keep on track. We may need to go over our Comprehensive Plan when we have our annual Planning and Zoning training."

ACTION TAKEN.
Motion by Commission Member Sims to recommend approval to take the 2022 Sherman Comprehensive Plan and Comprehensive Plan Advisory Committee comments to City Council. Second by Commission Member Davis.

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

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 8:22 p.m.

CHAIRMAN

ACTING SECRETARY

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

Meeting Date: 10/18/2022

Prepared By: Kerri Turner, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20)

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

List of Agenda Items:

7. * **3209 TEXOMA PARKWAY tabled at 9/20/22 meeting.**

The request of Charlie Nicholas, Sherman NEC Texoma & 82 LP (Owner), NE Development (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3209 Texoma Parkway, being 31.317 acres in the Reuben Hendrix Survey, Abstract Number 504 and in the Sam M McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Final Plat approval of Sherden Mall Lot 1, Block B.

8. * **2100-2300 BLOCKS WEST LAMBERTH ROAD**

The request of Lamberth Hickery Hill, LLC (Owner), Bohler Engineering (Engineer, and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2300 Blocks West Lamberth Road, being 22.330 acres in the Ralston W. Adams Survey, Abstract Number 18, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Hickory Hill Addition, Lots 1 and 2, Block 1.

9. * **1319 EAST JONES STREET**

The request of Luis Hernandez (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 1319 East Jones Street, being 0.152 acres in the George B. Pilant Survey, Abstract Number 963, and also being part of Lot 3, Block 1, East Side Addition, as follows:

Planning and Zoning Commission

Replat approval of Hernandez East Side Addition, Block 1, Lot 1.

10. * **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction (ETJ), being 5.000 acres in the John McClenihan Survey, Abstract Number 798, as follows:

Planning and Zoning Commission

Final Plat approval of Swindell Addition, Lots 1 & 2.

11. * **3400-4000 BLOCKS LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Final Plat approval of Hickory Hill Multi Family, Lot 1, Block A.

12. * **4 TIMBER CREEK ROAD**

The request of William Magers (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 4 Timber Creek Road, being 4.055 acres in the William Thompson Survey, Abstract Number 1210 and the George W. McGlothlin Survey, Abstract No. 828, and being all of Lot 2 of the Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad, as follows:

Planning and Zoning Commission

Replat approval of Timber Creek Addition, Phase 2.

13. * **1109 RIDGEVIEW DRIVE**

The request of Aleta Oppermann (Owner), Mark Kerr (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 1109 Ridgeview Drive in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.560 acres in the Winford Bailey Survey, Abstract No. 64, and being all of lots 59 and 60 of Highland Meadows Estates, as follows:

Planning and Zoning Commission

Replat approval of Highland Meadows Estates, Lots 59 & 60.

14. * **2415 AND 2429 SWAMY DRIVE**

The request of Kans Holdings LLC (Owner), Umair Solaija (Representative), Dominic Gbenoba (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being 2.433 acres in the William Milligan Survey, Abstract Number 875, and being Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site Plan approval of Shops of Grayson Addition.

15. * **3800 BLOCK WEST HOUSTON STREET**

The request of Lennar Homes of Texas Land and Construction, LTD (Owners) and Kimley-Horn and Associates (Surveyor) concerning the property located in the 3800 Block West Houston Street, being 44.484 acres in the W.M. Thompson Survey, Abstract Number 1210 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Final Plat approval of Hidden Meadows Phase Two.

16. * **2817 WEST HOUSTON STREET**

The request of Debid Properties LLC (Owner), David Brown, Block 20, LLC (Representative/Prospective Buyer), Pacheco Koch (Landscape Designer) and JHP Architecture/Urban Design (Architect) concerning the property located at 2817 West Houston Street, being 13.535 acres in the G. McGlothlin Survey, Abstract Number 828, as follows:

Planning and Zoning Commission

Site Plan approval of Woodmen's Circle Home MultiFamily.

17. * **300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)** The request of

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

Planning and Zoning Commission

Preliminary Plat approval of Bel-Air Village West Infrastructure.

18. * **2315 SOUTH FRIENDSHIP ROAD**

The request of Rusty Sutherland (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2315 South Friendship Road, being 0.555 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Sutherland House Addition, Lot 1, Block 1.

19. * **5000 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin and Drake Hantia (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located in the 5000 Block Farmington Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 2.193 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Andy Place Addition, Lot 1, Block 1.

20. * **475 OLD DORCHESTER ROAD**

The request of Titan Heritage LLC (Owner), Prabhakaran Thangabel (Representative) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at 475 Old Dorchester Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 4.500 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Titan Heritage Addition.

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **3209 TEXOMA PARKWAY**

The request of Charlie Nicholas, Sherman NEC Texoma & 82 LP (Owner), NE Development (Developer) and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located at 3209 Texoma Parkway, being 31.317 acres in the Reuben Hendrix Survey, Abstract Number 504 and in the Sam M McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Final Plat approval of Sherden Mall Lot 1, Block B.

Background:

This item was tabled at the September 20, 2022 meeting. The property is located at 3209 Texoma Parkway, the northeast corner of Highway 82 and Texoma Parkway and is zoned R-2 (Multi-family Residential) District. The owner would like to plat the property into one lot for a multi-family development.

The following has been approved for this location:

- February 22, 2022 - Zone Change from C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District

Adjacent Zoning:

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

Origination:

Charlie Nicholas, Sherman NEC Texoma & 82 LP (Owner)
NE Development (Developer)
Spiars Engineering, Inc. (Engineer/Surveyor)

Master Plan Designation:
Not Applicable

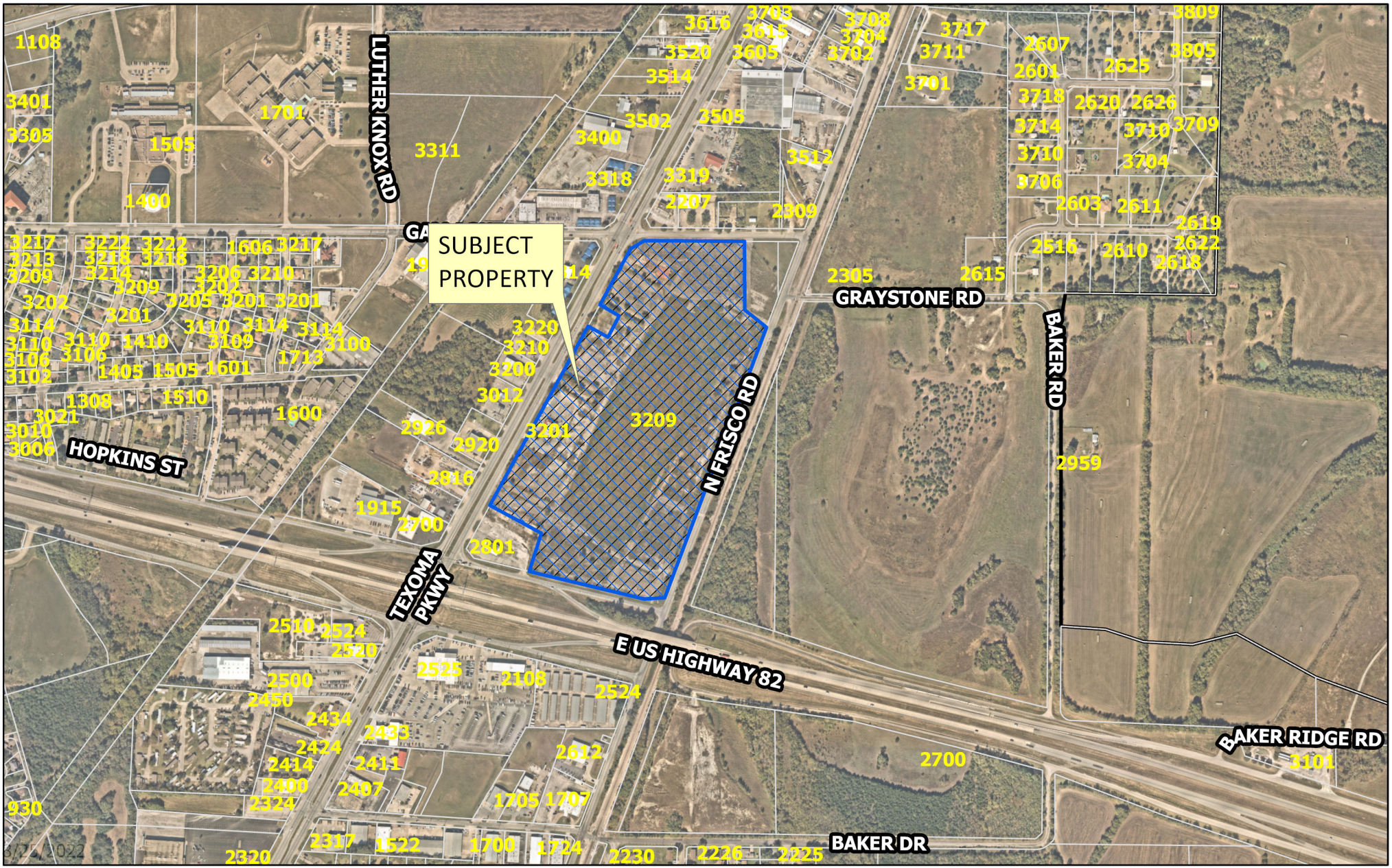
Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Plat
Staff Review Letter



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8/25/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

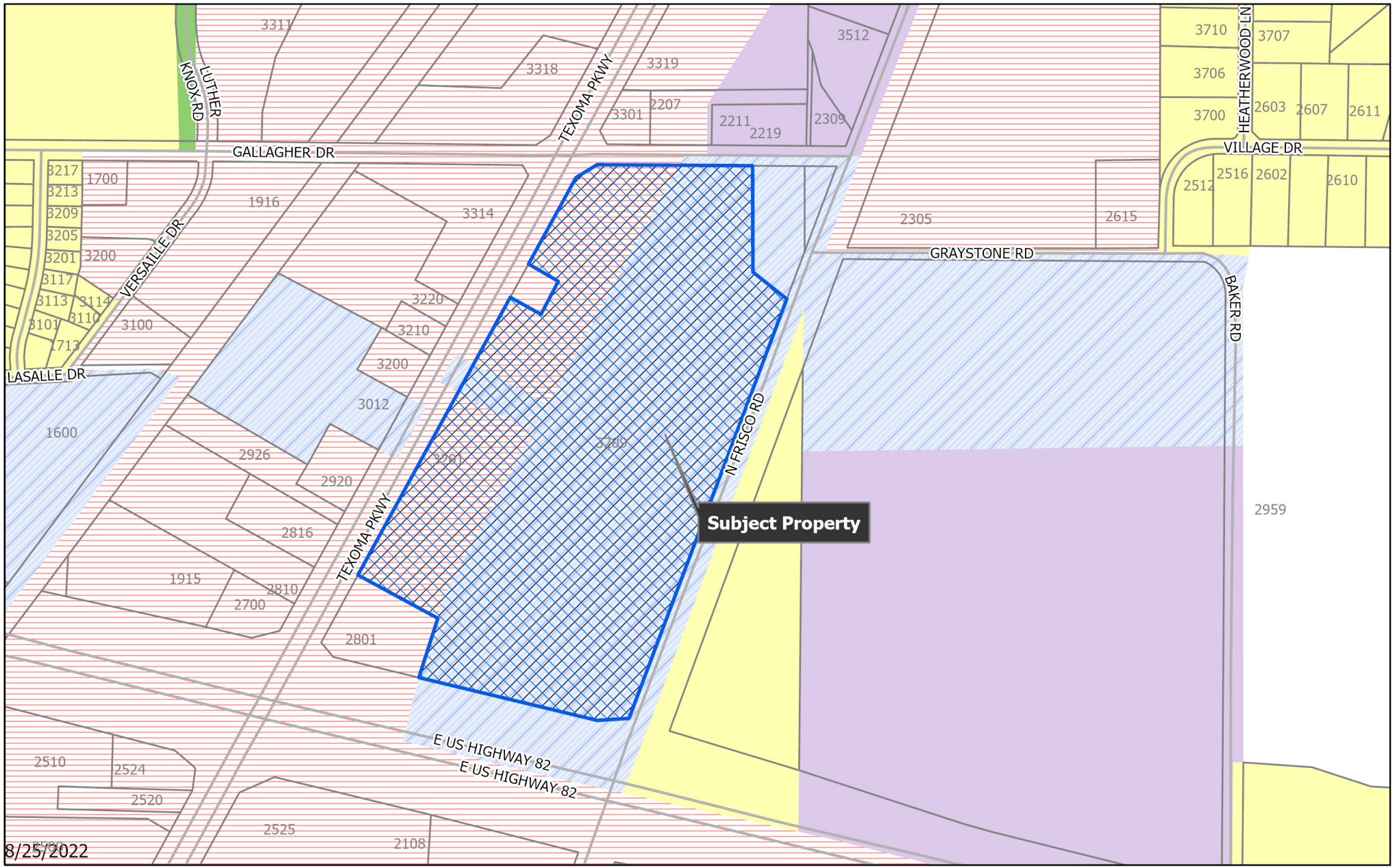
CITY OF SHERMAN

3209 Texoma Parkway

N
W E
S

Date: 8/25/2022 9:51 AM

Scale: 1:8,544



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

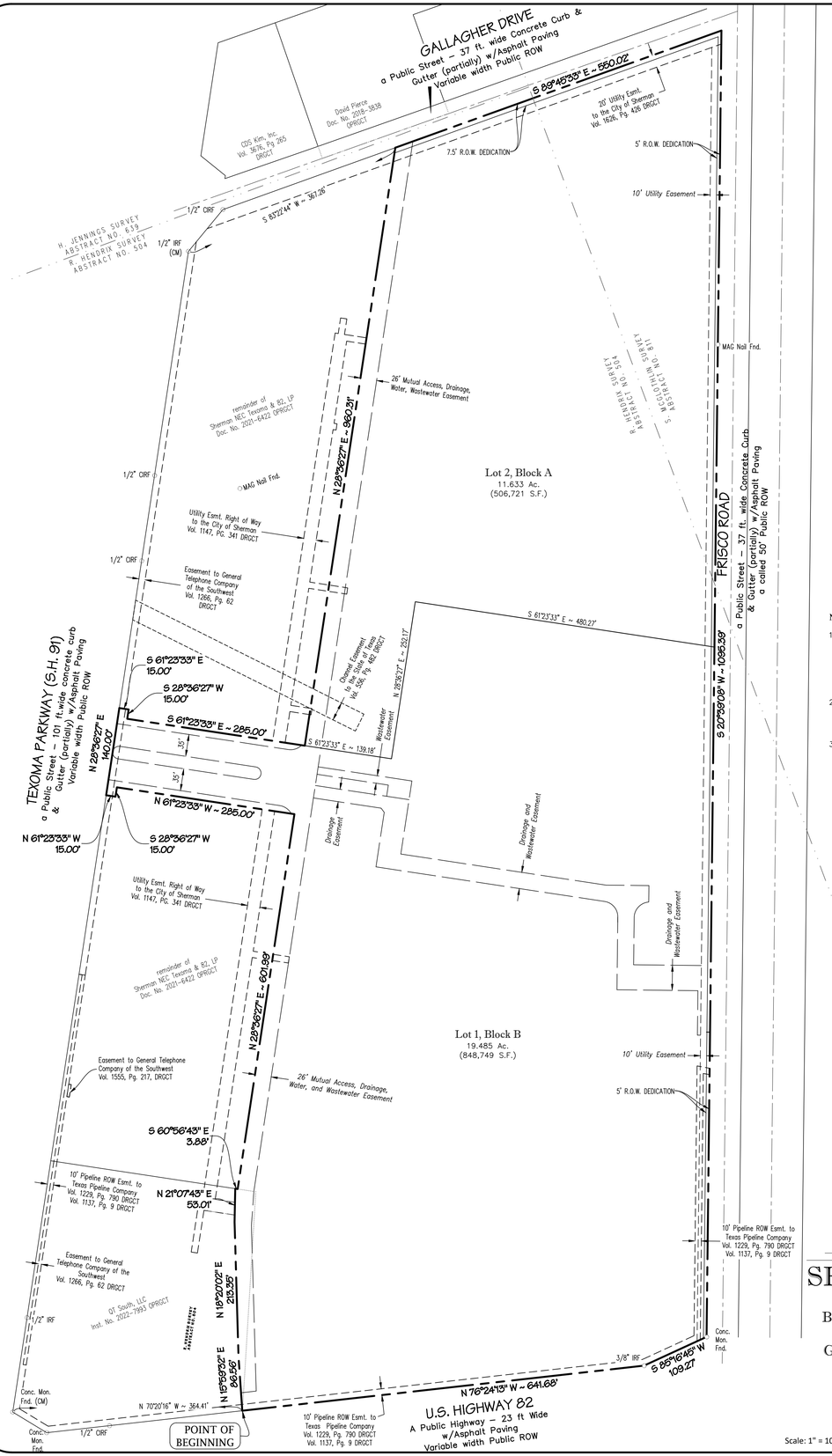
CITY OF SHERMAN
Zoning Location Map

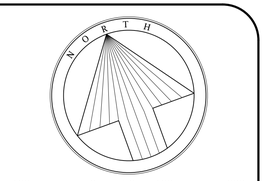
3209 Texoma Parkway

N
W E
S

Scale: 1:5,502

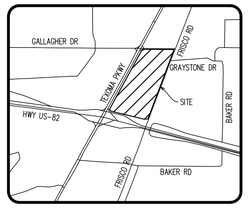
Date: 8/25/2022 9:51 AM





Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
MADWWE	MUTUAL ACCESS, DRAINAGE, WATER, AND WASTEWATER EASEMENT
WE	WATER EASEMENT



LOCATION MAP
1" = 2000'

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Scale: 1" = 100' September, 2022 SEI Job No. 21-309

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being a portion of a tract conveyed to Sherman NEC Texoma & 82, LP, according to the deed recorded in Document Number 2021–6422, Official Public Records, Grayson County, Texas (OPRGCT, with the subject tract being more particularly described as follows:

BEGINNING at a point found for the southwest corner of the subject tract, and also being the southeast corner of a tract conveyed to QT South, LLC, according to the document recorded in Inst. No. 2022–7993 OPRGCT, and also being in the northern line of US Highway 82, a variable width public right–of–way, from which a concrete monument found for the northern end of a corner clip of the north line of said US Highway 82 and Texoma Parkway (also known as State Highway 91) bears N 70°20'16" W, 364.41 feet;

THENCE N 15°59'32" E, 86.56 feet;

THENCE N 18°20'02" E, 213.35 feet;

THENCE N 21°07'43" E, 53.01 feet to the northeast corner of said QT tract;

THENCE S 60°56'43" E, 3.88 feet;

THENCE N 28°36'27" E, 601.99 feet;

THENCE N 61°23'33" W, 285.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE N 61°23'33" W, 15.00 feet to a point on the east line of Texoma Parkway,;

THENCE N 28°36'27" E, 140.00 feet along the east line thereof;

THENCE S 61°23'33" E, 15.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE S 61°23'33" E, 285.00 feet;

THENCE N 28°36'27" E, 960.31 feet to the northwest corner of the subject tract, and also being in the south line of Gallagher Drive, a variable width public right–of–way, from which a 1/2 inch iron rod found for the southern end of the corner clip of Texoma Parkway and Gallagher Road bears S 83°22'44" W, 367.26 feet;

THENCE S 89°45'33" E, 550.02 feet to a point for corner at the intersection of said south line and the west line of Frisco Road, a called 50 foot public right–of–way;

THENCE S 20°39'08" W, 2074.27 feet along the west line of Frisco Road to a concrete monument found at the north end of a corner clip at the intersection of said west line of Frisco Road and the north line of said US Highway 82;

THENCE S 85°16'45" W, 109.27 feet to a 3/8 inch iron rod found at the south end of said corner clip;

THENCE N 76°24'13" W, 641.68 feet to the POINT OF BEGINNING with the subject tract containing 1,355,469.97 square feet or 31.117 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SHERMAN NEC TEXOMA & 82, LP, do hereby adopt this plat designating the hereinabove described property as SHERDEN MALL, an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip 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.

Witness our hands at _____ County, Texas, this _____ day of _____, 2022.

SHERMAN NEC TEXOMA & 82, LP

By: Sherman NEC Texoma & 82, LP

By: Sherman NEC Texoma & 82, GP, LLC
its General Partner

By: _____
James F. Duggan, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared James F. Duggan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Sherman, Texas.

Dated this the _____ day of _____, 2022.

PRELIMINARY , FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

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

_____ _____
Chairman Secretary

Approved this _____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Sherden Mall an Addition to the City of Sherman, Texas, was submitted to the City council of Sherman, Texas, 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 and subscribed.

WITNESS MY HAND THIS _____ DAY OF _____ , 20_____, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

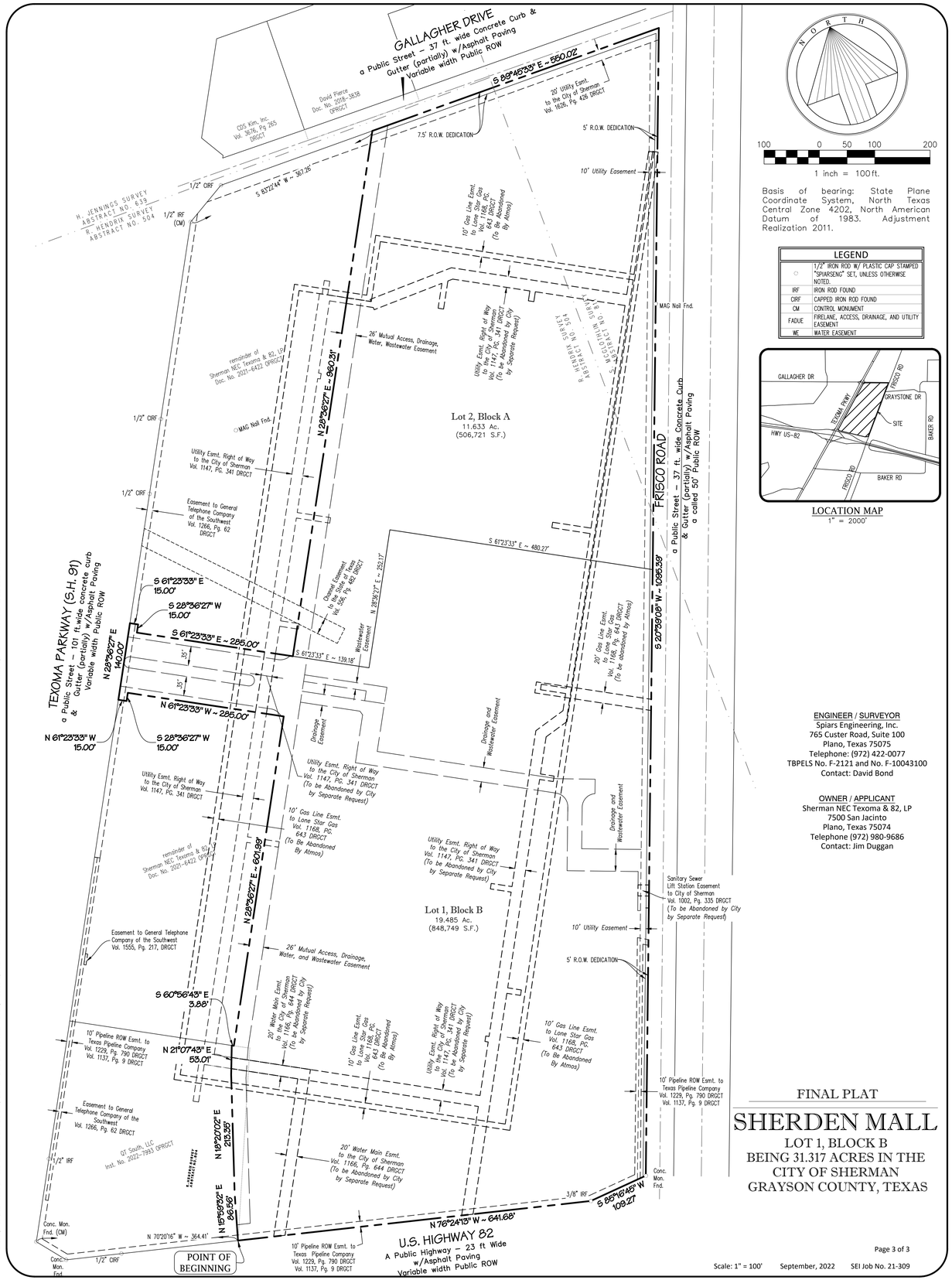
FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

September, 2022 SEI Job No. 21-309

Plotted by: ksmith Plot Date: 9/28/2022 9:07 AM
Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat.dwg Saved By: Ksmith Save Time: 9/28/2022 9:05:53 AM



100 0 50 100 200

1 inch = 100 ft.

Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
FADUE	FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
WE	WATER EASEMENT

LOCATION MAP
1" = 2000'

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan

FINAL PLAT

SHERDEN MALL

LOT 1, BLOCK B
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Scale: 1" = 100' September, 2022 SEI Job No. 21-309

Plotted by: ksmith Plot Date: 9/28/2022 9:07 AM

Drawing: G:\2021 JOBS\21-309 Sherden Mall Multifamily\SURVEY\DWG\21-309 Final Plat.dwg Saved By: Ksmith Save Time: 9/28/2022 9:05:53 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Attn: Jim Duggan
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, TX 75074

Attn: David Bond
Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Final Plat of Sherden Mall has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Remove Page 3 of 3 of plat.
3. The width of the right-of-way for Gallagher Drive shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 2, Block A. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Modify 10' Utility Easement on Northeast corner of proposed Lot 2, Block A to parallel new right of way created by corner clip.
6. Call out and show legal corners on all inflection points. Set points if necessary. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
9. Portion of Channel Easement established in Vol. 556, Pg. 482, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
10. 10' Gas Line Easement established in Vol. 1168, Pg. 643, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.

11. Utility Easement Right of Way established in Vol. 1147, Pg. 341, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
12. 20' Water Main Easement established in Vol. 1166, Pg. 644, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
13. Show Water Easement for vaults as noted in civil plan review.
14. Verify dimensions of Drainage and Wastewater Easement along eastern property line of Lot 1, Block B as noted civil plan review.
15. Show filed mutual access easements on adjacent properties on plat.
16. Internal water and wastewater lines will be privately owned and maintained.
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. Three Party Agreement required for Public Infrastructure.
19. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
20. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
21. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. 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 **8.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **2100-2300 BLOCKS WEST LAMBERTH ROAD**

The request of Lamberth Hickery Hill, LLC (Owner), Bohler Engineering (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2100-2300 Blocks West Lamberth Road, being 22.330 acres in the Ralston W. Adams Survey, Abstract Number 18, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Hickory Hill Addition, Lots 1 and 2, Block 1.

Background:

The property is located in the 2100-2300 Blocks West Lamberth Road between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development) District. The owner would like to plat the property into two lots for commercial development.

The following has been approved for this location:

- May 17, 2022 - Planned Development approval under Ordinance No. 2280, Section 6.12, for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ).
- May 17, 2022 - Zone change approval for Hickory Hill Planned Development under Ordinance No. 2280, Section 6.12, Subsection (5)(A), and Section 12, from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District.

Adjacent Zoning:

PD (Planned Development) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Lamberth Hickery Hill, LLC (Owner)
Bohler Engineering (Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not Applicable

Number of notices mailed:

0

Objections Received:

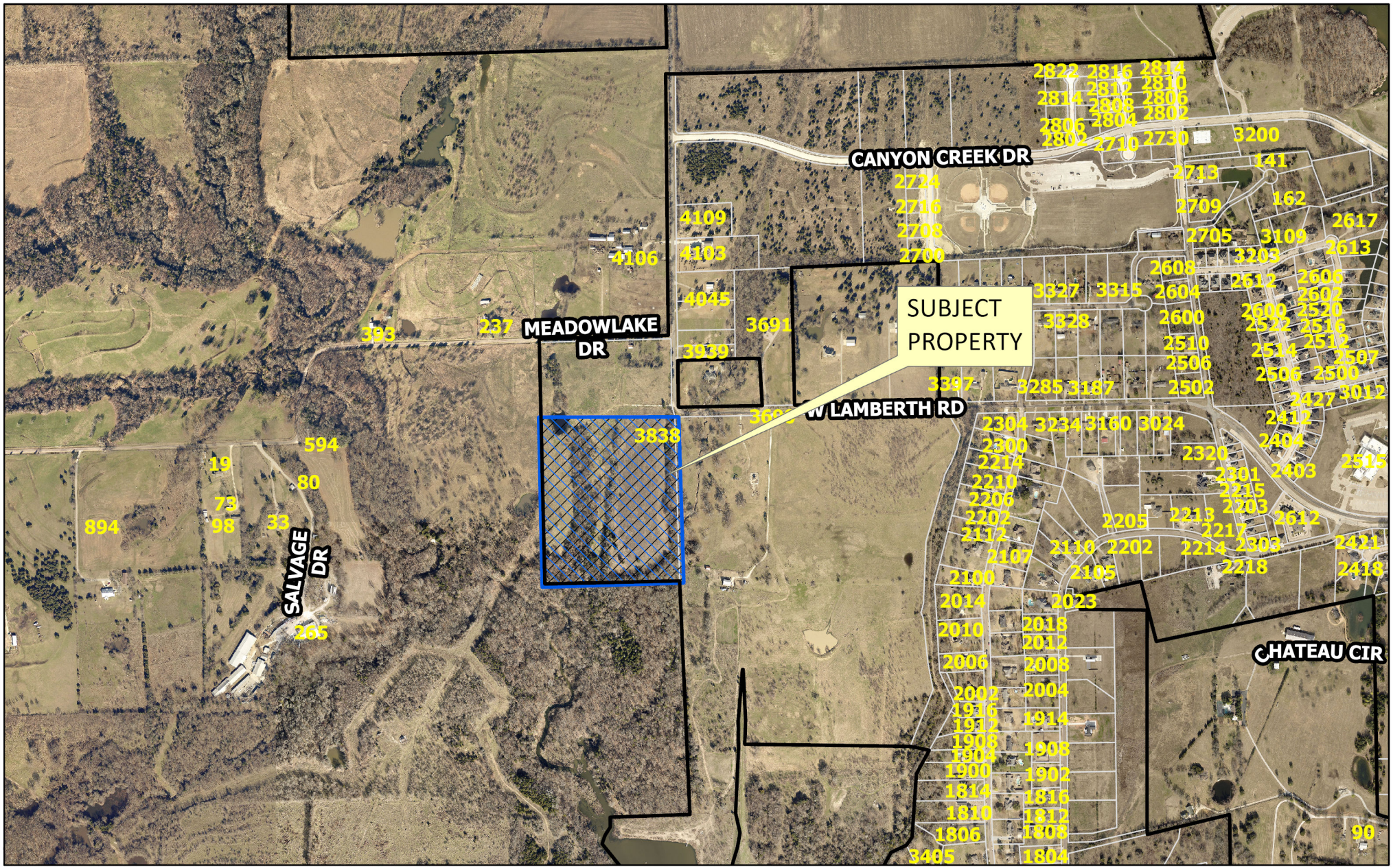
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

Property ID 394184

N
W E
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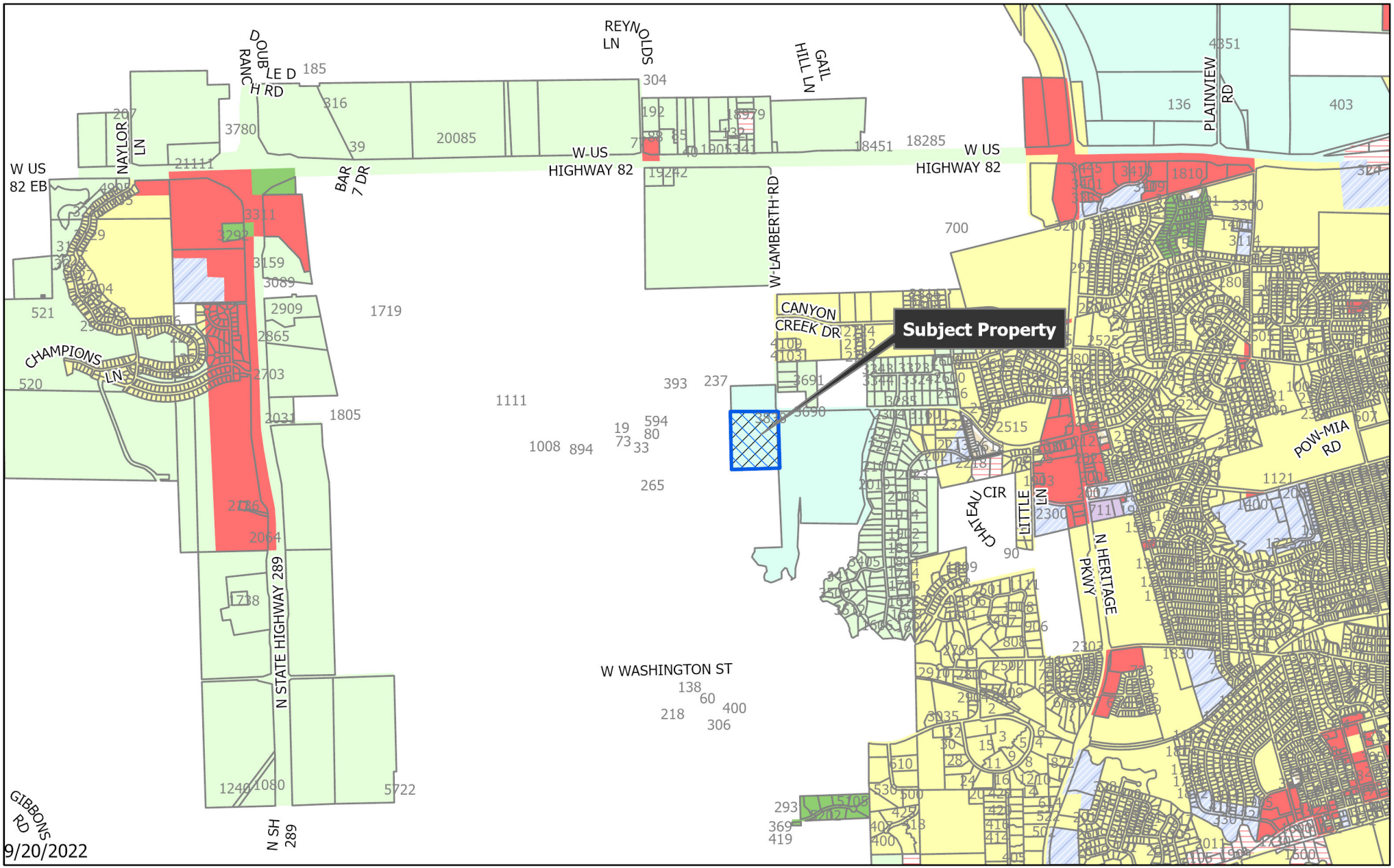
Date: 9/20/2022 9:39 AM

Scale: 1:11,208



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

Property ID 394184

N W E S

Scale: 1:32,794

Date: 9/20/2022 9:39 AM

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, LAMBERTH HICKERY HILL, LLC are the owners of all that certain tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the Ralston W. Adams Survey, Abstract No. 18, being a part of a called 38.00 acre tract of land described in Warranty Deed to Lamberth Hickery Hill, LLC, recorded in Document No. 2018-22906, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described as follows:

BEGINNING at the southeast corner of called 4.340 acre tract of land described as Parcel 15 in a Right-of-Way Deed to the City of Sherman, Texas, recorded in Document No. 2022-806, O.P.R.G.C.T. and the southwest corner of a called 4.770 acre tract of land described as Parcel 15A in a Right-of-Way Deed to the City of Sherman, Texas, recorded in Document No. 2022-805, O.P.R.G.C.T., said point being in the east line of said 38.00 acre tract of land, from which a one-half inch iron rod with yellow plastic cap stamped "RPLS 4709" (herein after called "capped iron rod") found bears South 57 degrees 45 minutes 46 seconds West a distance of 0.39 feet;

THENCE South 01 degrees 39 minutes 52 seconds, a distance of 1,083.44 feet along the east line of said 38.00 acre tract of land to a metal pipe post found for corner, said corner being the southeast corner of said 38.00 acre tract of land and the northeast corner of a called 1,078.81 acre tract of land described in a Special Warranty Deed to Grayson County 1078, LTD., recorded in Volume 5141, Page 173, O.P.R.C.G.T.;

THENCE South 88 degrees 41 minutes 45 seconds, a distance of 955.28 feet along the south line of said 38.00 acre tract of land and the north line of said 1,078.81 acre tract of land to a one-half inch iron rod with a yellow plastic cap stamped "RPLS 4709" found for corner, said iron being the southwest corner of said 38.00 acre tract of land and the southeast corner of a called 51.418 acre tract of land described in a Partition Warranty Deed to JBH Partners, LTD., recorded in Document No. 2018-23057, O.P.R.G.C.T.,

THENCE North 01 degrees 18 minutes 15 seconds, a distance of 902.07 feet along the west line of said 38.00 acre tract of land and the east line of said 51.418 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "RPLS 4709" found for corner, said capped iron rod being at the intersection of the south line of said 4.340 acre tract of land, the west line of said 38.00 acre tract of land and the east line of said 51.418 acre tract of land, from which a MAG nail with a shiner found at the northwest corner of said 38.00 acre tract of land and northeast of said 51.418 acre tract of land bears North 01 degrees 18 minutes 15 seconds, passing at a distance of 88.15 feet a capped iron rod found for corner and continuing a total distance of 834.01 feet;

THENCE over and across said 38.00 acre tract of land and along the south line of said 4.340 acre tract of land, the following courses and distances;

In a northeasterly direction, a distance of 126.49 feet, having a central angle of 04 degrees 51 minutes 15 seconds, a radius of 1,493.00 feet, a tangent length of 63.28 feet and whose chord bears North 73 degrees 57 minutes 50 seconds East a distance of 126.45 feet to a capped iron rod for corner;

North 71 degrees 32 minutes 12 seconds East, a distance of 293.53 feet to a one-half iron rod with yellow plastic cap stamped "RPLS 4709" found for corner, said capped iron rod being at the beginning of a tangent curve to the right;

In a northeasterly direction, a distance of 421.99 feet, having a central angle of 17 degrees 11 minutes 03 seconds, a radius of 1,407.00 feet, a tangent length of 212.59 feet and whose chord bears North 80 degrees 07 minutes 44 seconds East a distance of 420.41 feet to a one-half iron rod with yellow plastic cap stamped "RPLS 4709" found for corner;

North 88 degrees 43 minutes 16 seconds East, a distance of 129.93 feet to the **POINT OF BEGINNING** and containing 972,691 square feet or 22.330 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **LAMBERTH HICKERY HILL LCC,** do hereby adopt this plat designing the hereinabove property as the **HICKORY HILL 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 uses and accommodation of all 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 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 or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

LAMBERTH HICKERY HILL LCC

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **LAMBETH HICKERY HILL LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **LAMBERTH HICKERY HILL, 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 in this plat.

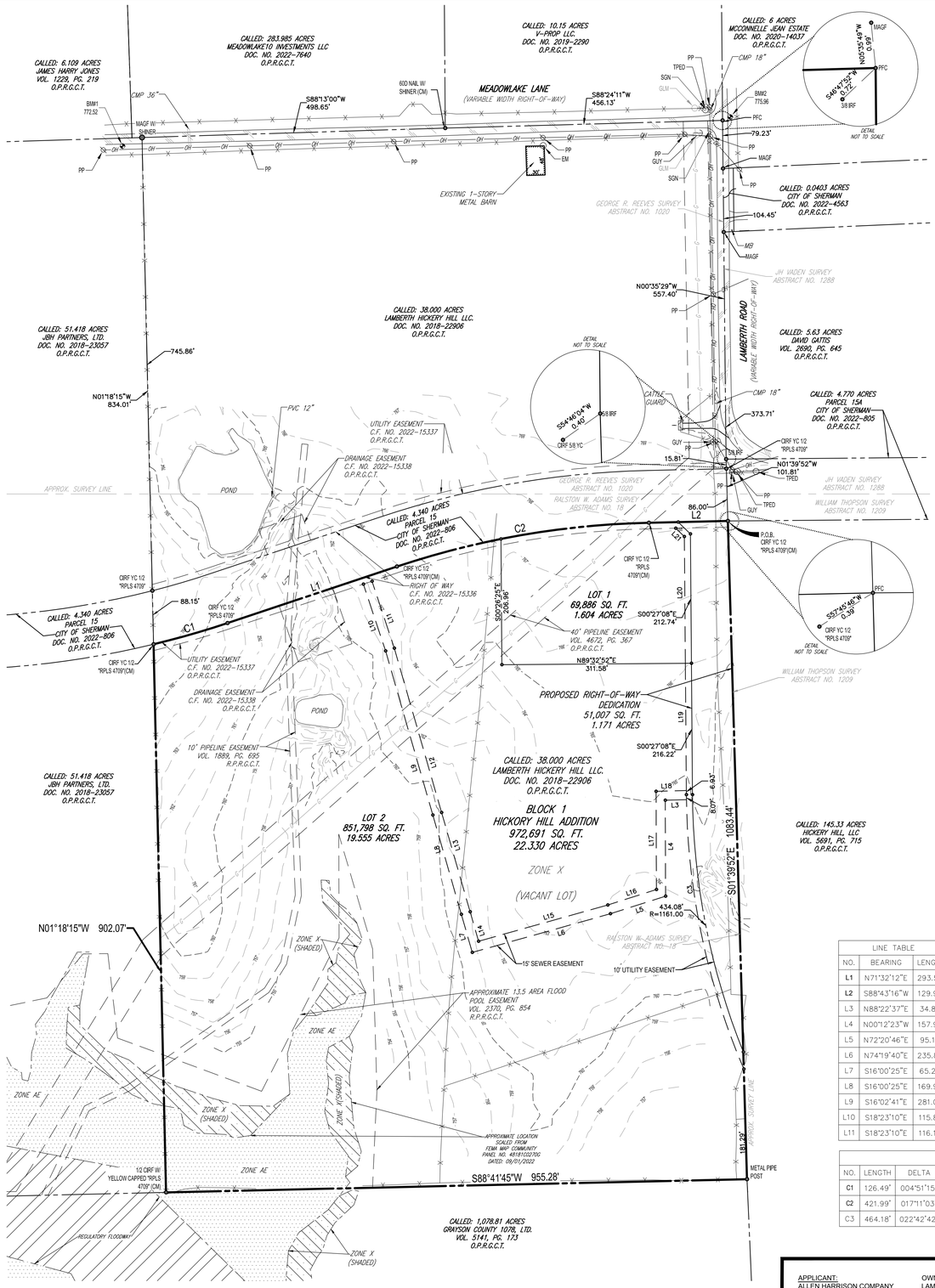
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S 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, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.
This Release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, , and shall be a covenant running with the land.

Executed this _____ day of _____, AD, 2022.

_____
(Owner)

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
CIRS	CAPPED IRON ROD SET STAMPED "BOHLER ENG."
PFC	POINT FOR CORNER
MAGF	MAG NAIL FOUND
R.P.R.G.C.T.	REAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
(CM)	CONTROLLING MONUMENT
TPED	TELEPHONE PEDESTAL
	TREE
EM	ECLECTIC METER
MB	MAIL BOX
GLM	GAS LINE MARKER
GUY	GUY ANCHOR
	ASPHALT PAVEMENT
-x-	EXISTING FENCE LINE
-OH-	OVERHEAD ELECTRIC LINE
-G-	UNDERGROUND GAS LINE
SGN	SIGN
PP	POWER POLE
GUY	GUY ANCHOR



LOCATION MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Aaron S. Andree, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the the subdivision regulations of the City of Sherman, Texas.

"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".
Aaron S. Andree
Registered Professional Land Surveyor No. 6920

Date: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEIOD12A.

2. According to Community Panel No. 48181C0270G, dated SEPTEMBER 01, 2022 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "AE", (areas determined to be in the 500-year floodplain, with base flood elevations), which is a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

3. The zoning of the subject tract is Planning Development (PD), according to City of Sherman Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

4. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.

5. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Accepted by the City Council of the City of Sherman:

_____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final _____ plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 2022 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2022.

_____
City Clerk, City of Sherman, Texas

Approved this _____ day of ___, 2022, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman

_____
Secretary

LINE TABLE		
NO.	BEARING	LENGTH
L1	N71°32'12"E	293.59'
L2	S88°43'16"W	129.93'
L3	N88°22'37"E	34.88'
L4	N00°12'23"W	157.93'
L5	N72°20'46"E	95.17'
L6	N74°19'40"E	235.86'
L7	S16°00'25"E	65.26'
L8	S16°00'25"E	169.93'
L9	S16°02'41"E	281.00'
L10	S18°23'10"E	115.81'
L11	S18°23'10"E	116.14'

LINE TABLE		
NO.	BEARING	LENGTH
L12	S16°02'41"E	281.31'
L13	S16°00'25"E	169.94'
L14	S16°00'25"E	50.35'
L15	N74°19'40"E	220.69'
L16	N72°20'46"E	83.91'
L17	N00°12'23"W	161.55'
L18	N88°22'37"E	49.80'
L19	S00°27'08"E	216.22'
L20	S00°27'08"E	208.55'
L21	S45°52'15"E	19.68'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	126.49'	004°51'15"	1493.00'	63.28'	N73°57'50"E	126.45'
C2	421.99'	017°11'03"	1407.00'	212.59'	N80°07'44"E	420.41'
C3	464.18'	022°42'42"	1171.00'	235.18'	S11°48'29"E	461.14'

"Preliminary Plat, for Inspection Purposes Only.
In No Way Official or Approved for Record Purposes"

PRELIMINARY PLAT

HICKORY HILL ADDITION
LOTS 1 AND 2, BLOCK 1

22.330 ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ALLEN HARRISON COMPANY

9805 Katy Freeway Suite 550
Houston, TX 77024
713-808-1234

APPLICANT:
ALLEN HARRISON COMPANY
9805 KATY FREEWAY, STE. 550
HOUSTON, TX 77024
PHONE: (713) 808-1234
CONTACT: SYLVAN SCHURWANZ

OWNER:
LAMBERTH HICKERY HILL, LLC
927 KIOWA DRIVE
LAKE KIOWA, TX 76240

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD., STE. 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: AARON ANDREE

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220081.00	09/16/22	CRC	ASA	ASA	1" = 100'	1 OF 1

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
USE OF COPYING OR REUSE OF THIS DOCUMENT, OR THE IDEAS AND DESIGNS CONTAINED THEREIN, FOR ANY PURPOSES OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Attn: Sylvan Schurwanz
Allen Harrison Company
9805 Katy Freeway, Ste. 550
Houston, TX 77024

Lamberth Hickery Hill, LLC
927 Kiowa Drive
Lake Kiowa, TX 76240

Attn: Aaron Andree
Bohler Engineering
2600 Network Blvd., Ste. 310
Frisco, TX 75034

Dear Applicants,

The request for approval of the Preliminary Plat of Hickory Hill Addition, Lots 1 and 2, Block 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Rename Plat to better differentiate from adjacent Hickory Hill Addition properties.
2. Preliminary Plat layout does not meet City standard. Coordinate with Amber Doan, Engineering Department, for example of required plat layout prior to submitting Final Plat. *Code of Ordinances Chapter 10.05, Section 6*
3. Calls in metes and bounds description are incomplete. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 1, Block 1. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Additional Right of Way may be required at Friendship Road and Lamberth Road. Coordinate with Engineering Department for possible Right of Way Dedication 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)*
6. Dedicate a 15' Utility Easement along Proposed Lamberth Road and Proposed Friendship Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
7. Modify 15' Utility Easement on Northeast corner of proposed Lot 1, Block 1 to parallel new right of way created by corner clip.

8. Coordinate with Engineering Department for possible dedication of Sidewalk Easement for walking trail.
9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
10. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
11. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
12. 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.*
13. Three Party Agreement required for Public Infrastructure.
14. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
15. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **1319 EAST JONES STREET**

The request of Luis Hernandez (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 1319 East Jones Street, being 0.152 acres in the George B. Pilant Survey, Abstract Number 963, and also being part of Lot 3, Block 1, East Side Addition, as follows:

Planning and Zoning Commission

Replat approval of Hernandez East Side Addition, Block 1, Lot 1.

Background:

The property is located at 1319 East Jones Street between South Gribble and South Grand Avenues and is zoned R-1 (One-family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Luis Hernandez (Owner)
Preston Trail Land Surveying LLC (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

45

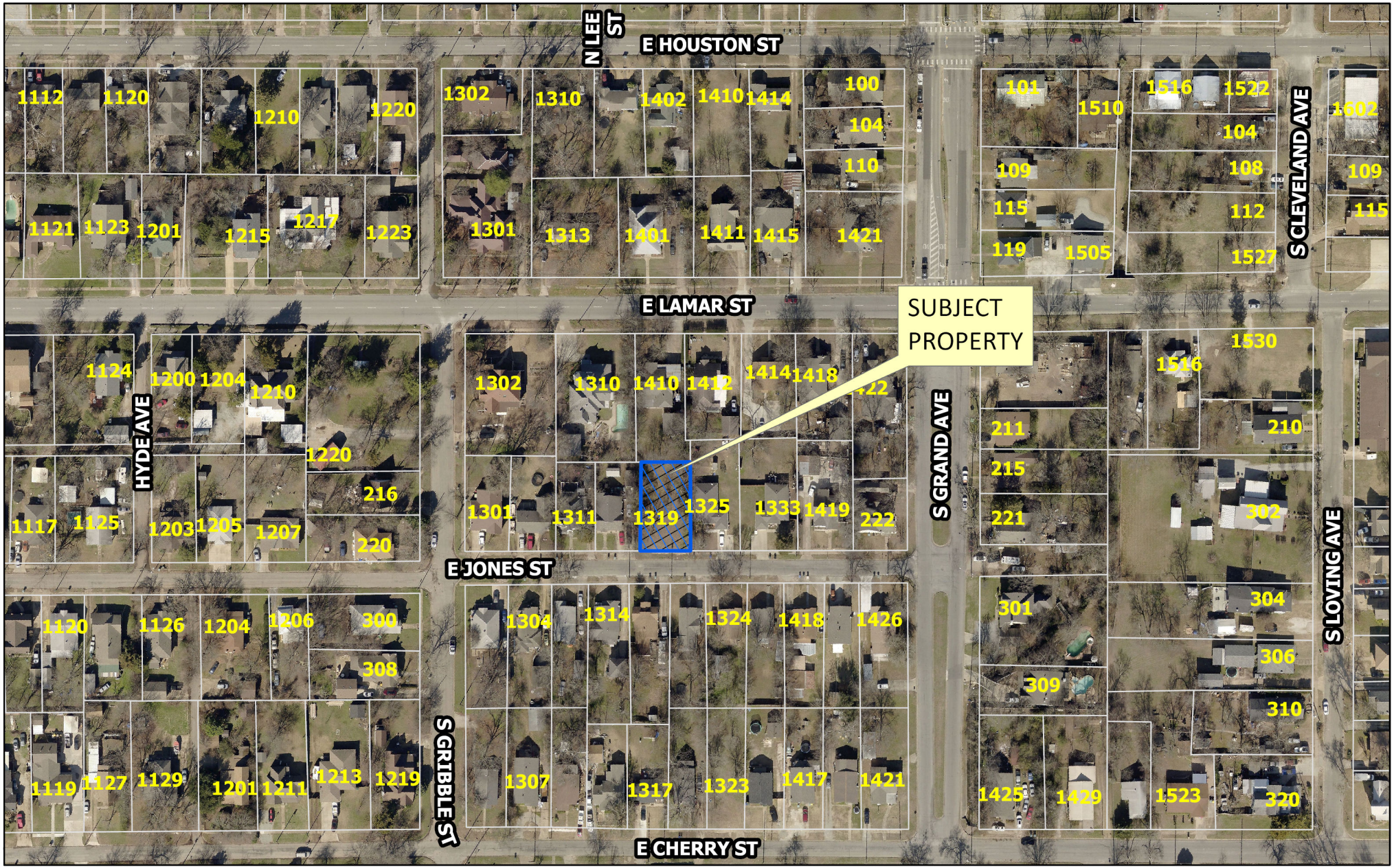
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

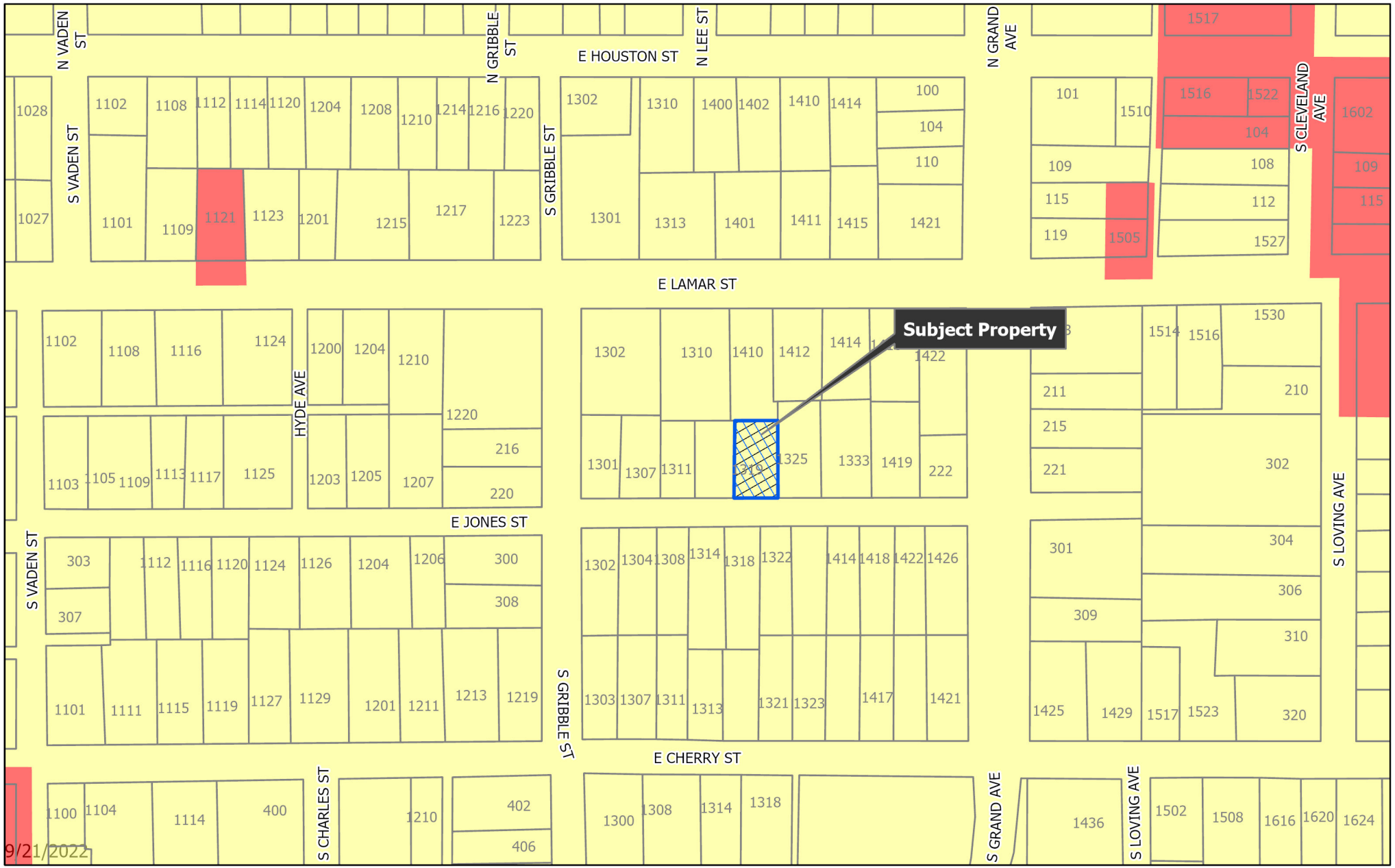
CITY OF SHERMAN

1319 E Jones

N
W E
S

Date: 9/21/2022 11:09 AM

Scale: 1:1,972



9/21/2022

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

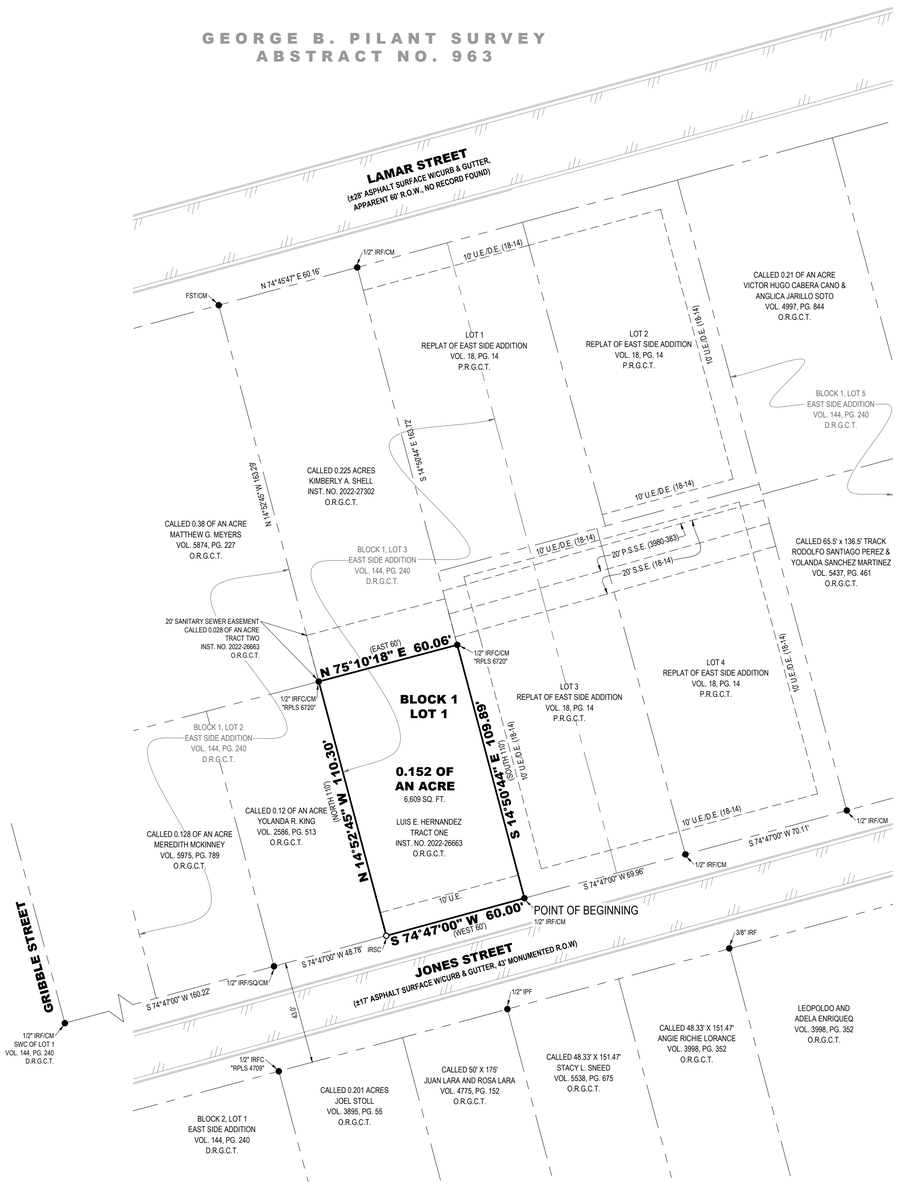
1319 E Jones

N W E S

Scale: 1:2,254

Date: 9/21/2022 11:09 AM

1319 E. Jones St.



0 15 30
GRAPHIC SCALE IN FEET

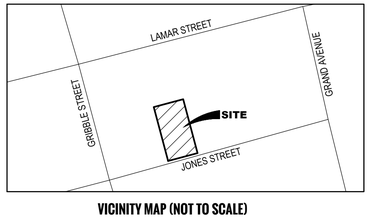
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
IRF/SQ	SQUARE IRON ROD FOUND
FST	FOUND SQUARE TUBE
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
SWC	SOUTHWEST CORNER
———	BOUNDARY LINE
— - - —	ADJOINER LINE
- - - - - -	EASEMENT
//////	ASPHALT

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 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 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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



VICINITY MAP (NOT TO SCALE)

OWNER/DEVELOPER:
Luis E. Hernandez
409 Arizona Street
Sherman, TX 75090
Ph: 903-820-2541

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
HERNANDEZ EAST SIDE ADDITION
BLOCK 1, LOT 1
0.152 OF AN ACRE
BEING A REPLAT OF EAST SIDE ADDITION
BLOCK 1, PART OF LOT 3
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT	Scale: 1"-30'	Project No. 22-0435
	Checked by: CRN	Date: 09/05/2022	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS LUIS E. HERNANDEZ is the owner of all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, the City of Sherman, Grayson County, Texas, and being a part of Lot 3, in Block 1, of East Side Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 144, Page 240, Deed Records, Grayson County, Texas, and being all of a tract of land described as Tract One in the deed to Luis E. Hernandez, recorded in Instrument No. 2022-26663, Official Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Hernandez Tract, common to the southwest corner of Lot 3, in the Replat of East Side Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 18, Page 14, Plat Records, Grayson County, Texas, and on the southerly line of said Lot 3 (144-240), and on the northerly right-of-way line of Jones Street, from which a 1/2-inch iron rod found for the southeast corner of said Lot 3 (18-14) bears North 47°00' East, a distance of 69.96 feet;

THENCE South 74°47'00" West, with the southerly line of said Hernandez Tract, and with the southerly line of said Lot 3 (144-240), and with the northerly right-of-way line of said Jones Street, a distance of 60.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of said Hernandez Tract, common to the southwest corner of said Lot 3 (144-240), and common to the southeast corner of Lot 2, in said Block 1, of said East Side Addition, and common to the southeast corner of a called 0.12 of an acre tract of land described in the deed to Yolanda R. King, recorded in Volume 2586, Page 513, said Official Records, from which a square 1/2-inch iron rod found for the southwest corner of said 0.12 acre tract bears South 74°47'00" West, a distance of 48.78 feet;

THENCE North 14°52'45" West, with the westerly line of said Hernandez Tract, and with the westerly line of said Lot 3 (144-240) and with the easterly line of said 0.12 acre tract, and with the easterly line of said Lot 2, a distance of 110.30 feet to a 1/2-inch iron rod with a aluminum cap stamped "RPLS 6720" found for the northwest corner of said Hernandez Tract, common to the northeast corner of said 0.12 acre tract, and common to the southwest corner of a called 0.225 of an acre tract of land described in the deed to Kimberly A. Shell, recorded in Instrument No. 2022-27302, said Official Records, and common to the southeast corner of a called 0.38 of an acre tract of land described in the deed to Mathew G. Meyers, recorded in Volume 5874, Page 227, said Official Records;

THENCE North 75°10'18" East, with the northerly line of said Hernandez Tract, and with the southerly line of said 0.225 acre tract, and crossing said Lot 3 (144-240), a distance of 60.06 feet to a 1/2-inch iron rod with a aluminum cap stamped "RPLS 6720" found for the northeast corner of said Hernandez Tract, common to the southeast corner of said 0.225 acre tract, on the westerly line of aforesaid Lot 3 (18-14), from which a 1/2-inch iron rod found for the northeast corner of said 0.225 acre tract bears North 14°50'44" West, a distance of 163.72 feet;

THENCE South 14°50'44" East, with the easterly line of said Hernandez Tract, and with the westerly line of said Lot 3 (18-14), a distance of 109.89 feet to the POINT OF BEGINNING and enclosing 0.152 of an acre (6,609 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LUIS E. HERNANDEZ**, does hereby adopt this plat designating the hereinbefore described property as **HERNANDEZ EAST SIDE 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: LUIS E. HERNANDEZ

_____

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 Luis E. Hernandez, 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

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **LUIS E. HERNANDEZ**, 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 **HERNANDEZ EAST 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 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 **HERNANDEZ EAST 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 ____ day of _____, 20___.

BY: **LUIS E. HERNANDEZ**

_____

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 **HERNANDEZ EAST SIDE ADDITION** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNER/DEVELOPER:
Luis E. Hernandez
409 Arizona Street
Sherman, TX 75090
Ph: 903-820-2541

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
HERNANDEZ EAST SIDE ADDITION
BLOCK 1, LOT 1
0.152 OF AN ACRE
BEING A REPLAT OF EAST SIDE ADDITION
BLOCK 1, PART OF LOT 3
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT	Scale: 1"-30'	Project No. 22-0435
	Checked by: CRN	Date: 09/05/2022	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Luis E. Hernandez
409 Arizona Street
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Hernandez East Side Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 20' Sanitary Sewer Easement to the north of subject property, filed of record in Instrument No. 2022-26663, was not properly dedicated to the City and is not valid. New City-approved Easement to be filed of record or extension of Wastewater main required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
2. Dedicate a 3.5' Right of Way Dedication along Jones Street in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
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. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **112 BARBARA LANE**

The request of Amy Swindell (Owner) and Preston Trail Land Surveying LLC (Surveyor) concerning the property located at 112 Barbara Lane in Sherman's Extra Territorial Jurisdiction (ETJ), being 5.000 acres in the John McClenihan Survey, Abstract Number 798, as follows:

Planning and Zoning Commission

Final Plat approval of Swindell Addition, Lots 1 & 2.

Background:

The property is located at 112 Barbara Lane between Brown and Baker Ridge Roads in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Amy Swindell (Owner)
Preston Trail Land Surveying LLC (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

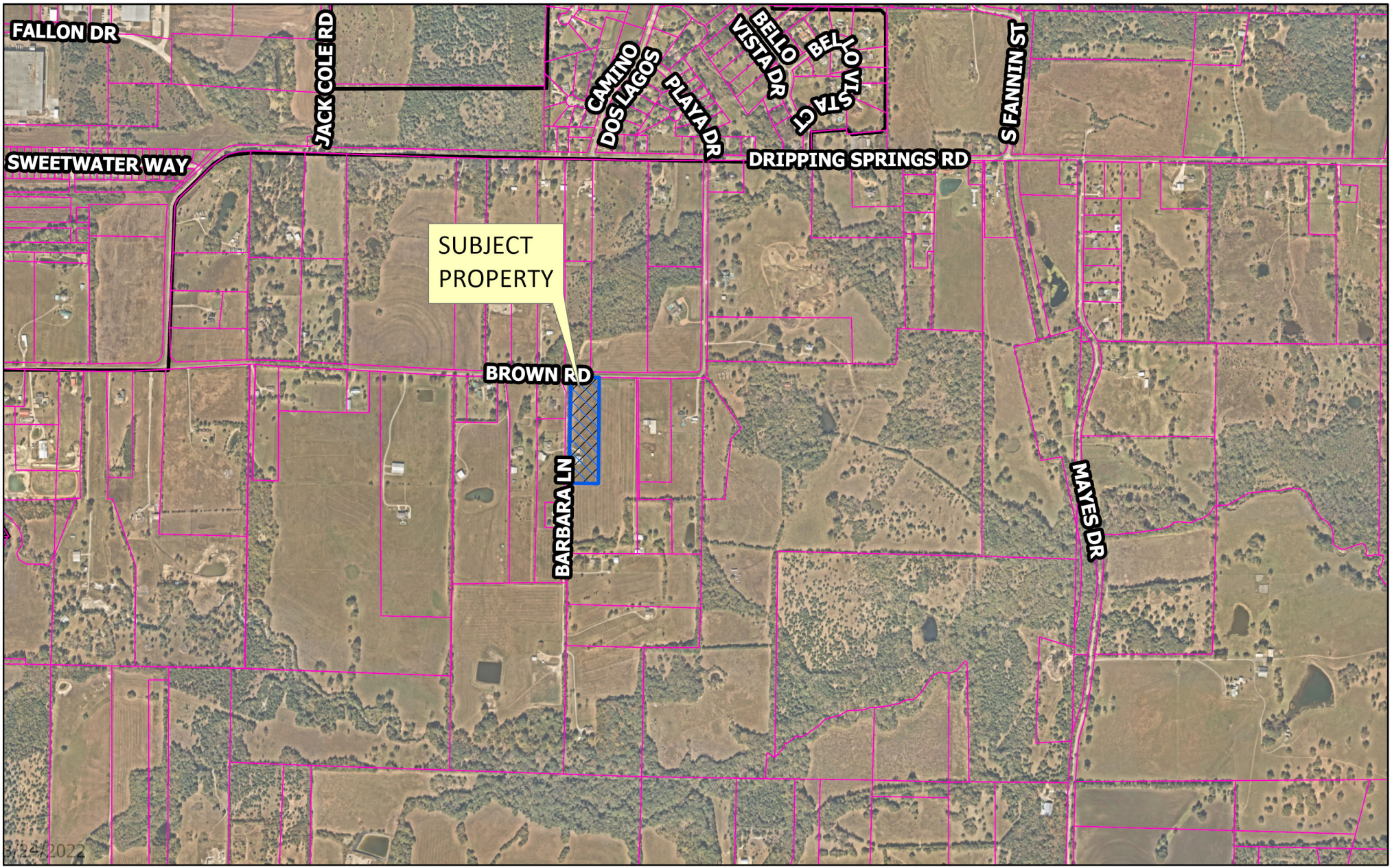
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Plat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

112 Barbara Ln

N
W E
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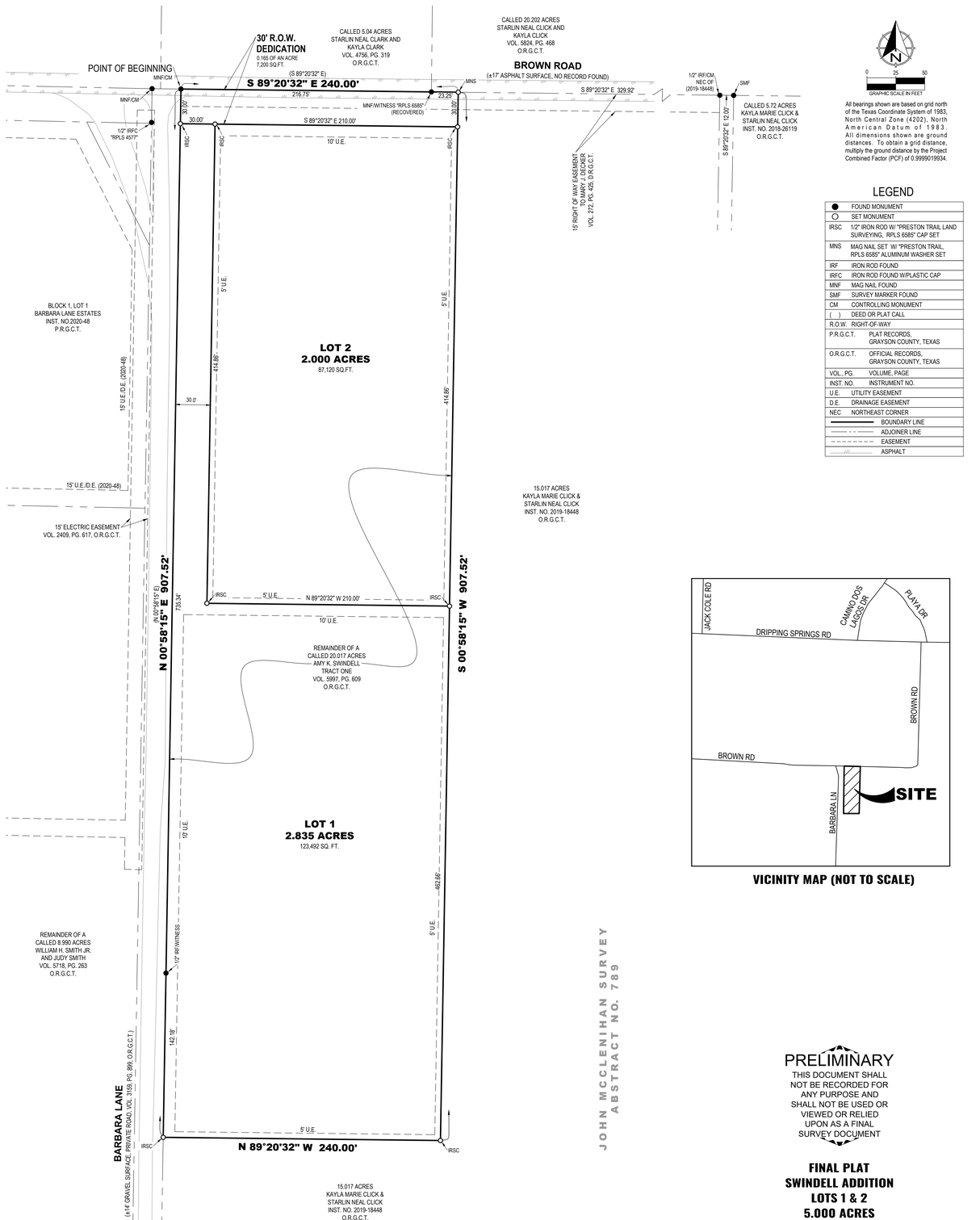
Date: 8/24/2022 8:36 AM

Scale: 1:13,506



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 0.9999019934.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
MNF	MAG NAIL FOUND
SMF	SURVEY MARKER FOUND
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
NEC	NORTHEAST CORNER
———	BOUNDARY LINE
———	ADJOINER LINE
– – – –	EASEMENT
//////	ASPHALT

VICINITY MAP (NOT TO SCALE)

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, 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 0295 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
SWINDELL ADDITION
LOTS 1 & 2
5.000 ACRES
JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas

OWNER:
Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

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
903-213-0033

TBPLS Firm No. 10194175	Drawn by: LGT	Checked by: CRN	Scale: 1"=50'	Date: 09/19/2022	Project No. 17-0186.4	Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS AMY K. SWINDELL is the owner of all of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract No. 789, Grayson County, Texas, and being the remaining portion of a called 20.017 acre tract of land described as Tract One in the deed to Amy K. Swindell recorded in Volume 5997, Page 609, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail found for the for the northwest corner of said 20.017 acre tract, common to the northeast corner of a called 1.02 acre tract of land described as Tract Two in the deed to CCS Capital, LP, recorded in Volume 4126, Page 631, said Official Records, and on the southerly line of a called 5.04 acre tract of land described in the deed to Starlin Neal Clark and Kayla Clark recorded in Volume 4756, Page 319, said Official Records, and at the intersection of the centerline of Brown Road (no record found) and the easterly line of Barbara Lane (Private Road, Volume 3159, Page 899, said Official Records);

THENCE South 89°20'32" East, with the northerly line of said 20.017 acre tract, and with the southerly line of said 5.04 acre tract, and in said Brown Road, passing en route at a distance of 216.75 feet a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" recovered for the southeast corner of said 5.04 acre tract, common to the southwest corner of a called 20.202 acre tract of land described in the deed to Starlin Neal Click and Kayla Click recorded in Volume 5824, Page 468, said Official Records, and continuing on said course with the southerly line of said 20.202 acre tract a total distance of 240.00 feet to a Mag Nail with aluminum washer stamped PRESTON TRAIL RPLS 6585" previously set for the northern-most northwest corner of a called 15.017 acre tract of land described in the deed to Kayla Marie Click and Starlin Neal Click, recorded in Instrument No. 2019-18448, said Official Records;

THENCE South 00°58'15" West, crossing said 20.017 acre tract, with a westerly line of said 15.017 acre tract, passing en route at a distance of 24.60 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for witness on the southerly side of said Brown Road, and continuing on said course a total distance of 907.52 feet to a Capped Iron rod previously set for a re-entrant corner on the northerly line of said 15.017 acre tract;

THENCE North 89°20'32" West, continuing across said 20.017 acre tract, with a northerly line of said 15.017 acre tract, a distance of 240.00 feet to a Capped Iron Rod previously set for the western-most northwest corner of said 15.017 acre tract, and on the westerly line of said 20.017 acre tract, and on the easterly line of aforesaid 1.02 acre tract, and on the easterly line of aforesaid Barbara Lane;

THENCE North 00°58'15" East, with the westerly line of said 20.017 acre tract, and with the easterly line of said 1.02 acre tract, and with the easterly line of said Barbara Lane, passing en route at a distance of 142.18 feet a 1/2-inch iron rod found for witness, and continuing on said course a total distance of 907.52 feet to the POINT OF BEGINNING and enclosing 5.000 acres (217,802 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **AMY K. SWINDELL**, does hereby adopt this plat designating the hereinbefore described property as **SWINDELL 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: AMY K. SWINDELL

By: _____
Amy K. Swindell

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Amy K. Swindell**, 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 **SWINDELL ADDITION** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

FINAL PLAT
SWINDELL ADDITION
LOTS 1 & 2
5.000 ACRES
JOHN MCCLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas

OWNER:
Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

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
903-213-0033

TBPLS Firm No. 10194175	Drawn by: LGT	Checked by: CRN	Scale: 1"=50'	Date: 09/19/2022	Project No. 17-0186.4	Sheet No. 2 of 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Amy K. Swindell
112 Barbara Lane
Sherman, TX 75090

Preston Trail Land Surveying, LLC
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Swindell Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
2. 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)*
3. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **3400-4000 BLOCKS LAMBERTH ROAD**

The request of Sherman Hickory Hill, LLC (Owner), Dobie Development Group (Developer), Sevan Multi-Site Solutions and Spiars Engineering, Inc. (Engineer/Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, being 24.680 acres in the W. Thompson Survey, Abstract No. 1209, as follows:

Planning and Zoning Commission

Final Plat approval of Hickory Hill Multi Family, Lot 1, Block A.

Background:

The property is located in the 3400-4000 Blocks West Lamberth Road between Salvage Drive and Carriage Estates Road and is zoned PD (Planned Development) District. The owner would like to plat the property into two lots for commercial development.

The following has been approved for this location:

- May 17, 2022 - Planned Development approval under Ordinance No. 2280, Section 6.12, for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ).
- May 17, 2022 - Zone change approval for Hickory Hill Planned Development under Ordinance No. 2280, Section 6.12, Subsection (5)(A), and Section 12, from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District.
- August 16, 2022 - Site Plan approval Hickory Hill.

Adjacent Zoning:

PD (Planned Development) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Sherman Hickory Hill, LLC (Owner)
Dobie Development Group (Developer)
Sevan Multi-Site Solutions
Spiars Engineering, Inc. (Engineer/Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

Hickory Hill Multi Family

N
W E
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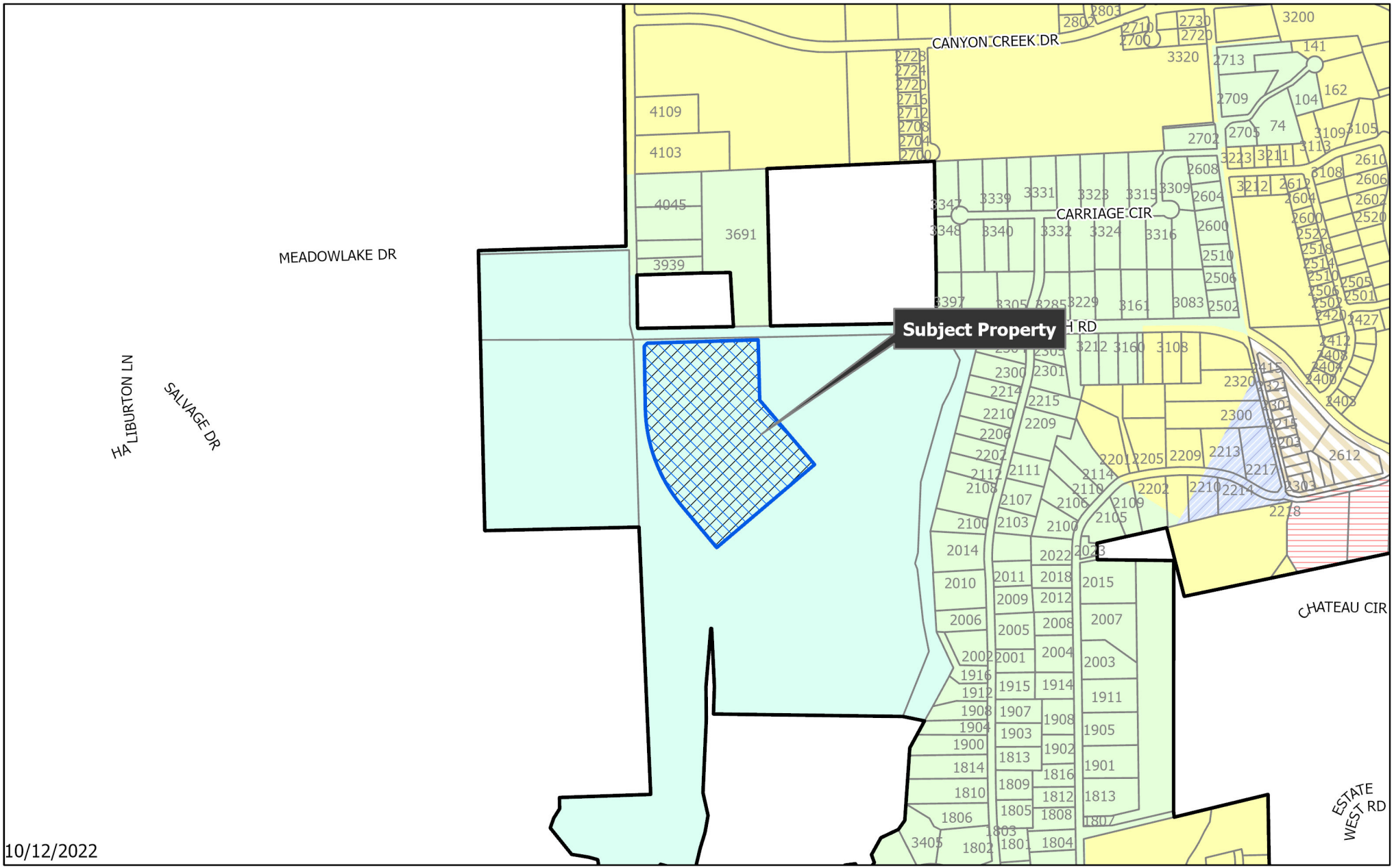
Date: 10/12/2022 3:33 PM

Scale: 1:7,185



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map
Hickory Hill 24ac Multi Family

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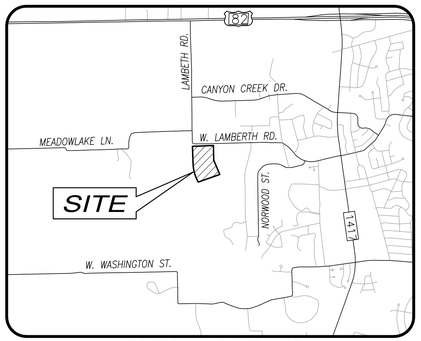
Date: 10/12/2022 3:33 PM

80 0 40 80 160

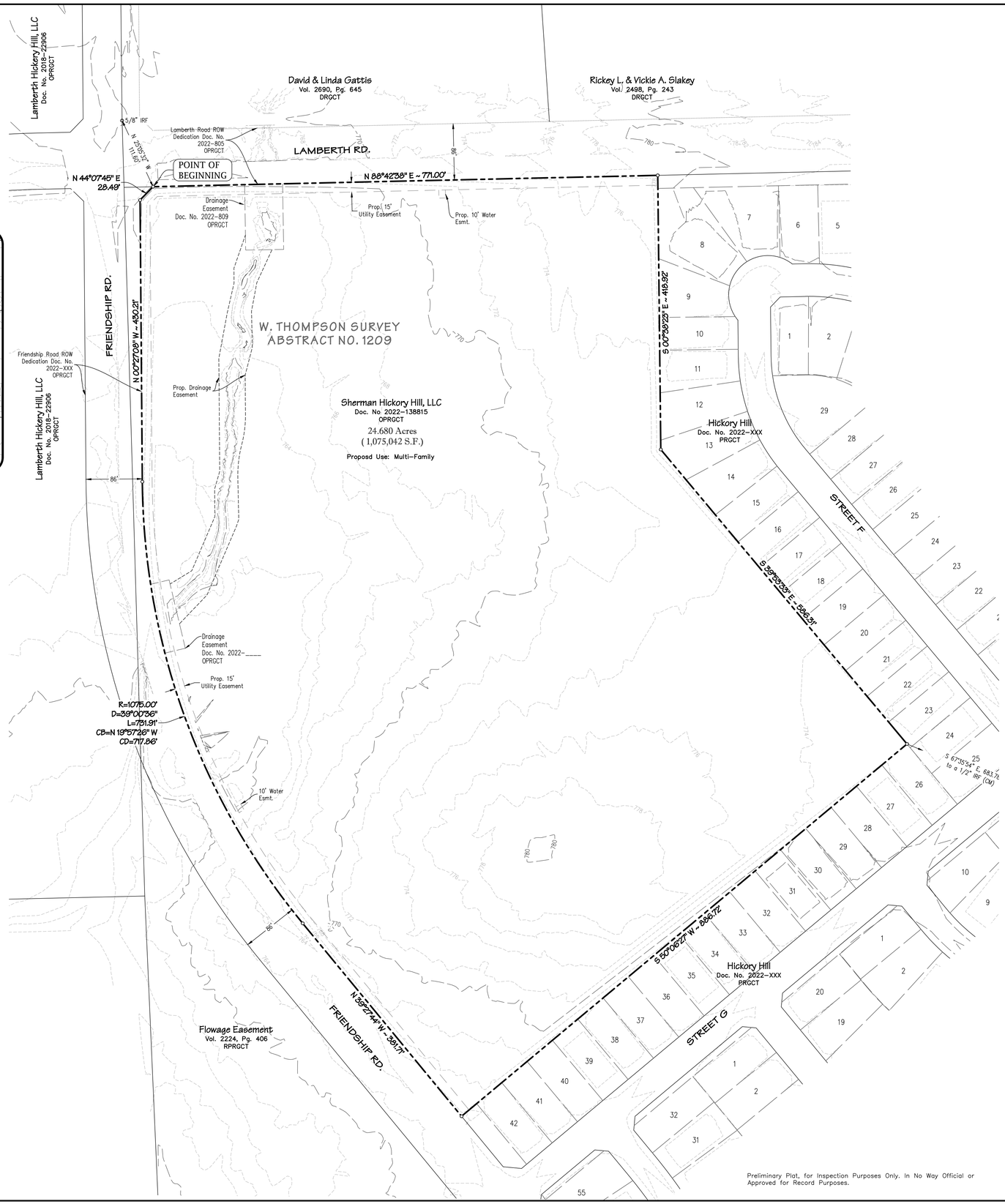
1 inch = 80 ft.



LOCATION MAP / KEY MAP

N.T.S.

LEGEND (Not all items may be applicable)	
o	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
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
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
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
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

FINAL PLAT

HICKORY HILL MULTI FAMILY

LOT 1, BLOCK A
BEING 24.680 ACRES
IN THE
W. THOMPSON SURVEY, ABSTRACT NO. 1209
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Dobbie Development Group
1220 Claremont
Boulder, CO 80305
Telephone (505) 400-7100
Contact: Jim Dobbie

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: Darren Brown

Scale: 1" = 80' August, 2022 SEI Job No. 22-131

Plotted by: JobeH Plot Date: 9/19/2022 9:50 AM Saved By: JobeH Save Time: 9/19/2022 9:47:09 AM Drawing: G:\2022 JOBS\22-131 Hickory Hill SPRFR\CAD\Preliminary\21-131 Preliminary Plat.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Sherman Hickory Hill, LLC, is the owner of a portion of a tract of land conveyed to by deed recorded in Document No. 2022-138815 of the Official Public Records, Grayson County, Texas (OPRGCT), situated in the W. Thompson Survey, Abstract No. 1209, City of Sherman, Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of a right-of-way dedication to the City of Sherman, recorded in Document No. 2022-805 OPRGCT, from which a 5/8" iron rod found for the northwest corner thereof bears N 25°05'32" W, 111.60 feet;

THENCE into and through said Hickery Hill tract, the following:

N 88°42'38" E, 771.00 feet;

S 00°38'23" E, 418.92 feet;

S 39°53'33" E, 586.31 feet to a point from which a 1/2" iron rod found for an easterly corner of said Hickery Hill tract bears S 67°35'54" E, 683.78 feet;

S 50°06'27" W, 886.72 feet;

N 39°27'44" W, 381.71 feet;

A tangent curve to the right having a central angle of 39°00'36", a radius of 1075.00 feet, a chord of N 19°57'26" W – 717.86 feet, an arc length of 731.91 feet;

N 00°27'08" W, 430.21 feet;

And N 44°07'45" E, 28.49 feet to the POINT OF BEGINNING with the subject tract containing 1,075,042 square feet or 24.680 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **SHERMAN HICKORY HILL, LLC,** do hereby adopt this plat designating the hereinabove described property as **HICKORY HILL MULTIFAMILY,** an Addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. 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 which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip 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.

Witness our hands at Grayson County, Texas, this _____ day of _____, 2022.

SHERMAN HICKORY HILL, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@
spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

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

_____ _____
Chairman Secretary

Approved this _____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Hickory Hill Multifamily and Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, 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 and subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 20____, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

FINAL PLAT

HICKORY HILL MULTI FAMILY

LOT 1, BLOCK A
BEING 24.680 ACRES
IN THE
W. THOMPSON SURVEY, ABSTRACT NO. 1209
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Dobbie Development Group
1220 Claremont
Boulder, CO 80305
Telephone (505) 400-7100
Contact: Jim Dobbie

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: Darren Brown

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

August, 2022 SEI Job No. 22-131

Drawing: G:\2022 JOBS\22-131 Hickory Hill SFFR\CAD\Preliminary\21-131 Preliminary Plat.dwg Saved By: JobbA Save Time: 9/19/2022 9:47:09 AM Plotted by: JobbA Plot Date: 9/19/2022 9:50 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Attn: Jim Dobbie
Dobbie Development Group
1220 Claremont
Boulder, CO 80305

Attn: Darren Brown
Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Final Plat of Hickory Hill Multifamily has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 10' Water Easements on western and northern portions of subject property are not adequately sized. See City of Sherman Details on Water Meter Vaults. Correct appropriately.
2. Indicate dimensions of Drainage Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Ownership and instrument information for adjacent property is incorrect. Verify and update appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Coordinate with Engineering Department in regards to possible additional ROW at Lamberth Road and Friendship Road intersection.
5. 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)*
6. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
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. 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.*
9. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 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)*
12. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **4 TIMBER CREEK ROAD**

The request of William Magers (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 4 Timber Creek Road, being 4.055 acres in the William Thompson Survey, Abstract Number 1210 and the George W. McGlothlin Survey, Abstract No. 828, and being all of Lot 2 of the Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad, as follows:

Planning and Zoning Commission

Replat approval of Timber Creek Addition, Phase 2.

Background:

The property is located at 4 Timber Creek Road between West Washington Street and FM 1417 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

William Magers (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

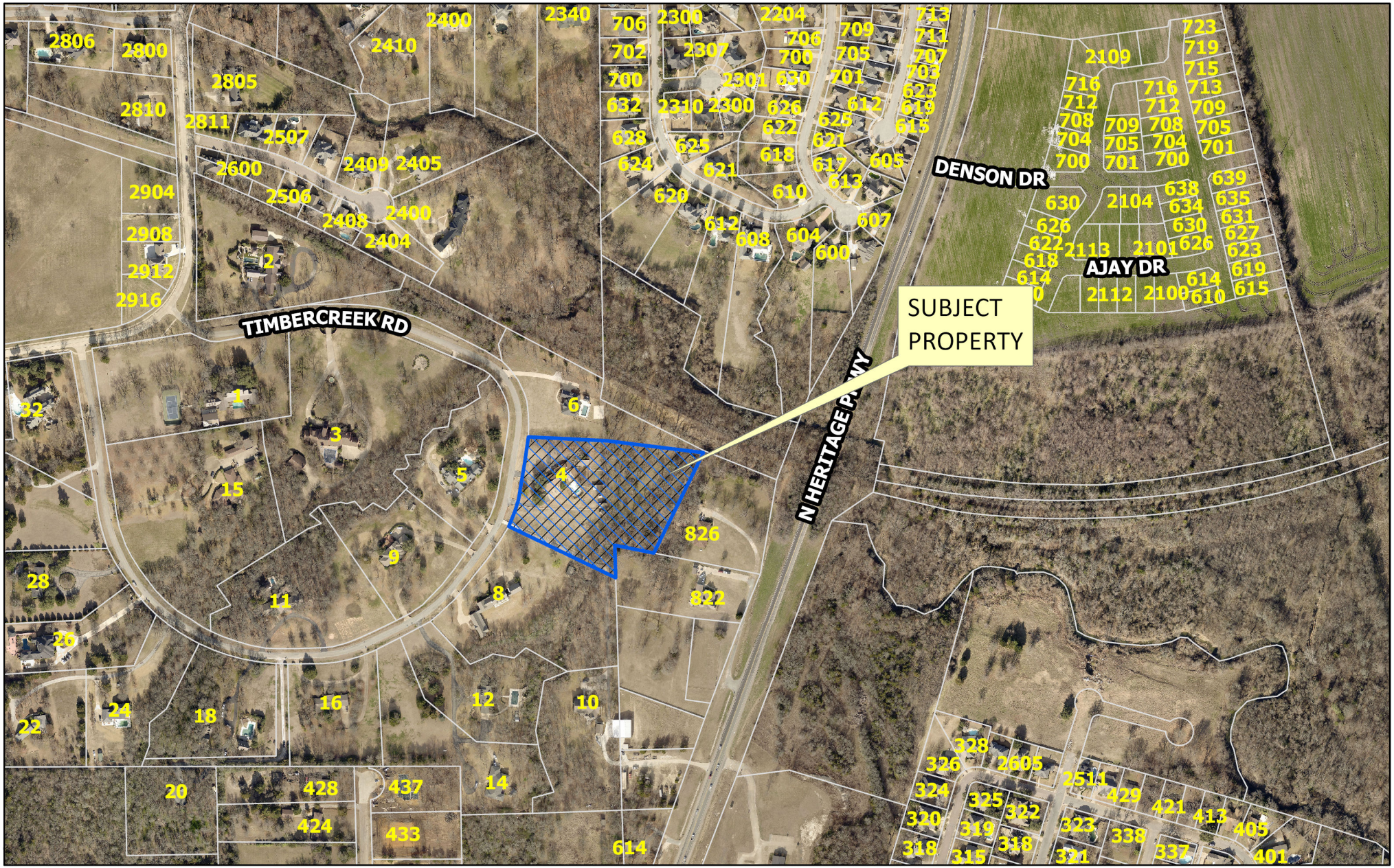
23

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

4 Timber Creek

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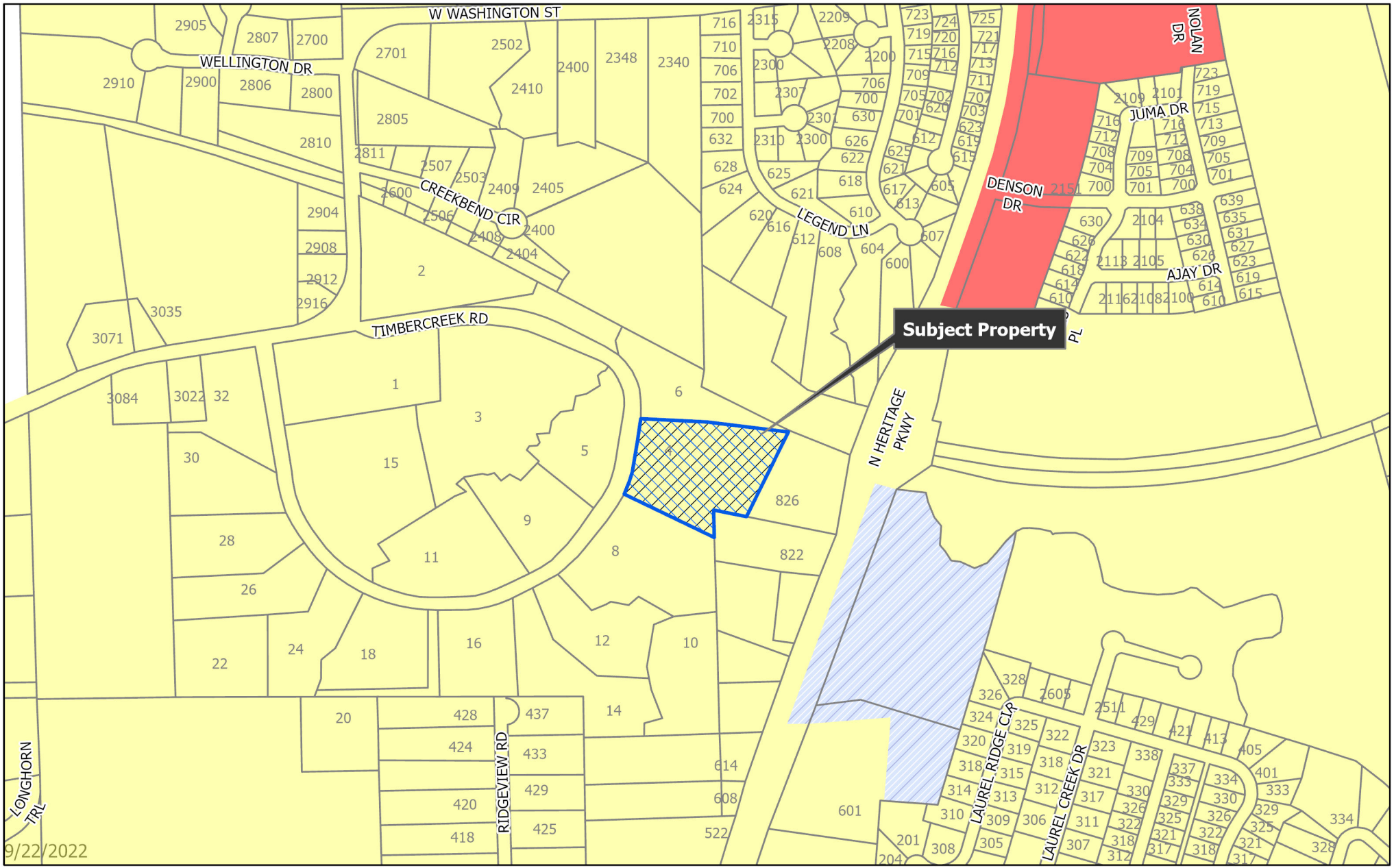
Date: 9/21/2022 2:48 PM

Scale: 1:5,293



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
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- Lakes
- M-1 Light Manufacturing District
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- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

4 Timber Creek

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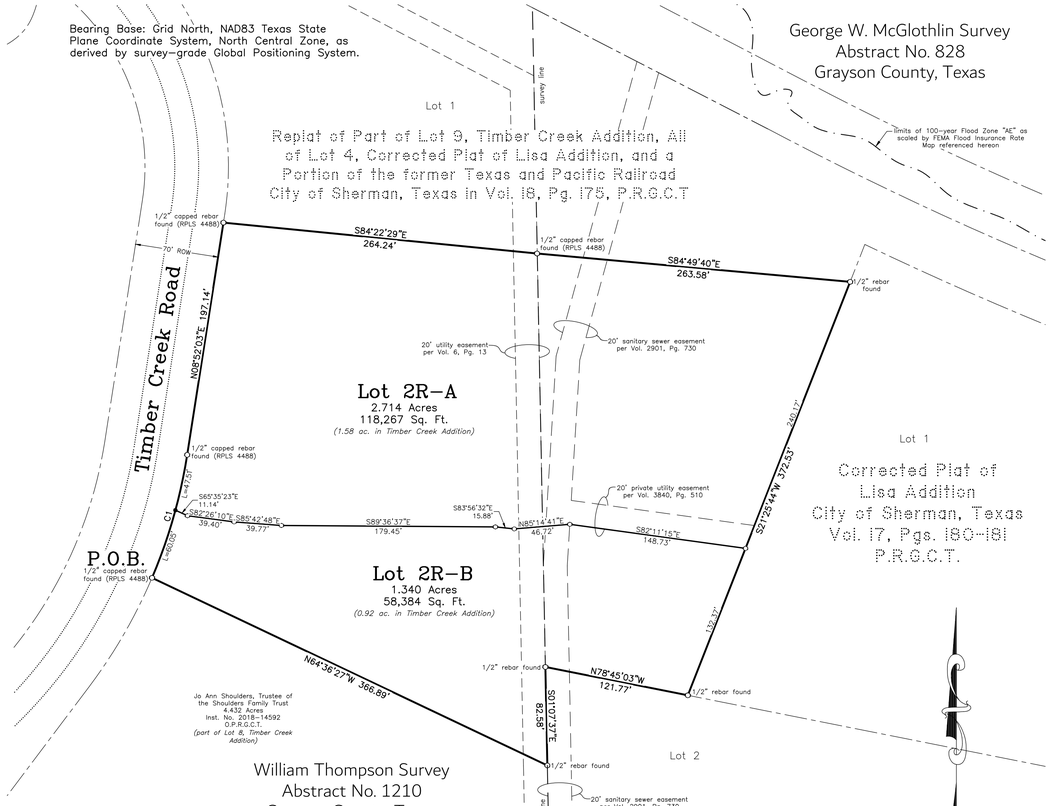
Scale: 1:6,260

Date: 9/21/2022 2:48 PM

4 Timbercreek



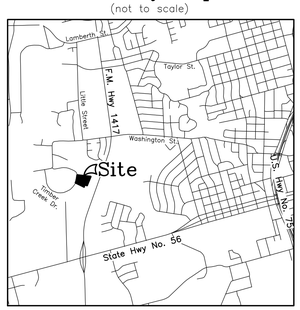
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	107.55'	434.83'	14°10'19"	N15°57'12"E, 107.28'

Lot 2R-A & 2R-B
Timber Creek Addition, Phase 2
(being a Replat of part of Lot 9, Timber Creek Addition, all of Lot 4, Corrected Plat of Lisa Addition & a portion of the former Texas and Pacific Railroad) to the City of Sherman, Texas
4.055 Acres
in the
William Thompson Survey Abstract No. 1210 and the George W. McGlothlin Survey Abstract No. 828

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Vicinity Map
(not to scale)



Job No. CGS510922
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owners:
William L. Magers &
Angela Marie Magers
4 Timber Creek Road
Sherman, Texas 75092

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the William Thompson Survey, Abstract No. 1210 and the George W. McGlothlin Survey, Abstract No. 828, and being all of Lot 2 of the Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad to the City of Sherman, Texas, as recorded per plat of record in Volume 18, Page 175, Plat Records, Grayson County, Texas;

BEGINNING at a 1/2 inch capped rebar found (RPLS 4488) in the East line of Timber Creek Road, a public street, being the Northwest corner of the 4.432 acre tract conveyed to Jo Ann Shoulders, Trustee of the Shoulders Family Trust, as recorded in Inst. No. 2018-14592, Official Public Records, Grayson County, Texas, at the Southwest corner of said Lot 2;

THENCE Northeasterly, with the East right-of-way line of said Timber Creek Road and the East line of said Lot 2, and a curve to the left, having a radius of 434.83 ft. (chord bears North 15 deg. 57 min. 12 sec. East, 107.28 ft.), an arc length of 107.55 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the end of said curve;

THENCE North 08 deg. 52 min. 03 sec. East, continuing with the East line of said Timber Creek Road and the West line of said Lot 2, a distance of 197.14 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the most Southerly Southwest corner of Lot 1 of said Replat of Part of Lot 9, Timber Creek Addition, All of Lot 4, Corrected Plat of Lisa Addition, and a Portion of the former Texas and Pacific Railroad, and being the Northwest corner of said Lot 2;

THENCE Southeasterly, with Southerly lines of said Lot 1 and the North lines of said Lot 2, the following calls and distances:
1. South 84 deg. 22 min. 29 sec. East, a distance of 264.24 ft. to a 1/2 inch capped rebar found (RPLS 4488) at an angle point;
2. South 84 deg. 49 min. 40 sec. East, a distance of 263.58 ft. to a 1/2 inch rebar found at the Northeast corner of said Lot 2, lying in the West line of Lot 1 of the Corrected Plat of Lisa Addition to the City of Sherman, as per plat of record in Volume 17, Pages 180 & 181, said Plat Records;

THENCE South 21 deg. 25 min. 44 sec. West, with the West line of Lot 1 of said Lisa Addition and the East line of said Lot 2, a distance of 372.53 ft. to a 1/2 inch rebar found at the most Easterly Southeast corner of both said Lot 2 and the Southwest corner of said Lot 1, Lisa Addition, being in the North line of Lot 2, said Corrected Plat of Lisa Addition;

THENCE North 78 deg. 45 min. 03 sec. West, with the North line of said Lot 2, Lisa Addition and a South line of said Lot 2, Replat of Timber Creek Addition & Lisa Addition, a distance of 121.77 ft. to a 1/2 inch rebar found at the Northwest corner of said Lot 2, Lisa Addition and an Ell corner of said Lot 2, Replat of Timber Creek Addition & Lisa Addition;

THENCE South 01 deg. 07 min. 37 sec. East, with the West line of Lot 2 of said Lisa Addition and an East line of said Lot 2, Replat of Timber Creek Addition & Lisa Addition, a distance of 82.58 ft. to a 1/2 inch rebar found at the Northeast corner of said Shoulders 4.432 ac. and the most Southerly Southeast corner of said Lot 2, Replat of Timber Creek Addition & Lisa Addition;

THENCE North 64 deg. 36 min. 27 sec. West, with the North line of said Shoulders 4.432 ac. and the South line of said Lot 2, Replat of Timber Creek Addition & Lisa Addition, a distance of 366.89 to the **PLACE OF BEGINNING** and containing **4.055 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Willam L. Magers and Angela Marie Magers, sole owners of Timber Creek Addition, Phase 2 to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Willam L. Magers Angela Marie Magers

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Timber Creek Addition, Phase 2 to City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Timber Creek Addition, Phase 2 to City of Sherman, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Timber Creek Addition, Phase 2 to City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Lot 2R-A & 2R-B
Timber Creek Addition, Phase 2
(being a Replat of part of Lot 9, Timber Creek Addition, all of Lot 4, Corrected Plat of Lisa Addition & a portion of the former Texas and Pacific Railroad) to the City of Sherman, Texas
4.055 Acres
in the
William Thompson Survey, Abstract No. 1210 and the George W. McGlothlin Survey, Abstract No. 828

Job No. CGS510922
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owners:
William L. Magers &
Angela Marie Magers
4 Timber Creek Road
Sherman, Texas 75092

X:\Shared Projects\Bill-Magers-Replat-Timber-Creek-Lisa-Addition\dwg\Lot 2 Replat.dwg 9/21/2022 10:55 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

William L. Magers
Angela Marie Magers
4 Timber Creek Road
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Final Plat of Timber Creek Addition, Phase 2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along Timber Creek Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
4. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
5. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **1109 RIDGEVIEW DRIVE**

The request of Aleta Oppermann (Owner), Mark Kerr (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 1109 Ridgeview Drive in Sherman's Extra Territorial Jurisdiction (ETJ), being 3.560 acres in the Winford Bailey Survey, Abstract No. 64, and being all of lots 59 and 60 of Highland Meadows Estates, as follows:

Planning and Zoning Commission

Replat approval of Highland Meadows Estates, Lots 59 and 60.

Background:

The property is located at 1109 Ridgeview Drive between Luella Road and Highway 11 in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Aleta Oppermann (Owner)
Mark Kerr (Representative)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

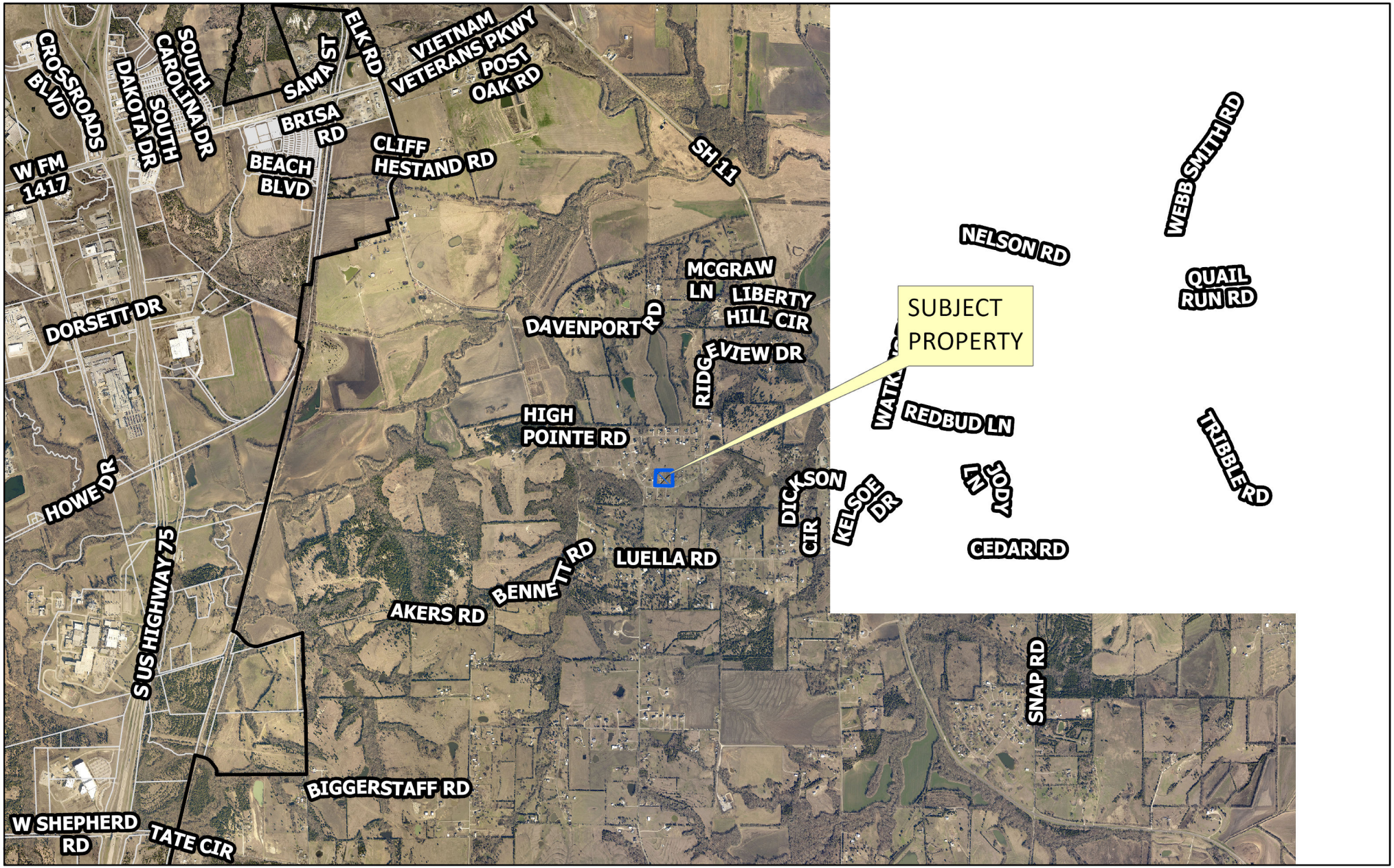
0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Replat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1109 Ridgeview Dr
Prop ID 125807

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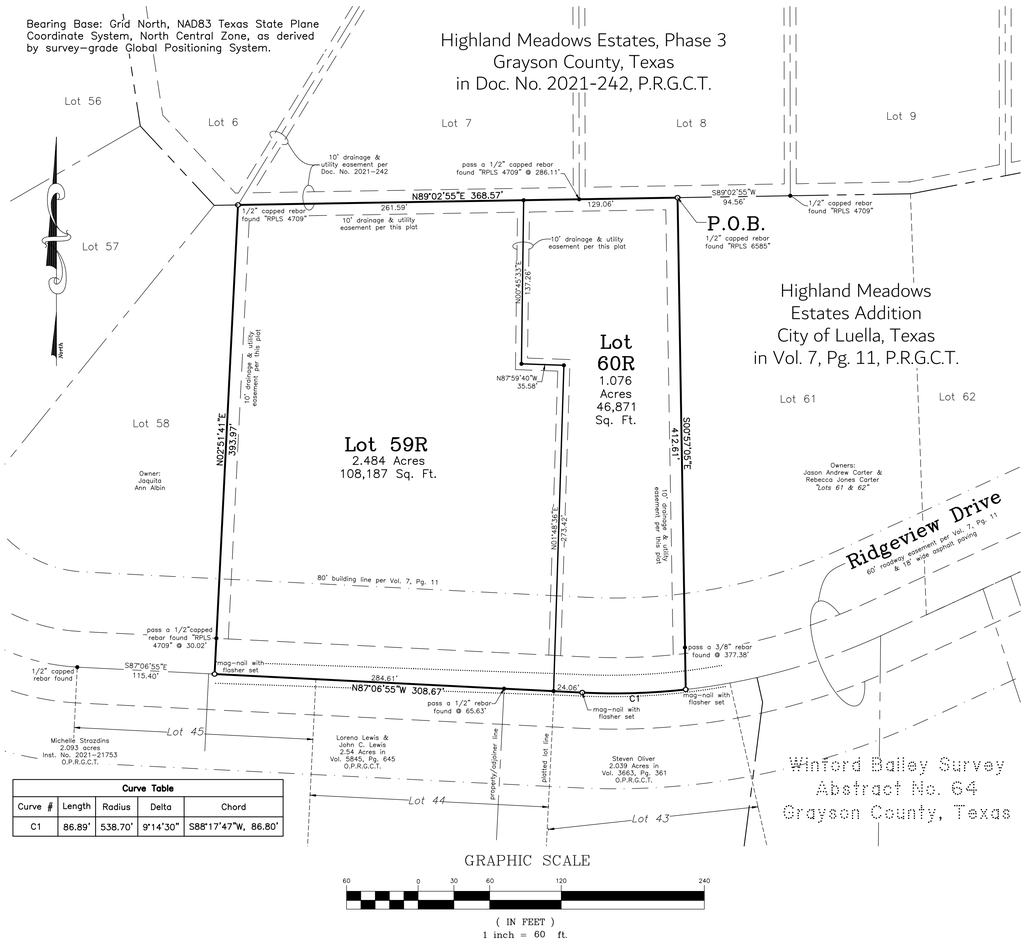
Date: 9/22/2022 9:01 AM

Scale: 1:35,894



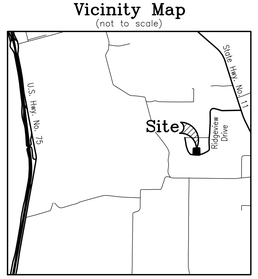
Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	86.89'	538.70'	9°14'30"	S88°17'47"W, 86.80'

Lots 59R & 60R
Replat of Lots 59 & 60 Highland Meadows Estates
to
Grayson County, Texas
3.560 Acres
in the
Winford Bailey Survey Abstract No. 64

General Notes:

1. Water Supply to be provided by Luella Water Supply Corporation.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County.
3. Electrical service is provided by Oncor Electric Delivery Company, LLC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Proposed use of subject property is for residential purposes.
11. The subject property is inside the Extraterritorial Jurisdiction of the City of Sherman, Texas.

Vicinity Map
(not to scale)



Job No. CGS520822

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

Owners:
Aleta L. Oppermann
1109 Ridgeview Drive
Sherman, Texas 75090

X:\Shared Projects\1109-Ridgeview-Drive\Civil3D\Replat.dwg 9/19/2022 1:17 PM

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the Winford Bailey Survey, Abstract No. 64 and being all of Lots 59 and 60 of Highland Meadows Estates to the City of Luella, Texas and recorded in Volume 7, Page 11, Plat 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 6585" in the South line of Lot 8 of Highland Meadows Estates, Phase 3 to Grayson County, Texas, recorded in Document No. 2021-242, said Plat Records, at the Northwest corner of Lot 61 of said Highland Meadows Estates and the Northeast corner of both said Lot 60 and the herein described tract, **SAID** rebar bears South 89 deg. 02 min. 55 sec. West, 195.81 ft. from a 1/2 inch capped rebar found a the Southeast corner of Lot 8;

THENCE South 00 deg. 57 min. 05 sec. East, with the West line of said Lot 61 and the East line of said Lot 60, passing a 3/8 inch rebar found at 377.38 ft. "for witness", and continuing on said course for a **TOTAL** distance of 412.61 ft. to a mag-nail with flasher set in the North line of Lot 43, said Highland Meadows Estates, at the Southwest corner of said Lot 61 and the Southeast corner of both said Lot 60 and the herein described tract, in the center of a 60 ft. wide roadway easement for Ridgeview Drive, an asphalt road, at the beginning of said curve;

THENCE Southwesterly, with the North line of said Lot 43 and the South line of said 60, along the center of said Ridgeview Drive, with a curve to the right, having a central angle "delta" of 09 deg. 14 min. 30 sec. and a radius of 538.70 ft. (chord bears South 88 deg. 17 min. 47 sec. West, 86.80 ft.), an arc distance of 86.89 ft. to a mag-nail with flasher set at the end of said curve;

THENCE North 87 deg. 06 min. 55 sec. West, continuing with the center of said Ridgeview Drive, with the North line of said Lots 43 thru 45, said Highland Meadows Estates and the South line of said Lots 59 and 60, passing a 1/2 inch rebar found at 65.63 "for witness", and continuing on said course for a **TOTAL** distance of a distance of 308.67 to a mag-nail with flasher set at the Southeast corner of Lot 58, said Highland Meadows Estates and the Southwest corner of both said Lot 59 and the herein described tract, **SAID** rebar bears South 87 deg. 06 min. 55 sec. East, 115.40 ft. from a 1/2 inch capped rebar found at the Northwest corner of said Lot 45;

THENCE North 02 deg. 51 min. 41 sec. East, with the East line of said Lot 58 and the West line of said Lot 59, passing a 1/2 inch capped rebar found, stamped "RPLS 4709" at 30.02 ft. "for witness", and continuing on said course for a **TOTAL** distance of 393.97 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4709" at the Southeast corner of Lot 6, said Highland Meadows Estates, Phase 3, the Southwest corner of Lot 7, said Highland Meadows Estates, Phase 3, the Northeast corner of said Lot 58 and the Northwest corner of both said Lot 59 and the herein described tract;

THENCE North 89 deg. 02 min. 55 sec. East, with the South line of said Lots 7 and 8 and the North line of said Lots 59 and 60, passing a 1/2 inch capped rebar found, stamped "RPLS 4709" at 286.11 ft. "for witness", and continuing on said course for a **TOTAL** distance of 368.57 ft. to the **PLACE OF BEGINNING** and containing **3.560 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Aleta L. Oppermann, sole owner of Replat of Lots 59 & 60, Highland Meadows Estates to Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Aleta L. Oppermann

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

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

_____
Notary Public, Grayson County, Texas

This, the final plat of Replat of Lots 59 & 60, Highland Meadows Estates to Grayson County, Texas, is hereby approved this _____ day of _____, 2022, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lots 59 & 60, Highland Meadows Estates to Grayson County, Texas, is hereby approved this _____ day of _____, 2022, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 59 & 60, Highland Meadows Estates to Grayson County, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Lots 59R & 60R
Replat of Lots 59 & 60 Highland Meadows Estates
to
Grayson County, Texas
3.560 Acres
in the
Winford Bailey Survey Abstract No. 64

Job No. CGS520822

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

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Aleta L. Opperman
1109 Ridgeview Drive
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Replat of Lots 59 & 60, Highland Meadows Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Dedicate a 30' Right of Way Dedication along Ridgeview Drive in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 10' Utility Easement along Ridgeview Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Ownership block shall be shown on both pages of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
5. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **2415 AND 2429 SWAMY DRIVE**

The request of Kans Holdings LLC (Owner), Umair Solaija (Representative), Dominic Gbenoba (Engineer) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2415 and 2429 Swamy Drive, being 2.433 acres in the William Milligan Survey, Abstract Number 875, and being Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, as follows:

Planning and Zoning Commission

Site Plan approval of Shops of Grayson Addition.

Background:

The property is located at 2415 and 2429 Swamy Drive, the southwest corner of Sam Rayburn Freeway and FM 691and is zoned C-2 (General Commericial) District. The owner would like Site Plan approval for the Shops of Grayson Addition.

Adjacent Zoning:

C-2 (General Commericial) District

Origination:

Kans Holdings LLC (Owner)
Umair Solaija (Representative)
Dominic Gbenoba (Engineer)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Final Plat
Site Plan
Landscape Plan
Elevations - Bldg 1
Elevations - Bldg 2
Elevations - Bldg 3
Firelane Access
Staff Review Letter

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2415 and 2429 Swamy

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Date: 9/22/2022 9:01 AM

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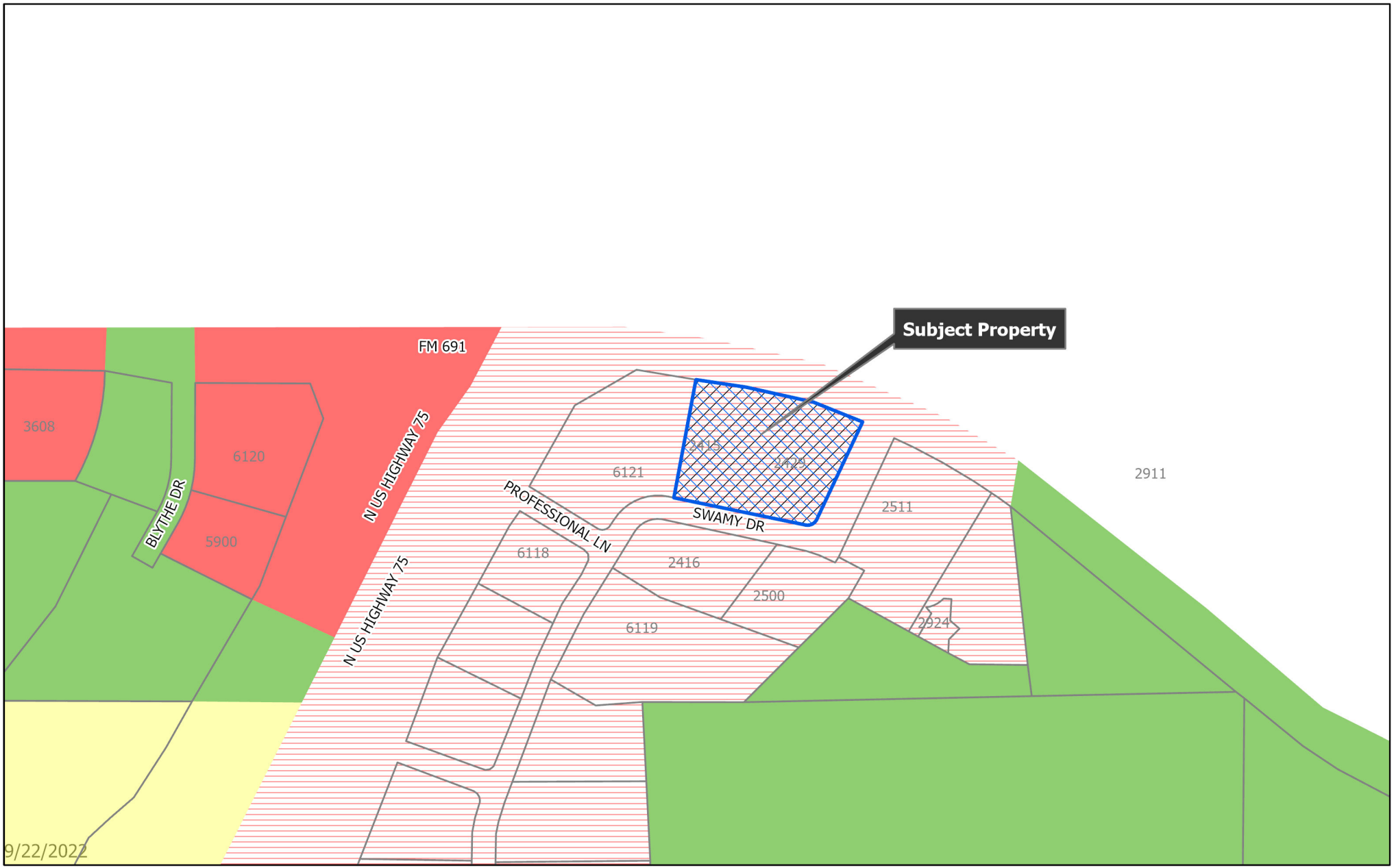

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2415 and 2429 Swamy

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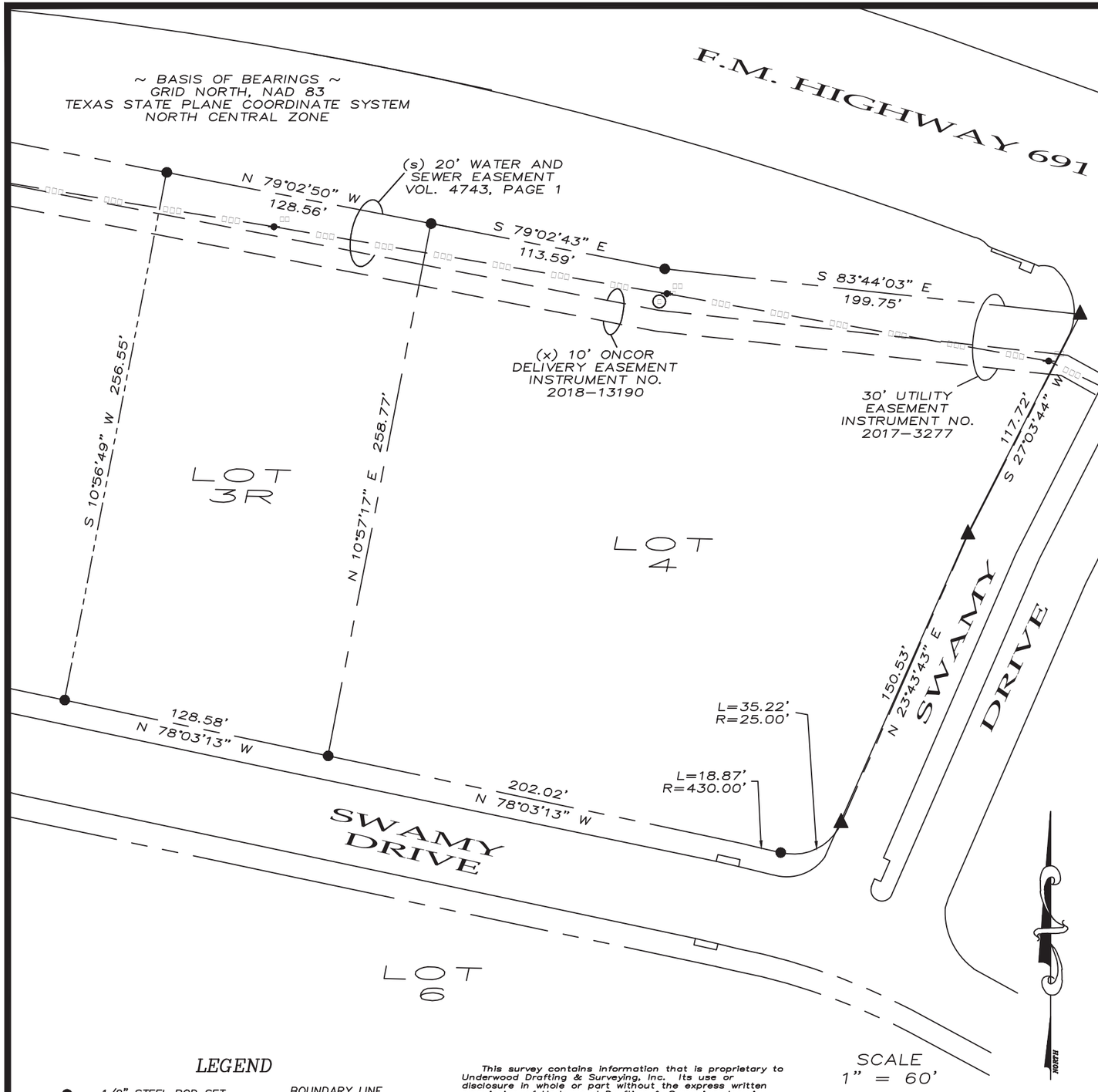
Date: 9/22/2022 9:01 AM

JOB NO. 18090767
FW: JW — DFT: BAU



SCALE
1" = 60'

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- SET "X" IN CONCRETE
- POWER POLE
- ELECTRIC TRANSFORMER
- SEWER MANHOLE

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

Copyright © 2018
Underwood Drafting & Surveying, Inc.
All rights reserved.

SURVEYOR'S CERTIFICATE

TO: M. Arshad Khalil, M.D.

I hereby certify to M. Arshad Khalil, M.D., Republic Title of Texas, Inc, First American Title Insurance Company,

That on the 3rd day of October, 2018, this survey was made on the ground of:

TRACT ONE: Being Lot FOUR (4) in Block "A" of DR. SWAMY ADDITION, an Addition to the City of Sherman, Texas, as shown by Plat of record under Clerk's File No. 2017-3277, Plat Records, Grayson County, Texas.

TRACT TWO: Being Lot THREE-R (3R) in Block "A" of the Replat of Lots 2 and 3, Block A, DR. SWAMY ADDITION, an Addition to the City of Sherman, Texas, according to the Plat thereof recorded in File No. 2018-103 of the Plat Records of Grayson County, Texas

as shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, in any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record of which I have knowledge or have been advised, whether of not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

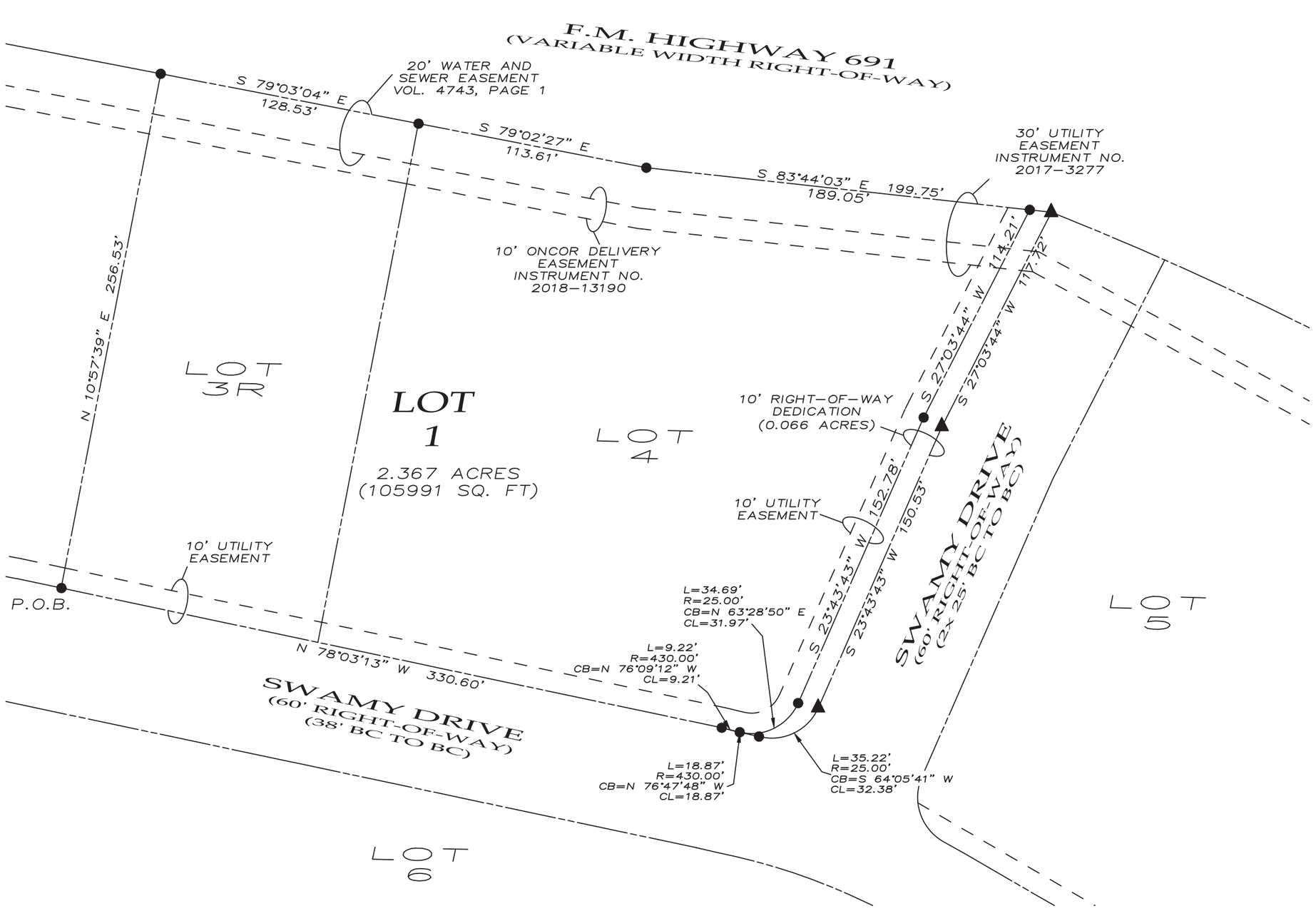
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Swamy Drive, same being a paved, dedicated public right-of-way maintained by City of Sherman, which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition I Survey.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

JOB NO. 18100825



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

FINAL PLAT

SHOPS OF GRAYSON ADDITION

Being a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition an addition to the City of Sherman, Grayson County, Texas. Containing 2.433 acres of land

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNERS/DEVELOPER
KANS HOLDINGS LLC.
13558 MERCEDES LN.
FRISCO, TX 75035

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

10-24-18

UNDERWOOD
DRAFTING & SURVEYING

SHEET 1 OF 2

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

JOB NO. 18100825

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Milligan Survey, Abstract No. 875, and being Lot 4, Dr. Swamy Addition, Lots 1–7, Block A, an addition to the City of Sherman as recorded in Document Number 2017–3277 and being lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition an addition to the City of Sherman as recorded in Document Number 2018–103, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set ½"steel rod in the north Right–of–Way of Swamy Drive and being he southwest corner of said lot 3R;

Thence North 10°57'39" East with the west line of said lot 3R a distance of 256.53 feet to a set ½"steel rod in the South Right–of–Way of FM Highway 691;

Thence the following calls and distances along said South Right–of–Way of FM Highway 691:
South 79°03'04" East a distance of 128.53 feet to a set ½"steel rod;
South 79°02'27" East a distance of 113.61 feet to a set ½"steel rod;
South 83°44'03" East a distance of 199.75 feet to a set "X"in concrete, being the northeast corner of said lot 4;

Thence South 27°03'44" West with the east line of said lot 4 a distance of 117.72 feet to a set "X"in concrete;

Thence South 23°43'43" West with the east line of said lot 4 a distance of 150.53 feet to a set "X"in concrete;

Thence with a tangent curve to the right having a radius of 25.00 feet, (chord bears South 64°05'41" West, a distance of 32.38 feet) an arc length of 35.22 feet to a set ½"steel rod in said North Right–of–Way of Swamy Drive;

Thence with a compound curve to the right having a radius of 430.00 feet, (chord bears North 76°47'48" West, a distance of 18.87 feet) an arc length of 18.87 feet to a set ½"Steel rod in said North Right–of–Way of Swamy Drive;

Thence North 78°03'13" West a distance of 330.60 feet to the Point of Beginning and containing 2.433 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHOPS OF GRAYSON ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____ _____, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ ,2019.

_____
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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, KANS HOLDINGS LLC, do hereby adopt this plat designating the hereinabove property as the SHOPS OF GRAYSON 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 _____,2019.

_____
KANS HOLDINGS LLC.
M. ARSHAD KHALIL

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, M. ARSHAD KHALIL 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_____, 2019.

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

ACCEPTANCE

Approved this _____ day of _____,2019, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

FINAL PLAT

SHOPS OF GRAYSON ADDITION

Being a Replat of Lot 4, Dr. Swamy Addition, Lots 1-7, Block A, and Lot 3R of the Replat of Lots 2 and 3, Block A, Dr. Swamy Addition an addition to the City of Sherman, Grayson County, Texas. Containing 2.433 acres of land

10–24–18

OWNERS/DEVELOPER
KANS HOLDINGS LLC.
13558 MERCEDES LN.
FRISCO, TX 75035

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

UNDERWOOD
DRAFTING & SURVEYING

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

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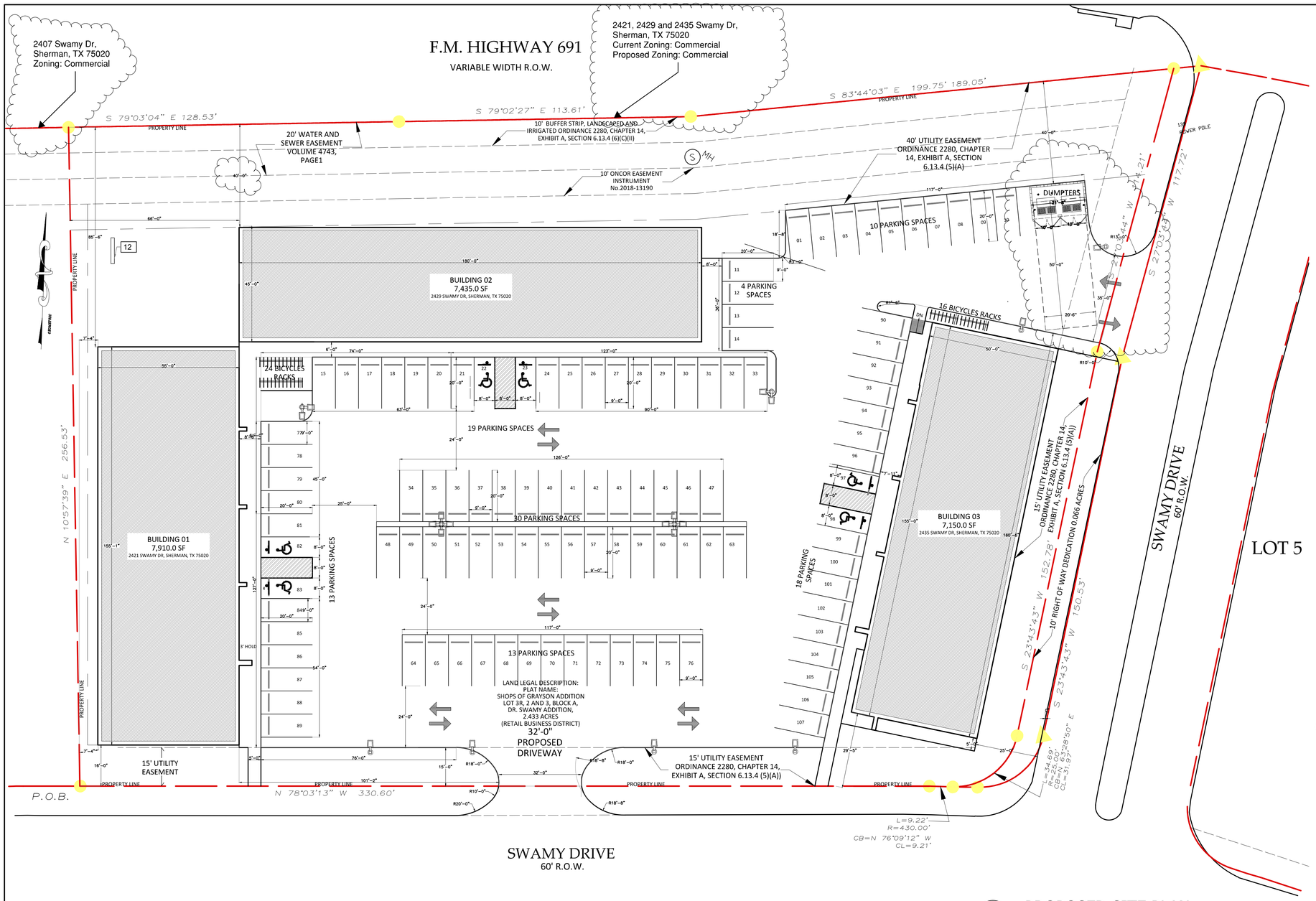


0 10' 20' 40'

SCALE: 1"=20'-0"

1 PROPOSED SITE PLAN

Scale: 1"=20'-0"

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. CONTACT DESIGNER TO VERIFY ANY UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCIES
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THIS DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES(FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
5. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING.
6. ALL SIDEWALKS AND PATIO AREAS SURROUNDING THE BUILDING TO MAINTAIN A MAXIMUM 2% SLOPE.
7. CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS IN THE FIELD PRIOR BIDDING.
8. CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT. ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
9. PROVIDE CONCRETE WALKS WITH CONTROL AND EXPANSION JOINT.
10. RELOCATION OF ALL UTILITY POLES, LINES AND OTHER EXISTING SERVICES(IF REQUIRED) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE VERIFIED AND COORDINATED WITH APPROPRIATE AGENCIES.
11. GRADE ALL LANDSCAPE ISLANDS TO AVOID WATER PONDING INSIDE CURBS-TYPICAL.
12. ALL PAVING TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REFER TO CIVIL DRAWING FOR SITE WORK.
15. GENERAL CONTRACTOR TO PROTECT ALL TREES AND SHRUBS(IF ANY) IN AREA OF NEW CONSTRUCTION.
16. CONTRACTOR TO STAKE OUT ALL CORNERS OF BUILDINGS, ALL MAJOR SITE AND BUILDING COMPONENTS, ALL COLUMN LOCATIONS AND WATER EASEMENT PRIOR TO COMMENCEMENT OF ANY OTHER WORK.
17. ALL RESERVED SYMBOLS ARE TO BE PAINTED "INTERNATIONAL RESERVED BLUE", ALL OTHER STRIPING AND ADJACENT ACCESS AISLES IS TO BE PAINTED WHITE.
18. FLOOR LANDING ON EACH SIDE OF DOORS ARE AT THE SAME ELEVATION ON EACH SIDE OF THE DOORS. LANDING SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) AS PER SECTION 1008.1.4.
19. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP RESISTANT AND SHALL COMPLY WITH TAS 4.5.

A. EXISTING UTILITIES, FACILITIES & TREES

20. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES, NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
21. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATING NEAR THEIR UTILITY.
22. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE, ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
23. CONTRACTOR SHALL TAKE EXTRA CARE TO PROTECT TREES IN AREAS ADJACENT TO CONSTRUCTION.
24. IN ORDER TO MORE ACCURATELY IDENTIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MUD DISTRICT ENGINEER AT LEAST TWO WORKING DAYS PRIOR TO TIE-IN DISTRICT STORM SEWER LINES.
25. CONTRACTOR SHALL IDENTIFY THE HANDICAP SPACES, THE ACCESSIBLE ROUTE FROM THE SPACES TO THE FRONT DOOR AND THE ACCESSIBLE ROUTE FROM THE FRONT DOOR TO THE CITY SIDEWALK OR STREET. CONTRACTOR SHALL VERIFY THAT THE ROUTE IS CONSTRUCTIBLE TO THE TOLERANCES INDICATED ON THE GRADING PLAN.

PARKING SYNOPSIS:

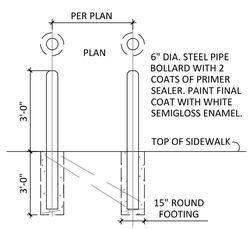
USE	NET AREA SF.	REQUIRED	
RETAIL 2421	7,910	5.0@1000	40
RETAIL 2429	7,435	5.0@1000	37
RETAIL 2435	7,150	5.0@1000	36
TOTAL REQUIRED	(22,495)		113
TOTAL PROVIDED			117*

*NOTE:
TOTAL BICYCLES PARKING PROVIDED: 40
4 BICYCLES SPACES CREDITS 1 CAR PARKING
40/4 = 10 CAR PARKING SPACES

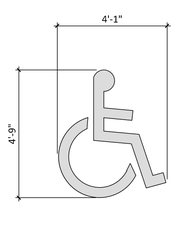
KEYED NOTES

1. HANDICAP PAVEMENT SYMBOL RE DETAIL
2. TUBULAR HANDICAP TUBULAR SIGN
3. ADA TEXAS ACCESSIBILITY STANDARD 4" WIDE STRIPED AISLE.
4. ADA/ TAS COMPLIANT RAMP @ 1:12 SLOPE WITH TRUNCATED DOME SURFACE (TYPICAL). PROVIDE HANDRAIL IF RAMP RISE GREATER THAN 0'-6".
5. 6" PRECAST CONCRETE WHEEL STOP.
6. 20' LIGHT POLE. LIGHT FIXTURE WITH CUT OFF SHIELD.
7. 8' HIGH PROPOSED C.M.U. DUMPSTER ENCLOSURE. RE DETAIL
8. 6" REINFORCED CONCRETE CURB (TYP.). RE: CIVIL.
9. GENERAL CONTRACTOR TO INSTALL PROTECTIVE BOLLARD.
10. TYPICAL PAVING. RE: CIVIL.
11. LANDSCAPING ISLAND.
12. 25'-0" HIGH RISE I.D. SIGN.
13. OBSTRUCTION: CONTRACTOR WILL REMOVE/ RELOCATE ALL THE OBSTRUCTIONS OR WET & DRY UTILITIES ON THE PROPOSED SIDEWALK, RAMP AND DRIVEWAYS.

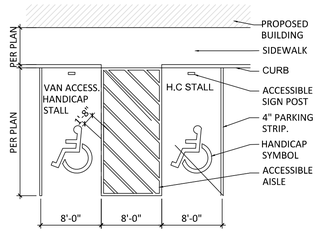
SITE AREA SCHEDULE (RETAIL BUSSINESS DISTRICT)				
No.	Area Description	Area SQ.FT.	AC.	% RATIO
1	BUILDING 2421	7,910.00	0.18	7.46%
2	BUILDING 2429	7,435.00	0.17	7.02%
3	BUILDING 2435	7,150.00	0.16	6.75%
	Building Total	22,495.00	0.52	21.23%
4	SIDEWALK	3,900.00	0.09	3.68%
5	DRIVEWAY & PARKING AREA	42,797.00	0.98	40.38%
	TOTAL AREAS	69,192.00	1.59	65.29%
PROPOSED DEVELOPMENT AREA		69,192.00	1.59	65.29%
PROPERTY AREA		105,981.48	2.43	
LANDSCAPING AREA		36,789.48	0.84	34.71%



BOLLARD DETAIL | 02 | SCALE: NTS

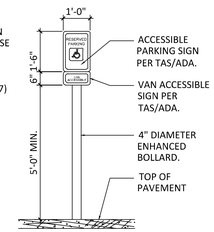


H.C. PARKING SYMBOL | 03 | NTS



H.C SPACE & AISLE | 04 | NTS

BOLLARD ENHANCED HANDICAP SIGN WITH FIXED BASE BY IMPACT RECOVERY SYSTEMS (T:210.736.4477) OR OWNER APPROVED EQUAL.



HANDICAP SIGN POST | 05 | NTS

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

STATE OF TEXAS
DOMINIC A. GBENOBA
71013
LICENSED
PROFESSIONAL ENGINEER
09/30/2022

DIMENSIONAL SITE PLAN

RETAIL DEVELOPMENT
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG
DATE	09/30/2022
SHEET NUMBER	A1.0
	1 OF 1

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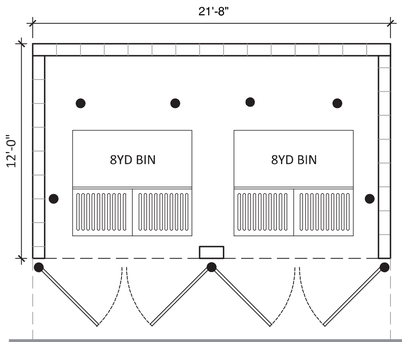
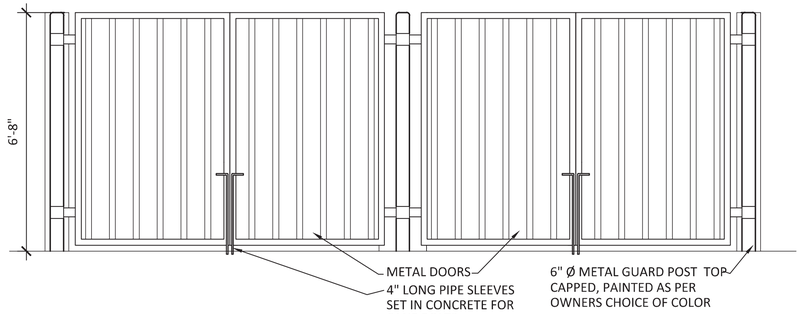
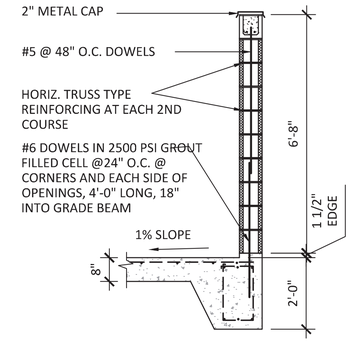


DUMPSTER PLAN | 16 | SCALE: $\frac{1}{4}$"=1'-0"



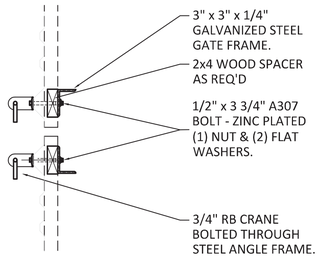
DUMP ELEV FRONT | 08 | SCALE: $\frac{1}{2}$"=1'-0"



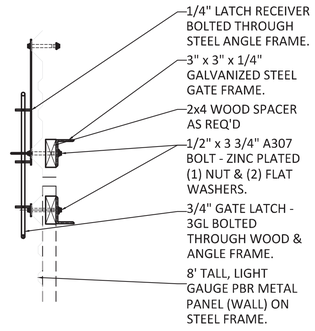
DUMP. SECTION A-A' | 04 | SCALE: $\frac{1}{2}$"=1'-0"

IMPORTANT NOTES:

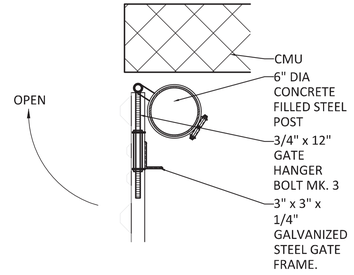
- FOR DUMPSTER ENCLOSURE REFER STRUCTURAL DRAWINGS
- FOR SLAB FINISHED GRADES, SEE GRADING PLAN.
- ALL WOOD FOR GATES IS TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALVANIZED BOLTS AND HARDWARE.
- DUMPSTER ENCLOSURE MATERIAL: CONCRETE MASONRY UNIT (CMU)



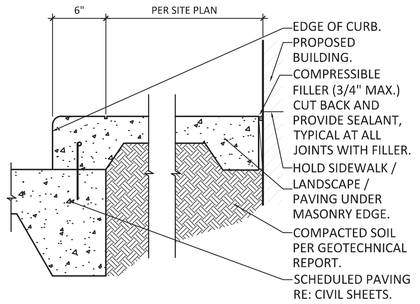
HOLD OPEN DEVICE | 11 | SCALE: $1\frac{1}{2}$"=1'-0"



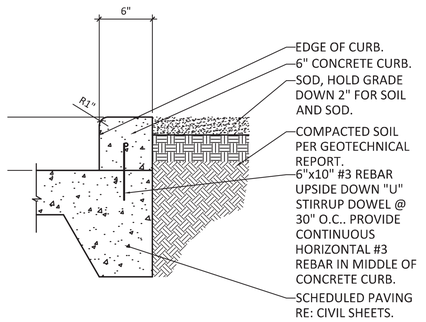
GATE BOLT | 07 | SCALE: $1\frac{1}{2}$"=1'-0"



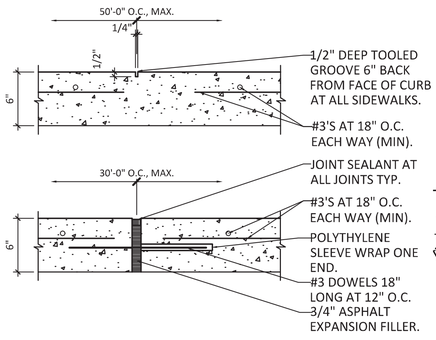
ENCLOSURE GATE | 03 | SCALE: $1\frac{1}{2}$"=1'-0"



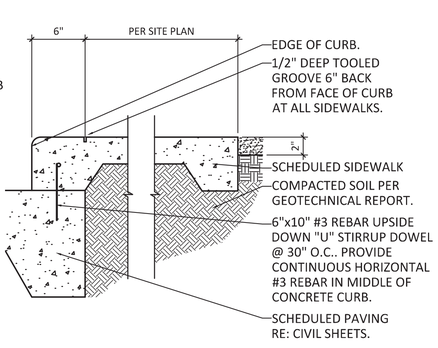
SIDEWALK AT BLDG. | 14 | SCALE: $1\frac{1}{2}$"=1'-0"



CURB ADJ. TO SOD | 10 | SCALE: $1\frac{1}{2}$"=1'-0"



EXP. & CTRL. JOINT | 06 | SCALE: $1\frac{1}{2}$"=1'-0"



SIDEWALK SECTION | 02 | SCALE: $1\frac{1}{2}$"=1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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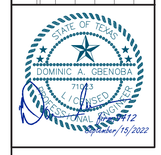

Site Dumpters Details

RETAIL DEVELOPMENT
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
09/15/2022

SHEET NUMBER
A1.1

1 OF 1

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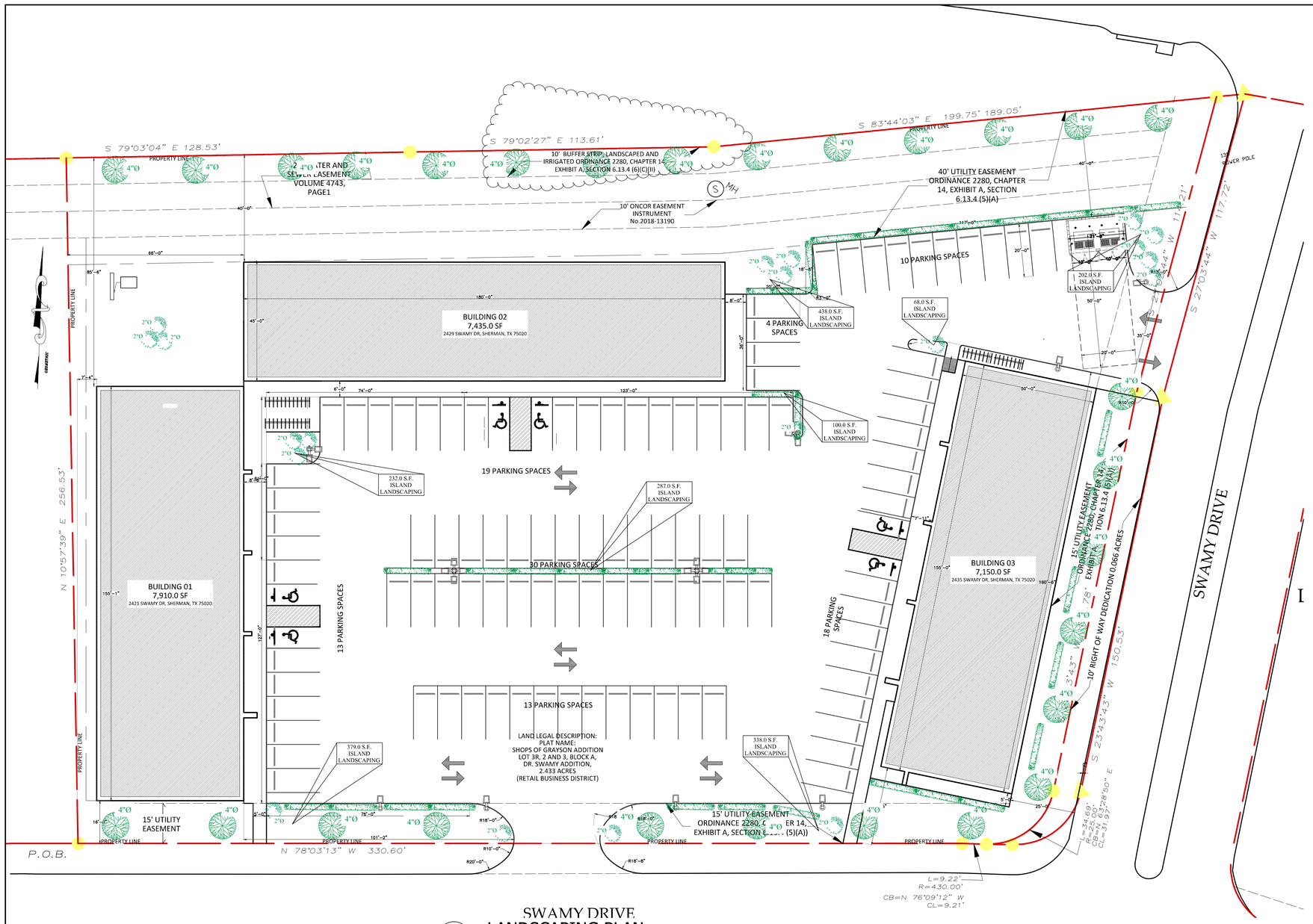


LANDSCAPE NOTES:

GENERAL

1. CONTRACTOR SHALL PERFORM ALL LANDSCAPE FINE GRADING, SODDING, PLANTING AND RELATED WORK AS INDICATED IN THE PLANS, SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS.
2. ALL PROPERTY AREAS WITHIN PROPERTY SHALL RECEIVE SHRUBBERY, GROUND COVER OR SOD. ANY AREA ON THE PLANTING PLAN WHICH DOES NOT IDENTIFY A SPECIFIC PLANT SHALL BE SODDED BY THE CONTRACTOR AS PART OF HIS BASE PRICE.
3. LANDSCAPE CONTRACTORS SHALL BE PREPARED TO PERFORM SOME SITE CLEAN UP PRIOR TO THEIR FINAL LANDSCAPING.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. MANAGER. IF AREAS ARE NOT COMPLETE AT THAT TIME THE WARRANTY PERIOD SHALL NOT START UNTIL RECEIVING OWNER. ACCEPTANCE. CONTRACTOR SHALL EXPECT THAT MINIMAL OR NO MAINTENANCE WILL OCCUR AND HE SHOULD PRICE HIS BID ACCORDINGLY.

LAWN AREAS

1. ALL LAWN AREAS SHALL BE SOD. GRASS SEED IS NOT ACCEPTABLE.
2. THE TOPSOIL BED FOR SOD SHALL BE 4" MINIMUM DEPTH.
3. CONTRACTOR SHALL PROVIDE ALL REQUIRED LIME, FERTILIZER, MULCHES ETC. AS REQUIRED TO PREPARE TOPSOIL FOR PLANTING AS RECOMMENDED BY LOCAL AGRICULTURAL AGENT.
4. ALL LAWN AREAS SHALL BE SODDED WITH A SELECT, HIGH QUALITY SOD AS RECOMMENDED FOR USE IN THE CLIMATE ZONE FOR THIS AREA.
5. THE LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINE GRADING REQUIRED FOR SOD INSTALLATION.
6. ALL SOD EDGES SHALL BE LAID ALONG A STRAIGHT LINE. STAGGER JOINTS SO THAT ADJACENT JOINTS DO NOT LINE UP.
7. THOROUGHLY IRRIGATE SOD IMMEDIATELY AFTER INSTALLATION. ALLOW THE WATER TO SOAK, THEN ROLL WITH A LIGHT ROLLER. SOAK SOD ONCE A DAY FOR THE FIRST WEEK, THEN TAPER OFF TO NORMAL WATERING PROGRAM.
8. MOW SOD WHEN ITS GROWTH HAS INCREASED BY ONE-THIRD. CONTRACTOR SHALL PROVIDE AT LEAST ONE MOWING OR AS OFTEN AS NEEDED PRIOR TO OWNER ACCEPTANCE.

PLANT MATERIAL

1. ALL PLANTS USED FOR INSTALLATION SHALL BE AS INDICATED ON THE PLANS AND IDENTIFIED ON THE PLANT LIST.
2. ALL PLANT MATERIAL SHALL BE A FIRST CLASS REPRESENTATIVE OF THE SPECIFIED SPECIES. PARK GRADE MATERIAL WILL NOT BE ACCEPTED.
3. IF A DISCREPANCY OCCURS BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER PLANTING DETAILS.
5. CONTRACTOR SHALL PROVIDE ALL REQUIRED LIME, FERTILIZER, MULCHES ETC. AS REQUIRED TO PREPARE PLANT PIT FOR PLANTING AS RECOMMENDED BY LOCAL AGRICULTURAL AGENT.
6. ALL PLANTINGS SHALL BE MULCHED AS PART OF LANDSCAPE INSTALLATION. MULCHED AREA UNDER A TREE SHALL NOT EXCEED 2 TIMES WIDTH OF TREE BALL.
7. ALL PLANTS SHALL BE OF THE SIZES SPECIFIED OR LARGER. LARGER VARIETIES OF ONE PLANT WILL NOT OFFSET THE USE OF SMALLER PLANTS IN OTHER AREAS OF THE SITE.
8. PLANTS LEFT AT SITE MORE THEN ONE NIGHT WITHOUT BEING PLANTED SHALL BE HEELED-IN WITH MULCH OR PLANT MIX.
9. ALL PLANT MATERIAL SHALL BE INSTALLED, UNLESS OTHERWISE SPECIFIED WITH A MINIMUM MIX OF 2/3 NATIVE SOIL AND 1/3 PEAT MOSS. IN POOR SOILS USE ONLY 1/3 NATIVE SOIL AND 1/3 TOP QUALITY TOP-SOIL WITH THE 1/3 PEAT.
0. ALL PLANTS SHALL BE PRUNED OF DEAD AND BROKEN BRANCHES. PLANTS WHICH ARE PRUNED BEYOND THE NORMAL GROWTH HABIT OF SPECIES WILL NOT BE ACCEPTED.

Landscaping Calculations:

A. STREET TREES:
Length of property line in lineal feet as measured along all sides of the property
fronting on a public street(s).
1,072 lineal feet/40 = 27 Street trees required.

B. PARKING LOT TREES:
Number of new parking stalls to be constructed
124 /10 = 13 parking lot trees required.

C. TOTAL TREE REQUIREMENT:
A. + B. = 40 total number of street and parking lot trees required.

D. SHRUBS:
(Are required for new or the expanded portion of parking lots)
Total number of Street trees required,
from A above 40 x 10 = 400 shrubs

TREE COUNT:

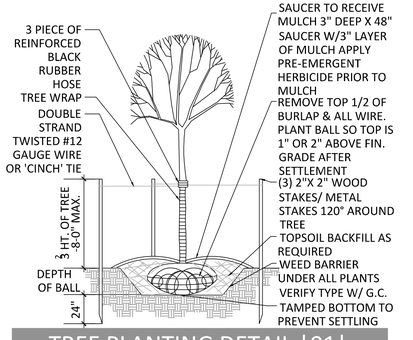
TREE	COMMON NAME	BOTANICAL NAME	QTY	SYMBOL
SHADE	LIVE OAK	QUERCUS VIRGINIANA	27	
ORNAMENTAL	CREPE MYRTLES	LAGERSTROEMIA INDICA	13	
SHRUBS	A. JUNIPER B. WAXLEAF LIGUSTRUM	JUNIPER PROCUMBENS LIGUSTRUM JAPONICUM	400 PLUS	

REQUIRED LANDSCAPING AREAS SCHEDULE

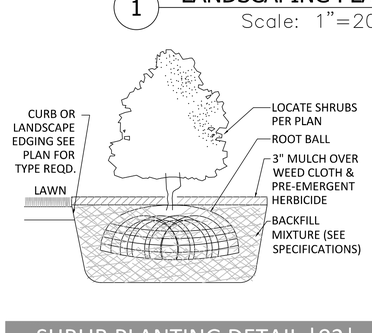
No.	Area Description	Area SQ.FT.	AC.	%
A	DRIVEWAY & PARKING AREA	42,797.00	0.98	100%
B	Required Landscape Area	4279.7	0.10	10%
C	40% Req.Parking Landscape	1711.88	0.04	40% of B
D	Total Provided for C	2044.01	0.05	47.76% of B

SWAMY DRIVE LANDSCAPING PLAN

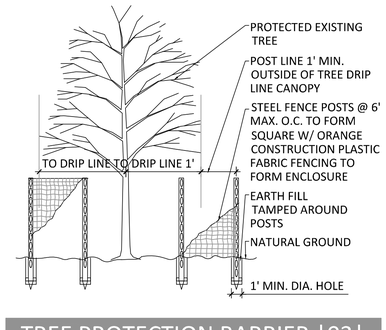
1 Scale: 1"=20'-0"



TREE PLANTING DETAIL |01|



SHRUB PLANTING DETAIL |02|



TREE PROTECTION BARRIER |03|

GENERAL NOTES

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MIN. TOP SOIL, U.N.O.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEEDED AT NO ADDITIONAL COST TO OWNER.
- REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
- PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
- ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
- UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUND COVER SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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STATE OF TEXAS
DOMINIC A. GBENOBA
7143
LICENSED
PROFESSIONAL ENGINEER
9/15/2022

DEVELOPMENT LANDSCAPING PLAN

RETAIL DEVELOPMENT
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
09/30/2022

SHEET NUMBER
A2.0

1 OF 1

RETAIL DEVELOPMENT AT F.M. HWY 691, SHERMAN, TX

2421 SWAMY DR., SHERMAN, TX 75020

TDLR #: TABS2020001740

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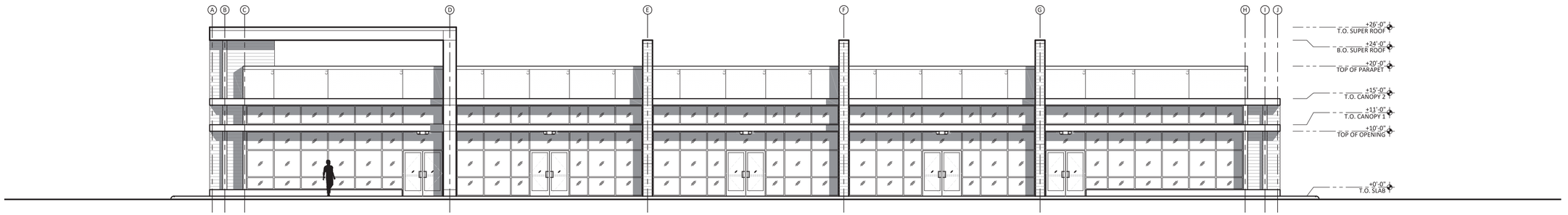
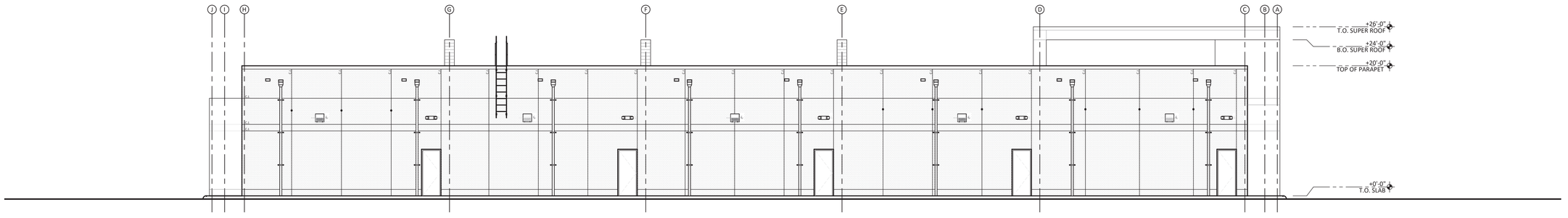
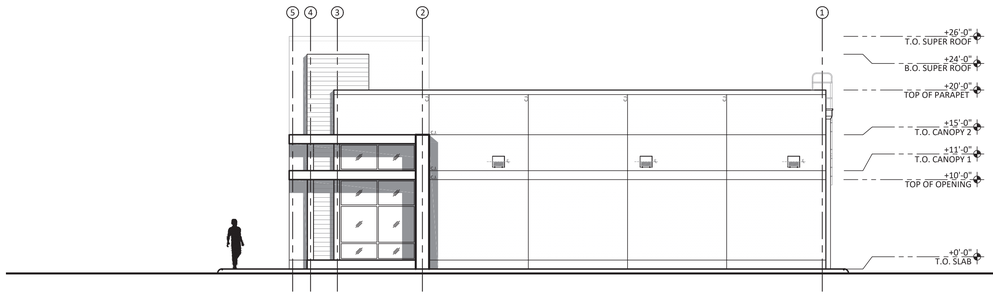


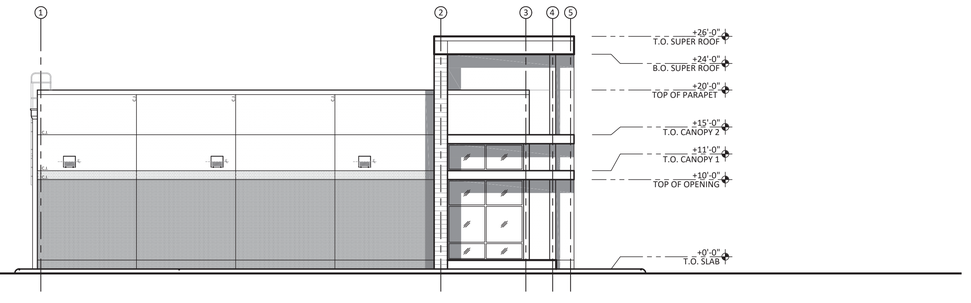
SOUTH EAST ELEVATION | 03 | SCALE: 1/8" = 1'-0"



NORTH WEST ELEVATION | 02 | SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION | 09 | SCALE: 1/8" = 1'-0"



SOUTH WEST ELEVATION | 01 | SCALE: 1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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STATE OF TEXAS
DOMINIC A. GBENOBA
LICENSED
PROFESSIONAL ENGINEER
Expires 12/15/2022

RETAIL DEVELOPMENT

EXTERIOR ELEVATIONS
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

BUILDING # 1

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.01

1 OF 1

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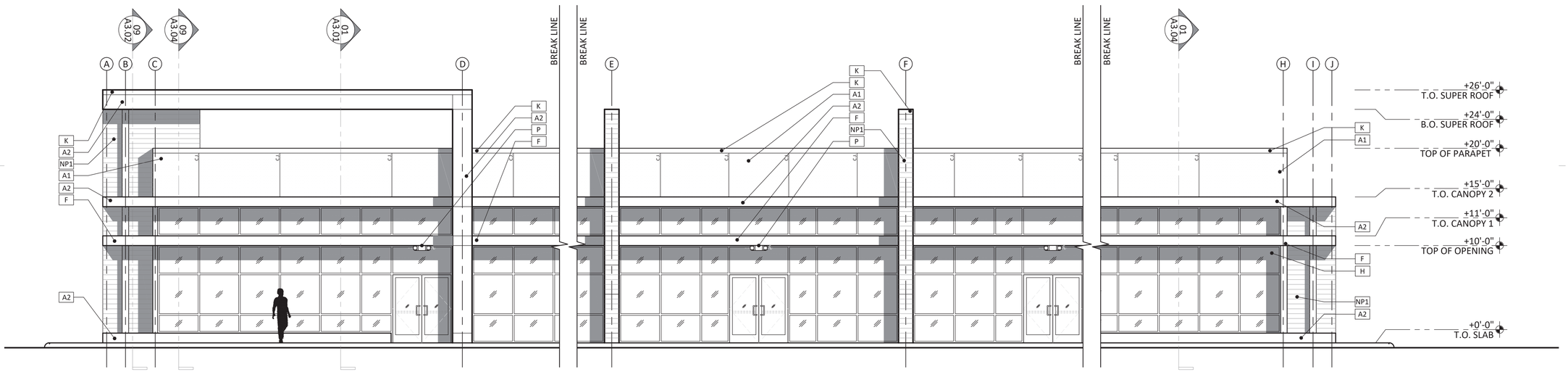


SOUTH EAST ELEVATION | 03 | SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	TITLE	MANU	MODEL / PRODUCT	COMMENTS
A.1	STUCCO	STO	STO POWER WALL	COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS
A.2	STUCCO	STO	STO POWER WALL	COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS
NP1	ARCHITECTURAL PANEL	NICHIHA	VINTAGE WOOD SERIES	COLOR: CEDAR, SIZE: 6'X18"X⅜", SEALANT: OSI QUAD CAULK

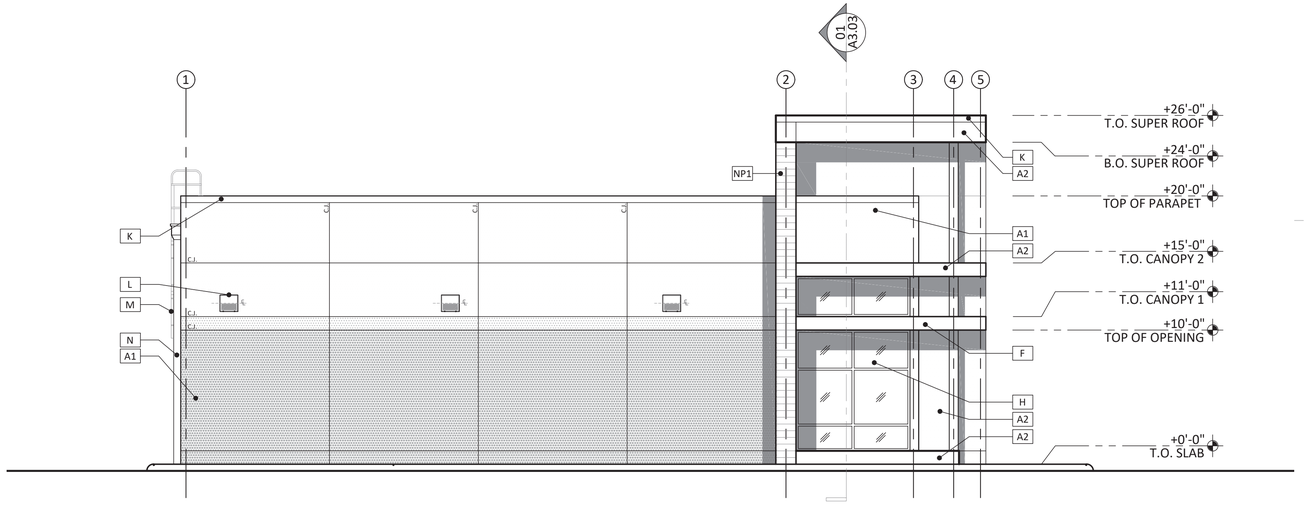
GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING . REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

ELEVATION KEYED NOTE:

E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.
F. METAL CANOPY BY OTHERS.
G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR INSTALLATION.
H OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE, CENTER GLAZED CLEAR ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ ¼" DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE.
I SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION.
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34" A.F.F.
K. 22 GA GALVALUME STEEL METAL COPING.
L. WALL PACK AT 12'AF.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.
M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.
O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.
P. EMERGENCY LIGHT. REFER ELECTRICAL.
Q. SIGN BY OTHERS.



SOUTH WEST ELEVATION | 01 | SCALE: 3/16" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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STATE OF TEXAS
DOMINIC A. GBENOBA
71023
LICENSED
ARCHITECTURAL
REGISTERED
Typically, by hand

RETAIL DEVELOPMENT
EXTERIOR ELEVATIONS
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

BUILDING # 1

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.02

1 OF 1

RETAIL DEVELOPMENT AT F.M. HWY 691, SHERMAN, TX
BUILDING 02

2429 SWAMY DR., SHERMAN, TX 75020

TDLR #: TABS2020001741

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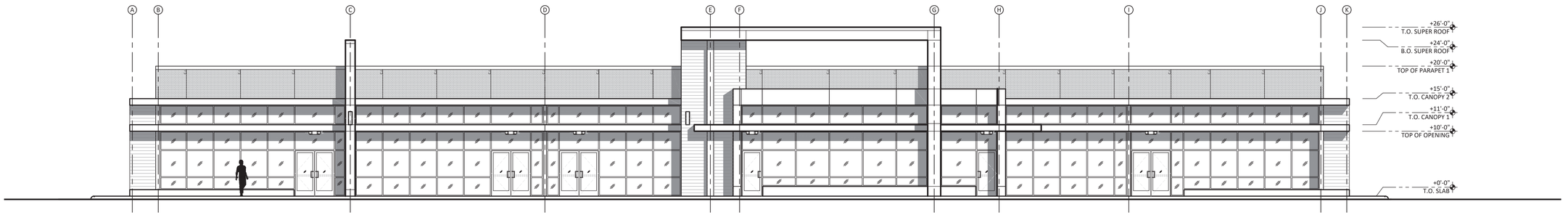
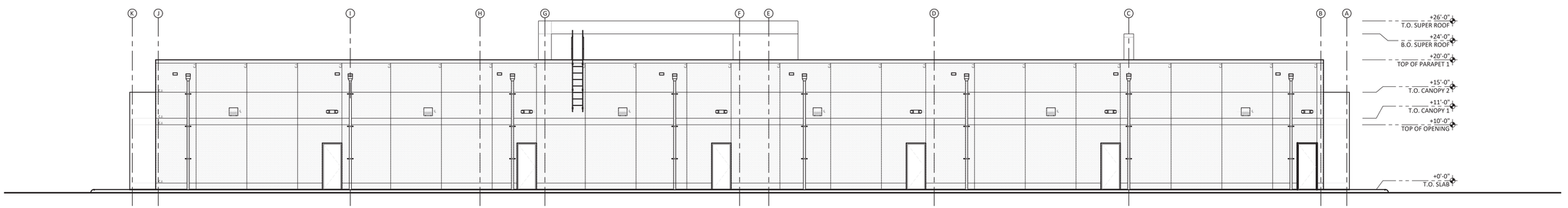
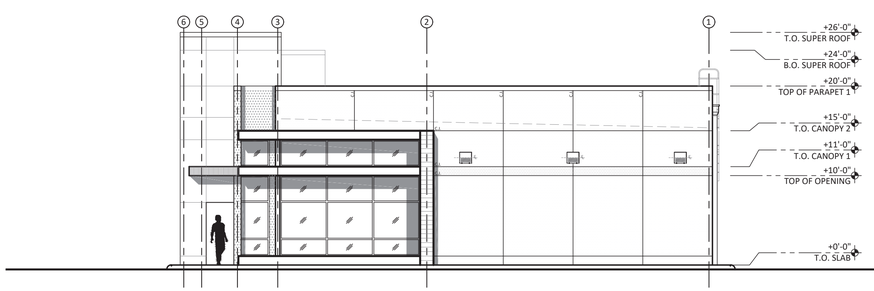


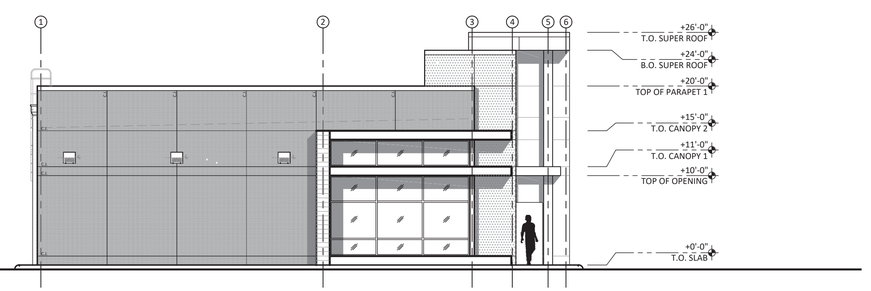
SOUTH WEST ELEVATION | 03 | SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION | 02 | SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION | 13 | SCALE: 1/8" = 1'-0"



NORTH WEST ELEVATION | 01 | SCALE: 1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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STATE OF TEXAS
DOMINIC A. GBENOBA
71073
LICENSED
PROFESSIONAL ENGINEER
9/15/2022

BUILDING EXTERIOR ELEVATIONS

RETAIL DEVELOPMENT
2429 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

BUILDING # 2

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.01

1 OF 1

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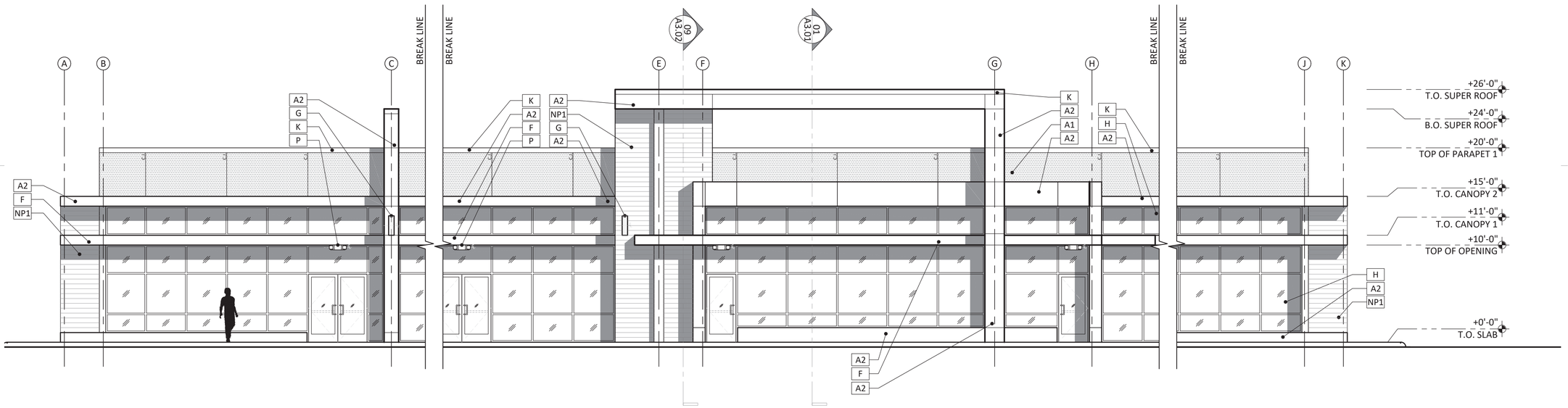

SOUTH WEST ELEVATION | 03 | SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	TITLE	MANU	MODEL / PRODUCT	COMMENTS
A.1	STUCCO	STO	STO POWER WALL	COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS
A.2	STUCCO	STO	STO POWER WALL	COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS
NP1	ARCHITECTURAL PANEL	NICHIHA	VINTAGE WOOD SERIES	COLOR: CEDAR, SIZE: 6'X18"X$\frac{5}{8}$", SEALANT: OSI QUAD CAULK

GENERAL NOTES

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3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING . REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
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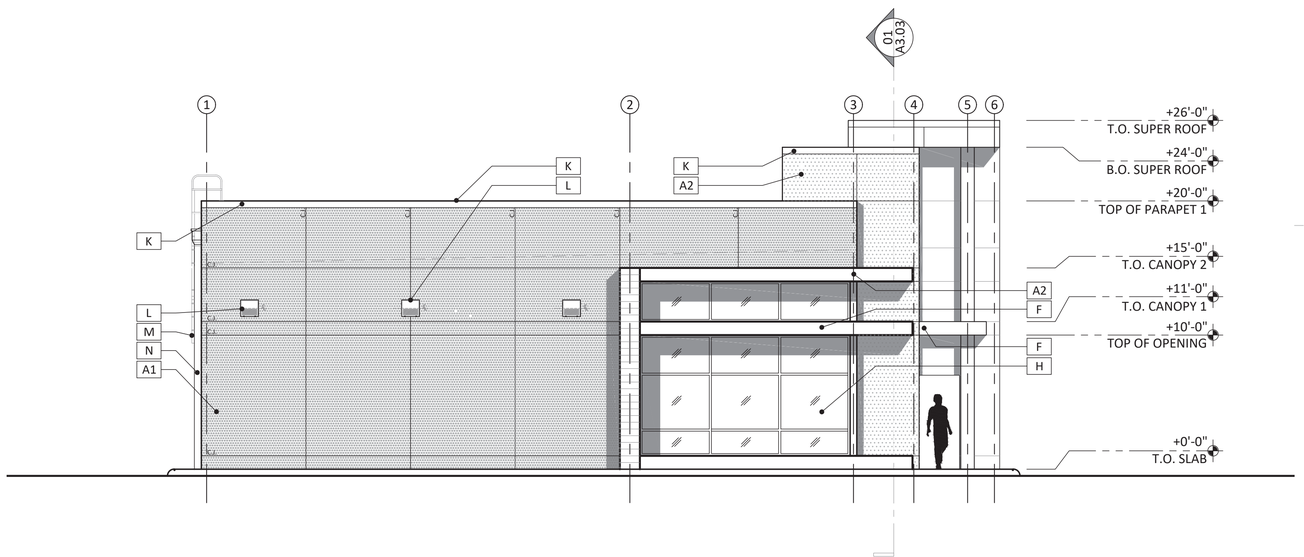
C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

ELEVATION KEYED NOTE:

E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.
F. METAL CANOPY BY OTHERS.
G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR INSTALLATION.
H OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE, CENTER GLAZED CLEAR ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ $\frac{1}{4}$" DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE.
I SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION.
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34" A.F.F.
K. 22 GA GALVALUME STEEL METAL COPING.
L. WALL PACK AT 12'AF.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.
M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.
O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.
P. EMERGENCY LIGHT. REFER ELECTRICAL.
Q. SIGN BY OTHERS.



NORTH WEST ELEVATION | 01 | SCALE: 3/16" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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STATE OF TEXAS
DOMINIC A. GBENOBA
103112
LICENSED
PROFESSIONAL ENGINEER
8/15/2022

BUILDING EXTERIOR ELEVATIONS

RETAIL DEVELOPMENT
2429 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

BUILDING # 2

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.02

1 OF 1

RETAIL DEVELOPMENT AT F.M. HWY 691, SHERMAN, TX
BUILDING 03

2435 SWAMY DR., SHERMAN, TX 75020

TDLR #: TABS2020001742

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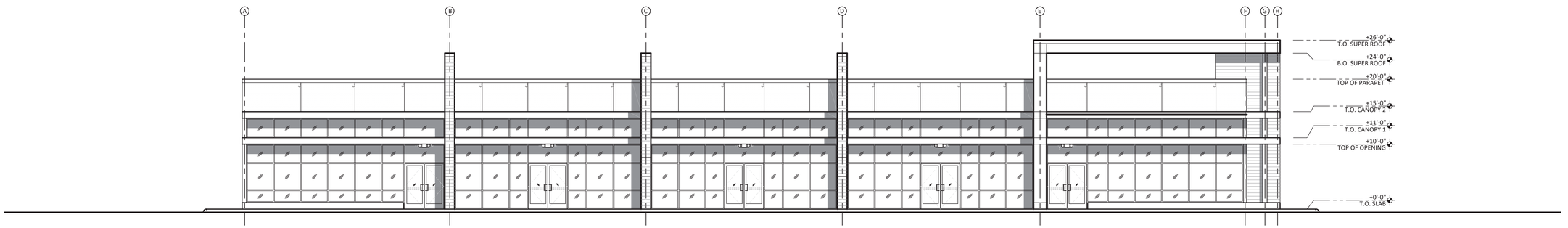
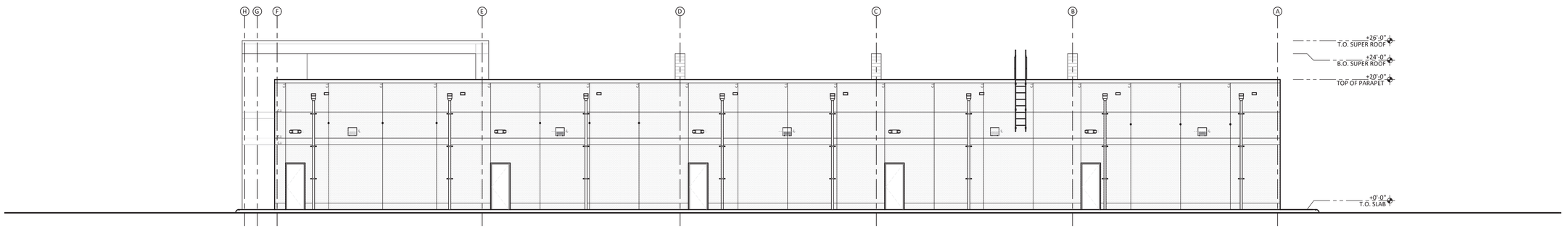
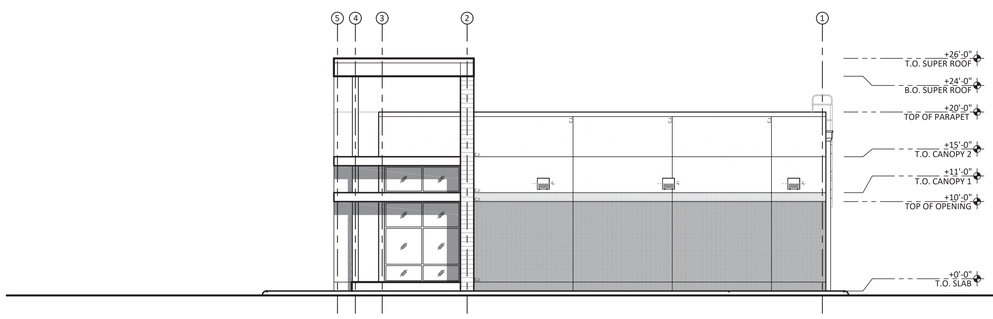


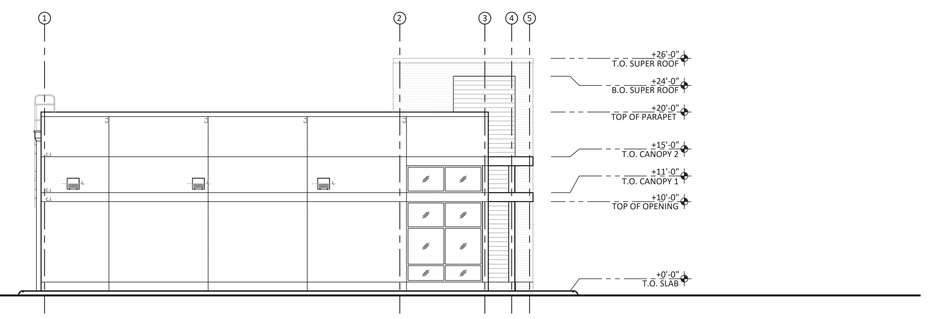
NORTH WEST ELEVATION | 03 | SCALE: 1/8" = 1'-0"



SOUTH EAST ELEVATION | 02 | SCALE: 1/8" = 1'-0"



SOUTH WEST ELEVATION | 09 | SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION | 01 | SCALE: 1/8" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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STATE OF TEXAS
DOMINIC A. GBENOBA
103615
LICENSED
PROFESSIONAL ENGINEER
8/15/2022

RETAIL DEVELOPMENT

EXTERIOR ELEVATIONS
2435 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

BUILDING # 3

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.01

1 OF 1

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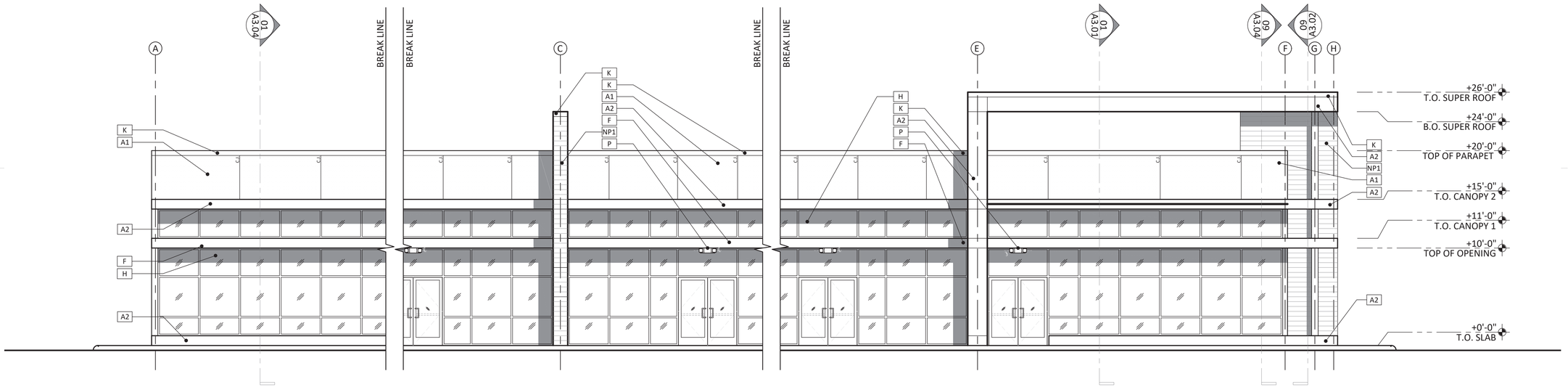


NORTH WEST ELEVATION | 03 | SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
TAG	TITLE	MANU	MODEL / PRODUCT	COMMENTS
A.1	STUCCO	STO	STO POWER WALL	COLOR: STO GREY, INSTALL PER MANUFACTURER SPECIFICATIONS
A.2	STUCCO	STO	STO POWER WALL	COLOR: STO WHITE, INSTALL PER MANUFACTURER SPECIFICATIONS
NP1	ARCHITECTURAL PANEL	NICHIHA	VINTAGE WOOD SERIES	COLOR: CEDAR, SIZE: 6'X18"X⅜", SEALANT: OSI QUAD CAULK

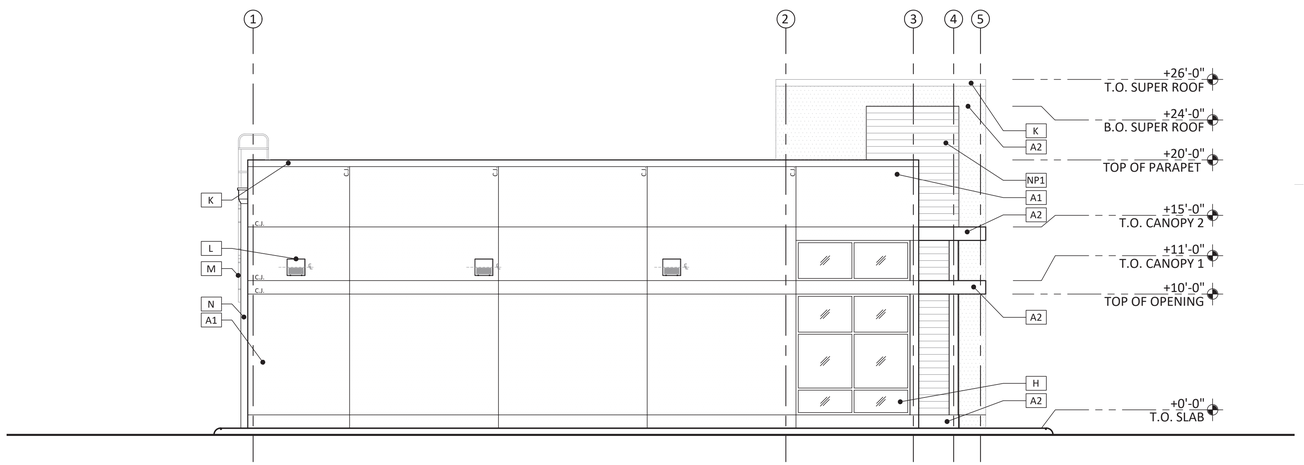
GENERAL NOTES

1. ALL PAINT SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MANUFACTURER RECOMMENDATIONS.
2. ALL GLAZING TO BE TEMPERED. REFER WINDOW SCHEDULE.
3. VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO TOP OF FRAMING . REFER WALL SECTIONS AND DETAILS FOR SPECIFICS.
4. CONTRACTOR SHALL SUBMIT MANUFACTURER CUT SHEETS AND SAMPLES FOR ALL SYSTEM MATERIAL FOR REVIEW AND APPROVAL BEFORE PLACING ORDER. SUBSTITUTE PRODUCTS MUST BE EQUAL QUALITY IN FUNCTION AND APPEARANCE, AND MUST BE APPROVED BY DESIGNER AND OWNER.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORK. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

C.J. - CONTROL JOINT. NOT TO EXCEED 144 S.F.

ELEVATION KEYED NOTE:

E. EIFS TRIM. MANUFACTURER: STO CORP. PRODUCT: STOTHERM.
F. METAL CANOPY BY OTHERS.
G. UP AND DOWN LIGHT FIXTURE AT 12' A.F.F. ON CENTER REFER ELECTRICAL DWG FOR SPECIFICATIONS. FIXTURE NEEDS OWNER'S APPROVAL PRIOR INSTALLATION.
H OLD CASTLE BUILDING ENVELOPE 3000 SERIES MULTI PLANE, CENTER GLAZED CLEAR ANODIZED CLASS II FINISH ALUMINUM FRAMING SYSTEM WITH 1" INSULATING GLAZING SYSTEM W/ ¼" DOUBLE PANE LOW E GLAZING. REFER WINDOW SCHEDULE.
I SPECIAL WINDOW AS PER OWNER. GC MUST VERIFY THE REQUIREMENTS WITH THE OWNER PRIOR BIDDING AND INSTALLATION.
J. "TOTAL SECURITY SOLUTIONS" THRU WALL DRAWER, TOP OF THE DRAWER TO BE AT 34" A.F.F.
K. 22 GA GALVALUME STEEL METAL COPING.
L. WALL PACK AT 12'AF.F. REFER ELECTRICAL DWGS. FIXTURE NEEDS OWNER'S APPROVAL.
M. ROOF ACCESS LADDER. MUST BE OSHA COMPLIANT.
N. FIRESTONE SCUPPER AND DOWNSPOUT. REFER SECTION FOR DETAILS.
O. FIRESTONE OVERFLOW SCUPPER. REFER SECTION FOR DETAILS.
P. EMERGENCY LIGHT. REFER ELECTRICAL.
Q. SIGN BY OTHERS.



NORTH EAST ELEVATION | 01 | SCALE: 3/16" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

STATE OF TEXAS
DOMINIC A. OBENOBA
71063
LICENSED
PROFESSIONAL ENGINEER
Expiration Date: 12/31/2022
Signature/15/2022

BUILDING # 3

RETAIL DEVELOPMENT
BUILDING EXTERIOR ELEVATIONS
2435 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

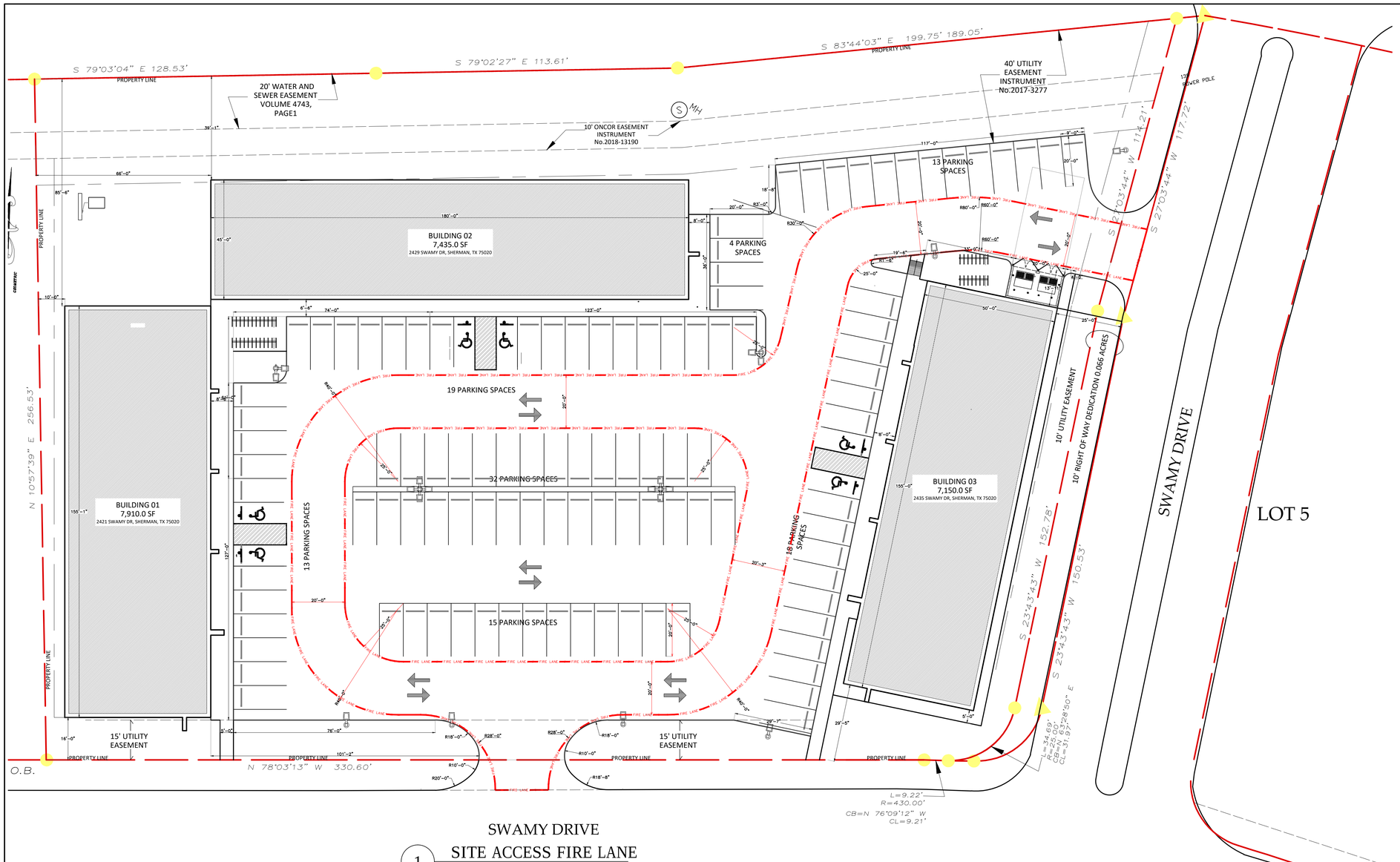
Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
08/30/2022

SHEET NUMBER
A2.02

1 OF 1

PROPRIETARY NOTICE: ggengineering, Reserves all rights to the content of this document. Any use of the contents of this documents or reproduction thereof in any form shall not be made without prior written authorization. Acceptance of this documents shall be acknowledged agreement of the Proprietary Notice.



SWAMY DRIVE

1 SITE ACCESS FIRE LANE

Scale: 1"=20'-0"

FIRE LANE MARKING NOTES

CURBS LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY ZONE SIGNS SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. THESE CURBS SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.

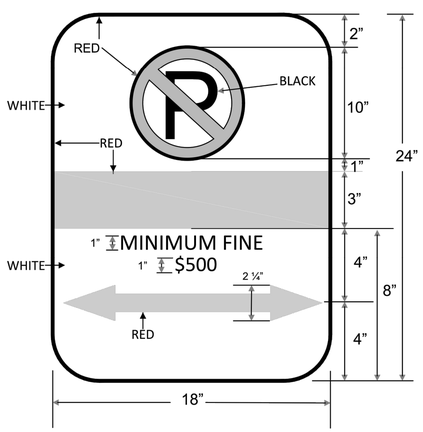
ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATED APPROVED FIRE LANES EXCEPT WHERE AUTHORIZED BY THE CODE OFFICIAL.

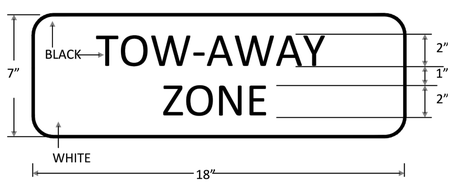
WHERE FIRE LANE SIGNS ARE REQUIRED, AN APPROVEDTOW-AWAY ZONE SIGN SHALL BE ATTACHED TO THE SAME POLE OR COLUMN, IMMEDIATELY BELOW AND AT THE SAME ANGLE OF ATTACHMENT AS THE FIRE LANE SIGN.

HEIGHT OF THE SIGNS SHALL BE NOT LESS THAN 6 FEET OR MORE THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE LOWER SIGN.

FIRE LANE SIGNS SHALL BE PLACED NO LOWER THAN 6 FEET AND NO HIGHER THAN 7 FEET ABOVE THE GROUND, AS MEASURED FROM THE BOTTOM EDGE OF THE ACCESS ROAD SIGN.

- ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.
- FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
- FIRE LANE TO BE PROVIDED 20'-0" WIDTH WITH MINIMUM TURNING RADIUS OF 25'-0". CANOPY CLEARANCE HEIGHT SHOULD BE 13'-6" MINIMUM.
- FIRE LANE -TOW-AWAY ZONE SIGNS SHALL NOT BE LOCATED MORE THAN 100 FEET APART.
- ON CURBLESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.





TOW AWAY SIGN SPECIFICATIONS:

1. SIZE: 18 INCHES IN WIDTH
   7 INCHES IN HEIGHT
2. COLORS: WHITE - OUTER BORDER AND BACKGROUND
   BLACK - INNER BORDER AND TOW-AWAY ZONE
3. LETTERS: 2 INCHES IN HEIGHT

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

STATE OF TEXAS
DOMINIC A. GENOVESE
71003
LICENSED
PROFESSIONAL ENGINEER
Expires: 12/31/2022
Date: 09/15/2022

DEVELOPMENT ACCESS FIRE LANE

RETAIL DEVELOPMENT
2421 Swamy Drive (F.M. HWY 691)
Sherman, Texas 75020

Project No:	CC_0470
Drawn By:	GGF
Designed By:	GGF
Checked By:	RG

DATE
09/15/2022

SHEET NUMBER
A3.0

1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2022

Kans Holdings, LLC
13558 Mercedes Ln.
Frisco, TX 75035

Dominic Gbenoba
6201 Bonhomme Rd., STE 290n-g
Houston, TX 77036

Umair Solaija
1517 FM 359 Rd., STE 400
Richmond, TX 77406

Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for Site Plan approval of Shops of Grayson Addition for the property located at 2415and 2429 Swamy Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, October 18, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-2 (General Commercial) District/O-1 (75 & 82) Overlay District/O-1.13.4 (FM Highway 691 Overlay) District, the Sign Ordinance and the Commercial Tree and Landscaping Ordinance. *(Chapter 14, Exhibit A, Sec. 6.7; Sec. 6.13.1; Sec. 6.13.4; 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. Parking must be provided 1 space for every 200 square feet of gross floor space. *(Chapter 14, Exhibit A, Section 6.6 (4))*
7. All finishes shall be masonry, masonry veneer, or concrete siding. *(Chapter 14, Exhibit A, Section 6.13.1)*
8. The trash dumpster is required to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*

9. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
10. Impact fees will be required at building permit application. *(Chapter 13, Article. 13.11)*
11. 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.
12. 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 Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
15. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
16. Private utilities will not be permitted within Utility Easement. Proposed lights to be removed from Utility Easement.
17. Permanent structures will not be permitted within any easements.
18. The location of the trash receptors must be approved by the Public Works Department.
19. Internal water and wastewater lines will be privately owned and maintained.
20. 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))*
21. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*

It is the policy of the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

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

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **3800 BLOCK WEST HOUSTON STREET**

The request of Lennar Homes of Texas Land and Construction, LTD (Owners) and Kimley-Horn and Associates (Surveyor) concerning the property located in the 3800 Block West Houston Street, being 44.484 acres in the W.M. Thompson Survey, Abstract Number 1210 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Final Plat approval of Hidden Meadows Phase Two.

Background:

The property is located in the 3800 block of West Houston Street between Ridgeview and North Friendship Roads and is zoned an R-1 (One-Family Residential) District . The owner would like to plat the property into 138 lots for residential development.

The following has been approved for this location:

- September 9, 1986 - 3800-4400 Blocks West Houston - Zone Change from R-1 to C-2 (General Commercial) District
- November 16, 2021 - Zone Change from C-2 (General Commercial) District to R-1 (One-Family Residential) District
- June 21, 2022 - Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow the following lot widths in lieu of the required 60’ lot width for residential dwellings in the Hidden Meadows, Phase 1 Subdivision in an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Lennar Homes of Texas Land and Construction, LTD (Owners)
Kimley-Horn and Associates (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

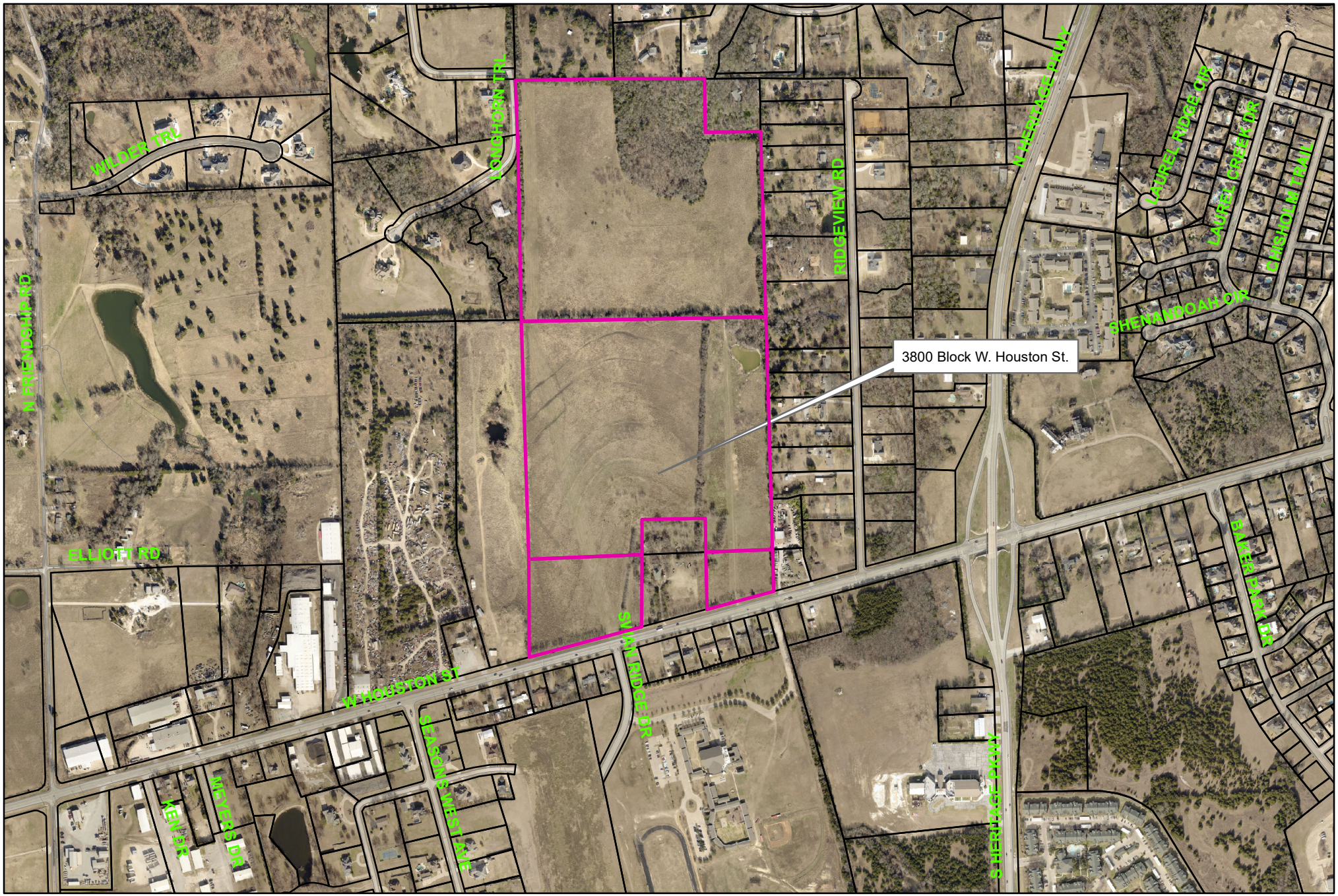
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



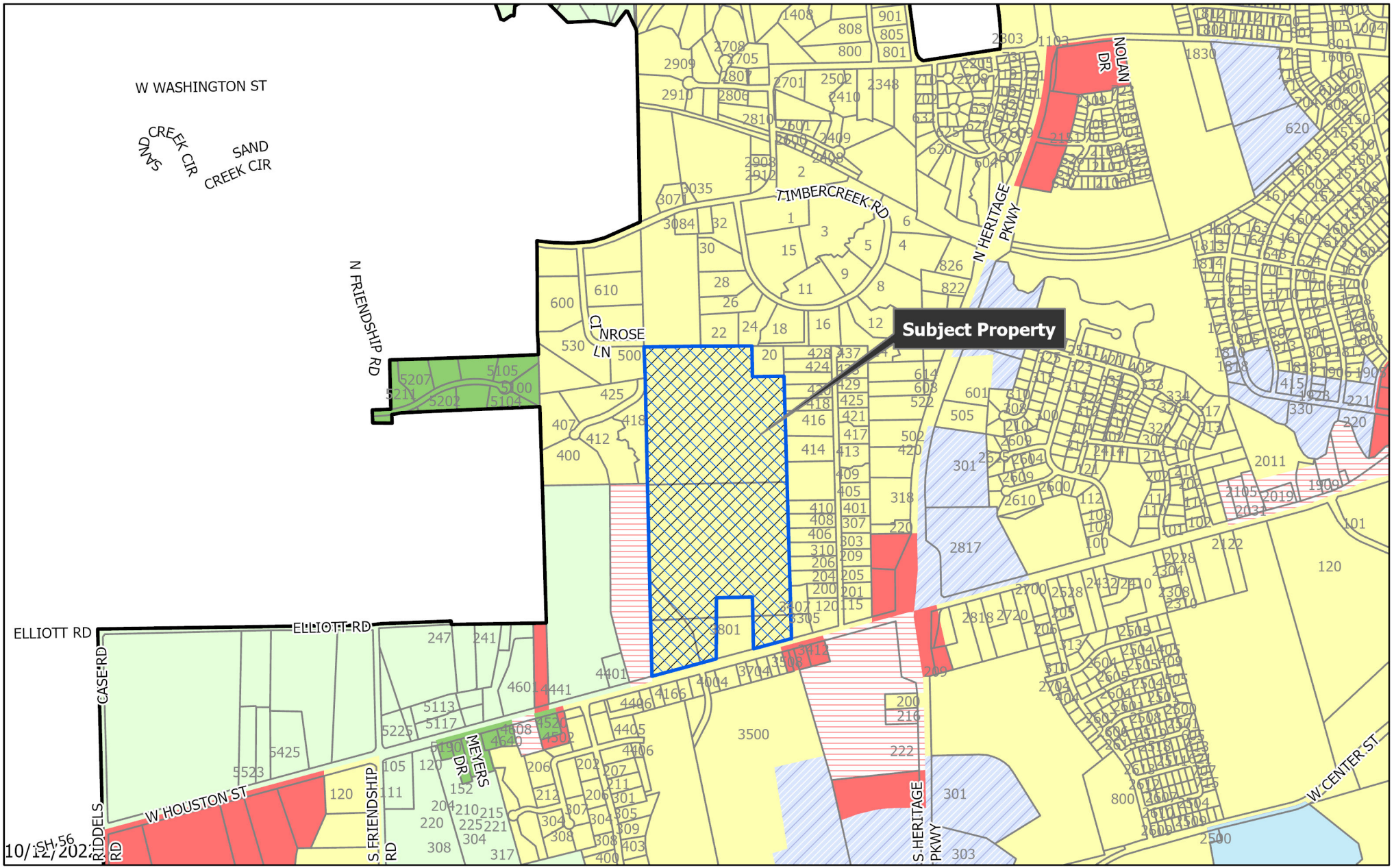
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

3800 Block West Houston Street

NOT TO SCALE

1 in = 700 ft



10/12/2022

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- City Limits

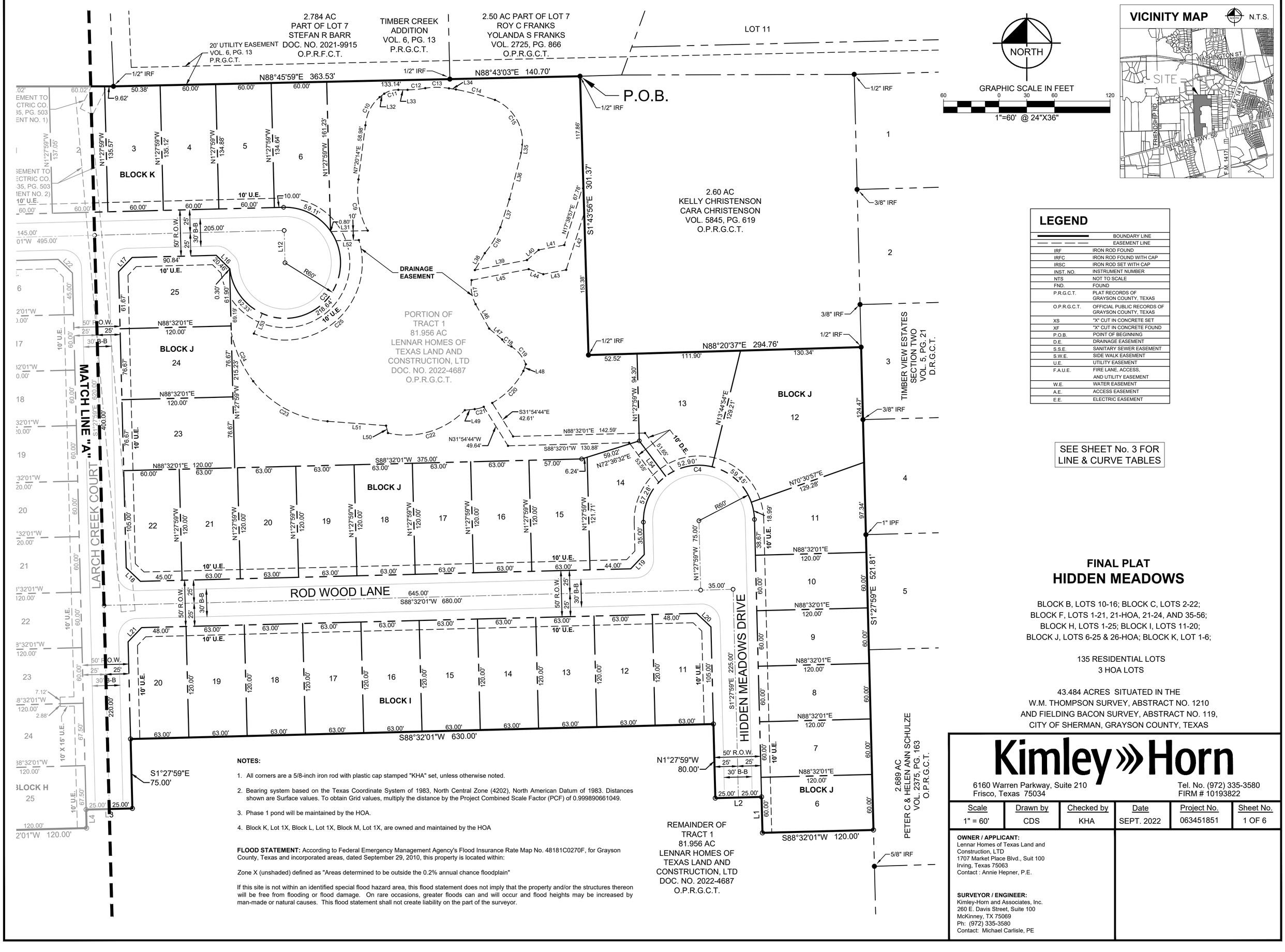
CITY OF SHERMAN
Zoning Location Map

Hidden Meadows Ph 2

N
W E
S

Scale: 1:15,283

Date: 10/12/2022 3:33 PM



LEGEND

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

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.999890661049.
3. Phase 1 pond will be maintained by the HOA.
4. Block K, Lot 1X, Block L, Lot 1X, Block M, Lot 1X, are owned and maintained by the HOA

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
HIDDEN MEADOWS

BLOCK B, LOTS 10-16; BLOCK C, LOTS 2-22;
BLOCK F, LOTS 1-21, 21-HOA, 21-24, AND 35-56;
BLOCK H, LOTS 1-25; BLOCK I, LOTS 11-20;
BLOCK J, LOTS 6-25 & 26-HOA; BLOCK K, LOT 1-6;

135 RESIDENTIAL LOTS
3 HOA LOTS

43.484 ACRES SITUATED IN THE
W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	SEPT. 2022	063451851	1 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

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3 HOA LOTS

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W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

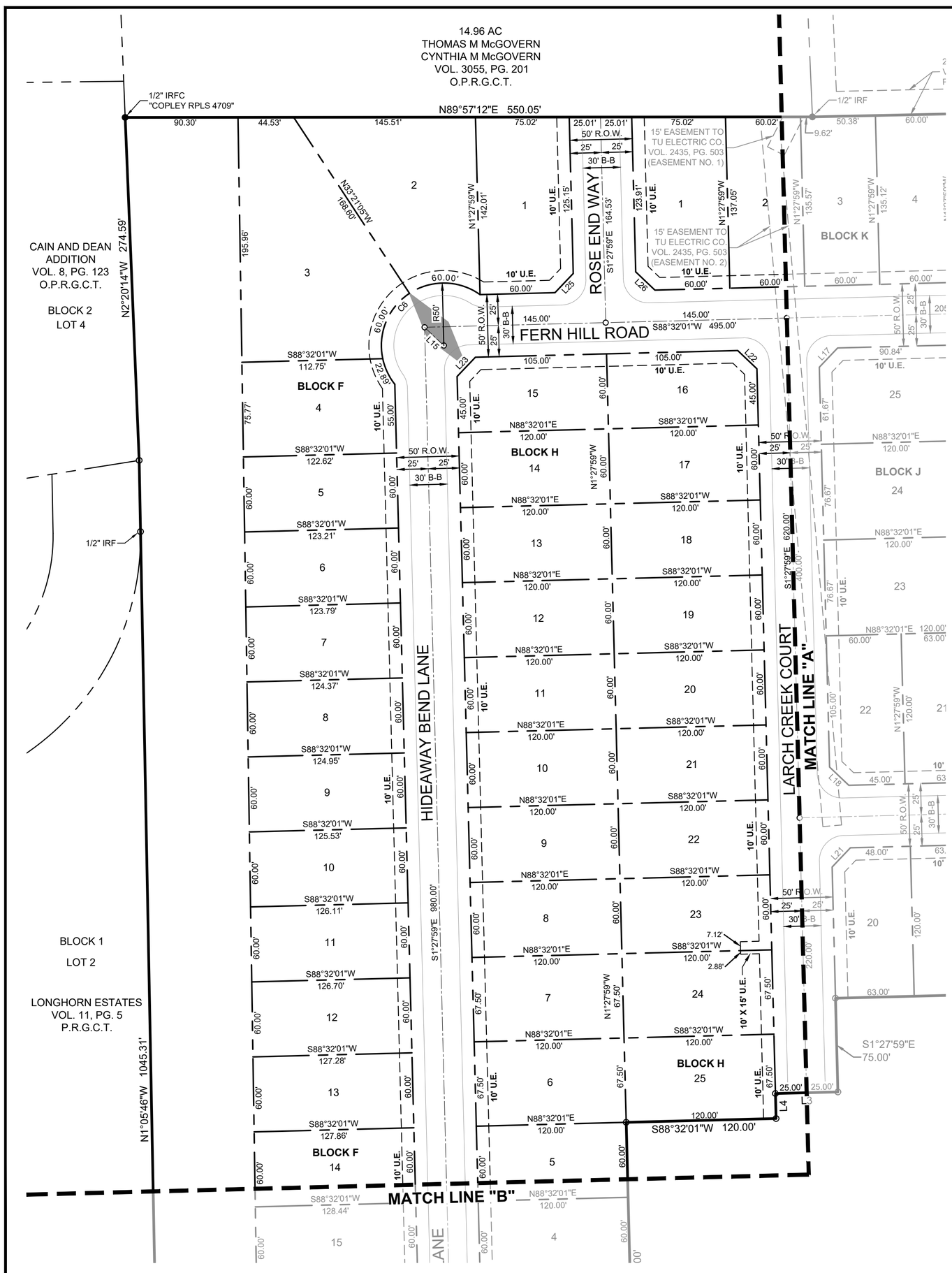
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	SEPT. 2022	063451851	2 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



LEGEND

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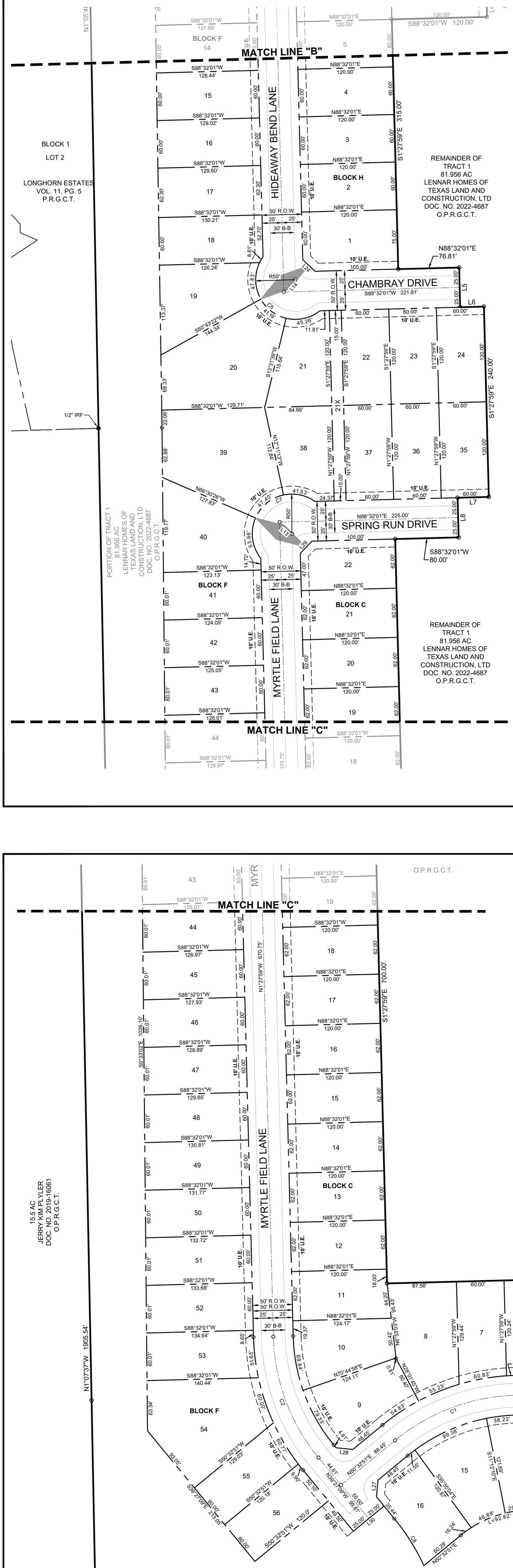
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

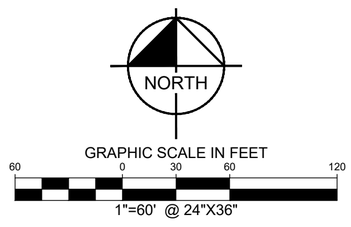
SEE SHEET No. 3 FOR LINE & CURVE TABLES

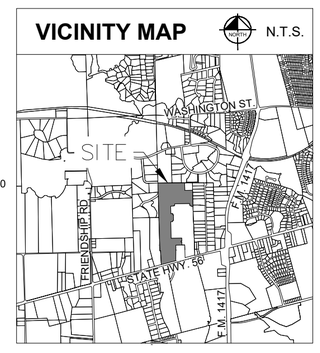
DWG NAME: K:\FRI_SURVEY\063451851-HIDDEN MEADOWS - SHERMAN\DWG\063451851 HIDDEN MEADOWS PHASE 2 FP.DWG PLOTTED BY SKEETERS, CODY 9/22/2022 10:06 AM LAST SAVED 9/19/2022 4:07 PM



LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°27'59"W	38.80'	L19	N43°32'01"E	21.21'	L37	S17°54'08"W	31.84'
L2	S88°32'01"W	50.00'	L20	N46°27'59"W	21.21'	L38	S30°28'20"W	21.18'
L3	S88°32'01"W	50.00'	L21	S43°32'01"W	21.21'	L39	N79°07'12"E	57.37'
L4	S01°27'59"E	20.00'	L22	N46°27'59"W	21.21'	L40	N49°07'46"E	16.68'
L5	S01°27'59"E	50.00'	L23	S43°32'01"W	21.21'	L41	N79°07'12"E	28.23'
L6	N88°32'01"E	30.00'	L24	S46°27'59"E	21.21'	L42	S17°38'57"W	64.29'
L7	S88°32'01"W	39.37'	L25	N43°32'01"E	21.21'	L43	S79°07'12"W	25.11'
L8	S01°27'59"E	50.00'	L26	S46°27'59"E	21.21'	L44	N70°53'23"W	16.70'
L9	S88°32'01"W	34.38'	L27	S05°32'51"W	21.21'	L45	S79°07'12"W	62.91'
L10	S01°27'59"E	50.00'	L28	N84°27'09"W	21.21'	L46	S29°11'31"E	30.11'
L11	N88°32'01"E	34.00'	L29	N43°32'01"E	21.21'	L47	S49°54'53"E	18.40'
L12	N01°27'59"W	35.00'	L30	N50°32'51"E	50.00'	L48	S20°03'28"W	7.70'
L13	S46°27'59"E	21.21'	L31	S88°32'01"W	39.77'	L49	N83°46'54"E	10.71'
L14	N43°32'01"E	21.21'	L32	N53°13'44"E	6.23'	L50	N14°19'52"W	8.21'
L15	S46°27'59"E	21.21'	L33	S89°53'12"E	9.94'	L51	N85°43'27"W	63.44'
L16	S45°15'35"E	20.76'	L34	S81°02'43"E	7.63'	L52	S88°32'01"W	24.79'
L17	S43°32'01"W	21.21'	L35	S07°26'09"W	8.96'	L53	S22°29'20"W	23.51'
L18	S46°27'59"E	21.21'	L36	S14°21'19"W	51.74'	L54	N36°46'02"W	47.71'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°59'10"	250.00'	165.75'	S69°32'26"W	162.73'	C14	8°33'25"	292.64'	43.71'	N74°56'31"W	43.66'
C2	37°59'10"	250.00'	165.75'	S20°27'34"E	162.73'	C15	70°31'17"	49.10'	60.43'	N31°31'58"W	56.69'
C3	265°14'06"	60.00'	277.75'	N41°08'55"E	88.31'	C16	17°22'56"	107.97'	32.76'	N31°03'35"E	32.63'
C4	180°07'12"	60.00'	188.62'	S88°35'37"W	120.00'	C17	36°54'54"	41.62'	26.82'	S09°30'36"E	26.36'
C5	163°44'23"	50.00'	142.89'	S46°27'59"E	98.99'	C18	47°31'51"	15.47'	12.84'	S52°55'11"E	12.47'
C6	163°44'23"	50.00'	142.89'	S43°32'01"W	98.99'	C19	35°01'16"	41.16'	25.16'	N39°01'40"W	24.77'
C7	163°44'23"	50.00'	142.89'	S43°32'01"W	98.99'	C20	32°00'41"	87.49'	48.88'	N44°16'56"E	48.25'
C8	14°39'04"	275.00'	70.32'	N32°07'37"W	70.13'	C21	16°18'53"	35.47'	10.10'	N75°32'30"E	10.06'
C9	37°08'52"	88.23'	57.20'	S10°15'58"E	56.20'	C22	59°00'19"	88.01'	90.63'	N73°28'52"E	86.68'
C10	45°48'00"	43.76'	34.98'	S26°51'25"W	34.06'	C23	48°04'20"	112.00'	93.97'	S61°41'17"E	91.24'
C11	37°19'13"	24.63'	16.04'	S74°38'08"W	15.76'	C24	25°14'34"	131.68'	58.02'	S24°18'21"E	57.55'
C12	11°05'26"	99.56'	19.27'	N84°34'06"E	19.24'	C25	130°50'59"	83.50'	190.69'	N48°19'35"E	151.87'
C13	18°38'40"	79.00'	25.71'	N89°36'32"W	25.60'						





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FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

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LEGEND

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

FINAL PLAT
HIDDEN MEADOWS

BLOCK B, LOTS 10-16; BLOCK C, LOTS 2-22;
BLOCK F, LOTS 1-21, 21-HOA, 21-24, AND 35-56;
BLOCK H, LOTS 1-25; BLOCK I, LOTS 11-20;
BLOCK J, LOTS 6-25 & 26-HOA; BLOCK K, LOT 1-6;

135 RESIDENTIAL LOTS
3 HOA LOTS

43.484 ACRES SITUATED IN THE
W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	SEPT. 2022	063451851	3 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

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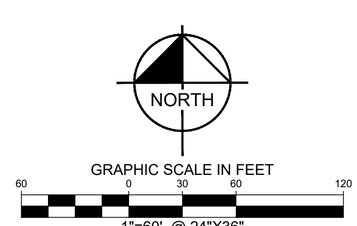
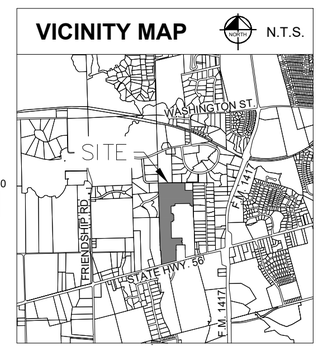
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS "X" CUT IN CONCRETE SET
XF "X" CUT IN CONCRETE FOUND
P.O.B. POINT OF BEGINNING
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
S.W.E. SIDE WALK EASEMENT
U.E. UTILITY EASEMENT
F.A.U.E. FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E. WATER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





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LINE & CURVE TABLES

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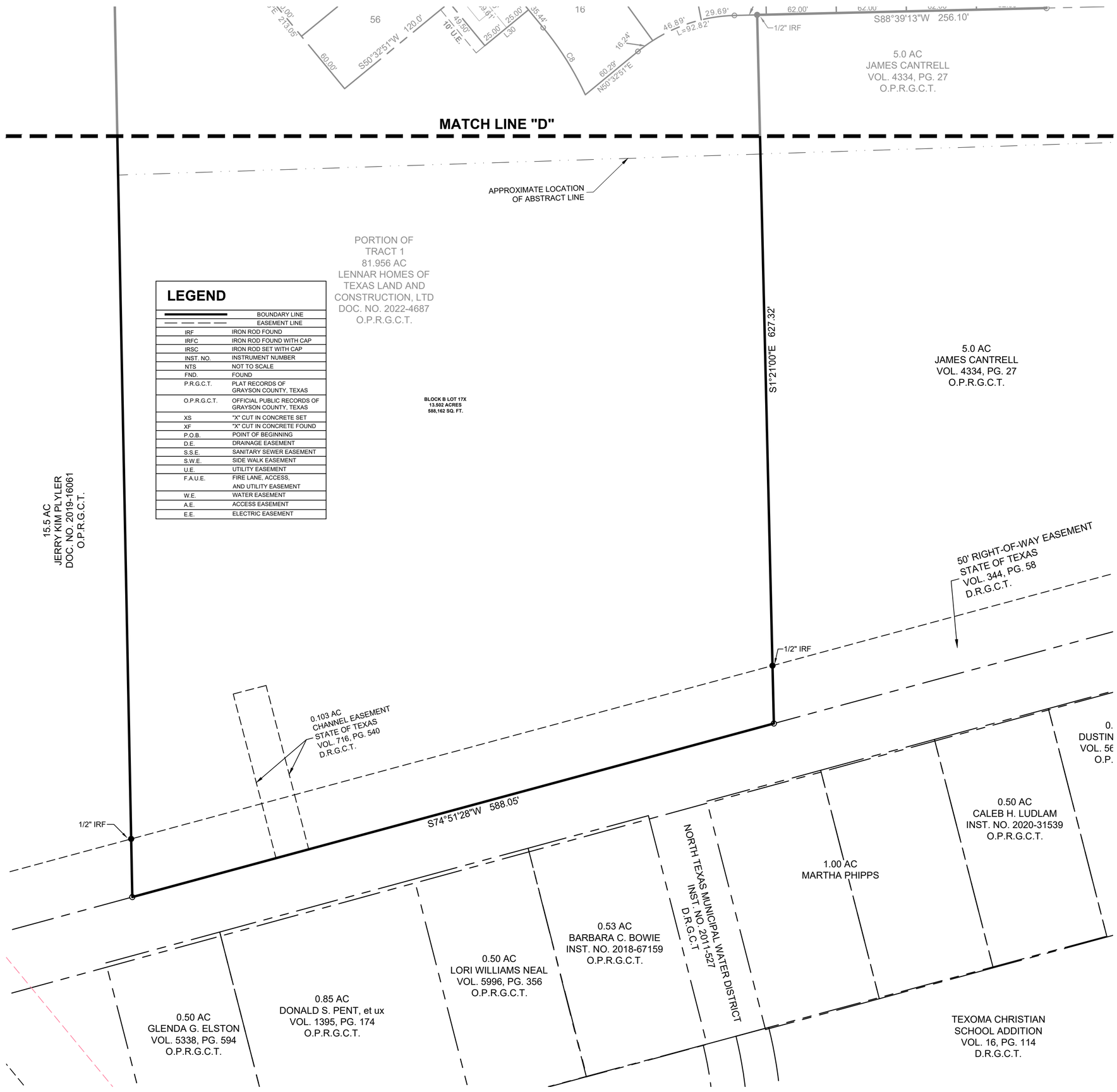
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	CDS	KHA	SEPT. 2022	063451851	4 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\063451851-HIDDEN MEADOWS - SHERMAN\DWG\063451851 HIDDEN MEADOWS PHASE 2 FP.DWG PLOTTED BY SKEETERS, CODY 9/22/2022 10:06 AM LAST SAVED 9/19/2022 4:07 PM



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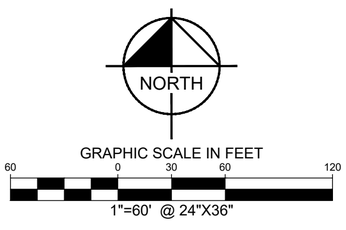

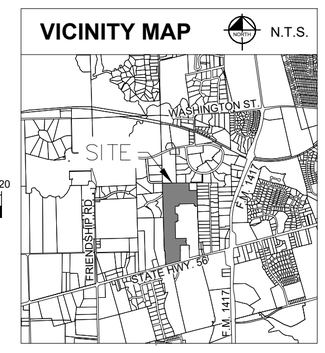

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CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	CDS	KHA	SEPT. 2022	063451851	5 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a tract of land situated in the W.M. Thompson Survey, Abstract No. 1210 and the Fielding Bacon Survey, Abstract No. 119, City of Sherman, Grayson County, Texas and being a portion of a called 81.956 acre tract of land described as "Tract 1" in a deed to Lennar Homes of Texas Land and Construction, LTD as recorded in Document No. 2022-4687 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said "Tract 1", common to the northwest corner of a called 2.60 acre tract of land described in a deed to Kelly Christenson and Cara Christenson, as recorded in Volume 5845, Page 619, of the Official Public Records of Grayson County, Texas, same being on the southerly line of a called 2.50 acre tract of land as described in a deed to Roy C. Franks and Yolanda S. Franks, as recorded in Volume 2725, Page 866, of the Official Public Records of Grayson County, Texas;

THENCE South 01°43'56" East, along the easterly line of said "Tract 1" and the westerly line of said 2.60 acre tract, a distance of 301.37 feet to a 1/2 inch iron rod found for and ell corner on the easterly line of said "Tract 1", common to the southwest corner of said 2.60 acre tract;

THENCE North 88°20'37" East, continuing along the easterly line of said "Tract 1" and along the southerly line of said 2.60 acre tract, a distance of 294.76 feet to a 1/2 inch iron rod found for the southerly most northeast corner of said "Tract 1", common to the southeast corner of said 2.60 acre tract, same being on the west line of Timber View Estates, as recorded in Volume 5, Page 11, of the Deed Records of Grayson County, Texas;

THENCE South 01°27'59" East, continuing along the easterly line of said "Tract 1", and along the westerly line of said Timber View Estates, and the westerly line of a called 2.689 acre tract of land described in a deed to Peter C & Helen Ann Schulze, as recorded in Volume 2375, Page 163 of the Official Public Records of Grayson County, Texas a distance of 521.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said "Tract 1" and the westerly line of said 2.689 acre tract, and crossing said Tract 1, the following:

South 88°32'01" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 38.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°27'59" West, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 630.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 75.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 315.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 76.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set t for corner;

North 88°32'01" East, a distance of 30.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 240.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 39.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 700.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 447.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°32'01" West, a distance of 34.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°32'01" East, a distance of 34.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°27'59" East, a distance of 120.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said "Tract 1", same being on the northerly line of a called 5.0 acre tract of land described in a deed to James Cantrell as recorded in Volume 4334 Page 27 of the Official Public Records of Grayson County, Texas;

THENCE South 88°39'13" West, along the southerly line of said "Tract 1" and the northerly line of said 5.0 acre tract, a distance of 256.10 feet to 1/2 inch iron rod found for an ell corner on the southerly line of said "Tract 1", common to the northwest corner of said 5.0 acre tract;

THENCE South 01°21'00" East, continuing along the southerly line of said "Tract 1" and along the westerly line of said 5.0 acre tract, a distance of 627.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner on the southerly line of said "Tract 1", common to the southwest corner of said 5.0 acre tract, same being in the center line of State Hwy 56 (W. Houston St.), a 50' wide right of way as describe in a deed to the State of Texas, as described in Volume 344, Page 58, of the Deed Records of Grayson County, Texas;

THENCE South 74°51'28" West, continuing along the southerly line of said "Tract 1" and
and the centerline of said State Hwy 56, a distance of 588.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner for the southwest corner of said "Tract 1", common to the southeast corner of a called 15.5 acre tract of land as described in a deed to Jerry Kim Plyler, as recorded in Document No. 2019-16061, of the Official Public Records of Grayson County, Texas;

THENCE North 01°07'37" West, departing the centerline of said State Hwy. 56, and along the westerly of said "Tract 1" and the easterly line of said 15.5 acre tract, a distance of 1,905.54 feet to a 1/2 inch iron rod found for an ell corner on the westerly line of said "Tract 1", common to the northeast corner of said 15.5 acre tract and the southeast corner of Longhorn Estates, as recorded in Volume 11, Page 5, of the Plat Records of Grayson County, Texas;

THENCE North 01°05'46" West, continuing along the westerly line of said "Tract 1" and along the easterly line of said Longhorn Estates, a distance of 1,045.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner on the westerly line of said "Tract 1" common to the northeast corner of said Longhorn Estates and the southeast corner of Cain and Dean Addition, as recorded in Volume 9, Page 123 of the Plat Records of Grayson County, Texas;

THENCE North 02°20'14" West, continuing along the westerly line of said "Tract 1" and along the easterly line of said Cain and Dean Estates, a distance of 274.59 feet to 1/2 inch iron rod with plastic cap stamped "Copley RPLS 4709" found for the northwest corner of said "Tract 1" common to the southwest corner of a called 4.96 acre tract of land as described in a deed to Thomas M. McGovern and Cynthia M. McGovern, as recorded in Volume. 3055, Page 201 of the Official Public Records of Grayson County, Texas, same being on the easterly line of said Cain and Dean Addition;

THENCE North 89°57'12" East, along the northerly line of said "Tract 1" and the southerly line of said 14.96 acre tract, a distance of 550.05 feet to a 1/2 inch iron rod found for and ell corner on the northerly line of said "Tract 1", common to the southeast corner of said 14.96 acre tract and the southwest corner of a called 2.787 acre tract of land as described in a deed to Stefan R. Barr as recorded in Document No. 2021-9915, of the Plat Records of Grayson County, Texas;

THENCE North 88°45'59" East, continuing along the northerly line of said "Tract 1, and along the southerly line of said 2.784 acre tract, a distance of 363.53 feet to 1/2 inch iron rod found for an ell corner on the northerly line of said "Tract 1" common to the southeast corner of said 2.784 acre tract and the southwest corner of said 2.50 acre tract;

THENCE North 88°43'03" East, continuing along the northerly line of said "Tract 1" and the southerly line of said 2.50 acre trat, a distance of 140.70 feet to the **POINT OF BEGINNING** and containing 48.484 acres (2,111,946 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **HIDDEN MEADOWS PHASE 2**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.**, a Texas limited liability company

By: _____
_____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final _____ plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 20___, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20___.

_____
City Clerk, City of Sherman, Texas

FINAL PLAT
HIDDEN MEADOWS

BLOCK B, LOTS 10-16; BLOCK C, LOTS 2-22;
BLOCK F, LOTS 1-21, 21-HOA, 21-24, AND 35-56;
BLOCK H, LOTS 1-25; BLOCK I, LOTS 11-20;
BLOCK J, LOTS 6-25 & 26-HOA; BLOCK K, LOT 1-6;

135 RESIDENTIAL LOTS
3 HOA LOTS

43.484 ACRES SITUATED IN THE
W.M. THOMPSON SURVEY, ABSTRACT NO. 1210
AND FIELDING BACON SURVEY, ABSTRACT NO. 119,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	SEPT. 2022	063451851	6 OF 6

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Texas 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Attn: Annie Hepner, P.E.
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Ste. 100
Irving, TX 75063

Attn: Michael Carlisle
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Hidden Meadows, Phase 2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Add "Phase 2" to plat title and all references to plat title.
2. Phase 2 must have direct access to Houston Street (SH 56). Coordinate with Engineering in regards to Lot 17X, Block B. In lieu of connection to Houston Street (SH 56), 10 or more acres of Lot 17X, Block B to be removed from plat.
3. Myrtle Field Lane should be changed to Swan Ridge Drive.
4. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
5. Back of curb measurements do not meet City standard. Correct appropriately.
6. Lot to East of Lot 6, Block K to be given its own lot and block number and be shown as an HOA lot.
7. Drainage Easement on lot East of Lot 6, Block K to be shown as a "Private Drainage Easement" and will be owned and maintained by the HOA.
8. Lot 1, Block K to be titled as Lot 1X, Block per plat Notes No. 4.
9. 15' Water Easement may be required in Lots 6 thru 12, Block J.
10. 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.
11. 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)*
12. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*

13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
16. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **16.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **2817 WEST HOUSTON STREET**

The request of Debid Properties LLC (Owner), David Brown, Block 20, LLC (Representative/Prospective Buyer), Pacheco Koch (Landscape Designer) and JHP Architecture/Urban Design (Architect) concerning the property located at 2817 West Houston Street, being 13.535 acres in the G. McGlothlin Survey, Abstract Number 828, as follows:

Planning and Zoning Commission

Site Plan approval of Woodmen's Circle Home MultiFamily.

Background:

The property is located at 2817 West Houston Street, the northeast corner of North FM 1417 (Heritage Parkway) and West Houston Street and is zoned R-2 (Multi-Family Residential) District/O-1.1 (F.M. Highway 1417) Overlay District. The owner is requesting site plan approval for the Woodmen's Circle Home Multi-family residential complex that consists of 295 one and two-bedroom units with 590 parking spaces.

The following has been approved for this location:

- June 12, 1973 - Specific Use Permit to allow a Shopping Center on 5 acres or more in R-1 (One Family Residential) District
- January 10, 1984 - Zone Change from C-1 (Retail Business) District to R-2 (Multi-Family Residential) District

Adjacent Zoning:

R-2 (Multi-Family Residential) District
R-1 (One-Family Residential) District

Origination:

Debid Properties LLC (Owner)
David Brown, Block 20, LLC (Representative/Prospective Buyer)
Pacheco Koch (Landscape Designer)
JHP Architecture/Urban Design (Architect)

Master Plan Designation:
Not Applicable.

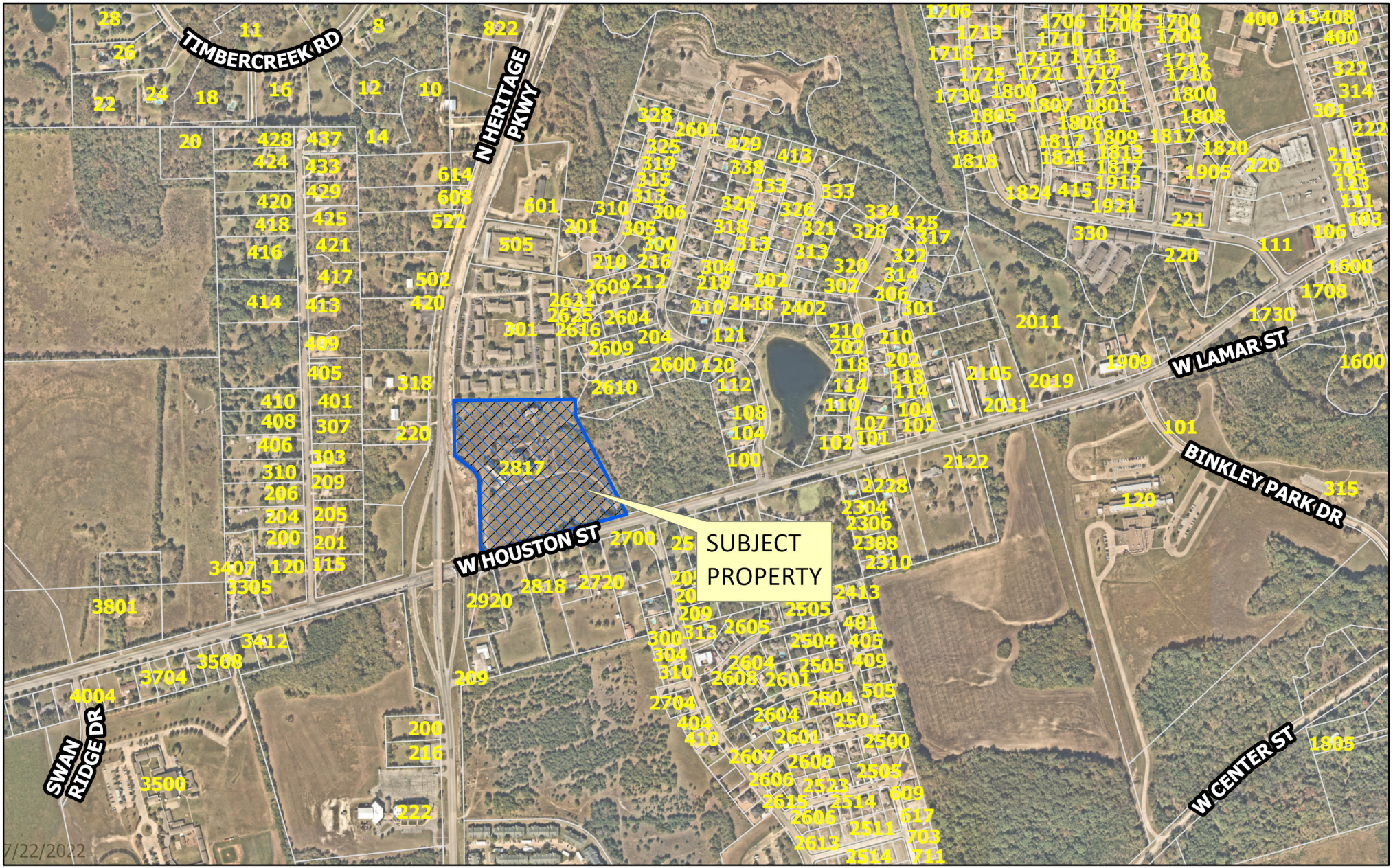
Number of notices mailed:
0

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Site Plan
Landscape Plan
Elevations
Metes and Bounds
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(2817 W Houston)

N
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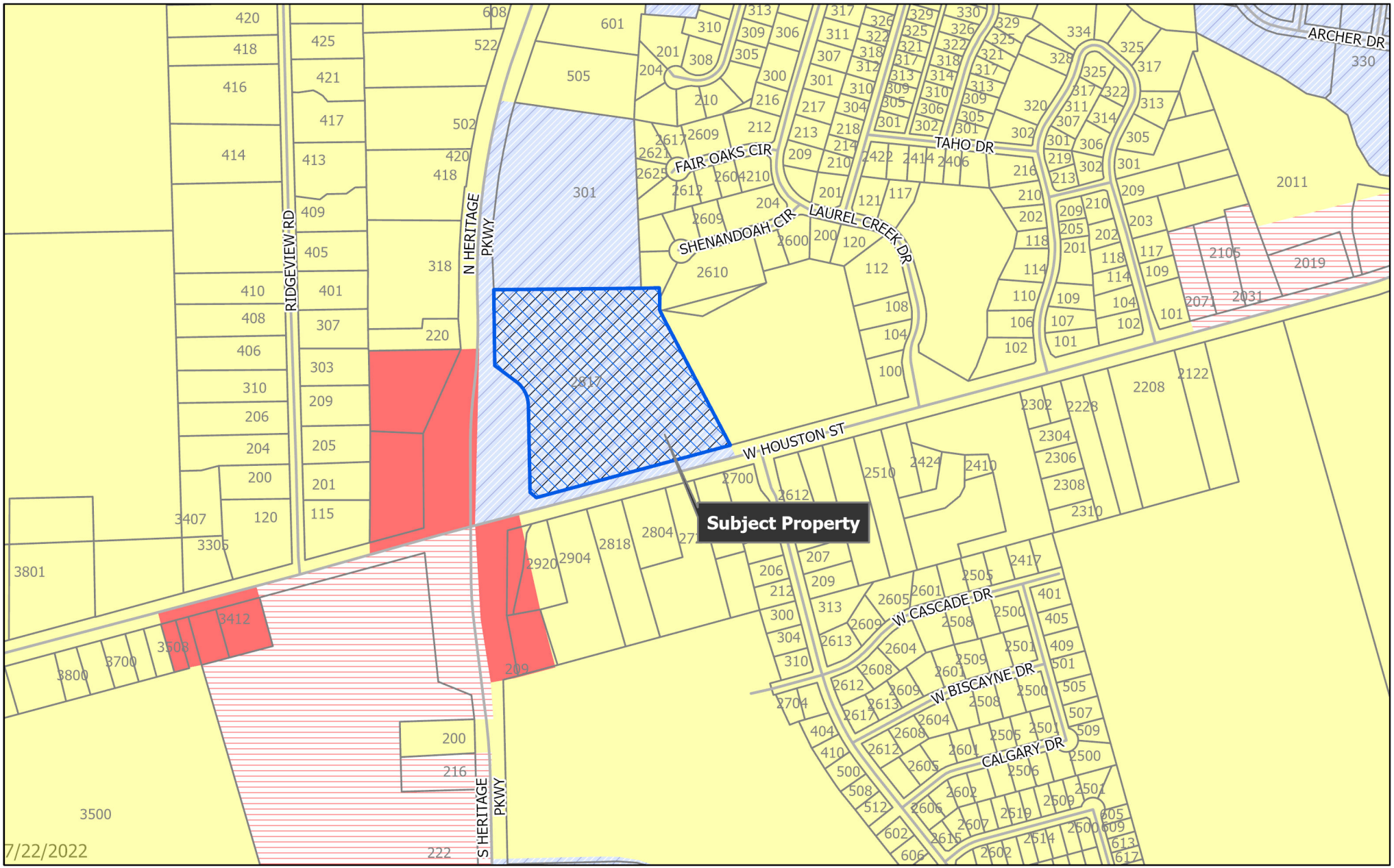
Date: 7/22/2022 8:33 AM

Scale: 1:9,049



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map
(2817 W Houston)

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Scale: 1:6,602

Date: 7/22/2022 8:33 AM

PROJECT DATA		
Residential		**295 units**
Parking Required	**Per zoning:**	590 sps
Parking Provided	MF (2.0 sps/unit):	590 sps
	Surface:	509 sps
	Tuck Under:	65 sps
	Tandem:	16 sps
Site Area		13.5 acres
Density		21.9 units/acre

ZONING SUMMARY		
Zoning District	**Current zoning:**	R-2
	Overlay zoning:	O-1.1 (F.M. Highway 1417)
Height		3 Levels – 45' (max)
Setback	Front yard:	25'
	Side yard:	7'
	Rear yard:	25'
	F.M. 1417 Overlay:	40' from ROW
Required Parking	**Per zoning:**	1 sp/BR (min. 2 sp/unit)
	Stall dimensions:	9' x 20'
Power Line Setback		Existing power poles along Houston Street and Heritage Parkway ramp, assume 21' setback from power pole centerline
Density		474 units (max.) = [Site area/1,250 sf]
Landscape Buffer		F.M. 1417 Overlay: 10' from ROW

Zoning Reviewed By: js

Note: This Site Plan represents the plan for development of the property and provides Sherman with fair notice of the project as contemplated by Texas Local Government Code Chapter 245.

0' 80' 160' 320'

JHP
Architecture/Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

2817 WEST HOUSTON STREET
SHERMAN, TEXAS

REGISTERED ARCHITECT MICHAEL L. ARBOUR 11958 STATE OF TEXAS

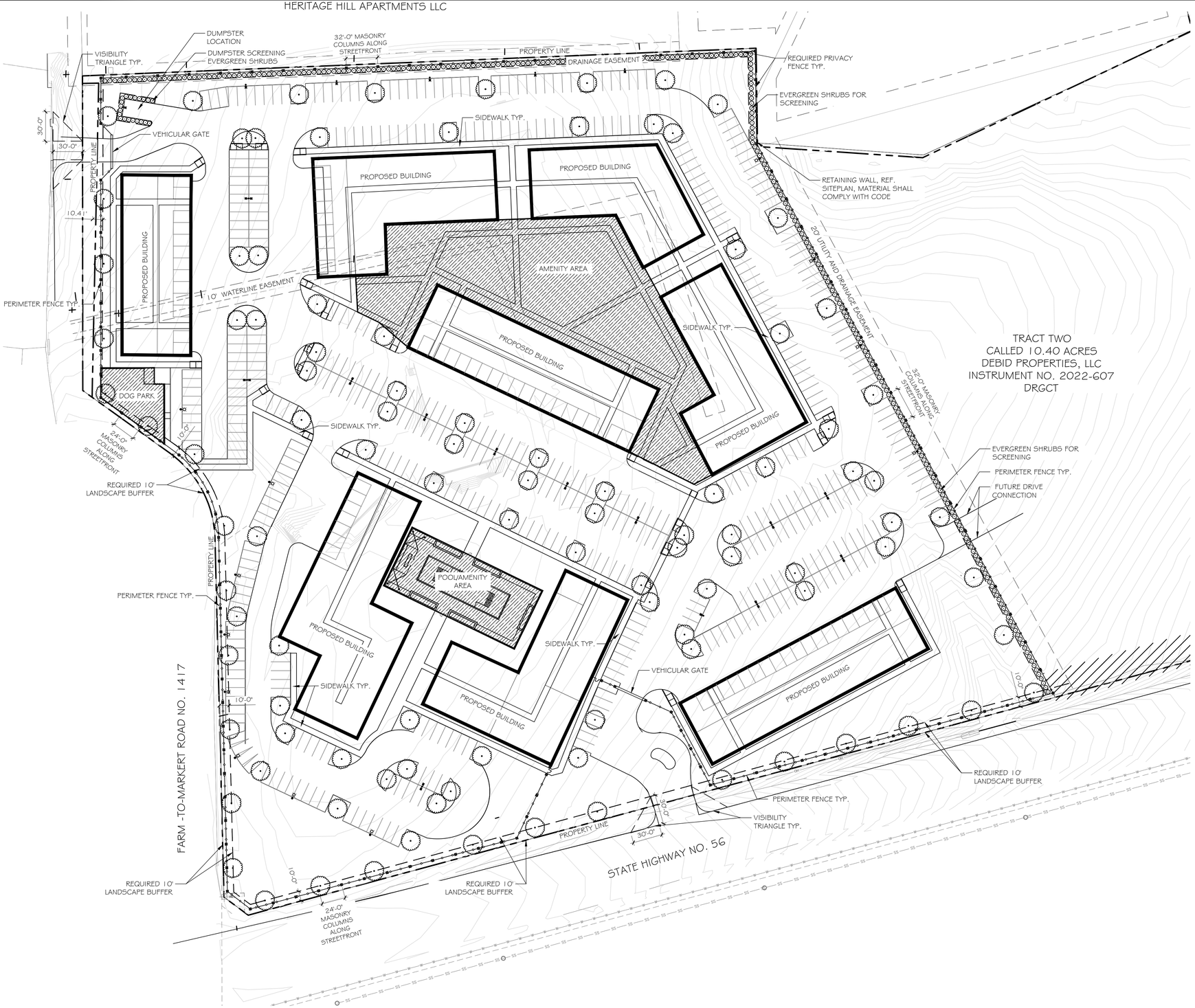
SITE PLAN

Copyright © JHP 2022. Not for Regulatory Approval, Permit or Construction: Mike Arbour. Registered Architect of State of Texas, Registration No. 11958.

09.22.2022

01

#2022016 js



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	PARKING LOT LIGHT (TYPE A) NLS LIGHTING, NV-I-T4-48L-I-40K-SINGLE, 25` POLE HEIGHT, COLOR TBD	9
	PARKING LOT LIGHT (TYPE B) NLS LIGHTING, NV-I-T4-48L-I-40K-HSS-SINGLE, 25` POLE HEIGHT, COLOR TBD	6
	PARKING LOT LIGHT (TYPE C) NLS LIGHTING, NV-I-T3-48L-I-40K-SINGLE, 25` POLE, COLOR TBD	3
	PARKING LOT LIGHT (TYPE D) NLS LIGHTING, NV-I-T5-48L-I-40K-TWIN, 25` HEIGHT, COLOR TBD	9

PLANT SCHEDULE

CANOPY TREES
3" CAL, SINGLE, STRAIGHT LEADER MATCHING

EVERGREEN SHRUBS
36" O.C, FULL, MATCHING, DROUGHT TOLERANT

LANDSCAPE CALCULATIONS - WOODMEN CIRCLE MULTI-FAMILY (R-2)			
R-2 REQUIREMENTS			
REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
BUFFER SCREENING: MIN. 6' HT IRON FENCE WITH MASONRY COLUMNS ALONG PERIMETER.	N/A	YES	YES
FENCE REQUIRMENTS: COLUMNS PLACED 24' O.C. ON FENCE FACING STREETS COLUMNS PLACED 32' O.C. ON FENCE ON ALL OTHER PORTIONS	N/A	YES	YES
PARKING REQUIREMENTS: LANDSCAPE AREAS MIN. 10% OF PARKING AREAS MIN. OF 40% OF LANDSCAPED AREAS TO BE IN PARKING ISLANDS ONE CANOPY TREE AT TERMINUS OF ALL PARKING ROWS	TOTAL PARKING AREA: 224,018 SF 224,018 X .10 = 22,402 SF 22,402 X .40 = 8,961 SF	 22,402 SF 8,961 SF YES	 27,945 SF 9,951 SF YES
O-1.1 (F.M. HIGHWAY 1417) OVERLAY DISTRICT REQUIREMENTS			
REQUIREMENT	**CALCULATIONS**	**REQUIRED**	**PROVIDED**
BUFFER STRIP REQUIREMENTS: LANDSCAPE BUFFER STRIP 10' IN DEPTH ALONG HIGHWAY	N/A	YES	YES
DETENTION AREA REQUIREMENTS: VISUAL SCREEN FROM DETENTION POND TO ADJACENT STREET OR PROPERTIES	N/A	YES	YES
SCREENING REQUIREMENTS: SCREENING PROVIDED FOR PROPERTY ABUTTING RESIDENTIAL AREAS	N/A	YES	YES

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

LANDSCAPE ARCHITECT:
TRICIA WOLIVER, PLA

CELINA, TEXAS 75009
PH: 214.451.2765

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	ISSUE
2	09/21/2022	2ND CITY SITE PLAN SUBMITTAL
1	06/23/2022	CITY SITE PLAN SUBMITTAL

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

LANDSCAPE PLAN
WOODMEN CIRCLE HOME
MULTI-FAMILY

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

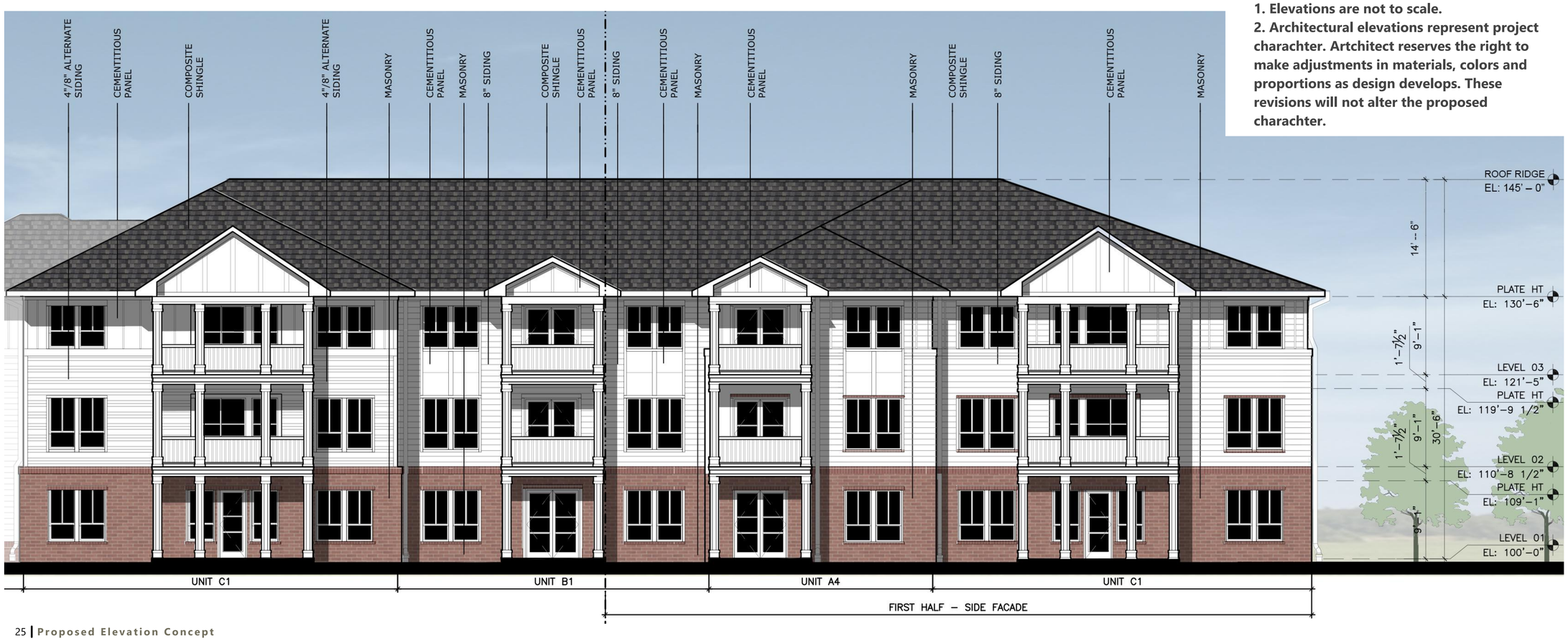
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	SRR	SEPT. 2022	AS SHOWN			L1.00

1 LANDSCAPE PLAN
1" = 50'-0"

0 25 50 100 150
GRAPHIC SCALE IN FEET

13 | Proposed Elevation Concept

Note:
1. Elevations are not to scale.
2. Architectural elevations represent project charachter. Artchitect reserves the right to make adjustments in materials, colors and proportions as design develops. These revisions will not alter the proposed charachter.



25 | Proposed Elevation Concept

RENDERING

JHP
Architecture / Urban Design
A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

WOODMEN'S CIRCLE HOME MULTIFAMILY
Sherman, Texas

Project Number: 2022016.00
Drawn By: HBenAvraham
Issue for:

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NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

MICHAEL L. ARBOUR

Registered Architect of the State of:
TEXAS
Registration Number:
11958

METES & BOUNDS DESCRIPTION:

BEING a 13.535 acre tract of land situated in the G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being all of Tract One described in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod stamped “M Sartin 3694” having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7280503.5 and Easting 2534130.5 in the North right-of-way line of State Highway No. 56, a 100' right-of-way, at the Southeast corner of said Tract One;

THENCE South 74°53'17" West, with said North right-of-way line, a distance of 849.91 feet to found TxDOT Monument at the Southeast end of a corner clip and the Southwest corner of said Tract One;

THENCE the following five (5) courses and distances with the West line of said Tract One and the East right-of-way line of Farm-to-Market Road No. 1417, a variable width right-of-way;

1. North 53°18'37" West, a distance of 30.72 feet to a set 1/2 inch iron rod stamped “ypassociates.com”;

2. North 1°26'43" West, a distance of 365.08 feet to a point from which a disturbed TxDOT monument bears South 61°07'17" West, a distance of 0.51 feet at the beginning of a curve to the left, having a radius of 110.00 feet and whose chord bears North 27° 51' 37” West, a distance of 97.87 feet;

3. Northwesterly along said curve to the left a central angle of 52°49'48" an arc distance of 101.43 feet to a point from which a disturbed TxDOT monument bears North 54°16'31" West, a distance of 1.53 feet;

4. North 54°16'31" West, a distance of 109.24 feet to a found TxDOT monument;

5. North 0°02'49" West, a distance of 319.96 feet to a found TxDOT monument at the Northwest corner of said Tract One;

THENCE North 87°38'39" East, passing a found 1/2 inch iron rod at the Southwest corner of Lot 13, Block One of the Replat of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 8, Page 27 of said Plat Records, Grayson County, Texas (PRGCT) at a distance of 607.5 feet and continuing for a total distance of 685.42 feet to a point at the Northeast corner of said Tract One and an inner ell corner of said Lot 13, Block One;

THENCE South 0°52'07" East, a distance of 98.68 feet to a found 1/2 inch iron rod stamped “M Sartin 3695” at a southwest corner of Lot 1, Block One of Blake Estates, recorded in Volume 10, Page 57, of said PRGCT;

THENCE South 28°24'07" East, a distance of 1.55 feet to a found 3/8 inch iron rod at the most southerly southwest corner of said Lot 1 Blake Estates;

THENCE South 28°19'42" East, a distance of 636.36 feet to the POINT OF BEGINNING and containing 13.535 acres of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 12, 2022

Debid Properties LLC
835 Ferguson Rd.
Whitesboro, TX 76273

Yazel Peebles & Associates
PO Box 210097
Bedford, TX 76095

Block 20, LLC
4900 Airport Pkwy #215
Addison, TX 75001

JHP Architecture/Urban Design
8340 Meadow Rd., STE 150
Dallas, TX 75231

Pacheco Koch
7557 Rambler Rd, STE 1400
Dallas, TX 75231

Dear Applicants,

The request for Site Plan approval of Woodmen's Circle Home Multifamily located at 2817 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 18, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the O-1.1 (F.M. Highway 1417) Overlay District, the Sign Ordinance, the Fence Ordinance and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 6.13.2, Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *Code of Ordinances Chapter 3.02(c)*
3. 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 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))*
5. All finishes shall be masonry, masonry veneer, stone, tile, stucco, architecturally finished block, architectural glass, *(Chapter 14, Exhibit A, Section 6.13.2)*
6. 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))*

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. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided to surround multi-family development. The masonry columns shall be separated at 24 feet on the portion of the development facing public streets, and 32 feet on all other portions of the development. A minimum six (6) foot solid screening device shall be provided where a multi-family development (R-2), commercial development (C-0, C-1, or C- 2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, SF-1, or R-1). *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*
9. 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)*
10. No building shall exceed the height of 45 feet unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
11. Setback along FM 1417 (Heritage Parkway) should be 40'. (*Chapter 14, Exhibit A, Sec. 6.4)*
12. The setback shall be twice the height of the highest point on the building above grade along the north property line. (*Chapter 14, Exhibit A, Sec. 6.13.2*)
13. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
14. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Exhibit A, Section 17(2)(a))*
15. 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.
16. 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:

17. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
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. Internal water and wastewater lines will be privately owned and maintained.
20. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
21. The location of the trash receptors must be approved by the Public Works Department.
22. Permanent structures will not be permitted to encroach into any easements.
23. Off-site detention shall be included in civil plans for this Phase.
24. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

It is the policy of the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **17.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

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

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

Planning and Zoning Commission

Preliminary Plat approval of Bel-Air Village West Infrastructure.

Background:

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) near the southwest corner of FM 1417 (Vietnam Veterans Parkway) and Highway 75 and is zoned PD (Planned Development) District/C-2 (General Commercial) District/C-1 (Retail Business) District/R-1 (One-Family Residential) District. The owner would like to plat the property into three lots for residential development.

The following has been approved for this location:

- August 14, 1984 - 300-900 Blocks East FM 1417- Zone Change from R-1 (One Family Residential) District to M-1 (Light Manufacturing) District.
- July 16, 2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1)
- August 18, 2020 - Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).
- August 17, 2021 -Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319).
- March 22, 2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District
R-1 (One Family Residential) District
BIP (Blalock Industrial Park)

Origination:

Ronny Guerrero (Owner)
Michael Carlisle, Kimley-Horn and Associates (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

Objections Received:

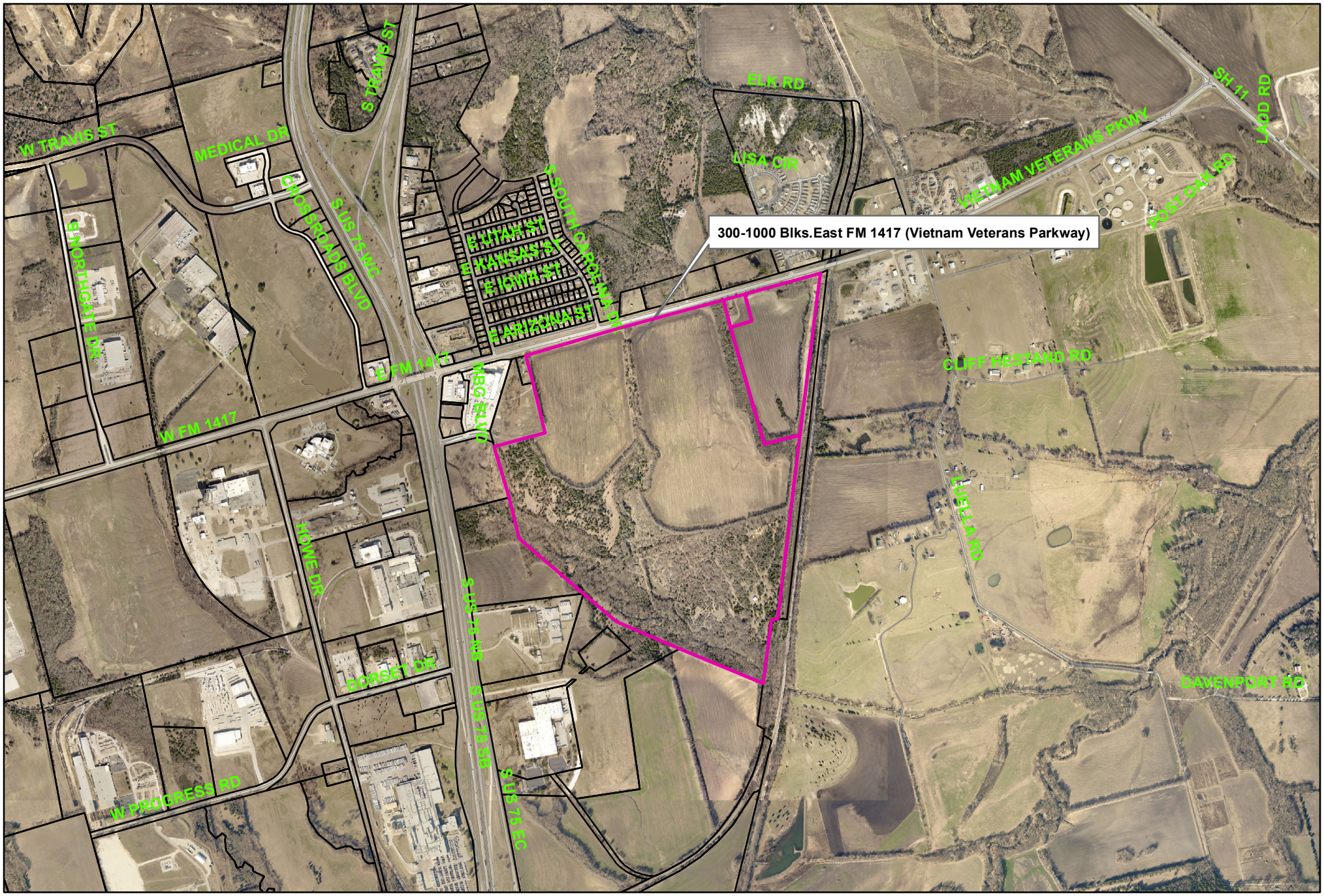
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter



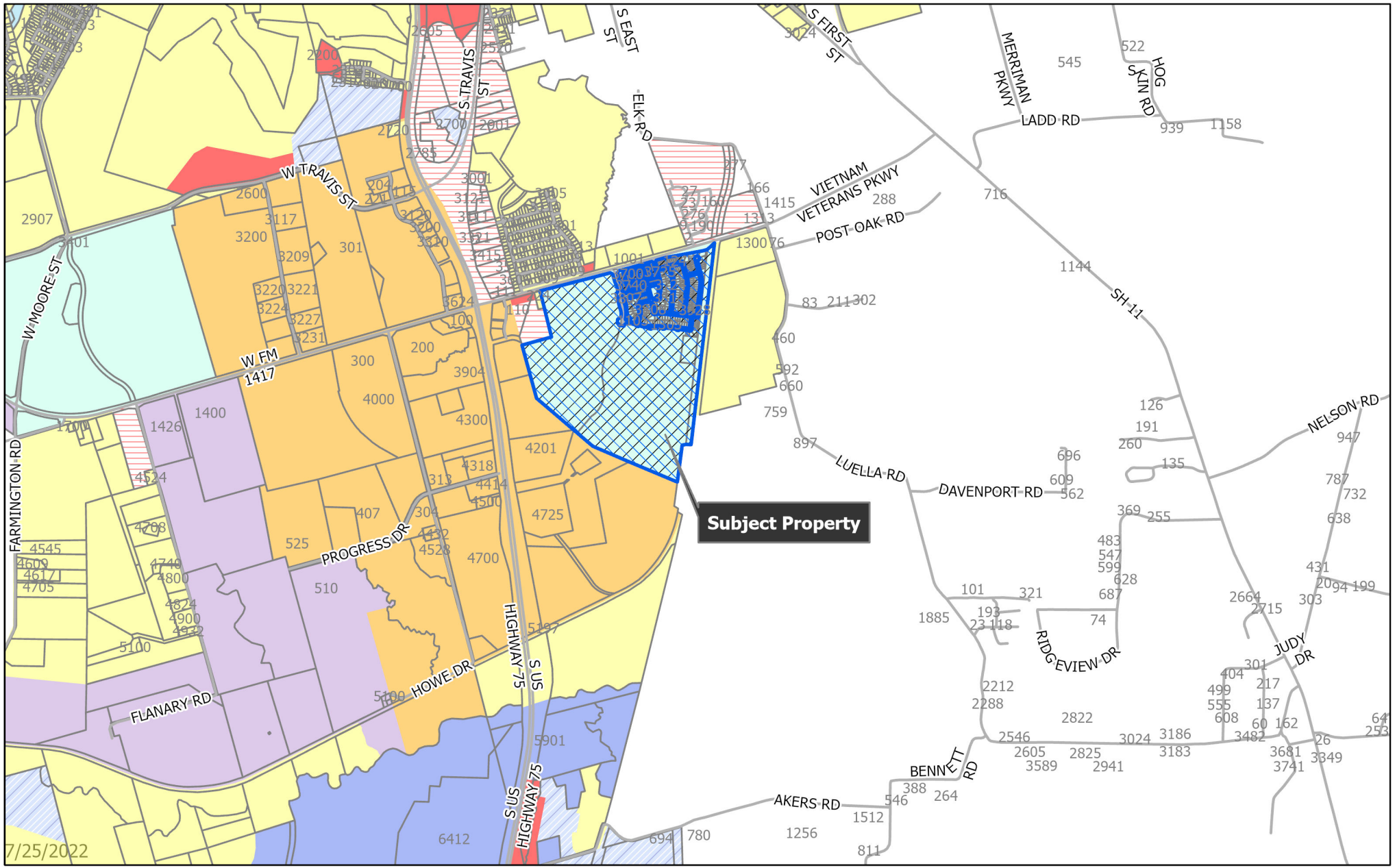
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 1,505 ft



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

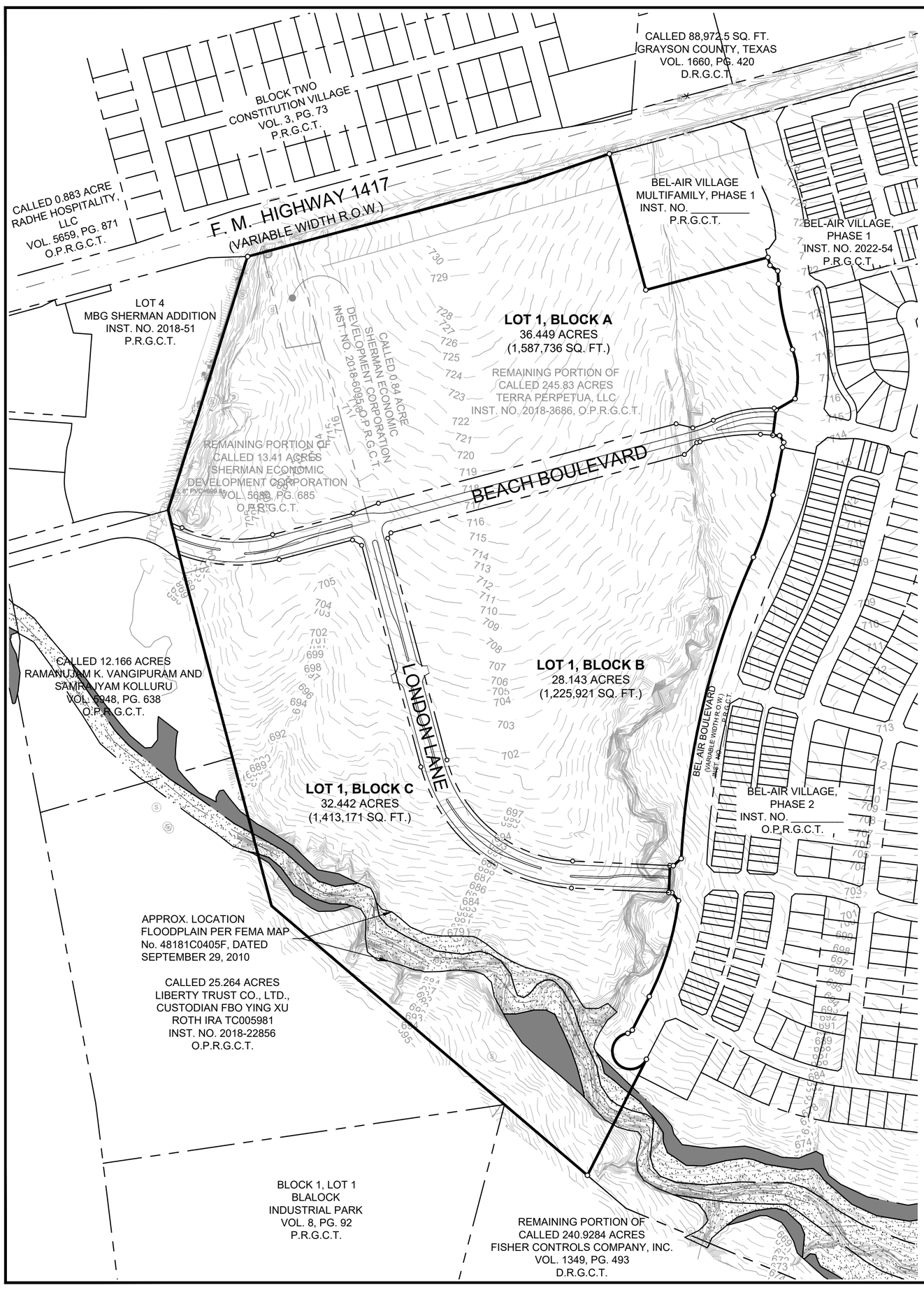
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

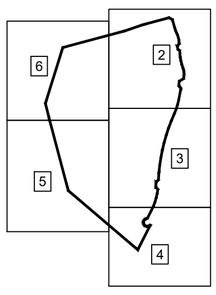
CITY OF SHERMAN
Zoning Location Map
300-1000 Blks E FM 1417
(Vietnam Veterans Parkway)

N W E S

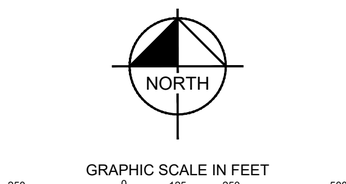
Scale: 1:32,794

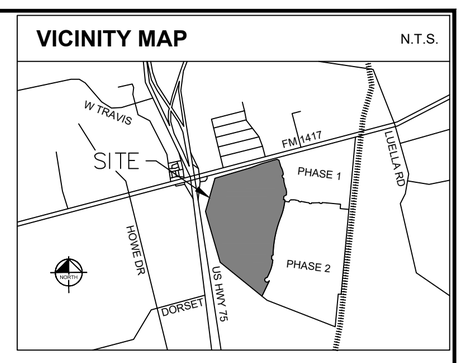
Date: 7/25/2022 10:57 AM





SHEET KEY MAP
NTS





NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998871212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Preliminary Plat, for Inspection Purposes Only. In No Way Official or Approved for Record Purposes.

ACCEPTANCE

Approved this _____ day of _____, 20___, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Bel-Air Village West Infrastructure, 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 _____, 20___.

_____
Clerk, City of Sherman, Texas

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

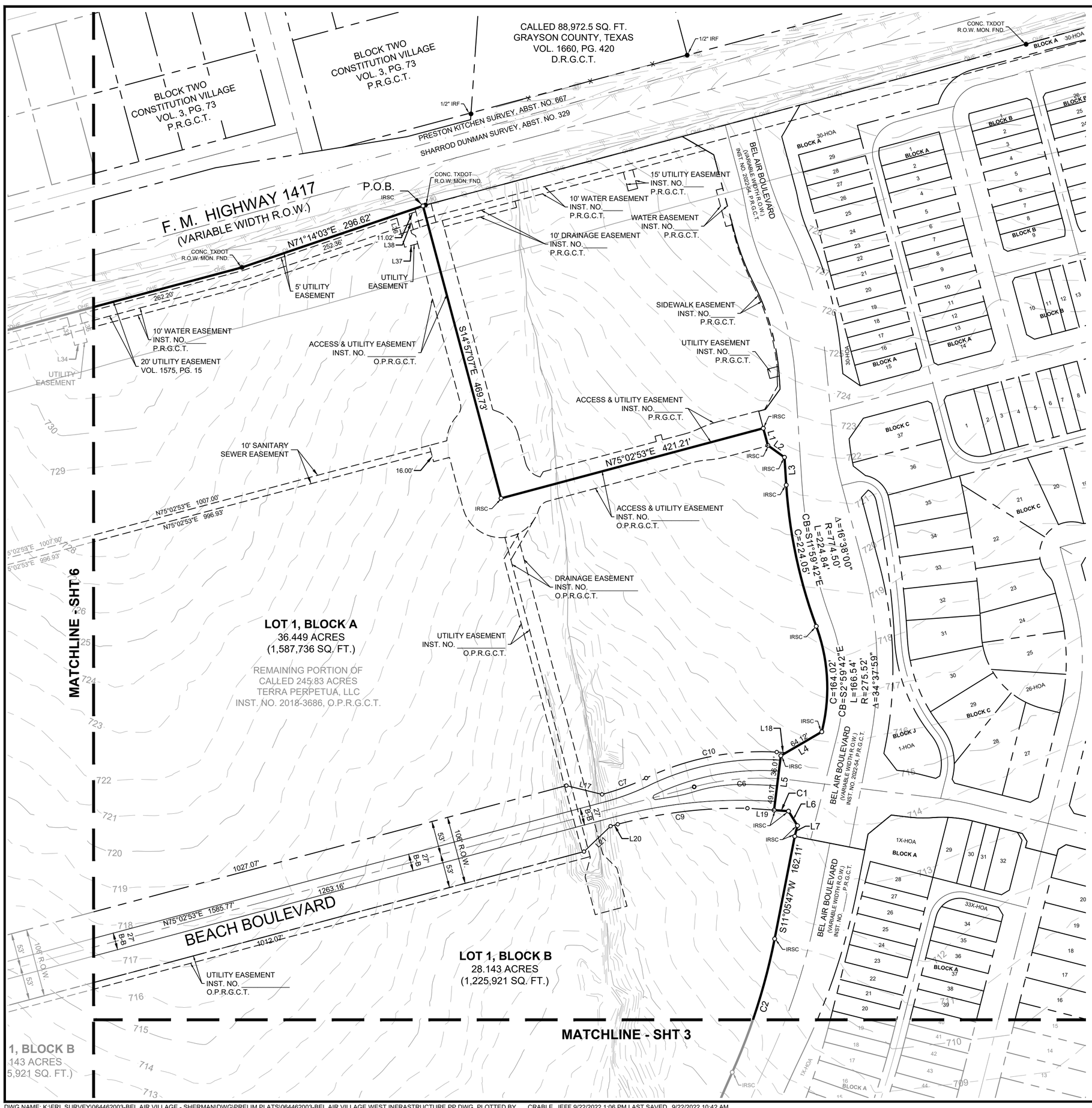
105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

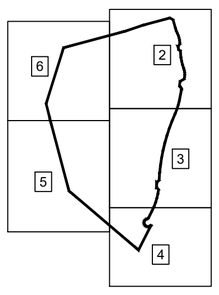
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	JCC	KHA	Sep. 2022	064462003	1 OF 7

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

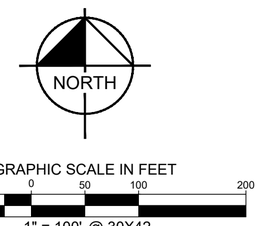
SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

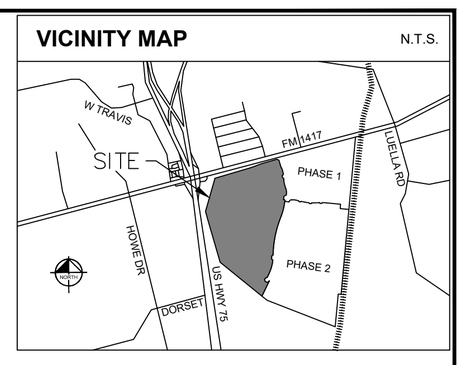




SHEET KEY MAP
NTS

SEE SHEET No. 4 FOR
LINE & CURVE TABLES





LEGEND

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

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

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1" = 100'	JCC	KHA	Sep. 2022	064462003	2 OF 7

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260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

MATCHLINE - SHT 6

MATCHLINE - SHT 5

MATCHLINE - SHT 4

MATCHLINE - SHT 3

MATCHLINE - SHT 2

UTILITY EASEMENT
INST. NO.
O.P.R.G.C.T.

28.143 ACRES
(1,225,921 SQ. FT.)

LOT 1, BLOCK B
28.143 ACRES
(1,225,921 SQ. FT.)

REMAINING PORTION OF
CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686, O.P.R.G.C.T.

LOT 1, BLOCK C
32.442 ACRES
(1,413,171 SQ. FT.)

REMAINING PORTION OF
CALLED 240.9284 ACRES
FISHER CONTROLS COMPANY, INC.
VOL. 1349, PG. 493
D.R.G.C.T.

CALLED 25.264
ACRES
LIBERTY TRUST
CO., LTD.,
CUSTODIAN FBO
YING XU ROTH IRA
TC005981
INST. NO.
2018-22856
O.P.R.G.C.T.

BLOCK 1, LOT 1
BLALOCK INDUSTRIAL PARK
VOL. 8, PG. 92
P.R.G.C.T.

BEL-AIR VILLAGE,
PHASE 2
INST. NO.
O.P.R.G.C.T.

BEL AIR BOULEVARD
(VARIABLE WIDTH R.O.W.)
INST. NO. P.R.G.C.T.

LONDON LANE
S87°23'18"E 324.82'
324.82'
324.82'

90' R.O.W.
45' 45'

25' B.S.L.
25' B.S.L.

575.24'
689.02'

C=1032.65'
CB=S13°28'55"W
L=1038.63'
R=2793.00'
Δ=21°18'23"

C=333.80'
CB=S16°53'56"W
L=335.51'
R=957.00'
Δ=20°05'14"

S26°56'33"W 433.90'

N49°31'49"W 1383.64'

L8 L9 L10 L11 L12 L13

C3 C4

45.00'

IRSC

IRF

1/2" IRF

1/2" IRF AT SWC OF 8"
WOOD FNC. CORNER
POST FND.

APPROX. LOCATION
FLOODPLAIN PER FEMA MAP
No. 48181C0405F, DATED
SEPTEMBER 29, 2010

ZONE AE

ZONE X
(SHADED)

ZONE X (SHADED)

20' SANITARY
SEWER EASEMENT

25' TEMPORARY
CONSTRUCTION
EASEMENT

25' TEMPORARY
CONSTRUCTION
EASEMENT

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK L
BLOCK M
BLOCK N
BLOCK O
BLOCK P
BLOCK Q

1X-HOA
16X-HOA
17X-HOA
22X-HOA
34X-HOA
43X-HOA
61X-HOA
1X-HOA
2X-HOA

ROAD A
ROAD C
ROAD J
ROAD K

SKY DRIVE
ALLEY A

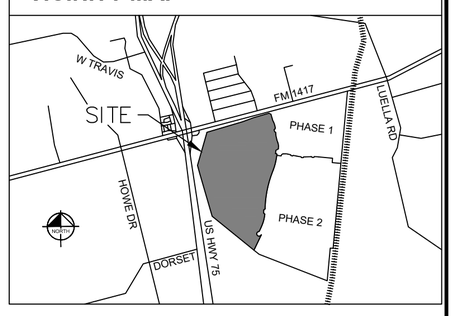
LONDON LANE
FM1417
W TRAVIS
SITE
HOWE DR
US HWY 75
DORSET
ILUELA RD
PHASE 1
PHASE 2

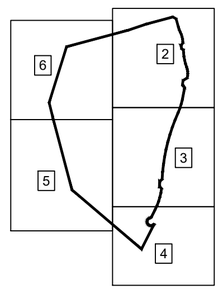
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°42'00"	755.50'	22.42'	S85°53'38"E	22.42'
C2	13°02'20"	957.00'	217.78'	S17°36'57"W	217.31'
C3	54°54'01"	20.00'	19.16'	S54°23'34"W	18.44'
C4	234°54'03"	60.00'	245.99'	S35°36'26"E	106.49'
C5	38°40'55"	500.00'	337.56'	S85°36'39"E	331.19'
C6	18°48'10"	400.00'	131.27'	S84°26'59"W	130.68'
C7	10°48'32"	387.50'	73.10'	N69°38'37"E	72.99'
C8	72°26'11"	500.00'	632.13'	S51°10'12"E	590.86'
C9	15°48'37"	737.50'	203.51'	S82°57'12"W	202.86'
C10	29°00'22"	412.50'	208.83'	N78°44'33"E	206.61'

LINE TABLE			LINE TABLE			LI
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.
L1	S14°57'07"E	27.50'	L17	S76°08'28"E	57.06'	L42
L2	S54°18'54"E	31.71'	L18	S86°45'17"E	14.51'	L43
L3	S03°40'42"E	43.16'	L19	N85°53'38"W	41.46'	L44
L4	S59°45'38"W	64.12'	L20	S75°02'53"W	11.47'	
L5	S07°02'52"W	85.18'	L21	S46°14'15"W	57.06'	
L6	S31°55'28"E	26.42'	L22	N30°02'53"E	21.21'	
L7	S14°19'18"W	17.11'	L23	S59°57'07"E	35.36'	
L8	S47°38'05"W	35.37'	L33	S14°57'07"E	45.00'	
L9	N87°23'18"W	11.08'	L34	N75°02'53"E	20.00'	
L10	S02°36'42"W	90.00'	L35	N14°57'07"W	45.00'	
L11	S87°23'18"E	10.00'	L36	N14°57'07"W	46.62'	
L12	S39°39'08"E	34.88'	L37	S75°02'53"W	20.99'	
L13	S26°56'33"W	125.42'	L38	S14°57'07"E	25.06'	
L14	S66°16'11"E	5.69'	L39	N75°56'34"E	99.46'	
L15	N66°16'11"W	38.89'	L40	N86°09'45"E	99.00'	
L16	N68°42'29"E	90.55'	L41	S81°08'07"E	98.92'	

VICINITY MAP

N.T.S.





SHEET KEY MAP
NTS

SEE SHEET No. 4 FOR
LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

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

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Sep. 2022	064462003	3 OF 7

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

VICINITY MAP N.T.S.

SHEET KEY MAP NTS

NORTH

GRAPHIC SCALE IN FEET 100 0 50 100 200 1" = 100' @ 30X42

LEGEND

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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Plano, Texas 75093
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SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\PRELIM PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE PP.DWG PLOTTED BY CRABLE, JEFF 9/22/2022 1:06 PM LAST SAVED 9/22/2022 10:42 AM

MATCHLINE - SHT 6

CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU
VOL. 5948, PG. 638
O.P.R.G.C.T.

LOT 1, BLOCK C
32.442 ACRES
(1,413,171 SQ. FT.)

LONDON LANE

N14°46'18"W 1145.47'

1/2" IRF

LONDON LANE

90' R.O.W.

MATCHLINE - SHT 3

S. SAM RAYBURN FREEWAY (U.S. HWY. 75)

ZONE X (SHADED)

ZONE X (SHADED)

LOT 1, BLOCK C
32.442 ACRES
(1,413,171 SQ. FT.)

REMAINING PORTION OF
CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686, O.P.R.G.C.T.

ZONE AE

APPROX. LOCATION
FLOODPLAIN PER FEMA MAP
No. 48181C0405F, DATED
SEPTEMBER 29, 2010

CALLED 25.264 ACRES
LIBERTY TRUST CO., LTD.,
CUSTODIAN FBO YING XU
ROTH IRA TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.

20' SANITARY
SEWER EASEMENT

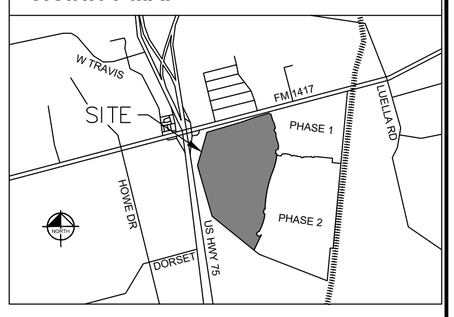
25' TEMPORARY
CONSTRUCTION
EASEMENT

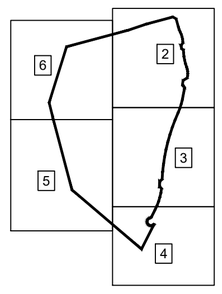
CALLED 25.264
ACRES
LIBERTY TRUST
O., LTD.,
USTODIAN FBO
ING XU ROTH IRA
C005981
ST. NO.
018-22856
P.R.G.C.T.

N49°31'49"W 1393.64'

MATCHLINE - SHT 4

VICINITY MAP N.T.S.





SHEET KEY MAP
NTS

SEE SHEET No. 7 FOR
LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

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

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

CALLED 0.883 ACRE
RADHE HOSPITALITY, LLC
VOL. 5659, PG. 871
O.P.R.G.C.T.

BLOCK TWO
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.

F. M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)

PRESTON KITCHEN SURVEY, ABST. NO. 667
SHARROD DUNMAN SURVEY, ABST. NO. 329

CONC. TXDOT R.O.W. MON. FND.

1/2" IRFC "RPLS 6578"

XF

1/2" IRF

LOT 1
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

LOT 4
MBG SHERMAN ADDITION
INST. NO. 2018-51
P.R.G.C.T.

LOT 2
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

LOT 3
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.

N88°15'03"E 0.31'

5/8" IRFC (DAMAGED CAP)

1/2" IRF BEARS N 15°21' W 1.3'

N75°02'53"E 957.17'

517.85'

5' UTILITY EASEMENT

10' WATER EASEMENT
INST. NO.
P.R.G.C.T.

20' UTILITY EASEMENT
VOL. 1575, PG. 15

UTILITY EASEMENT

L34

CALLED 0.84 ACRE
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 2018-6095, O.P.R.G.C.T.

10' SANITARY
SEWER EASEMENT

N75°02'53"E 1007.00'

N75°02'53"E 996.93'

20' UTILITY EASEMENT
VOL. 1575, PG. 15

N17°22'26"E 885.62'

LOT 1, BLOCK A
41.385 ACRES
(1,802,744 SQ. FT.)

REMAINING PORTION OF
CALLED 13.41 ACRES
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5680, PG. 685
O.P.R.G.C.T.

S17°21'27"W 559.97'

S17°21'27"W 559.97'

10' SANITARY
SEWER EASEMENT

CALLED 0.458 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-19631
O.P.R.G.C.T.

1/2" IRF

L44

44.16'

L43

L15

L42

L41

308.53'

L40

L39

L14

VARIABLE WIDTH
SANITARY SEWER
EASEMENT

BEACH
BOULEVARD

N73°42'54"E 259.83'

55.00'

L16

277.61'

322.61'

252.61'

53'

53'

100' R.O.W.

N13°56'02"W 107.79'

54.32'

52.47'

65.91'

339.81'

C5

1/2" IRFC "RPLS 6578"

CALLED 0.773 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-20633
O.P.R.G.C.T.

1/2" IRF

UTILITY EASEMENT
INST. NO. _____
O.P.R.G.C.T.

LOT 1, BLOCK C
32.442 ACRES
(1,413,171 SQ. FT.)

LONDON
LANE

20' UTILITY EASEMENT
VOL. 1575, PG. 15

LOT 1, BLOCK B
28.143 ACRES
(1,225,921 SQ. FT.)

90' R.O.W.

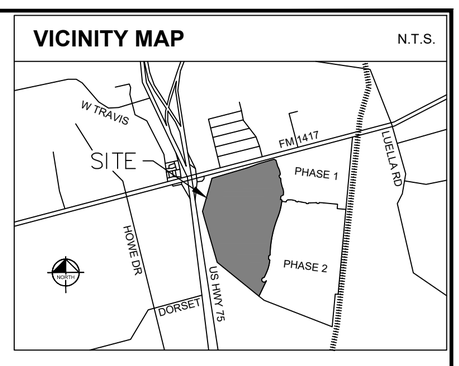
MATCHLINE - SHT 2

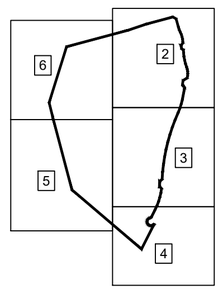
MATCHLINE - SHT 5

MATCHLINE - SHT 3

CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU

VICINITY MAP N.T.S.





SHEET KEY MAP
NTS

SEE SHEET No. 7 FOR
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NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 30X42

LEGEND

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

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
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CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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1" = 100'	JCC	KHA	Sep. 2022	064462003	6 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\PRELIM PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE PP.DWG PLOTTED BY CRABLE, JEFF 9/22/2022 1:07 PM LAST SAVED 9/22/2022 10:42 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., is the sole owner of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas, and being the remaining portion of a called 245.83 acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, as recorded in Instrument No. 2018-3686 of the Official Public Records of Grayson County, Texas, the remaining portion of a called 13.41 acre tract of land described in a Warranty Deed to Sherman Economic Development Corporation, as recorded in Volume 5680, Page 685 of the Official Public Records of Grayson County, Texas, and being all of a called 0.84 acre tract of land described in a General Warranty Deed to Sherman Economic Development Corporation as recorded in Instrument No. 2018-6095 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Bel Air-Village Multifamily, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. _____ of the Plat Records of Grayson County, Texas, same being on the southerly right-of-way line of F.M. Highway 1417, a variable width right-of-way, same also being on the northerly line of said 245.83 acre tract;

THENCE South 14°57'07" East, departing the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, and along the westerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 469.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Multifamily, Phase 1;

THENCE North 75°02'53" East, along the southerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 421.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Bel-Air Village Multifamily, Phase 1, same being on the westerly line of Bel-Air Village, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the Amending Plat thereof recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas, same also being on the westerly right-of-way line of Bel Air Boulevard, a variable width right-of-way, as recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas;

THENCE along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said of said Bel Air Village, Phase 1, the following courses and distances:

South 14°57'07" East, a distance of 27.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°18'54" East, a distance of 31.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°40'42" East, a distance of 43.16 feet to a 5/8inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 774.50 feet, a central angle of 16°38'00", and a chord bearing and distance of South 11°59'42" East, 224.05 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 224.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 275.52 feet, a central angle of 34°37'59", and a chord bearing and distance of South 02°59'42" East, 164.02 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 166.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°45'38" West, a distance of 73.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°02'52" West, a distance of 85.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 755.50 feet, a central angle of 01°42'00", and a chord bearing and distance of South 85°53'38" East, 22.42 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 22.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°55'28" East, a distance of 26.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°19'18" West, a distance of 17.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said Bel-Air Village, Phase 1, common to the westernmost northwest corner of Bel-Air Village, Phase 2, an addition to the City of Sherman, Grayson County, Texas, according the plat thereof recorded in Instrument No. _____ of the Plat Records of Grayson County, Texas;

THENCE continuing along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said Bel-Air Village, Phase 2, the following courses and distances:

South 11°05'47" West, a distance of 162.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 957.00 feet, a central angle of 13°02'20", and a chord bearing and distance of South 17°36'57" West, 217.31 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 217.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 2,793.00 feet, a central angle of 21°18'23", and a chord bearing and distance of South 13°28'55" West, 1,032.65 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 1,038.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°38'05" West, a distance of 35.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°23'18" West, a distance of 11.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°36'42" West, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°23'18" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°39'08" East, a distance of 34.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 957.00 feet, a central angle of 20°05'14", and a chord bearing and distance of South 16°53'56" West, 333.80 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 335.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 26°56'33" West, a distance of 125.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 20.00 feet, a central angle of 54°54'01", and a chord bearing and distance of South 54°23'34" West, 18.44 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 19.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 60.00 feet, a central angle of 234°54'01", and a chord bearing and distance of South 35°36'26" East, 106.49 feet;

THENCE in a southeasterly direction, continuing along the westerly line of said Bel-Air Village, Phase 2 and along the westerly right-of-way line becoming the southerly right-of-way line of said bel Air Boulevard, with said reverse curve to the left, an arc distance of 245.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 26°56'33" West, departing the southerly right-of-way line of said Bel Air Boulevard and continuing along the westerly line of said Bel-Air Village, Phase 2, a distance of 433.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Village, Phase 2, same being on the southerly line of said 245.83 acre tract, same also being on the northerly line of a called 240.9284 acre tract of land described in a deed to Fisher Controls Company, Inc., as recorded in Volume 1349, Page 493 of the Deed Records of Grayson County, Texas;

THENCE North 49°31'49" West, along the southernly line of said 245.83 acre tract and the northerly line of said 240.9284 acre tract, passing en route a 1/2 inch iron rod found for the northeast corner of Block 1, Lot 1 of Blalock Industrial Park, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 8, Page 92 of the Plat Records of Grayson County, Texas, same being the southeast corner of a called 25.264 acre tract of land described in a Special Warranty Deed to Liberty Trust Co., Ltd., Custodian FBO Ying Xu Roth IRA TC005981, as recorded in Instrument No. 2018-22856 of the Official Public Records of Grayson County, Texas, continuing along the same course and along the easterly line of said 25.264-acre tract, for a total distance of 1,383.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 14°46'18" West, along the westerly line of said 245.83 acre tract, the easterly line of said 25.264 acre tract and the easterly line of a called 12.166 acre tract of land described in a Warranty Deed to Ramanujam K, Vangipuram and Samrajyam Kolluru, as recorded in Volume 5948, Page 638 of the Official Public Records Grayson County, Texas, a distance of 1,145.47 feet to a 1/2 inch iron rod found for the westernmost northwest corner of said 245.83 acre tract, common to the southwest corner of aforesaid 13.41 acre tract;

THENCE North 13°56'02" West, continuing along the easterly line of said 12.166 acre tract, along the easterly line of a called 0.773 acre and along the westerly line of said 13.41 acre tract of land described Right-of-Way Dedication Deed to City of Sherman, as recorded in Instrument No. 2018-20633 of the Official Public Records of Grayson County, Texas, a distance of 217.86 feet to a 1/2 iron rod found for the northeast corner of said 0.773 acre tract, common to the southeast corner of Lot 4 of the MBG Sherman Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2018-51 of the Plat Records of Grayson County, Texas;

THENCE North 17°22'26" East, along the easterly line of said Lot 4, a distance of 885.62 feet to a 5/8 inch iron rod with a damaged plastic cap found for the northeast corner of said Lot 4, same being on the southerly right-of-way line of said F.M. Highway 1417, same also being on the northerly line of said 13.41 acre tract;

THENCE North 88°15'03" East, along the southerly right-of-way line of said F.M. Highway 1417 and along the northerly line of said 13.41 acre tract, a distance of 0.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 75°02'53" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 13.41 acre tract, and along the northerly line of said 0.84 acre tract, passing en route the northeast corner of said 0.84 acre tract, common to the northernmost northwest corner of said 245.83 acre tract from which a 1/2 inch iron rod found for witness bears North 15°21' West, 0.31 feet, and continuing along the same course and along the northerly line of said 245.83 acre tract, for a total distance of 957.17 feet to a concrete TxDot right-of-way monument found for corner;

THENCE North 71°14'03" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, a distance of 296.62 feet to the **POINT OF BEGINNING** and containing 105.109 acres (4,578,566 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE WEST INFRASTRUCTURE,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC., does herein certify the following:

1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be place in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, _____.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, TERRA PERPETUA, 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 **BEL-AIR VILLAGE WEST INFRASTRUCTURE**, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this _____ day of _____, AD, 20___.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: _____
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

PRELIMINARY PLAT
BEL-AIR VILLAGE WEST INFRASTRUCTURE

BLOCK A, LOT 1; BLOCK B, LOT 1; BLOCK C, LOT 1

105.109 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JCC	KHA	Sep. 2022	064462003	7 OF 7

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Attn: Ronny Guerrero
Terra Perpetua, LLC
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Attn: Michael Carlisle
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Preliminary Plat of Bel-Air Village West Infrastructure has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove "Infrastructure" from plat title and all references to plat title. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. All property owners to execute plat. Verify ownership. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Correct page numbers on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Show recording information for all easements by separate instrument. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Show recording information for adjacent properties in metes and bounds description and on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Show recording information for Bel Air Boulevard. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Dimensions of Variable Width Sanitary Sewer Easement along Beach Boulevard to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
9. Sanitary Sewer Easement to be renamed to Wastewater Easement.
10. Dedicate a 30' Water Line Easement along Western and Northern boundaries. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
11. Require Right of Way on Bel Air Boulevard over creek. Coordinate with Engineering Department for requirements. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
12. Verify all corner clip dimensions.

13. Dedicate a 20'x20' Right of Way corner clip on all street intersecting corners. *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)*
14. Dedicate a 15' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
15. Modify 15' Utility Easements on street intersecting corners to parallel new right of way created by corner clip.
16. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
17. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
18. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
20. Three Party Agreement required for Public Infrastructure.
21. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*
22.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **2315 SOUTH FRIENDSHIP ROAD**

The request of Rusty Sutherland (Owner) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2315 South Friendship Road, being 0.555 acres in the Jason Stamps Survey, Abstract No. 1115, as follows:

Planning and Zoning Commission

Final Plat approval of Sutherland House Addition, Lot 1, Block 1.

Background:

The property is located at 2315 South Friendship Road, the northeast corner of South Friendship Road and West Rolling Hills Drive and is zoned R-1 (One- Family Residential) District. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

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

Origination:

Rusty Sutherland (Owner)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

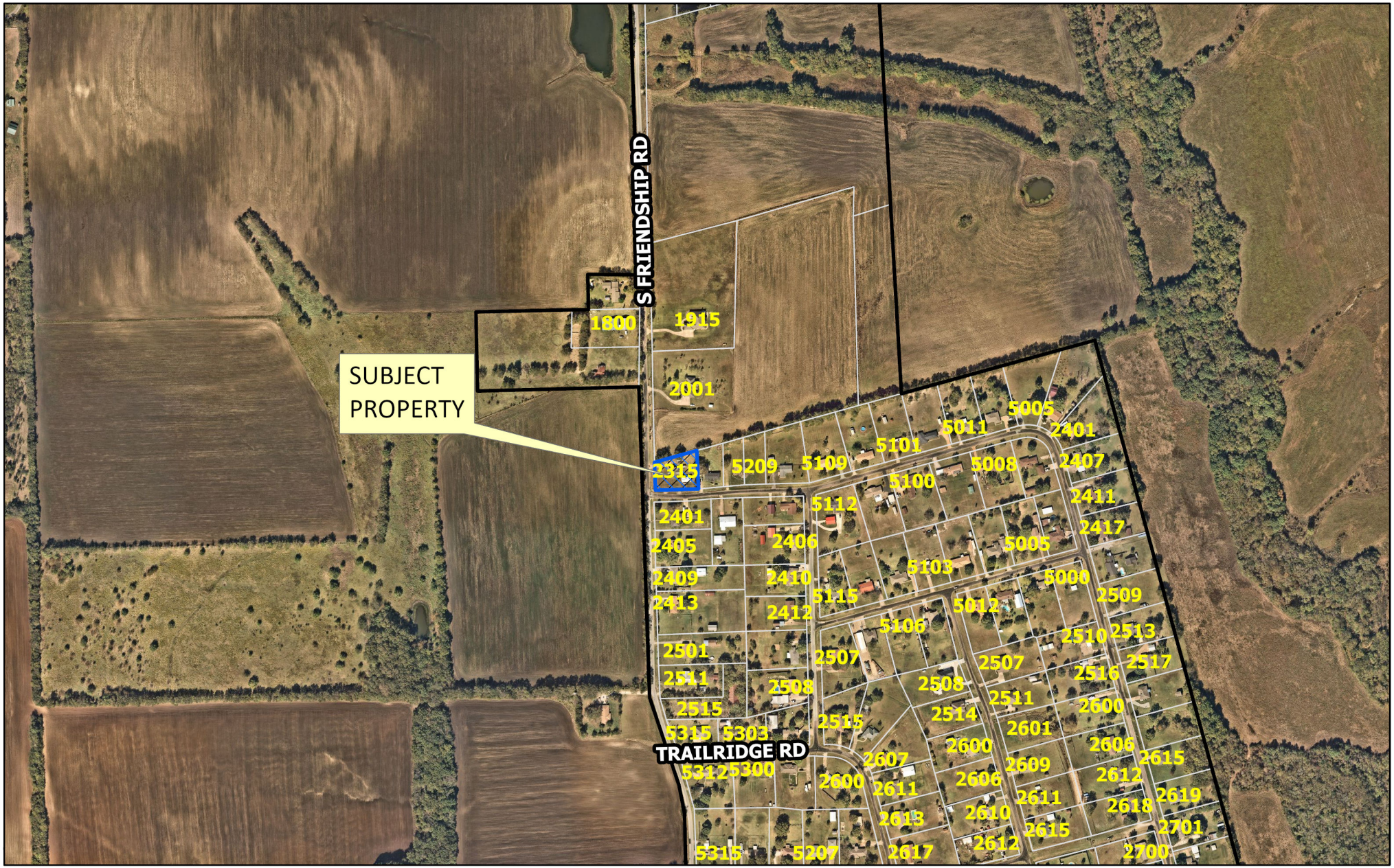
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

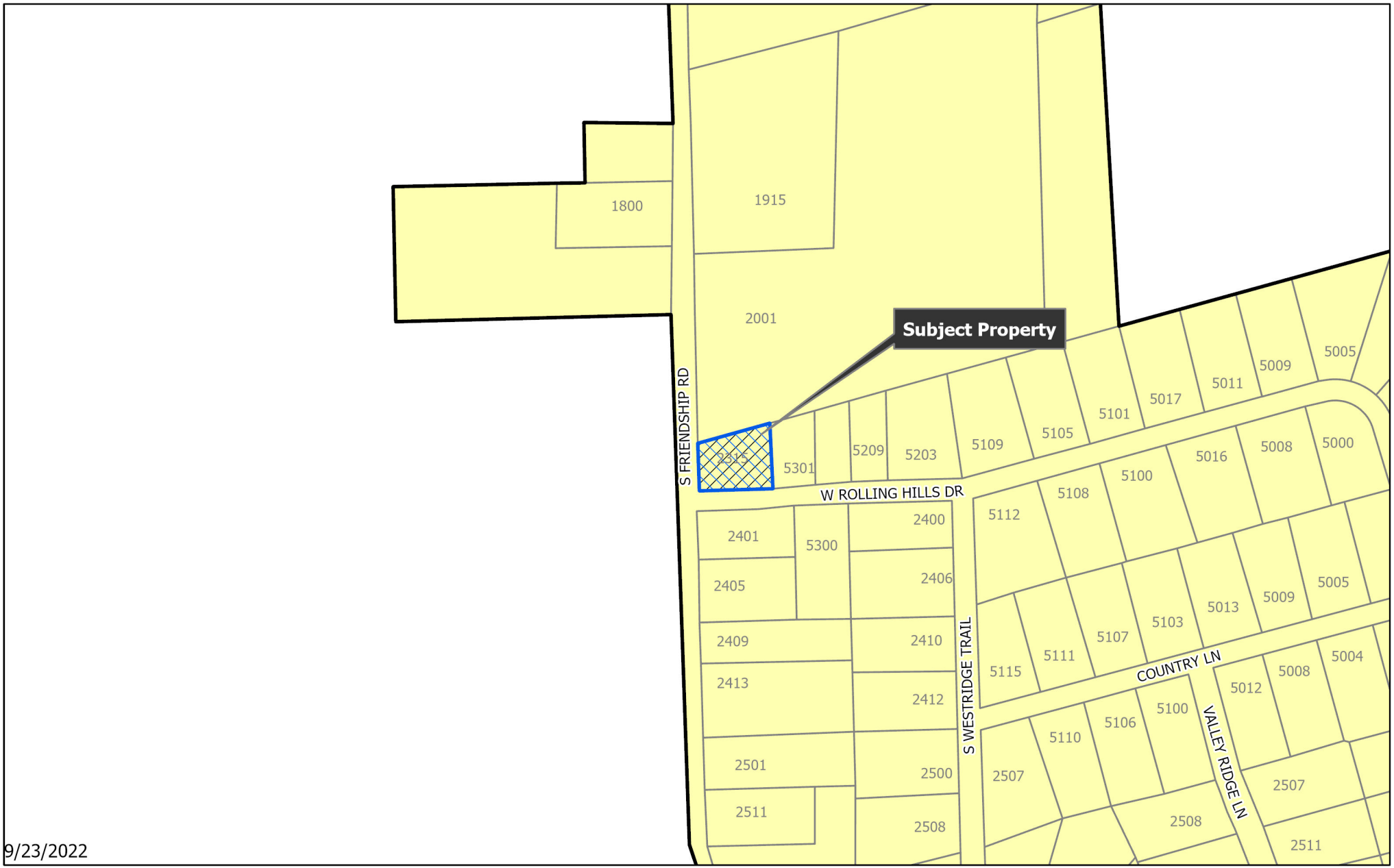
CITY OF SHERMAN

2315 S Friendship Rd

N
W E
S

Date: 9/23/2022 9:30 AM

Scale: 1:6,852



9/23/2022

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- City Limits

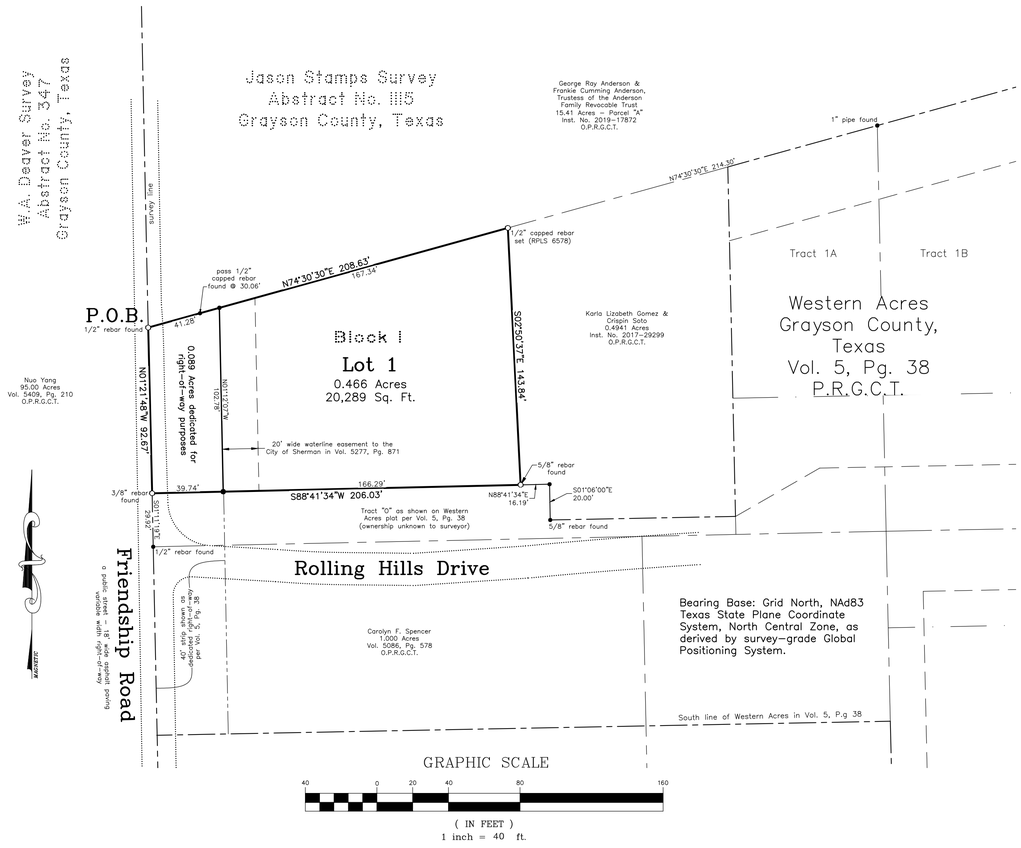
CITY OF SHERMAN
Zoning Location Map

2315 S Friendship Rd

N
W E
S

Scale: 1:4,006

Date: 9/23/2022 9:30 AM



Final Plat
Lot 1, Block 1
Sutherland House Addition
to the
City of Sherman, Texas
0.555 Acres
in the
Jason Stamps Survey
Abstract No. 1115

General Notes:

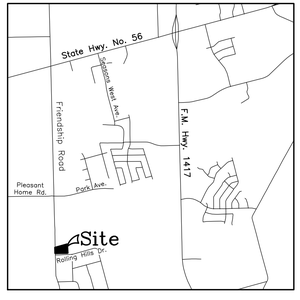
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the on-site sewage facility approved by Grayson County.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 G, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS530922

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

Owner:
Rusty Sutherland
P.O. Box 1721
Sherman, Texas 75091

Vicinity Map
(not to scale)



X:\Shared Projects\2315-S-Friendship-Road-Sherman\Civil 3D\2315 S Friendship Road.dwg 9/21/2022 2:03 PM

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Jason Stamps Survey, Abstract No. 1115, being the same tract of land conveyed by Gift Deed from Kenneth Sutherland, Lana Michelle Robbins, and Deana Lynn McCoy to Rusty Sutherland on December 1, 2020, as recorded in Instrument No. 2020-34621, Official Public Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found, lying in or near the centerline of Friendship Road, a public street with an 86 ft. right-of-way, lying in the East line of both the 95.00 acre tract conveyed to Nuo Yang, as recorded in Volume 5409, Page 210, said Official Public Records, and the W.A. Deaver Survey and the West line of said Jason Stamps Survey, being the Southwest corner of 15.41 acre - Parcel "A" conveyed to George Ray Anderson and Frankie Cumming Anderson, Trustees of the Anderson Family Revocable Trust, as recorded in Inst. No. 2019-17872, said Official Public Records, and being the Northwest corner of said Sutherland tract;

THENCE North 74 deg. 30 min. 30 sec. East, with the South line of said Anderson Family Revocable Trust 15.41 acre tract, **PASSING** a 1/2 inch capped rebar found at 30.06 ft. and continuing for a **TOTAL** distance of 208.63 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northwest corner of 0.4941 acre tract conveyed to Karla Lizabeth Gomez and Chrispin Soto, as recorded in Inst. No. 2017-29299, said Official Public Records, and being the Northeast corner of said Sutherland tract, FROM which a 1 inch pipe found at the Northeast corner of Tract 1A, Western Acres to Grayson County, Texas as per plat of record in Volume 5, Page 38, Plat Records, Grayson County, Texas bears North 74 deg. 30 min. 30 sec. East, 214.30 ft.;

THENCE South 02 deg. 50 min. 37 sec. East, with the West line of said Gomez & Soto 0.4941 acre tract, a distance of 143.84 ft. to a 5/8 inch rebar found at the most Western Southwest corner of said Gomez & Soto 0.4941 ac. and the Southeast corner of said Sutherland tract, lying in the North line of Tract "O" per Western Acres plat of record filed in Vol. 5, Pg. 38;

THENCE South 88 deg. 41 min. 34 sec. West, with the North line of said Tract "O", a distance of 206.03 ft. to a 3/4 inch rebar found lying in or near the centerline of said Friendship Road and in the East line of both said Yang 95.00 acre tract and W.A. Deaver Survey and the East line of said Jason Stamps Survey, and being the Southwest corner of said Sutherland tract;

THENCE North 01 deg. 21 min. 48 sec. West, with or near the centerline of said Friendship Road, along said survey lines and with the East line of said Yang 95.00 acre tract, a distance of 92.67 ft. to the **PLACE OF BEGINNING** and containing **0.555 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

I, Rusty Sutherland, sole owner of Sutherland House Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Rusty Sutherland

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Sutherland House Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Lot 1, Block 1
Sutherland House Addition
to the
City of Sherman, Texas
0.555 Acres
in the
Jason Stamps Survey
Abstract No. 1115

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

X:\Shared Projects\2315-S-Friendship-Road-Sherman\Civil 3D\2315 S Friendship Road.dwg 9/21/2022 2:03 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Rusty Sutherland
P.O. Box 1721
Sherman, TX 75091

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

Dear Applicants,

The request for approval of the Final Plat of Sutherland House Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way for Friendship Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 45' Right of Way Dedication along Friendship Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Ownership block shall be shown on both pages of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
5. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. 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 **19.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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 BLOCK FARMINGTON ROAD**

The request of Cindy Griffin and Drake Hantia (Owners) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located in the 5000 Block Farmington Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 2.193 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Andy Place Addition, Lot 1, Block 1.

Background:

The property is located in the 5000 Block Farmington Road between Old Dorchester Road and West Shepherd Drive in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Cindy Griffin and Drake Hantia (Owners)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

0

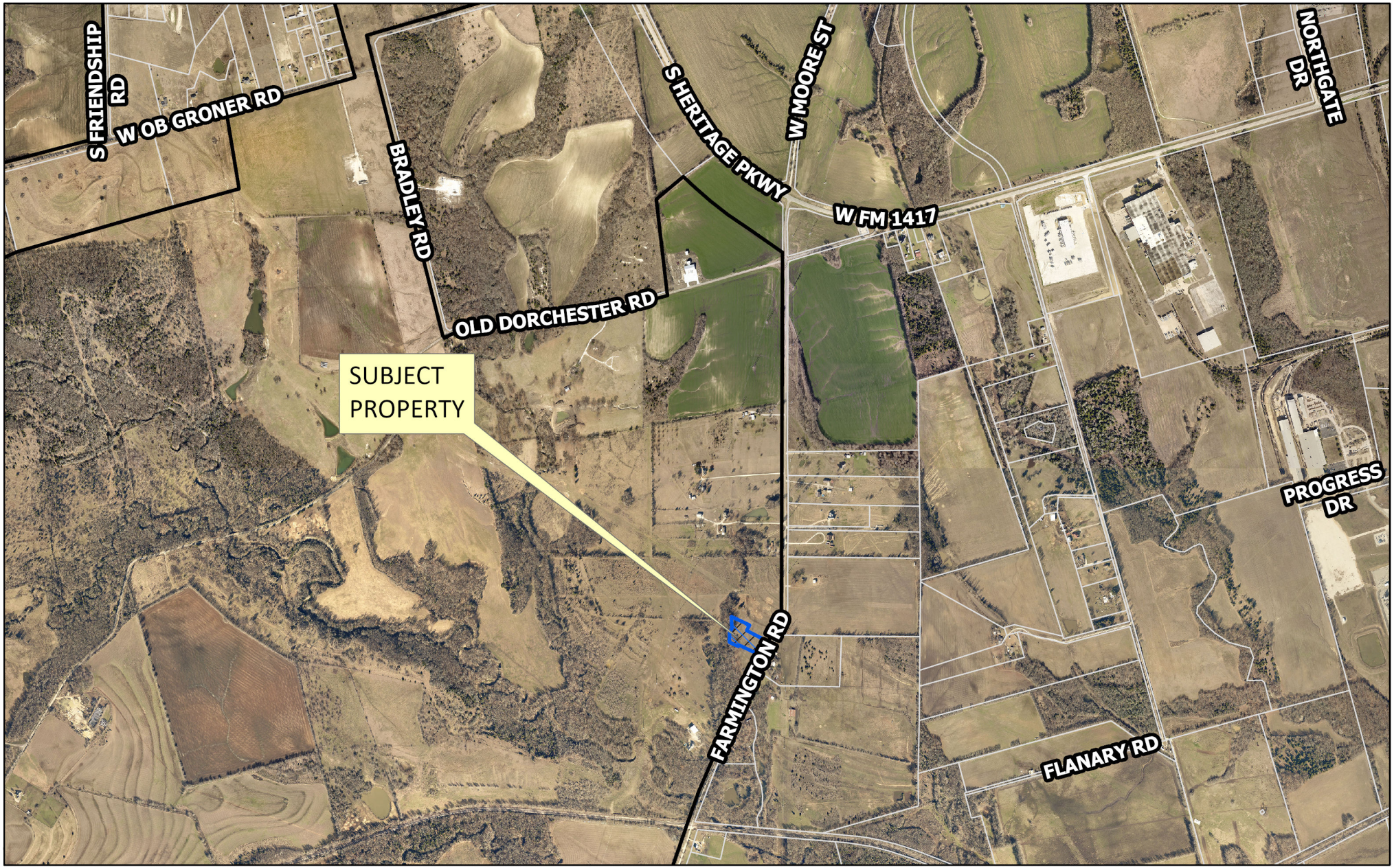
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Plat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

5000 Blk Farmington Rd

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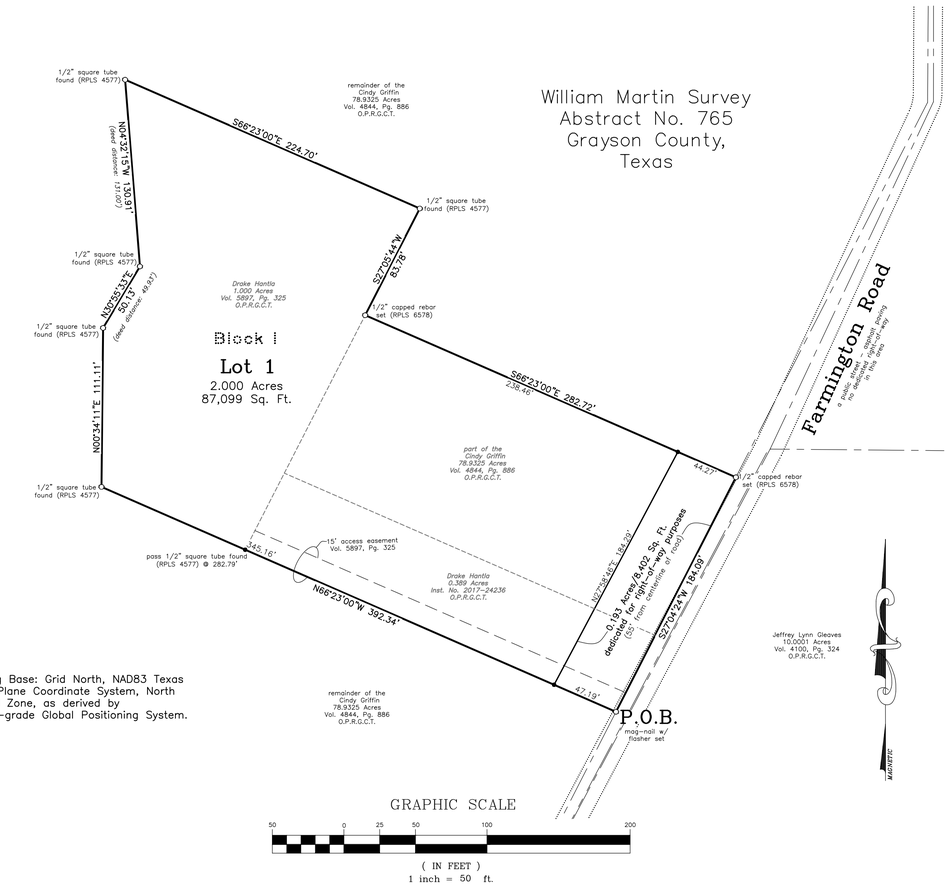
Date: 9/23/2022 3:34 PM

Scale: 1:17,540



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Final Plat
Lot 1, Block 1
Andy Place Addition
to
Grayson County, Texas inside the ETJ of the City of Sherman
2.193 Acres
in the
William Martin Survey Abstract No. 765

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility approved by Grayson County, Texas.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County nor the City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 G, Revised Date: September 29, 2010.
8. Neither Grayson County, the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The subject property is located within the limits of the Extraterritorial Jurisdiction of the City of Sherman, Texas.

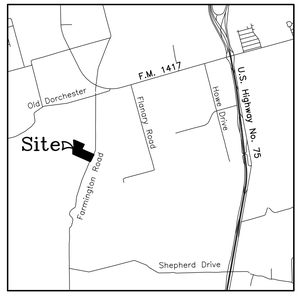
Job No. CGS560922

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

Owners:
Cindy Griffin
555 Farmington Road
Sherman, Texas 75092

Drake Hantla
192 Phesant Trail
Denison, Texas 75021

Vicinity Map
(not to scale)



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LEGAL DESCRIPTION

SITUATED in the Count of Grayson, State of Texas, being a part of the William Martin Survey, Abstract No. 765, being all of the 0.389 acre tract conveyed by General Warranty Deed from Cindy Griffin to Drake Hantla on October 20, 2017, as recorded in Inst. No. 2017-24236, Official Public Records, Grayson County, Texas, being all of the 1.000 acre tract conveyed by General Warranty Deed from Cindy Griffin to Drake Hantla on October 21, 2016, as recorded in Volume 5897, Page 325, said Official Public Records, and being a part of the 78.9325 acre tract conveyed by General Warranty Deed from Paul Wayne Griffin and Debbie A. Griffin to Larry Ford Griffin and Cindy Griffin on August 3, 2010, as recorded in Volume 4844, Page 886, said Official Public Records, and being more particularly described as follows, to-wit:

BEGINNING at a mag-nail with flasher set in the Western portion of Farmington Road, a public road, at the Southeast corner of both said Hantla 0.389 acre tract and the herein described tract;

THENCE North 66 deg. 23 min. 00 sec. West, with the South line of said Hantla 0.389 acre tract, **PASSING** a 1/2 inch square tube found (RPLS 4577) at 282.79 ft. at the Southwest corner of said Hantla 0.389 ac. and the Southeast corner of said Hantla 1.000 ac., continuing with the South line of said Hantla 1.000 ac. for a **TOTAL** distance of 392.34 ft. to a 1/2 inch square tube found (RPLS 4577) at the Southwest corner of both said Hantla 1.000 ac. and the herein described tract;

THENCE in a Northwesterly direction, with the Westerly lines of said Hantla 1.000 ac., the following calls and distances:

1. North 00 deg. 34 min. 11 sec. East, a distance of 111.11 ft. to a 1/2 inch square tube found (RPLS 4577) at an angle point;
2. North 30 deg. 55 min. 33 sec. East, a distance of 50.13 ft. to a 1/2 inch square tube found (RPLS 4577) at an angle point;
3. North 04 deg. 32 min. 15 sec. West, a distance of 130.91 ft. to a 1/2 inch square tube found (RPLS 4577) at the Northwest corner of both said Hantla 1.000 acre and the herein described tract;

THENCE South 66 deg. 23 min. 00 sec. East, with the North line of said Hantla 1.000 acre tract, a distance of 224.70 ft. to a 1/2 inch square tube found (RPLS 4577) at the Northeast corner of said Hantla 1.000 acre tract and the most Northern Northeast corner of the herein described tract;

THENCE South 27 deg. 05 min. 44 sec. West, with the East line of said Hantla 1.000 ac., a distance of 83.78 ft. to a 1/2 inch capped rebar set (RPLS 6578) at an Ell corner of the herein described tract;

THENCE South 66 deg. 23 min. 00 sec. East, over and across said Griffin 78.9325 acre tract, a distance of 282.72 ft. to a 1/2 inch capped rebar set (RPLS 6578) near the Western portion of said Farmington Road, in the East line of said Griffin 78.9325 ac., at the most Eastern Northeast corner of the herein described tract;

THENCE South 27 deg. 04 min. 24 sec. West, along or near the Western portion of said Farmington Road and an Easterly line of both said Griffin 78.9325 acre tract, and Hantla 0.389 acre tract, a distance of 154.40 ft. to the **PLACE OF BEGINNING** and containing **2.193 ACRES** of land

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

We, Cindy Griffin and Drake Hantla, sole owners of Andy Place Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Cindy Griffin Drake Hantla

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Andy Place Addition to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS MY HAND THIS _____ DAY OF _____, 2022, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Lot 1, Block 1
Andy Place Addition
to
Grayson County, Texas inside the ETJ of the City of Sherman
2.193 Acres
in the
William Martin Survey
Abstract No. 765

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

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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Cindy Griffin
555 Farmington Road
Sherman, TX 75092

Drake Hantla
192 Phesant Trail
Denison, TX 75021

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

Dear Applicants,

The request for approval of the Final Plat of Andy Place Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 60' Right of Way Dedication along from centerline of Farmington Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 15' Utility Easement along Farmington Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Ownership block shall be shown on both pages of plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

8. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

* **475 OLD DORCHESTER ROAD**

The request of Titan Heritage LLC (Owner), Prabhakaran Thangabel (Representative) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at 475 Old Dorchester Road in Sherman's Extra Territorial Jurisdiction (ETJ), being 4.500 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Final Plat approval of Titan Heritage Addition.

Background:

The property is located at 475 Old Dorchester Road between Farmington and Bradley Roads in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot for commercial development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)
PD (Planned Development) District

Origination:

Titan Heritage LLC (Owner)
Prabhakaran Thangabel (Representative)
Underwood Drafting and Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

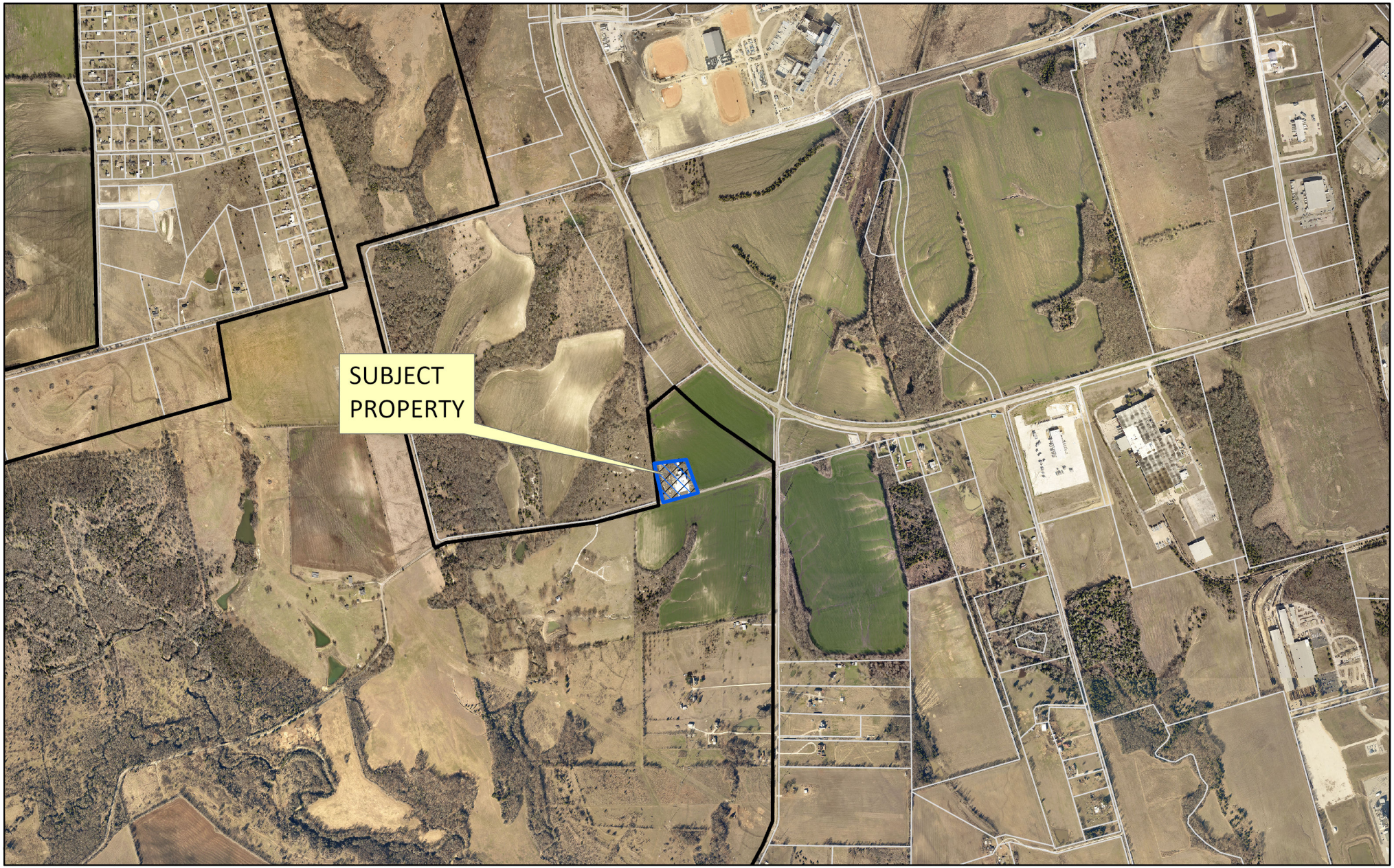
0

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Final Plat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

475 Old Dorchester Rd

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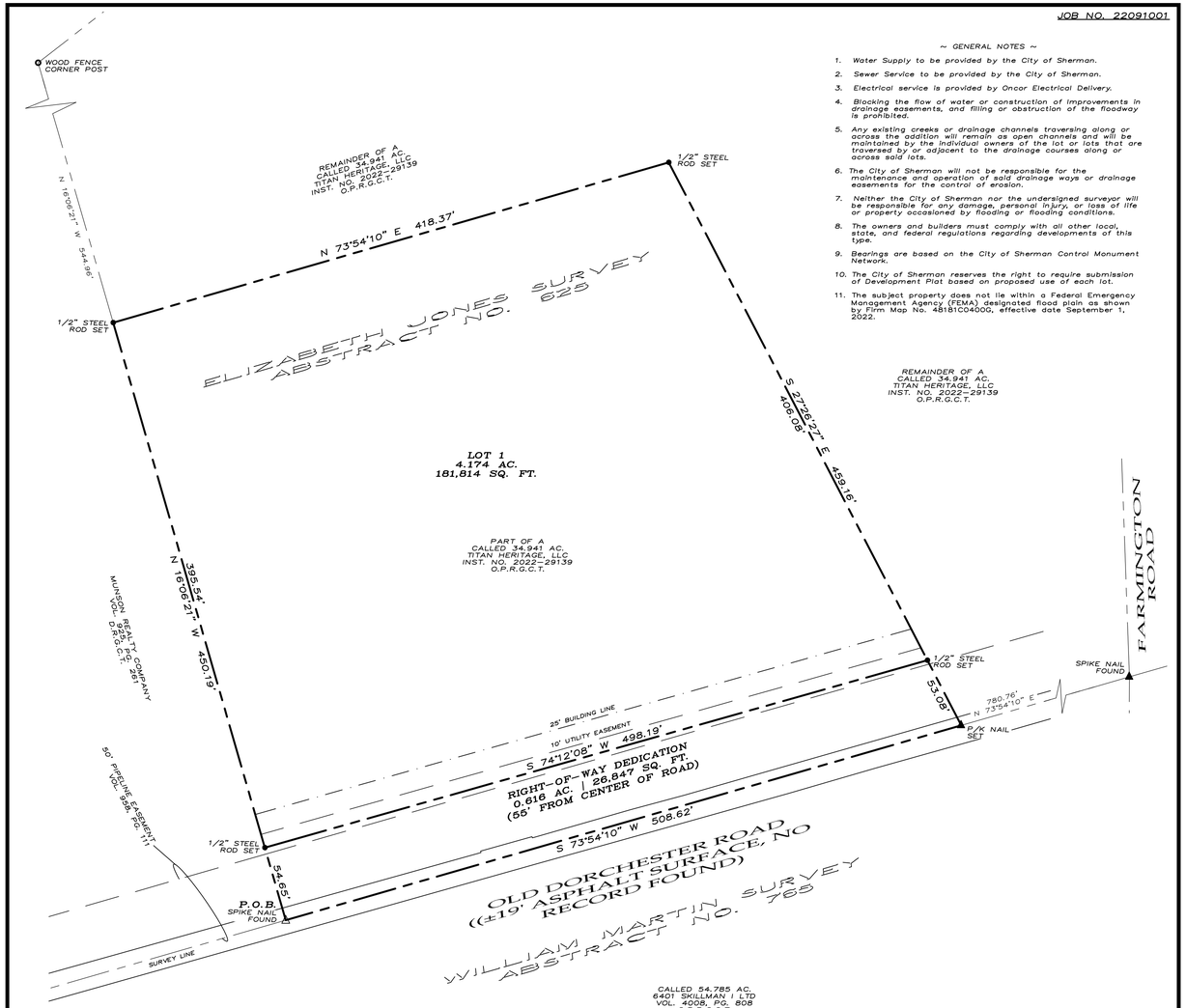
Date: 9/23/2022 10:52 AM

Scale: 1:17,540

JOB NO. 22091001



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state, and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0400G, effective date September 1, 2022.

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

FINAL PLAT
TITAN HERITAGE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 4.790 acres of land

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

OWNERS/DEVELOPER
TITAN HERITAGE, LLC
12905 ALTA BADIA AVENUE
FRISCO, TEXAS 75035

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

09-15-22

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

SHEET 1 OF 2

JOB NO. 22091001

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of a called 34.941 acre tract of land described in the deed to Titan Heritage, LLC, recorded in Instrument No. 2022-29139, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a spike nail found for the southwest corner of said 34.941 acre tract, and in Old Dorchester Road;

Thence North 16°06'21" West, with the westerly line of said 34.941 acre tract, a distance of 450.19 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land, and from which a wood fence corner post found for the northwest corner of said 34.941 acre tract bears North 16°06'21" West, a distance of 544.96 feet;

Thence North 73°54'10" East, crossing said 34.941 acre tract, a distance of 418.37 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land;

Thence South 27°26'27" East, continuing across said 34.941 acre tract, a distance of 459.16 feet to a P/K nail set for the southeast corner of the herein described tract of land, and on the southerly line of said 34.941 acre tract, and in aforesaid Old Dorchester Road, and from which a spike nail found for the southeast corner of said 34.941 acre tract bears North 73°54'10" East, 780.76 feet;

Thence South 73°54'10" West, with a southerly line of said 34.941 acre tract, and in said Old Dorchester Road, a distance of 508.62 feet to the Point of Beginning and containing 4.790 acres (208,661 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, TITAN HERITAGE ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the___day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____ , 2022.

_____
Clerk, City of Sherman, Texas

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

ACCEPTANCE

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

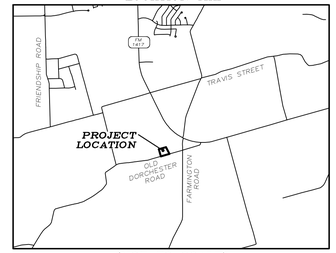
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2022.

_____
PRABHAKARAN THANGAVEL, MANAGER
TITAN HERITAGE, LLC

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, PRABHAKARAN THANGAVEL known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, TITAN HERITAGE, 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 TITAN HERITAGE 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 TITAN HERITAGE ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS_____DAY OF_____. 2022

BY: _____
PRABHAKARAN THANGAVEL

FINAL PLAT
TITAN HERITAGE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 4.790 acres of land

OWNERS/DEVELOPER
TITAN HERITAGE, LLC
12905 ALTA BADIA AVENUE
FRISCO, TEXAS 75035

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

09-15-22

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

Titan Heritage, LLC
12905 Alta Badia Ave.
Frisco, TX 75035

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

Dear Applicants,

The request for approval of the Final Plat of Titan Heritage Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Remove Avigation Release from Plat.
2. The width of the right-of-way for Old Dorchester Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Dedicate a 30' Right of Way Dedication along Old Dorchester Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Add Grayson County to all applicable General Notes items as property lies within City of Sherman ETJ.
5. 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)*
6. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. 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. Three Party Agreement required for Public Infrastructure.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

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

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **21.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

4015 COX STREET (WITHDRAWN)

The request of Kenneth and Alice Baker (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 4015 Cox Street, being 0.993 acres in the S. Mcglothlin Survey, Abstract Number 811, and being Lot 24, Block 1, Cedar Park Village, as follows:

Planning and Zoning Commission

Replat approval of Cedar Park Village, Lot 24, Block 1.

Background:

The property is located at 4015 Cox Street, the southwest corner of Cox Street and Dripping Springs Road and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Kenneth and Alice Baker (Owners)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

73

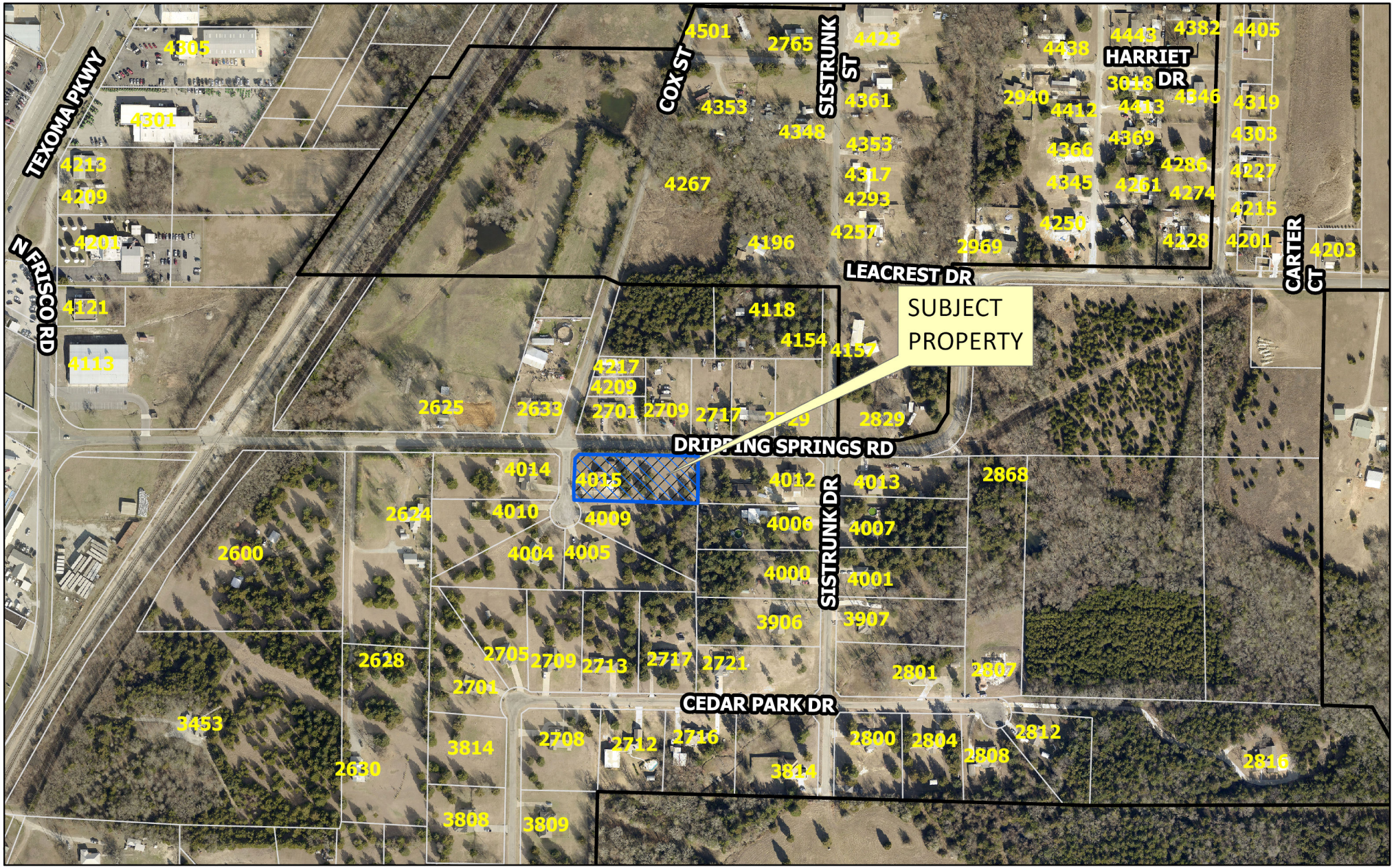
Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

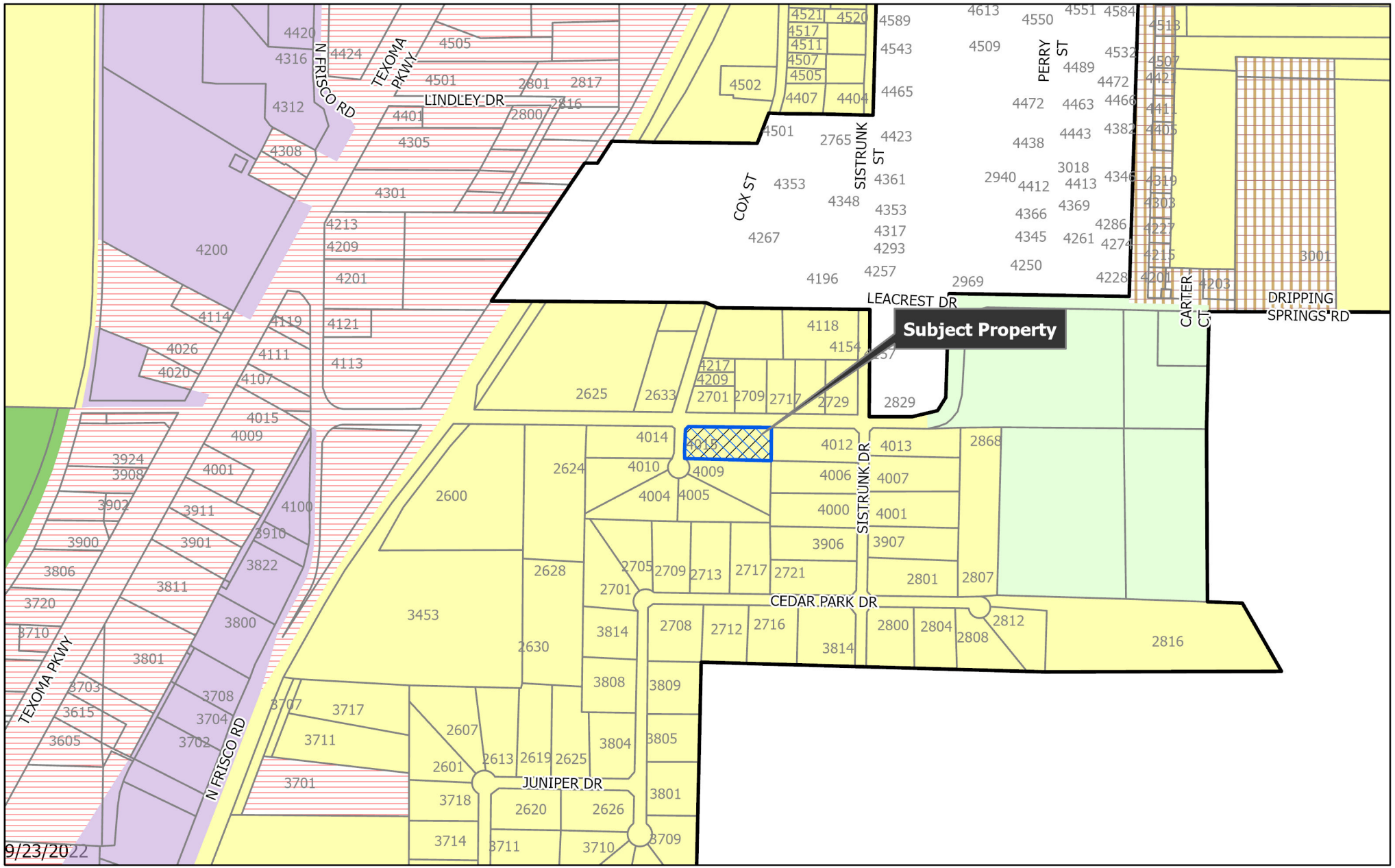
CITY OF SHERMAN

4015 Cox St

N
W E
S

Date: 9/22/2022 4:52 PM

Scale: 1:4,385



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

4015 Cox St

N W E S

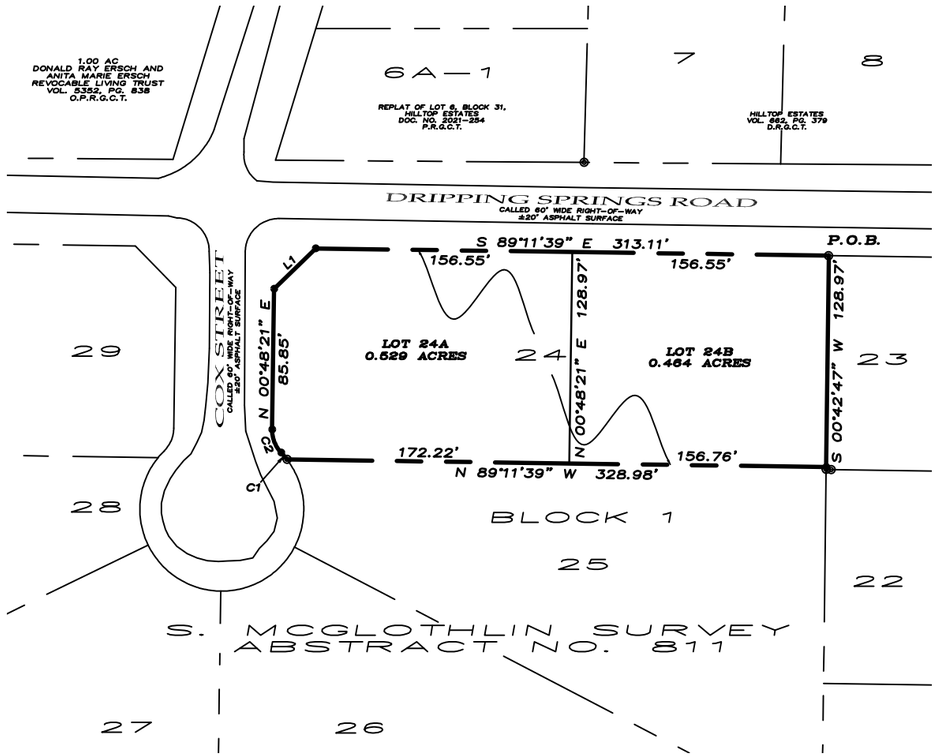
Scale: 1:6,260

Date: 9/22/2022 4:52 PM

4015 Cox St.

ZONING
REQUESTED
AT THIS LOCATION
ADDITIONAL
INFORMATION
903-892-7229
Sep 28, 2022 at 4:03 PM

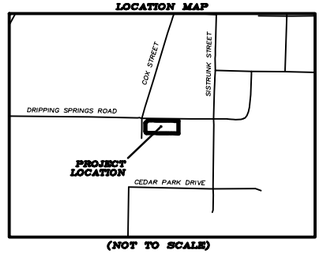
JOB NO. 22070787



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°48'21" E	35.36'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	50.00'	5.49'	N 40°27'54" W	5.49'
C2	20.00'	15.50'	N 21°24'06" W	15.12'

LOCATION MAP



(NOT TO SCALE)

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

REPLAT OF
LOT 24, BLOCK 1
CEDAR PARK VILLAGE

Being a part of the S. Mcglothlin Survey,
Abstract Number 811.
Being in the City of Sherman, Grayson County, Texas.
Containing 0.993 acres of land

08-12-22

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNERS/DEVELOPER
KENNETH BAKER
ALICE BAKER
4015 COX STREET
SHERMAN, TX 75090

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

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

SHEET 1 OF 2

JOB NO. 22070787

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the S. Mcglothlin Survey, Abstract No. 811 and being all of Lot 24, Block 1, according to the plat thereof recorded in Volume 14, Page 11, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northeast corner of said Lot 24, common to the northwest corner of Lot 23, said Block 1;

Thence South 00°42'47" West, with the easterly line of said Lot 24, and with the westerly line of said Lot 23, a distance of 128.97 feet to a 1/2" steel rod set for the southeast corner of said Lot 24, common to the northwest corner of Lot 25, said Block 1;

Thence North 89°11'39" West, with the southerly line of said Lot 24, and with the northerly line of said Lot 25, a distance of 328.98 feet to a 1/2" steel rod found for the southwest corner of said Lot 24, common to the northwest corner of said Lot 25;

Thence, with the westerly line of said Lot 24, with a non-tangent curve to the left having a radius of 50.01 feet, (chord bears North 40°27'54" West, a distance of 5.49 feet) an arc length of 5.49 feet to a set 1/2" steel rod;

Thence, continuing with the westerly line of said Lot 24, with a reverse curve to the right having a radius of 20.00 feet, (chord bears North 21°24'06" West, a distance of 15.12 feet) an arc length of 15.50 feet to a set 1/2" steel rod;

Thence North 00°48'21" East, continuing with the westerly line of said Lot 24, a distance of 85.85 feet to a set 1/2" steel rod;

Thence North 45°48'21" East, continuing with the westerly line of said Lot 24, a distance of 35.36 feet to a 1/2" steel rod set for the northwest corner of said Lot 24;

Thence South 89°11'39" East, with the northerly line of said Lot 24, a distance of 313.11 feet to the Point of Beginning and containing 0.993 acres, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Replat of Lot 24, Block 1, Cedar Park Village, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding development in this lot.
9. All lot corners are set with 5/8" Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290F, effective date September 29, 2010.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KENNETH BAKER & ALICE BAKER, do hereby adopt this plat designating the hereinabove property as the REPLAT OF LOT 24, BLOCK 1, CEDAR PARK VILLAGE, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

_____
KENNETH BAKER

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

WITNESS MY HAND this_____day of _____, 2022.

_____
ALICE BAKER

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, ALICE BAKER known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, KENNETH BAKER & ALICE BAKER, 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 LOT 24, BLOCK 1, CEDAR PARK VILLAGE, 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 of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS_____DAY OF_____, 2022

BY: KENNETH BAKER & ALICE BAKER

_____

_____

REPLAT OF
LOT 24, BLOCK 1
CEDAR PARK VILLAGE
Being a part of the S. Mcglothlin Survey,
Abstract Number 811.
Being in the City of Sherman, Grayson County, Texas.
Containing 0.993 acres of land

08-12-22

OWNERS/DEVELOPER
KENNETH BAKER
ALICE BAKER
4015 COX STREET
SHERMAN, TX 75090

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

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

SHEET 2 OF 2

Planning & Zoning Commission and Board of Adjustments **22.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

2111 EAST TUCK STREET

The request of Harmony Baptist Church (Owner), Terrence Steele (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 2111 East Tuck Street, being Lot 1, Block 1, Harmony Baptist Church Addition, as follows:

Planning and Zoning Commission

Adopt an ordinance granting a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Church, Daycare and Food Bank in an R-1 (One-Family Residential) District and repeal Ordinance No. 3820 and Ordinance No. 5647.

Background:

The property is located at 2111 East Tuck Street, the northwest corner of East Tuck Street and North Ellington Avenue and is zoned R-1 (One-Family Residential) District. The owner is requesting approval for a church, daycare and foodbank. They provide food for an average of 300 families per month and because of that, they want to construct a 40' by 112', 4,480 square foot building for the food bank and daycare expansion.

The following has been approved for this location:

- February 12, 1985 - Specific Use Permit to allow a church in an R-1 (One Family Residential) District
- March 16, 2010 - Specific Use Permit to allow a daycare center in an R-1 (One Family Residential) District

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Harmony Baptist Church (Owner)
Terrence Steele (Representative)
Helvey-Wagner Surveying Inc. (Surveyor)

Master Plan Designation:

Core Neighborhood

Intent & Character:

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types:

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts:

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations:

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Number of notices mailed:

14

Objections Received:

0

Development Review Meeting:

No

Attachments

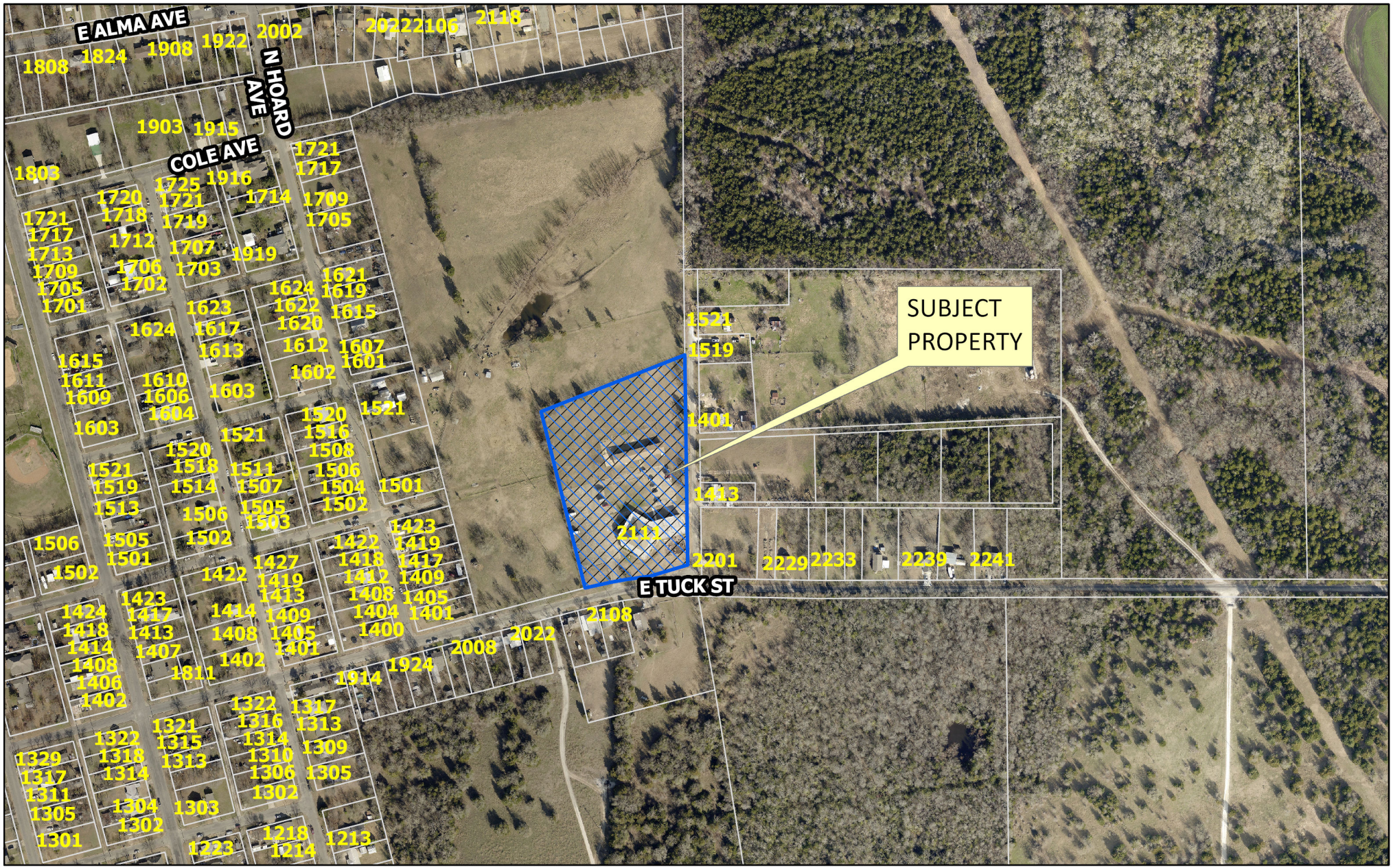
Location Map

Zoning Map

Zoning Sign Photo

Future Land Use Map

Survey/Site Plan
Photo/Site Plan
Elevations
Repealing Ordinance 3820
Repealing Ordinance 5647
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

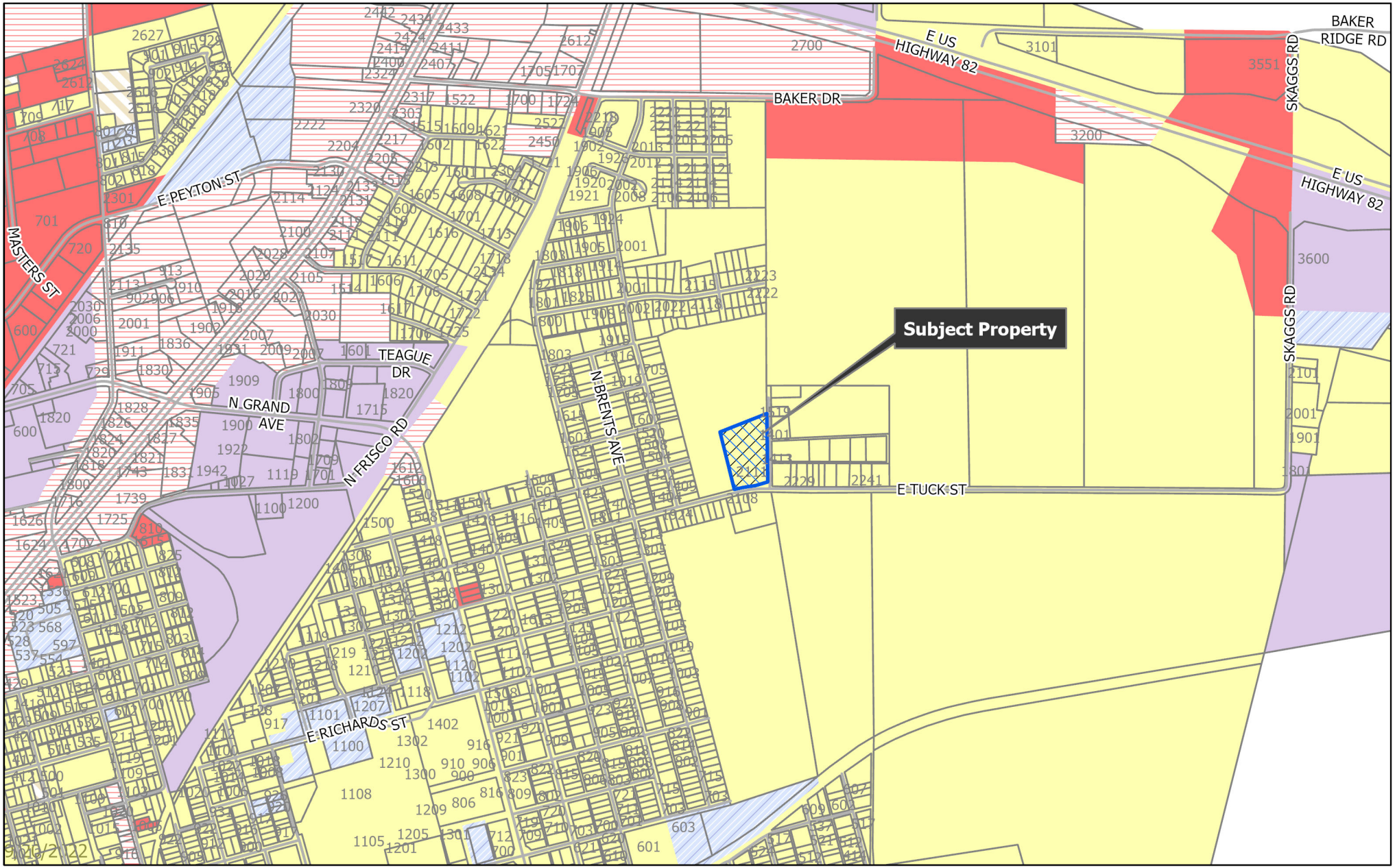
CITY OF SHERMAN

2111 E Tuck

N
W E
S

Date: 9/14/2022 3:05 PM

Scale: 1:4,378



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2111 E Tuck

N W E S

Scale: 1:13,433

Date: 9/14/2022 3:05 PM

2111 E. Tuck St.

CITY OF SHERMAN
Future Land Use Map
2111 E. Tuck Street

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

CORE NEIGHBORHOOD

Intent & Character

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types

- Single-family detached
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- Schools and civic uses

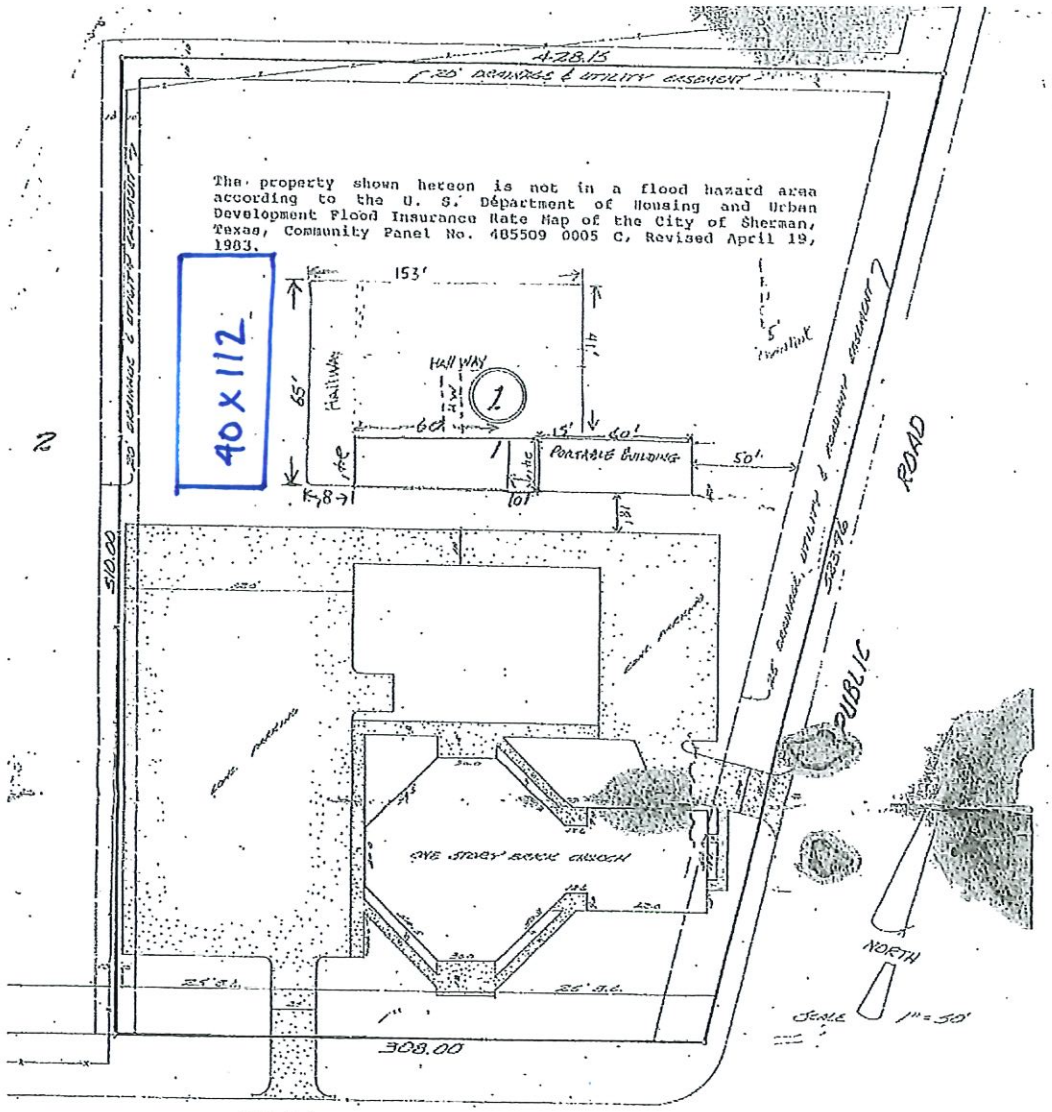
Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Example of high density lofts in Sherman



The property shown hereon is not in a flood hazard area according to the U. S. Department of Housing and Urban Development Flood Insurance Rate Map of the City of Sherman, Texas, Community Panel No. 485509 0005 C, Revised April 19, 1983.

SARTIN & ASSOCIATES
SURVEYING COMPANY
205 E. Houston Sherman, Texas 75090 (214)892-8003

Survey for: HARMONY BAPTIST CHURCH

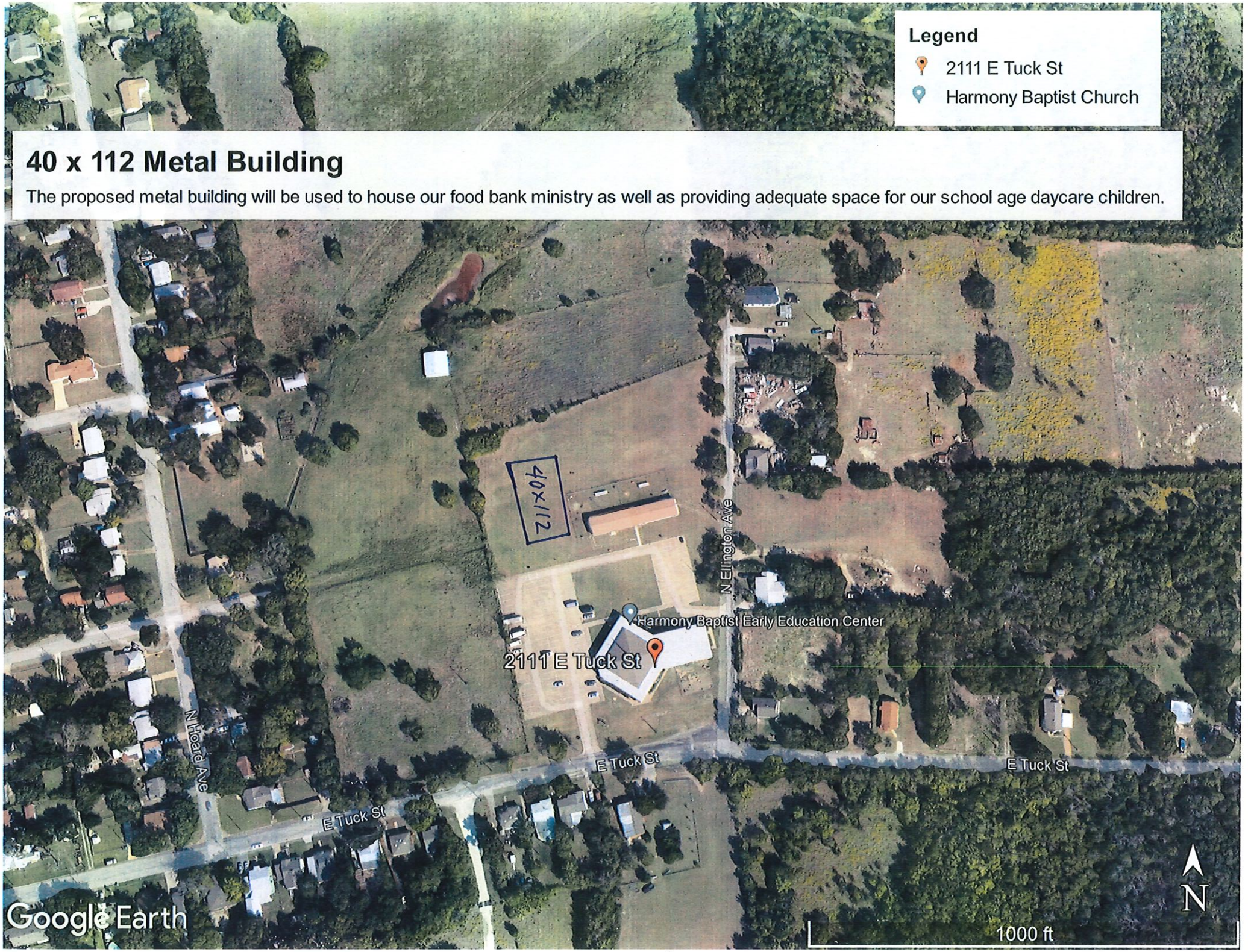
I, Marshall Sartin, Registered Public Surveyor, hereby certify that a survey of the property shown hereon was made on the ground of the 15 th day of March, 1990 of the following described property:

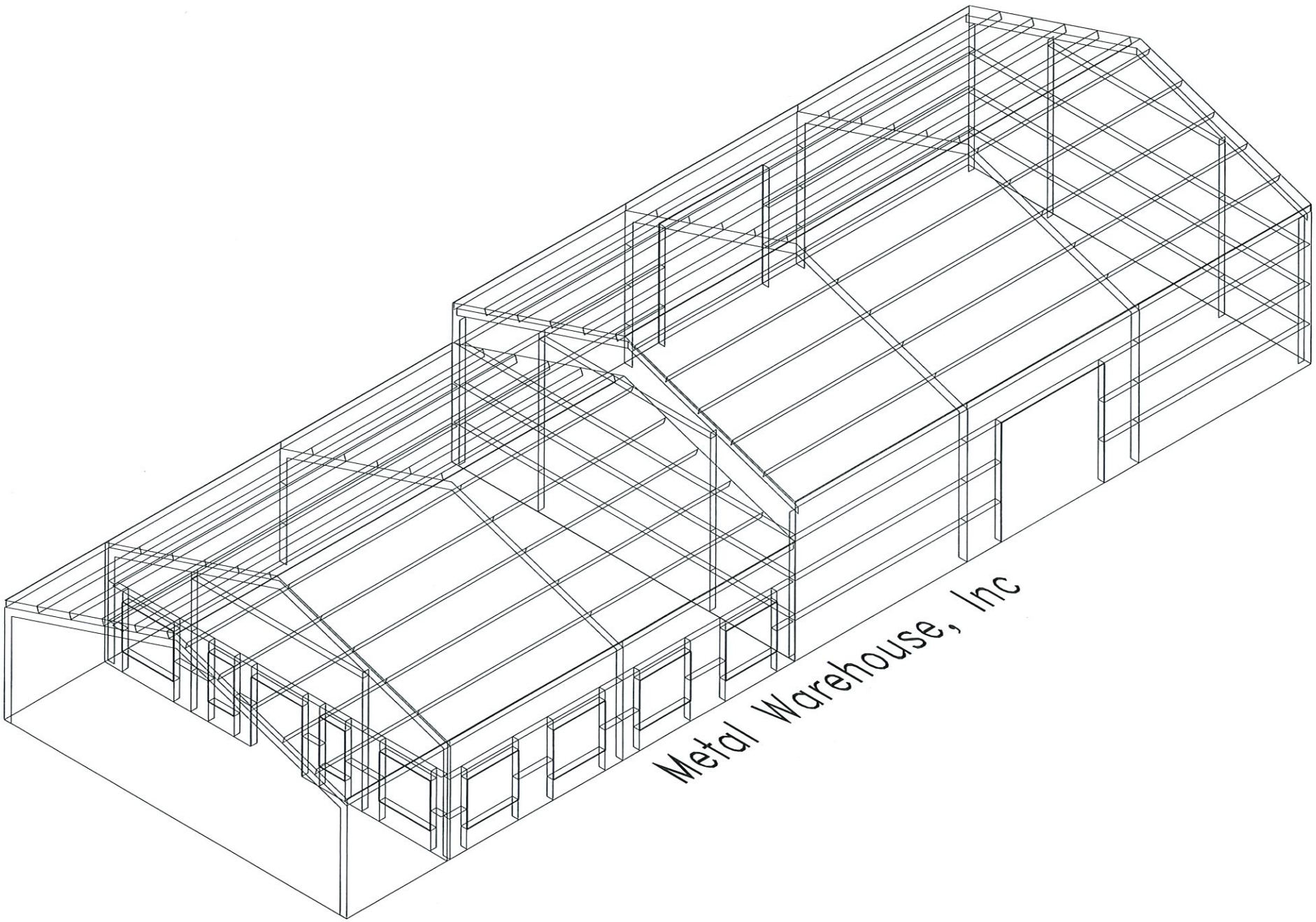
Lot One (1) in Block One (1) of Harmony Baptist Church Addition to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 147, Plat Records, Grayson County, Texas.

That the improvements on said lot are known as 2211 E. TUCK STREET, SHERMAN, TEXAS and that there are no visible discrepancies, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on plat hereon.

Marshall Sartin, R.P.S.

STATE OF TEXAS
MARSHALL SARTIN
2604
REGISTERED PUBLIC SURVEYOR


Legend
2111 E Tuck St
Harmony Baptist Church
40 x 112 Metal Building
The proposed metal building will be used to house our food bank ministry as well as providing adequate space for our school age daycare children.
40x112
N Ellington Ave
Harmony Baptist Early Education Center
2111 E Tuck St
N Hoard Ave
E Tuck St
E Tuck St
E Tuck St
Google Earth
N
1000 ft


Metal Warehouse, Inc

ORDINANCE NO. 3820

AN ORDINANCE OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 2,SUBSECTION 1, ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO JOE SPEARS TO ALLOW A CHURCH IN A R-1 (RESIDENTIAL) DISTRICT, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH: FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

Section 1. From and after the passage of this ordinance, Joe Spears is granted s Specific Use Permit for a church at 211 E. Tuck and described as follows:

SITUATED in the County of Grayson, State of Texas and being all of Block 44 and part of Blocks 39, 40 and 43 of College Park Second Addition to the City of Sherman, as shown in Volume 88, Page 534 of the Deed Records of Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of Block 44, said point being at the intersection of the North line of Tuck Street with the most Easterly line of College Park Second Addition;

THENCE South 74 deg. 00 min. 00 sec. West with the North line of Tuck Street a distance of 308 feet, more or less, to the centerline of a 16-foot wide alley dividing Block 40;

THENCE North 16 deg. 00 min. 00 sec. West with the centerline of the alley a distance of 510 feet;

THENCE North 74 deg. 00 min. 00 sec. East passing the Northwest corner of Lot 10, Block 39 at 8 feet and continuing for a total distance of 418 feet, more or less, to the Northeast corner of Lot 4, Block 43, said point being in the most Easterly line of the College Park Second Addition;

THENCE South 03 deg. 49 min. 43 sec. East with the most Easterly line of the College Park Second Addition a distance of 571.73 feet, more or less, to the place of beginning and containing 4.25 acres of land, more or less.

Section 2. This ordinance shall not become effective until entered upon the official zoning map as provided in Section 2, Subsection 3, of Ordinance No. 2280.

Section 3. That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public as required by law, and that public notice of the date, time, and purpose of said meeting was given as required.

85 051

PASSED AND APPROVED:

1st reading 4 day of March, 1985.

2nd reading 18 day of March, 1985.

David Smucker
MAYOR

ATTEST:

Helen J. Freeman
CITY CLERK

APPROVED AS TO FORM & LEGALITY:

CITY ATTORNEY

Granting a SUP to permit a
daycare center in a R-1 district
at 2111 E. Tuck St.

ORDINANCE NO. 5647

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A DAYCARE CENTER IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 2111 EAST TUCK STREET, BEING LOT 1, BLOCK 1, HARMONY BAPTIST CHURCH ADDITION (HARMONY BAPTIST CHURCH, OWNERS; AND EARL BROWNLOW, REPRESENTATIVE); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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 Specific Use Permit; and

WHEREAS, the City Council finds that this use 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 grant this specific use permit, 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, Harmony Baptist Church (Owners) and Earl Brownlow (Representative) are granted a Specific Use Permit to allow a daycare center in an R-1 (One Family Residential) District at 2111 East Tuck Street, and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING Lot 1, Block 1 of Harmony Baptist Church Addition

SECTION 2. 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 3. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 5th day of April, 2010.

ADOPTED on this the 5th day of April, 2010.

EFFECTIVE DATE on this the 5th day of April, 2010.

CITY OF SHERMAN, TEXAS

BY: _____
BILL MAGERS, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 11, 2022

Harmony Baptist Church
2111 E. Tuck St.
Sherman, TX 75090

Terrence Steele
2111 E. Tuck St.
Sherman, TX 75090

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

Dear Applicants,

The request to adopt an ordinance granting a Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Church, Daycare and Food Bank in an R-1 (One-Family Residential) District and repeal Ordinance No. 3820 and Ordinance No. 5647 located at 2111 East Tuck Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 18, 2022, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. Parking shall be provided for one space per every seven seats; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 8 Subsection 5(a))*
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. 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.
7. 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))
8. 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.

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

It is the policy of the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

210 WEST FAIRVIEW STREET

The request of Mario Tobar (Owner), Sias Drafting and Design (Designer) and Preston Trail Land Surveying (Surveyor) concerning the property located at 210 West Fairview Street, being 0.385 acres in the J.B. McAnair Survey, Abstract No. 763, Block 1, also being part of Lot 5, Block 2, of W.M. Shannon Supplemental Addition, as follows:

Planning and Zoning Commission

A. Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Two-Family (Duplex) in an R-1 (One-Family Residential) District.
B. Replat approval of Tobar Fairview Addition.

Background:

The property is located at 210 West Fairview Street between Shannon and North Travis Streets and is zoned R-1 (One-Family Residential) District. The owner would like to Plat the property into one lot to build a duplex.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Mario Tobar (Owner)
Sias Drafting and Design (Designer)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood

Intent & Character:

The Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Appropriate Land Use Types:

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts:

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations:

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Number of notices mailed:

77

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Future Land Use Map

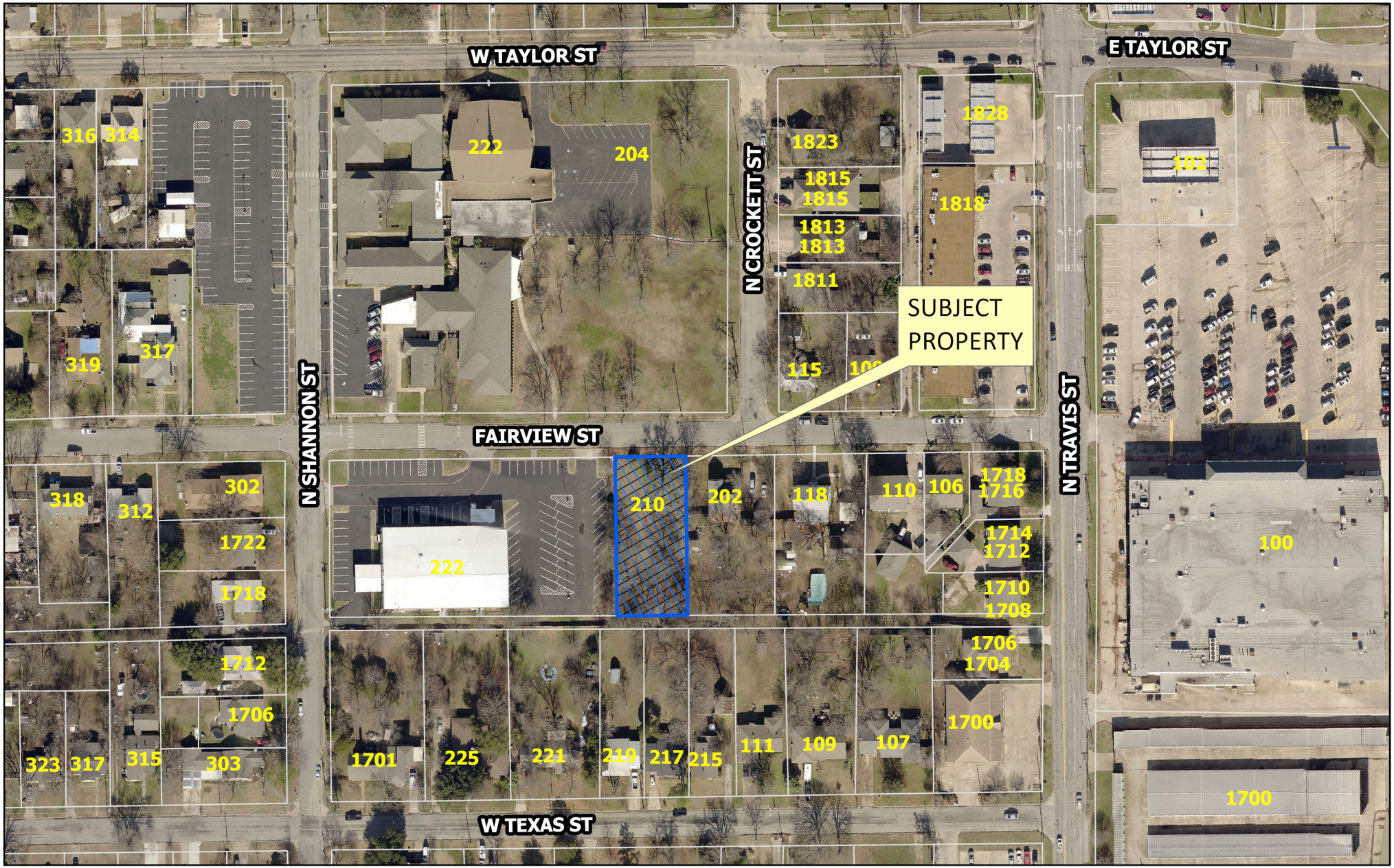
Replat

Land Description

Site Plan

Site Plan - Parking

Elevations
Floor Plan
Staff Review Letter
Staff Review Letter



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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

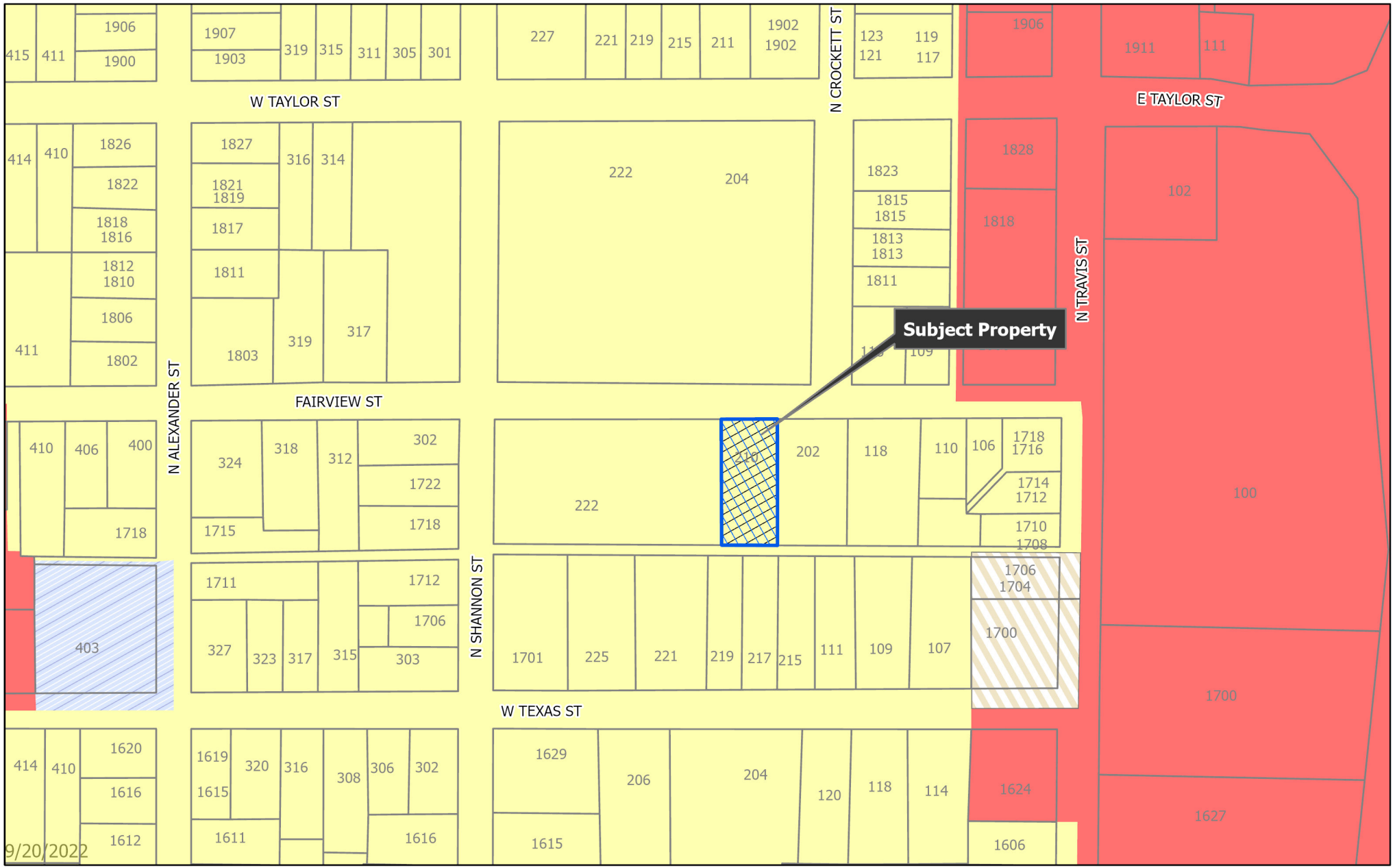
CITY OF SHERMAN

210 W Fairview

N
W E
S

Date: 9/20/2022 9:39 AM

Scale: 1:1,793



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
Zoning Location Map

210 W Fairview

Scale: 1:2,254

Date: 9/20/2022 9:39 AM

210 W. FAIRVIEW DR.

CITY OF SHERMAN
Future Land Use Map
210 W Fairview

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

CORE NEIGHBORHOOD

Intent & Character

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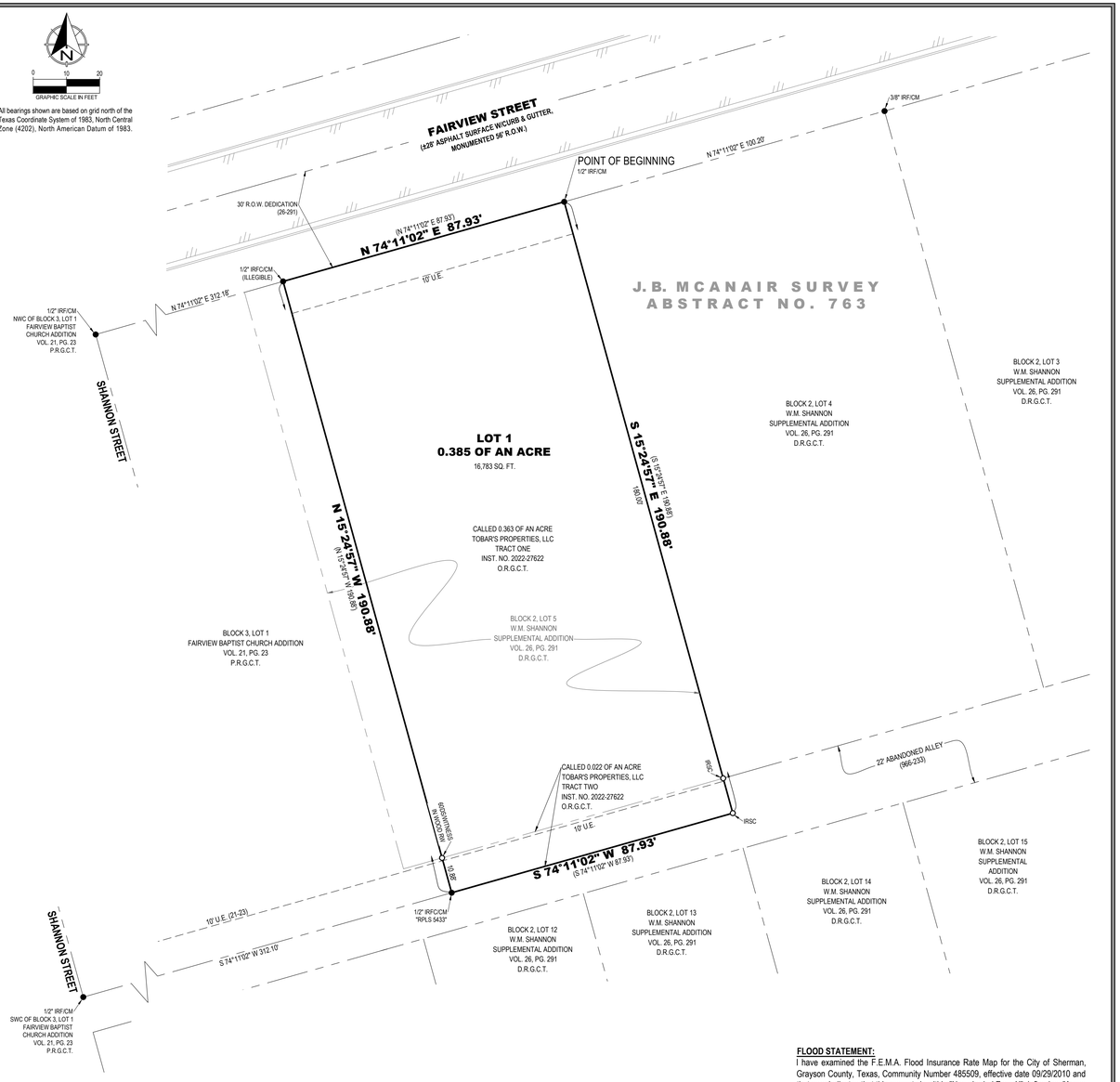
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Example of high density lofts in Sherman

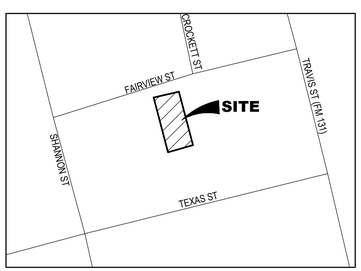


FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual 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

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
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
NWC	NORTHWEST CORNER
———	BOUNDARY LINE
——— - ———	ADJOINER LINE
– – – – –	EASEMENT
//////	ASPHALT



VICINITY MAP (NOT TO SCALE)

OWNER/DEVELOPER:
Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
TOBAR FAIRVIEW ADDITION
0.385 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Being a Re-Plat of Part of Lot 5 in Block 2 of
W.M. Shannon's Supplemental Addition
210 Fairview Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 09/20/2022	Project No. 22-0366.1 Sheet No. 1 of 2

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS TOBAR PROPERTIES LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of a called 0.363 of an acre tract of land described as Tract One in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2022-27622, Official Records, Grayson County, Texas, and all of a called 0.022 of an acre tract of land described as Tract Two in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2022-27622, said Official Records, and being a part of Lot 5, in Block 2, of W.M. Shannon Supplemental Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 26, Page 291, Deed Records, Grayson County Texas, and a portion of an alley in said Block 2 abandoned by City of Sherman Resolution recorded in Volume 966, Page 233, said Deed Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 0.363 acre tract, common to the northeast corner of said Lot 5, and common to the northwest corner of Lot 4, in said Block 2, and on the southerly right-of-way line of Fairview Street;

THENCE South 15°24'57" East, with the easterly line of said 0.363 acre tract, and with the easterly line of said Lot 5, and with the westerly line of said Lot 4, passing en route at a distance of 189.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 0.363 acre tract, common to the southeast corner of said Lot 5, and common to the southwest corner of said Lot 4, and common to the northeast corner of said 0.022 acre tract, on the northerly line of said abandoned alley, and continuing on said course, a total distance of 190.88 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 0.022 acre tract;

THENCE South 74°11'02" West, with the southerly line of said 0.022 acre tract, a distance of 87.93 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southwest corner of said 0.022 acre tract, common to the southeast corner of Lot 1, in Block 3, of Fairview Baptist Church Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 21, Page 23, Plat Records, Grayson County, Texas, from which a 1/2-inch iron rod found for the southwest corner of said Lot 1 bears South 74°11'02" West, a distance of 312.10 feet;

THENCE North 15°24'57" West, with the westerly line of said 0.022 acre tract, and with the easterly line of said Lot 1, passing en route at a distance of 10.88 feet a 60D Nail set in a wood retaining wall for the northwest corner of said 0.022 acre tract, common to the southwest corner of aforesaid 0.363 acre tract, and on the northerly line of said abandoned alley, and continuing on said course, with the westerly line of said 0.363 acre tract, a total distance of 190.88 feet to a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 0.363 acre tract, common to the northeast corner of said Lot 1, and on the southerly right-of-way line of aforesaid Fairview Street, from which a 1/2-inch iron rod found for the northwest corner of said Lot 1 bears South 74°11'02" West, a distance of 312.18 feet;

THENCE North 74°11'02" East, with the northerly line of said 0.363 acre tract, and with the southerly right-of-way line of said Fairview Street, a distance of 87.93 feet to the POINT OF BEGINNING and enclosing 0.385 of an acre (16,783 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **TOBAR PROPERTIES LLC**, does hereby adopt this plat designating the hereinbefore described property as **TOBAR FAIRVIEW 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: **TOBAR 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

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ Date
Chris R. Noah
Registered Professional Land Surveyor No. 6585

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

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **TOBAR FAIRVIEW ADDITION,** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **TOBAR PROPERTIES 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 **TOBAR FAIRVIEW 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 **TOBAR FAIRVIEW 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: **TOBAR PROPERTIES LLC**

By: _____
Mario Tobar

OWNER/DEVELOPER:
Tobar's Properties, LLC
635 Preston Meadows Road
Sherman, TX 75092

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
TOBAR FAIRVIEW ADDITION
0.385 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
Being a Re-Plat of Part of Lot 5 in Block 2 of
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903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 09/20/2022	Project No. 22-0366.1 Sheet No. 2 of 2

BEING 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 all of a called 0.363 of an acre tract of land described as Tract One in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2022-27622, Official Records, Grayson County, Texas, and all of a called 0.022 of an acre tract of land described as Tract Two in the deed to Tobar's Properties, LLC, recorded in Instrument No. 2022-27622, said Official Records, and being a part of Lot 5, in Block 2, of W.M. Shannon Supplemental Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 26, Page 291, Deed Records, Grayson County Texas, and a portion of an alley in said Block 2 abandoned by City of Sherman Resolution recorded in Volume 966, Page 233, said Deed Records, and being more particularly described as follows:

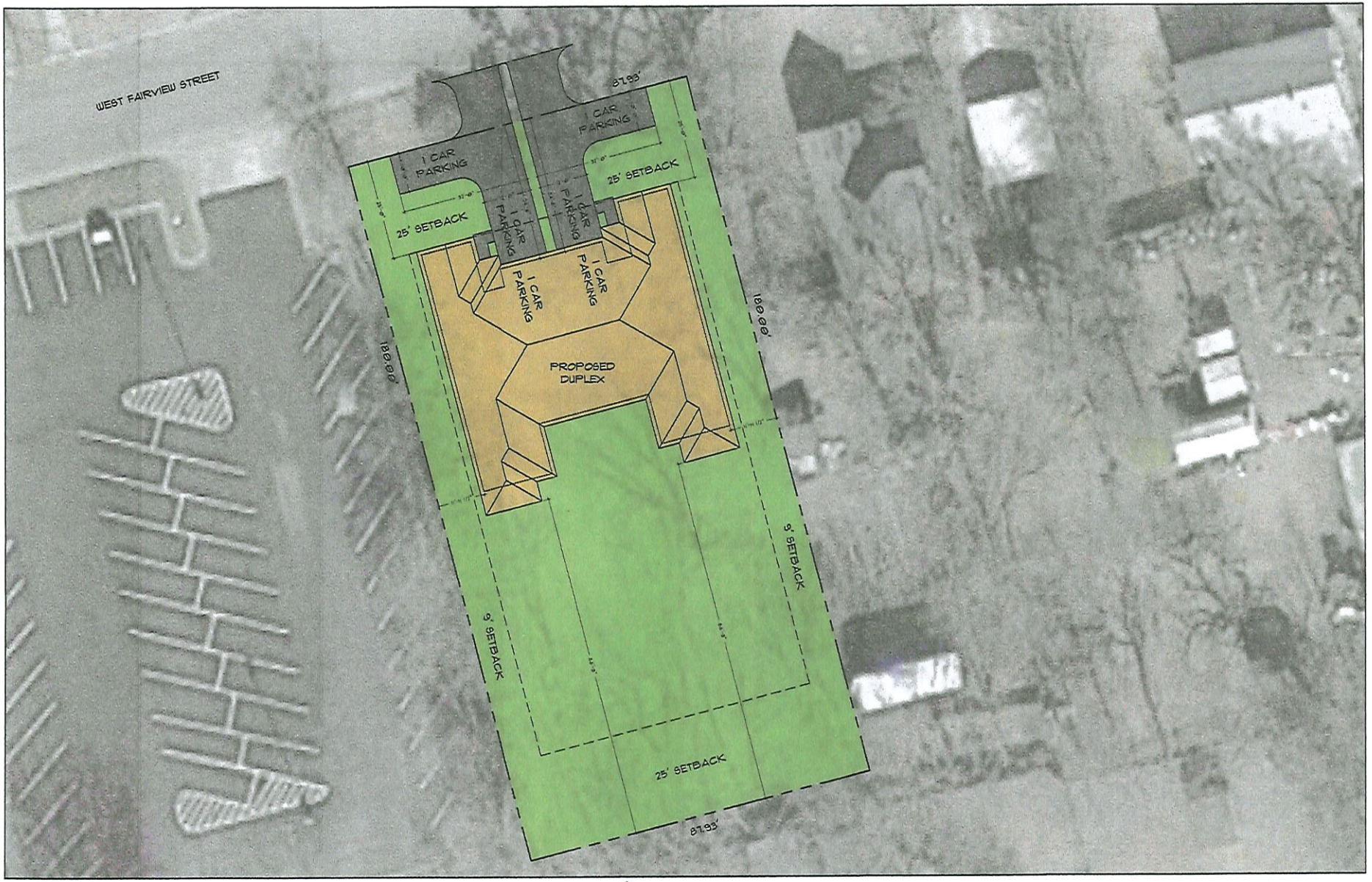
BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 0.363 acre tract, common to the northeast corner of said Lot 5, and common to the northwest corner of Lot 4, in said Block 2, and on the southerly right-of-way line of Fairview Street;

THENCE South 15°24'57" East, with the easterly line of said 0.363 acre tract, and with the easterly line of said Lot 5, and with the westerly line of said Lot 4, passing en route at a distance of 180.00 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 0.363 acre tract, common to the southeast corner of said Lot 5, and common to the southwest corner of said Lot 4, and common to the northeast corner of said 0.022 acre tract, on the northerly line of said abandoned alley, and continuing on said course, a total distance of 190.88 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 0.022 acre tract;

THENCE South 74°11'02" West, with the southerly line of said 0.022 acre tract, a distance of 87.93 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5433" found for the southwest corner of said 0.022 acre tract, common to the southeast corner of Lot 1, in Block 3, of Fairview Baptist Church Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 21, Page 23, Plat Records, Grayson County, Texas, from which a 1/2-inch iron rod found for the southwest corner of said Lot 1 bears South 74°11'02" West, a distance of 312.10 feet;

THENCE North 15°24'57" West, with the westerly line of said 0.022 acre tract, and with the easterly line of said Lot 1, passing en route at a distance of 10.88 feet a 60D Nail set in a wood retaining wall for the northwest corner of said 0.022 acre tract, common to the southwest corner of aforesaid 0.363 acre tract, and on the northerly line of said abandoned alley, and continuing on said course, with the westerly line of said 0.363 acre tract, a total distance of 190.88 feet to a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 0.363 acre tract, common to the northeast corner of said Lot 1, and on the southerly right-of-way line of aforesaid Fairview Street, from which a 1/2-inch iron rod found for the northwest corner of said Lot 1 bears South 74°11'02" West, a distance of 312.18 feet;

THENCE North 74°11'02" East, with the northerly line of said 0.363 acre tract, and with the southerly right-of-way line of said Fairview Street, a distance of 87.93 feet to the POINT OF BEGINNING and enclosing 0.385 of an acre (16,783 square feet) of land, more or less.



GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CUSTOMER PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE 1" = 10'-0"

0 10' 20'

Site Plan

Project number	Tdas - Fencing
Date	6/4/22
Drawn by	JCS
Checked by	JCS

A2

Scale 1" = 10'

Project Address:
210 & 212 W. Fairview St.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
slaadsfencingandassoc@gmail.com

87.93'

1 CAR PARKING

10'-0"

25'-0"

32'-0"

25' SETBACK

12'-0"

34'-6"

1 CAR PARKING

1 CAR PARKING

1 CAR PARKING

1 CAR PARKING

1 CAR PARKING

25'-0"

32'-0"

25' SETBACK

12'-0"

34'-6"

1 CAR PARKING

1 CAR PARKING

1 CAR PARKING

1 CAR PARKING

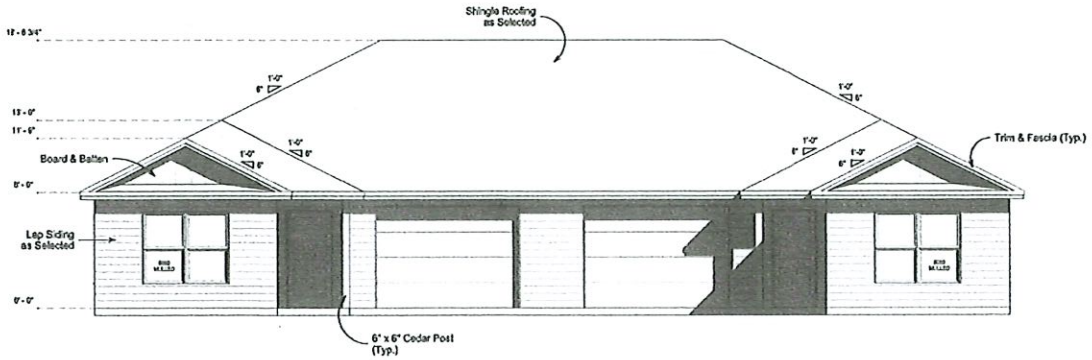
1 CAR PARKING

10'-0"

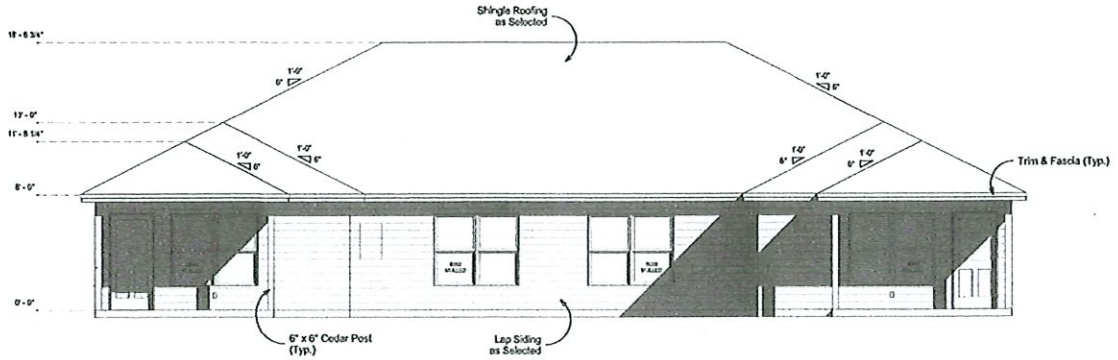
25'-0"

25' SETBACK

32'-0"



Front Elevation



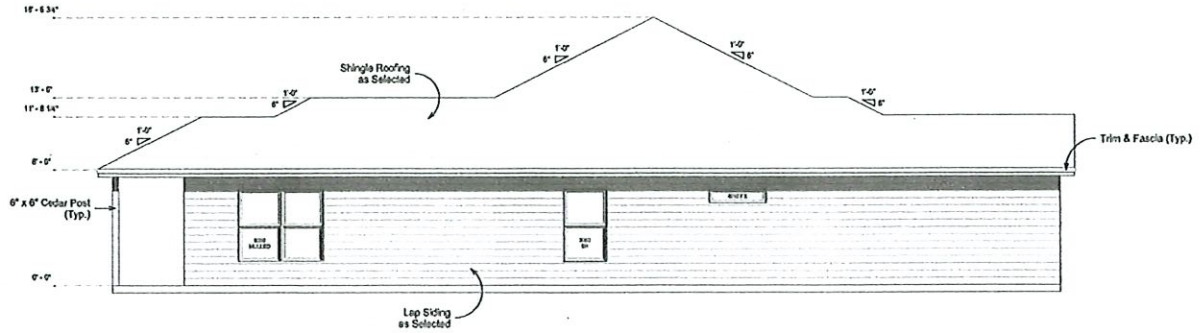
Rear Elevation

Elevation Views

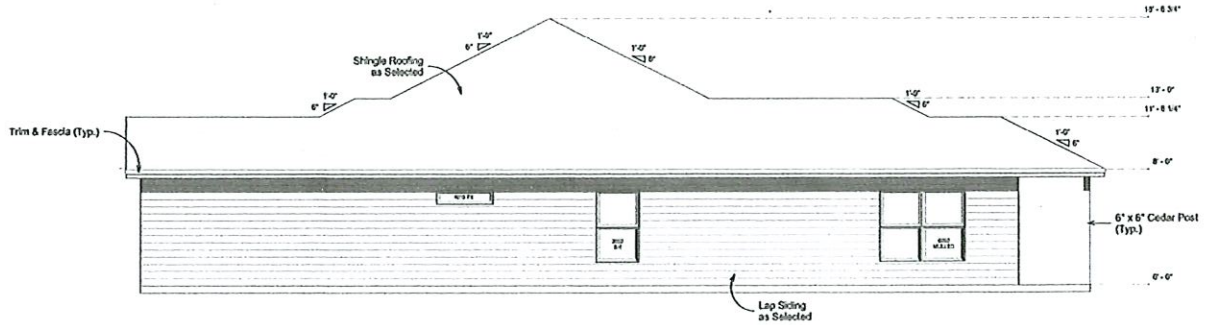
A6

Project Address:
210 & 212 W. Fairview St.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-0851
sunsetsidinganddesign@gmail.com



Left Elevation



Right Elevation

Elevation Views
A7

Project Address:
210 & 212 W. Fairview St.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6051
sladstrallingmdesign@gmail.com

Window Schedule						
Count	Type	Width	Height	Sill Height	Head Height	Type Mark
2	36" x 60" SH	3' - 0"	5' - 0"	1' - 8"	6' - 8"	135
8	72" x 60" Mulled	6' - 0"	5' - 0"	1' - 8"	6' - 8"	153
2	48" x 12" Fixed	4' - 0"	1' - 0"	5' - 8"	6' - 8"	155

Door Schedule				
Count	Type	Width	Height	Type Mark
4	(2)-2-0 x 6-8 Interior-Door-Double	4' - 0"	6' - 8"	99
2	48" x 80" Cased Opening	0' - 0"	0' - 0"	131
6	Door-Exterior-Single - 36" x 80"	3' - 0"	6' - 8"	42
2	Door-Interior-Single - 24" x 80"	2' - 0"	6' - 8"	108
4	Door-Interior-Single - 28" x 80"	2' - 4"	6' - 8"	101
6	Door-Interior-Single - 32" x 80"	2' - 8"	6' - 8"	111
2	Door-Interior-Single-Pocket - 28" x 80"	2' - 4"	6' - 8"	109
2	Garage Door - 10' x 7'	10' - 0"	7' - 0"	136

GENERAL FRAMING NOTES:

1. 2 x 4 interior walls (except those with plumbing).
2. 2 x 6 exterior walls, 16" O.C.
3. 2 x 6 interior walls that have plumbing.
4. Cabinetry dimensions to be verified before manufacturing.
5. Firewall construction separating units (see detail).

GENERAL EXTERIOR NOTES:

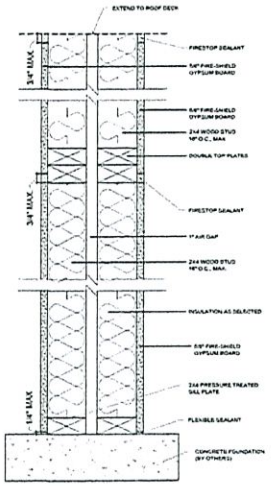
1. 30 year onyx shingles.
2. Lap Siding & Board & Batten.

GENERAL INSULATION NOTES:

1. R19 in walls (foam).
2. R38 blown in attic.

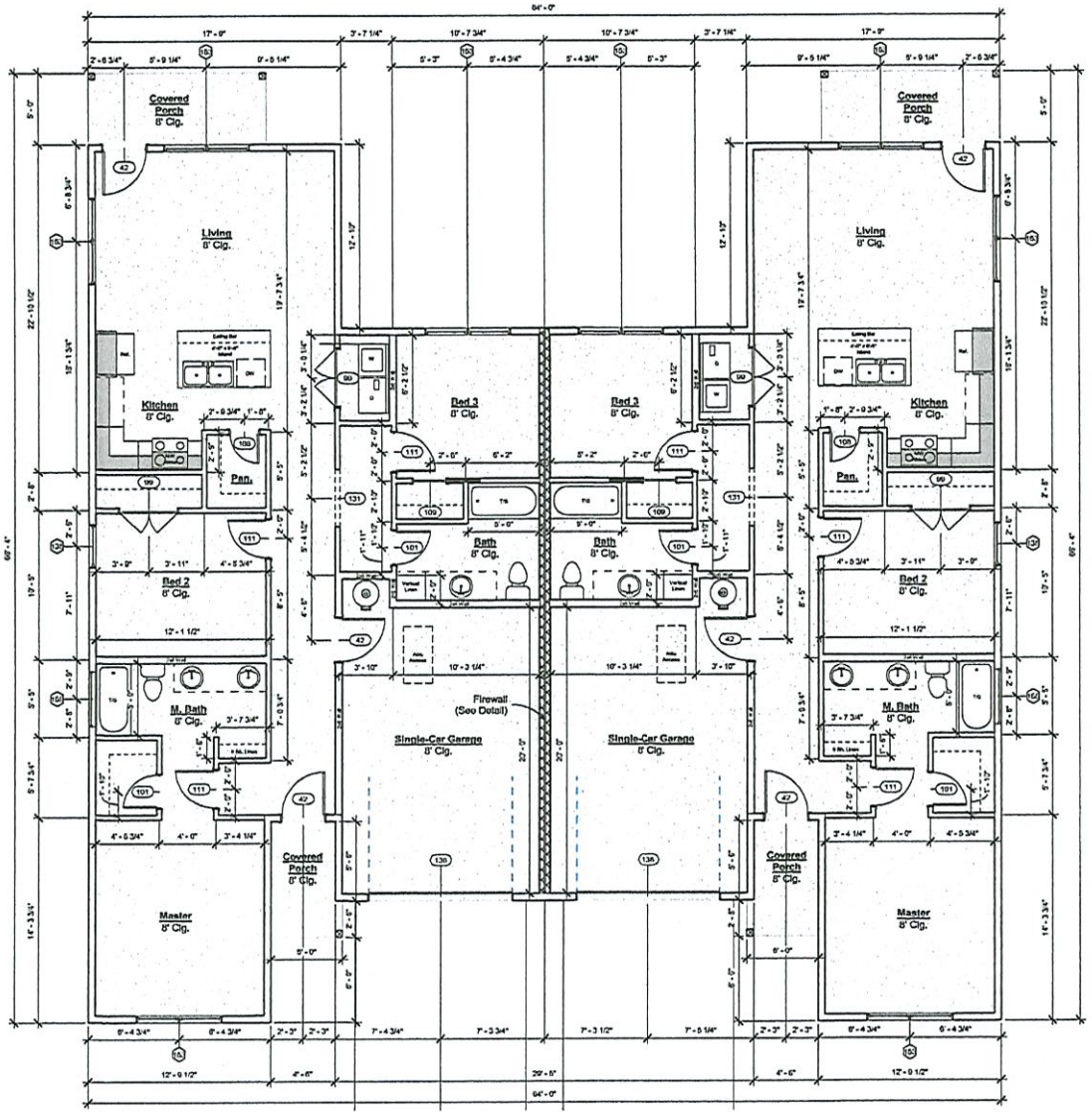
GENERAL WINDOW NOTES:

1. Low-E U-Factor .35 SHGC .22
2. Window color & grid to be determined by owner.



Firewall Dtl.

NTS



Floor Plan

Floor Plan
Project number: Tdar - Fairview
Date: 6/21/22
Drawn by: JCS
Checked by: JCS
A3
Scale: 1/4" = 1'-0"

Project Address:
210 & 212 W. Fairview St.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 76092
903-647-6051
blackdiringerdesign@gmail.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 17, 2022

Mario Tobar
635 Preston Meadows Rd.
Sherman, TX 75092

Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX 75076

Sias Drafting & Design
115 Crow Rd.
Sherman, TX 75092

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 210 West Fairview Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All 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)*
7. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Replat of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
10. 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)*
11. Coordinate with Engineering Department in regards to drive approaches.

It is the policy of the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 10, 2022

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 Final Plat of Tobar Fairview Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
3. 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)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **24.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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:

2100 POST OAK CROSSING

The request of David and Debbie McNees (Owners), SRC Land Building and Real Estate (Representative/Prospective Buyer), Omega Design LLC (Designer) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat, 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 School, Nursery, Kindergarten or Daycare in an C-1 (Retail Business) District/O-1.1 (F.M. Highway 1417) Overlay District.

Background:

The property is located at 2100 Post Oak Crossing between North FM 1417 (Heritage Parkway) and Mimosa Drive and is zoned C-1 (Retail Business) District. The owner would like approval for a Montessori School/Daycare.

The fire lane will be two way traffic. There will be a single drop off lane. All parents will enter from Mimosa Drive to drop off or pick up kids. This allows the longest lane for waiting to drop off and pick up. There is also a digital keypad outside the front entry for parent access.

They will be placing a Montessori Day Care in the existing building, replacing all three tenants. The existing building is 8,317 square feet. They will be adding 972 square feet of conditioned space to the building by enclosing two existing covered walkways. They have removed the existing dumpster enclosure facing Mimosa Drive. The dumpster enclosure is relocated on the west side of the site, and is accessible from the fire lane.

They have added two exterior play areas. One is the infant play area located at southwest corner of building. The primary play area is located near the Mimosa Drive entry. A 6' tall wrought iron security fence is located around the exterior play areas with exit gates as required. Fire access knox boxes are also provided at these fence gates.

All existing landscape areas will remain.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

David and Debbie McNees (Owners)
SRC Land Building and Real Estate (Representative/Prospective Buyer)
Omega Design LLC (Designer)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Community Commercial

Intent & Character:

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types:

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts:

- Neighborhood Commercial
- Retail Business
- Office

Considerations:

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Number of notices mailed:

4

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Survey
Site Plan
Elevations
Narrative
Staff Review Letter

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

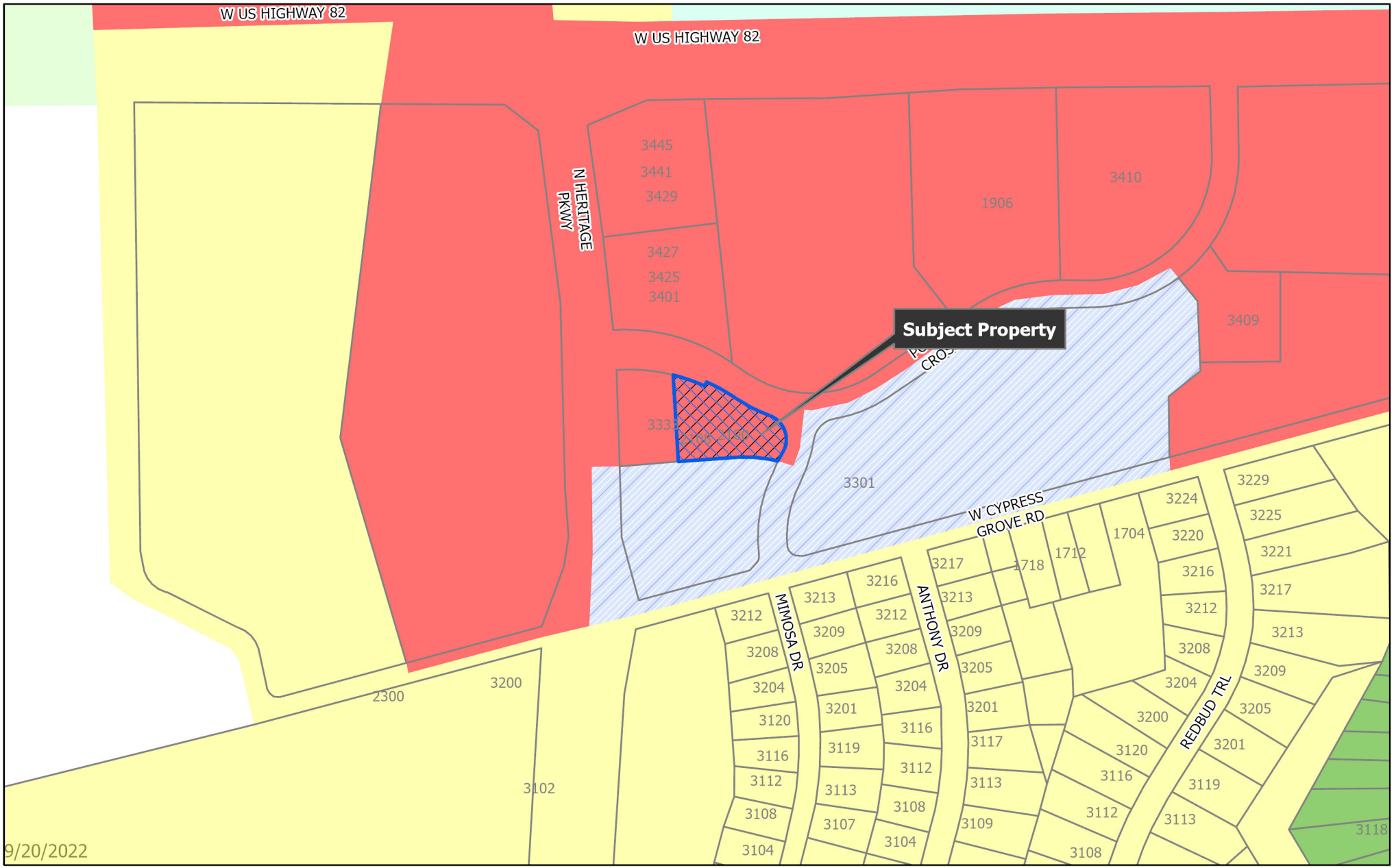
CITY OF SHERMAN

2100 Post Oak Crossing

N
W E
S

Date: 9/20/2022 10:53 AM

Scale: 1:4,591



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

2100 Post Oak Crossing

N
W E
S

Scale: 1:3,521

Date: 9/20/2022 10:53 AM

2100 Post Oak Crossing

CITY OF SHERMAN
Future Land Use Map
2100 Post Oak Crossing

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

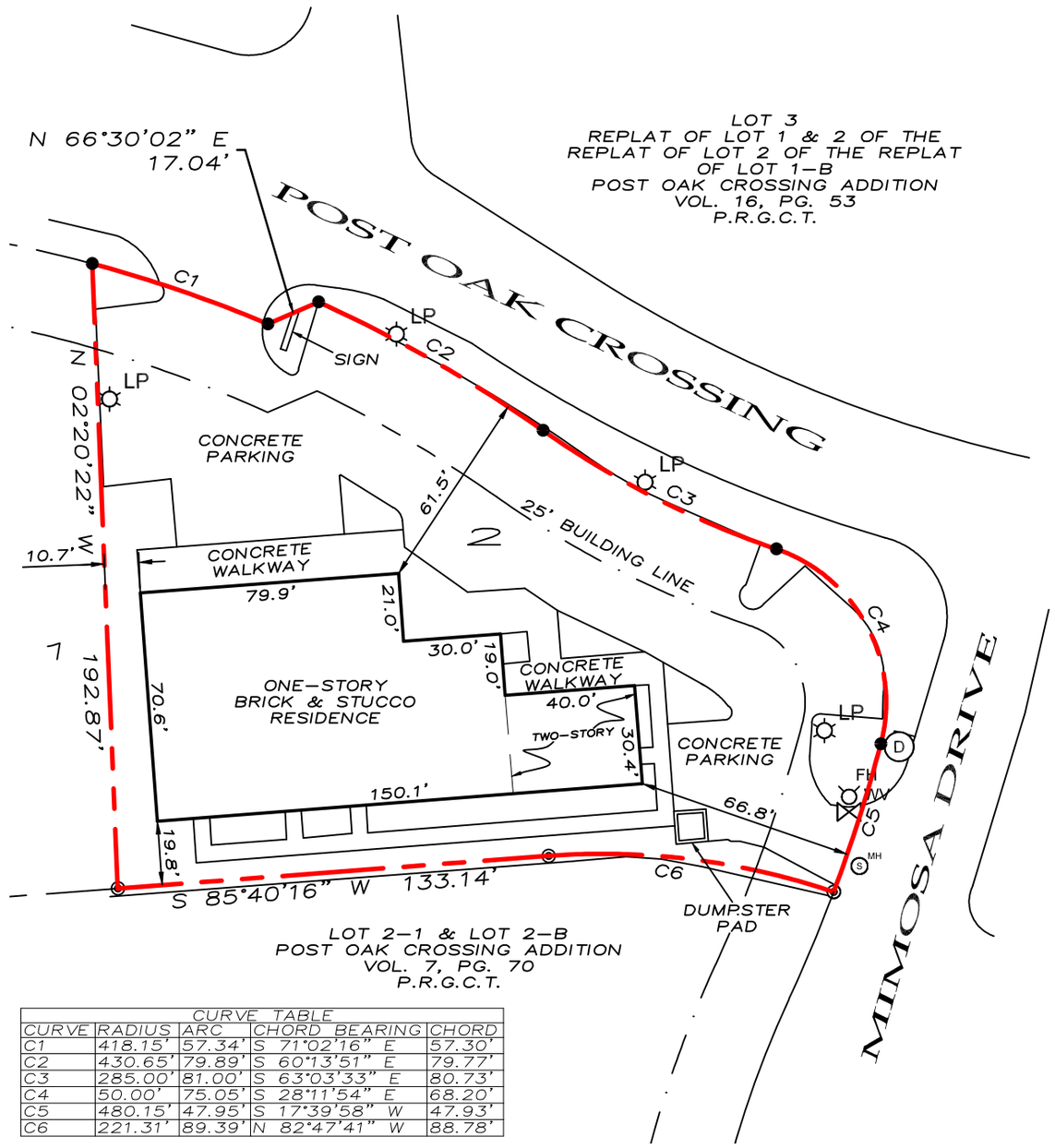
Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman Town Center on US-75 is an example of Regional Commercial

SCALE
1" = 50'

JOB NO. 22080843
FW: LR – DFT: EB



CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	418.15'	57.34'	S 71°02'16" E	57.30'
C2	430.65'	79.89'	S 60°13'51" E	79.77'
C3	285.00'	81.00'	S 63°03'33" E	80.73'
C4	50.00'	75.05'	S 28°11'54" E	68.20'
C5	480.15'	47.95'	S 17°39'58" W	47.93'
C6	221.31'	89.39'	N 82°47'41" W	88.78'

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

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- FH WATER METER
- WV WATER VALVE
- LP LIGHT POLE
- D STORM MANHOLE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 24th day of August 2022, a survey was made on the ground of the property shown hereon, described as Lot 2, of the Post Oak Crossing Replat, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 10, Page 75, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right–of–way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

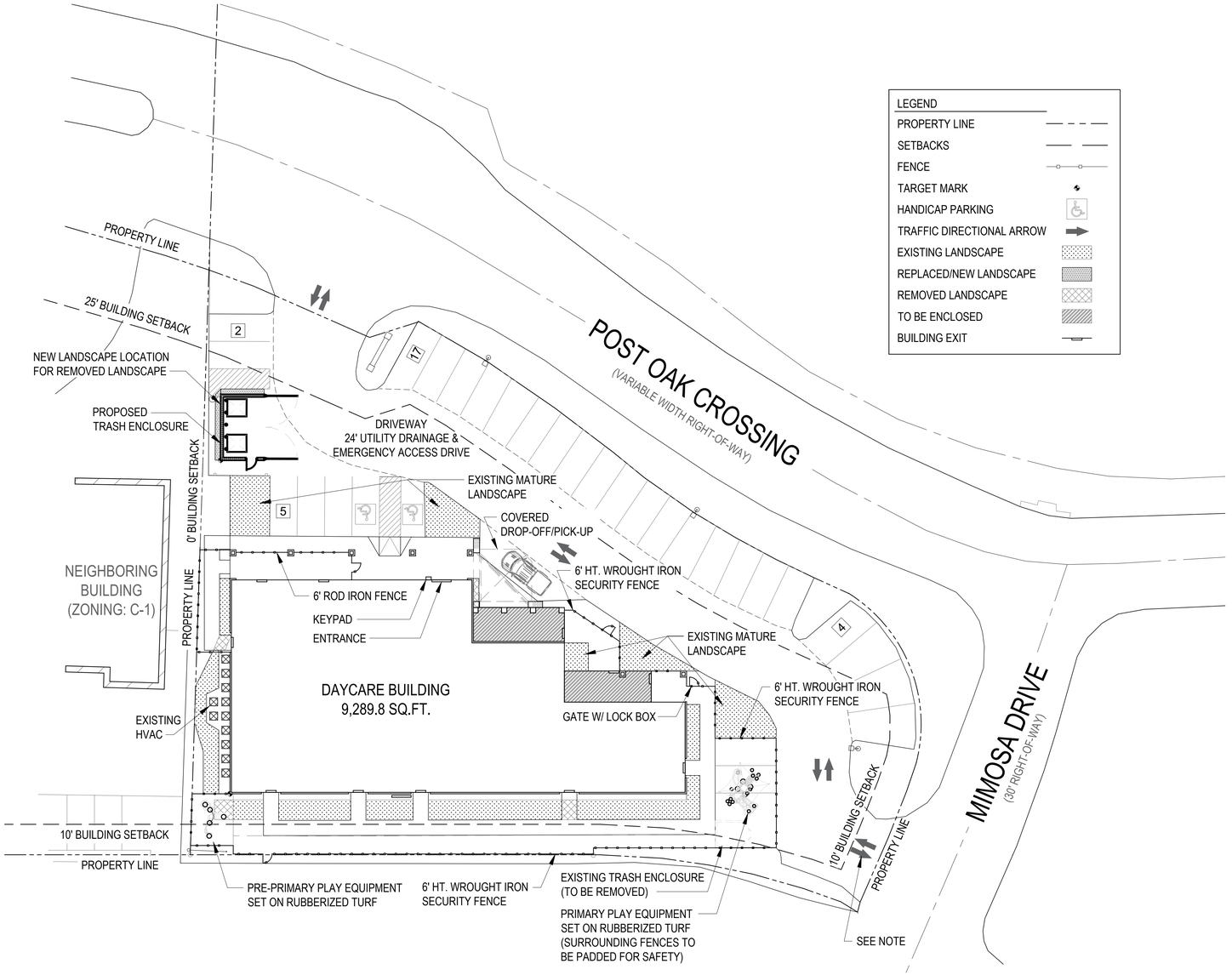
The building on said lot is known as 2100 Post Oak Crossing, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

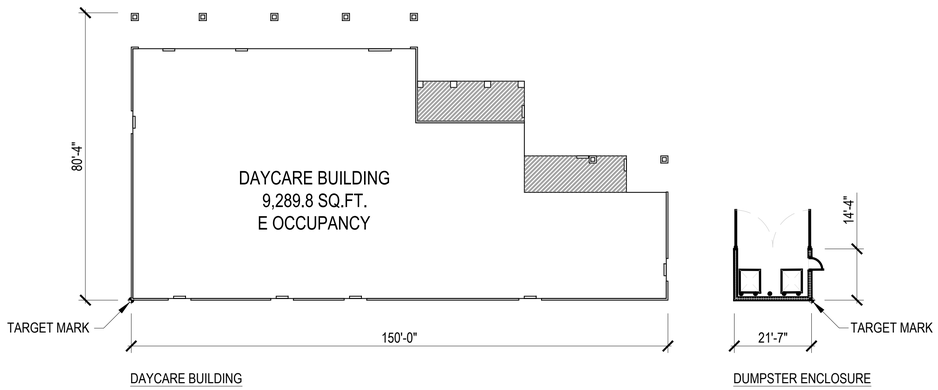
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 08/24/22

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





1 SITE PLAN
SCALE: 1" = 20'-0"

SITE		PARKING TABULATION	
ACRES	0.766 (33,349 S.F.)	REQUIRED PARKING	
BUILDING	9,289.8 S.F.	1 PER 1.5 EMPLOYEES	18/1.5
ZONING	C-1	TOTAL REQUIRED PARKING	12
PROPOSED ZONING	SUP		
ADDED SIDEWALK	267.7 S.F.	PARKING PROVIDED	28
HARD SURFACE /IMPERVIOUS AREA	26,802.5 S.F.	NOTE: PARENT DROP OFF TRAFFIC FLOW TO ENTER THROUGH MIMOSA DRIVE ENTRANCE DURING OPERATIONS (TWO-WAY TRAFFIC)	
LANDSCAPE AREA	6,546.5 S.F.		
FLOOR-TO-AREA RATIO	24.5%		

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESS WAY #306
RICHARDSON, TEXAS 75080
214 774 2788

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT
Glenn Hopper
14939
STATE OF TEXAS

September 19, 2022

PROJECT

Pinnacle Montessori Sherman

site address:
2100 Post Oak Crossing
Sherman, TX 75092

PROJECT #
047

OWNER

Pinnacle Montessori

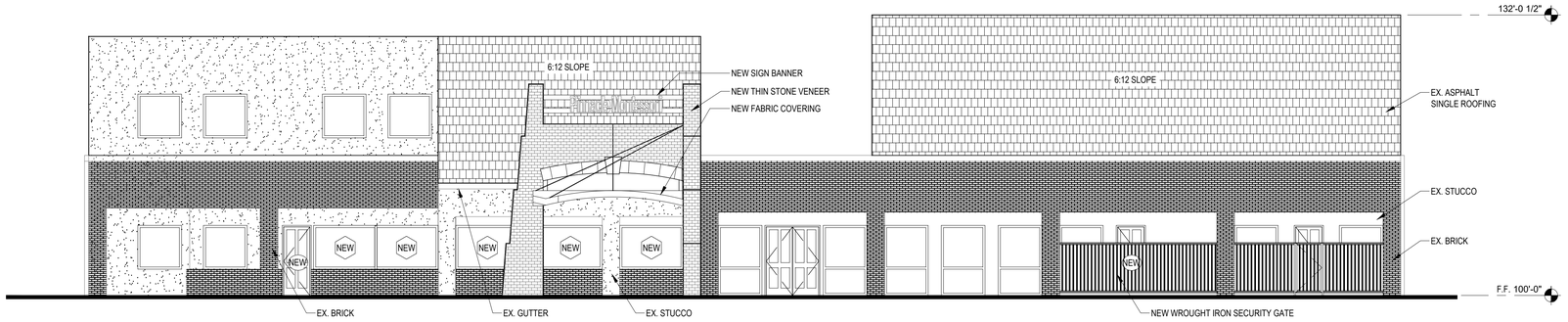
811 S CENTRAL EXPY
STE 306
Richardson, TEXAS
75082

SHEET TITLE:
SITE PLAN

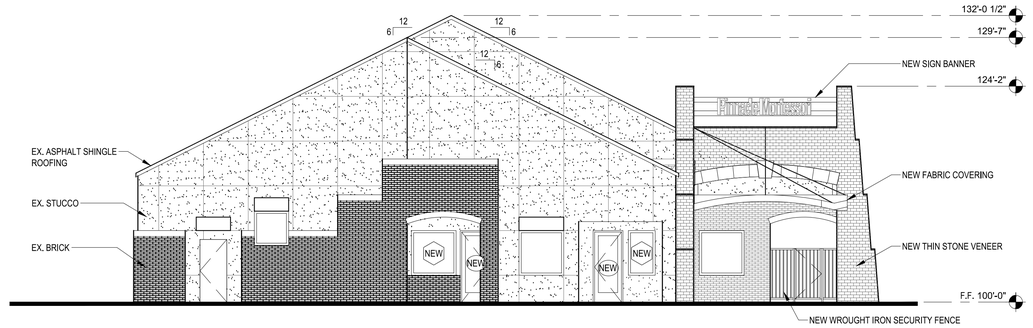
SHEET NO.
A1.0

ISSUE DATE: 09 - 19 - 2022

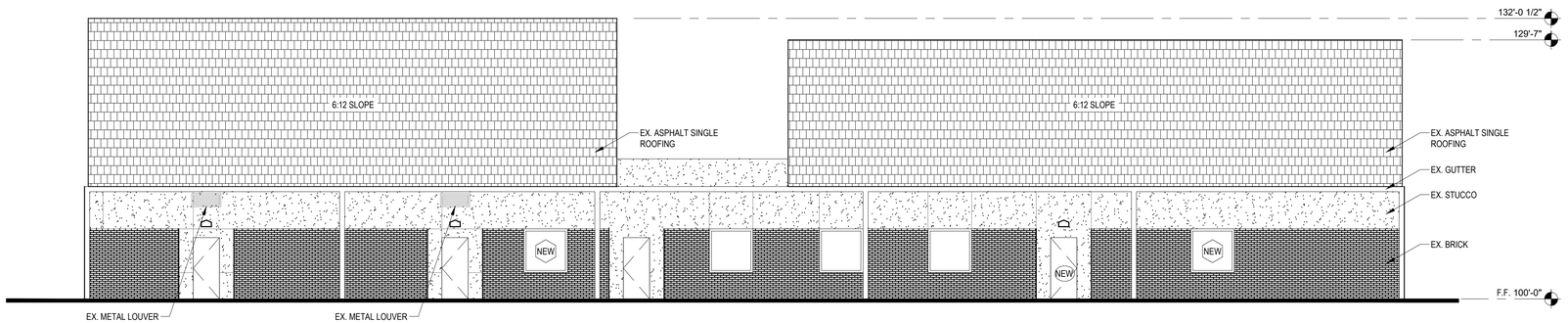
C:\Users\Arch1\Pinnacle Montessori Dropbox\Alexander White\Franchise Corporate\Franchisees\PMA047- Sherman 1 (Post Oak Crossing)\PMA047-Land and Building\01_Construction Documents\SCHOOL\A1.0 - SCHOOL BUILDING -SITE PLAN.dwg, 9/19/2022 2:06:37 PM, Arch1



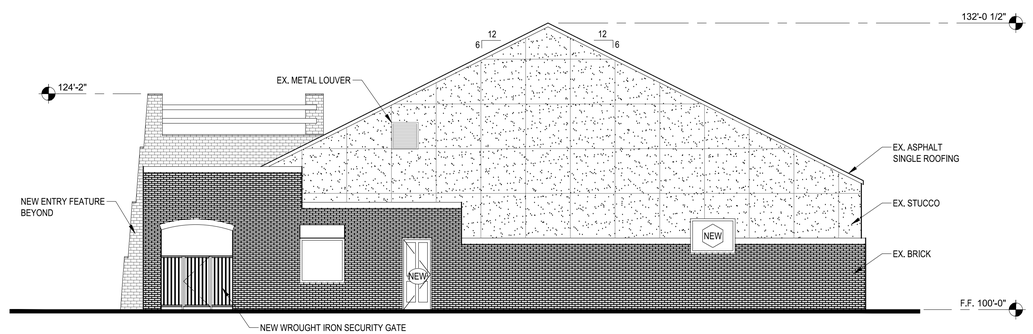
1 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



2 EAST ELEVATION
SCALE: 1/8"= 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



4 WEST ELEVATION
SCALE: 1/8"= 1'-0"

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESS WAY #306
RICHARDSON, TEXAS 75080
214 774 2788

Revisions:

#	DATE	COMMENTS

REGISTERED ARCHITECT Glenn Hopper 14939 STATE OF TEXAS

September 19, 2022

PROJECT

Pinnacle Montessori Sherman

site address:
2100 Post Oak Crossing
Sherman, TX 75092

PROJECT # 047

OWNER

Pinnacle Montessori

811 S CENTRAL EXPY
STE 306
Richardson, TEXAS
75082

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

A3.2

ISSUE DATE: 09 - 19 - 2022

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September 19, 2022

Reference: Pinnacle Montessori
2100 Post Oak Crossing
Sherman TX 75092

Planning and Zoning Commission,

This is the description of the project, and how it will operate.

The fire lane will be two way traffic. There will be a single drop off lane. All parents will enter from Mimosa Drive to drop off or pick up kids. This allows the longest lane for waiting to drop off and pick up. There is also a digital keypad outside the front entry for parent access.

We will be placing a Montessori Day Care in the existing building replacing all three tenants. The existing building is 8,317 SF. We will be adding 972 sf of conditioned space to the building by enclosing two existing covered walkways. We have removed the existing dumpster enclosure facing Mimosa Drive. The dumpster enclosure is relocated to West side of the site, and is accessible from the fire lane.

We have added two exterior play areas. One is the infant play area located at South West corner of building. The primary play area is located near the Mimosa drive entry. A 6'-0" high wrought iron security fence is located around the exterior play areas with exit gates as required. Fire access knox boxes are also provided at these fence gates.

All existing landscape areas will remain.

If you have any further questions please email Dnyanada Nevgi our project coordinator at pm@srclandbuilding.com.

regards,

Glenn Hooper AIA, NCARB
811 South Central Expressway
Richardson TX, 75080
ghooper@omegadesignllc.com

2100 POST OAK CROSSING - PROJECT NARRATIVE

CURRENT:

Owner David N Mcnees

Deed Date 8/16/1998

Zone C-1

Uses Law Office, Retail, and Day Spa

Building Square Feet: 8,317.3 sqft.

Design Code 1997 Standard Building Code

PROPOSED:

Zoning SUP for Montessori School (Daycare)

Building Square Feet: 9,289.8 sqft.

Update to Required Codes (2018 codes, except 2020 NEC)

SITE:

Flow of Parent Drop-off/Pick-up Traffic to be one-way from Mimosa Drive during Drop-off and Pick-up Times. This instruction is to be provided to parents by daycare operations.

Driveway to remain a Two-way Driveway.

6’ Wrought Iron Security Fence w/Fire Access Gates to be installed around the entire building, as required.

Add two playgrounds towards the left & right rear of the building. Right for Primary children and left for Pre-Primary children.

Remove the current Trash enclosure and move & replace it with a larger trash enclosure (Current dumpster too small for our Daycare use).

Replace & Relocate Impacted Landscape from two added Exits to screening new trash enclosure.

Keep existing mature landscape.

BUILDING:

Interior Renovation: Impacting Interior Walls, Existing Windows, and Existing Doors.

To selectively enclose and A/C exterior covered walkways to provide hallways for circulation.

School Sign with Covering to be built near entrance.

Keypad Access provided for parents at front entrance.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 17, 2022

Mario Tobar
635 Preston Meadows Rd.
Sherman, TX 75092

Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX 75076

Sias Drafting & Design
115 Crow Rd.
Sherman, TX 75092

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 210 West Fairview Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
4. A minimum 6' fence is required abutting residentially zoned property. *(Chapter 14, Exhibit A, Section 7, Subsection 13)*
5. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. All 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)*
7. The approval of the site plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Replat of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
10. 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)*
11. Coordinate with Engineering Department in regards to drive approaches.

It is the policy of the Planning and Zoning Commission not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **25.**

Meeting Date: 10/18/2022

Prepared by: Kerri Turner, 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 GRAHAM DRIVE

The request of Panina Inc. and A-S 71 Sherman-Phase III LP (Owners), Michael Carlisle, Kimley-Horn and Associates (Representative/Engineer), Meeks Partners (Architect) and Adams Surveying Company (Surveyor) concerning the property located in the 600-700 Blocks Graham Drive, being 14.336 Acres, Lot 1A, Block 1, Sherman Town Center, and also being 5.8608 acres, Lot 2, Block 1, Sherman Town Center Section Two, as follows:

Board of Adjustment

A. Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 549 parking spaces in lieu of the required 696 in an R-2 (Multi-Family Residential) District.
B. Variance under Ordinance No. 2280, Section 6.4, Subsection (5) to allow a 49’ building height in lieu of the allowed 45’ in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

C. Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District.
D. Site Plan approval of Sherman Town Center Multifamily.

Background:

The property is located in the 600-700 Blocks Graham Drive between Bluffview Drive and North Loy Lake Road and is zoned R-2 (Multi-Family Residential) District and C-1 (General Commercial) District.

The subject site is located behind an existing retail shopping center at the furthest NWC of the City of Sherman City Limits, just north of Graham Drive. Graham drive terminates at a cul-de-sac at the subject site. The subject site is bordered by non-incorporated tracts to the north and west and commercial tracts to the south and east. Sherman Town Center Multifamily is anticipated to include 340 residential units and a clubhouse with additional tenant amenities. Lot 1A is currently zoned R-2 (Multi-family

Residential) District, while Lot 2 is zoned C-1 (General Commercial) District. The applicant is requesting the following:

- Zoning Change of Lot 2 from C-1 (General Commercial) District to R-2 (Multi-family Residential) District to conform with the zoning of Lot 1A and allow for the requested multi-family development.
- Variance from a 2.04 parking ratio to a 1.7. The developer (Greystar Development) is the largest multifamily developer in the world. Through their extensive history of similar product types, a 1.7 parking ratio while maintaining localized parking per building, as shown on the site plan, is proven to be adequate for this use.
- Variance from the allowed height of 45' to 49'. There are architectural elements they would like to incorporate which increases the building height to 49'.

Adjacent Zoning:

C-1 (General Commercial) District

Origination:

Phase III LP (Owners)
Michael Carlisle, Kimley-Horn and Associates (Representative/Engineer)
Meeks Partners (Architect)
Adams Surveying Company (Surveyor)

Master Plan Designation:

Regional Commercial

Intent & Character:

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

Appropriate Land Use Types:

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts:

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations:

- Site design considerations should be given to parking, landscaping, and building articulation.

- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Number of notices mailed:

6

Objections Received:

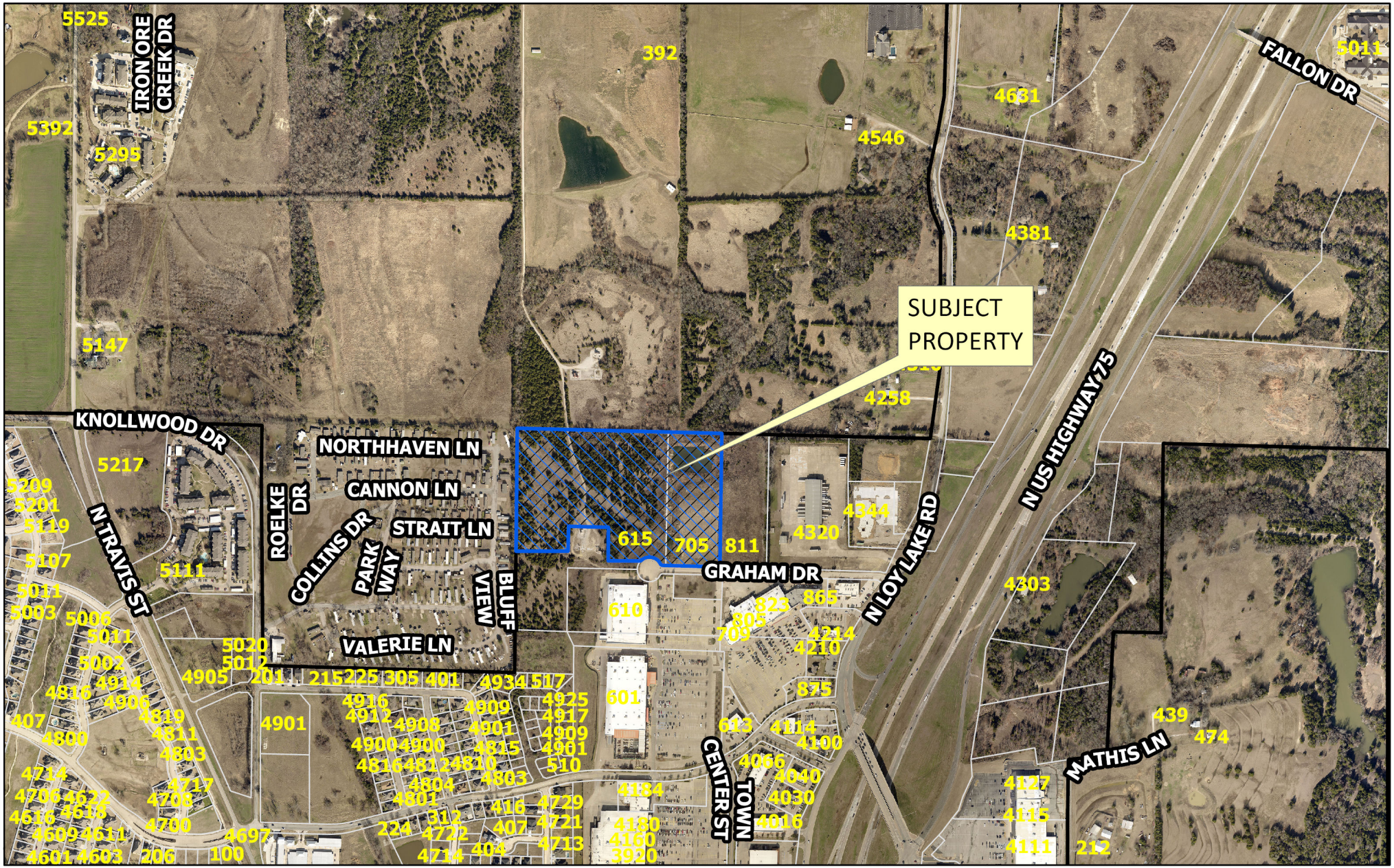
0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Survey Lot 1
Land Description - Lot 1
Survey Lot 2
Land Description - Lot 2
Narrative - Updated
Site Plan - Updated
Landscape Plan
Elevations
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

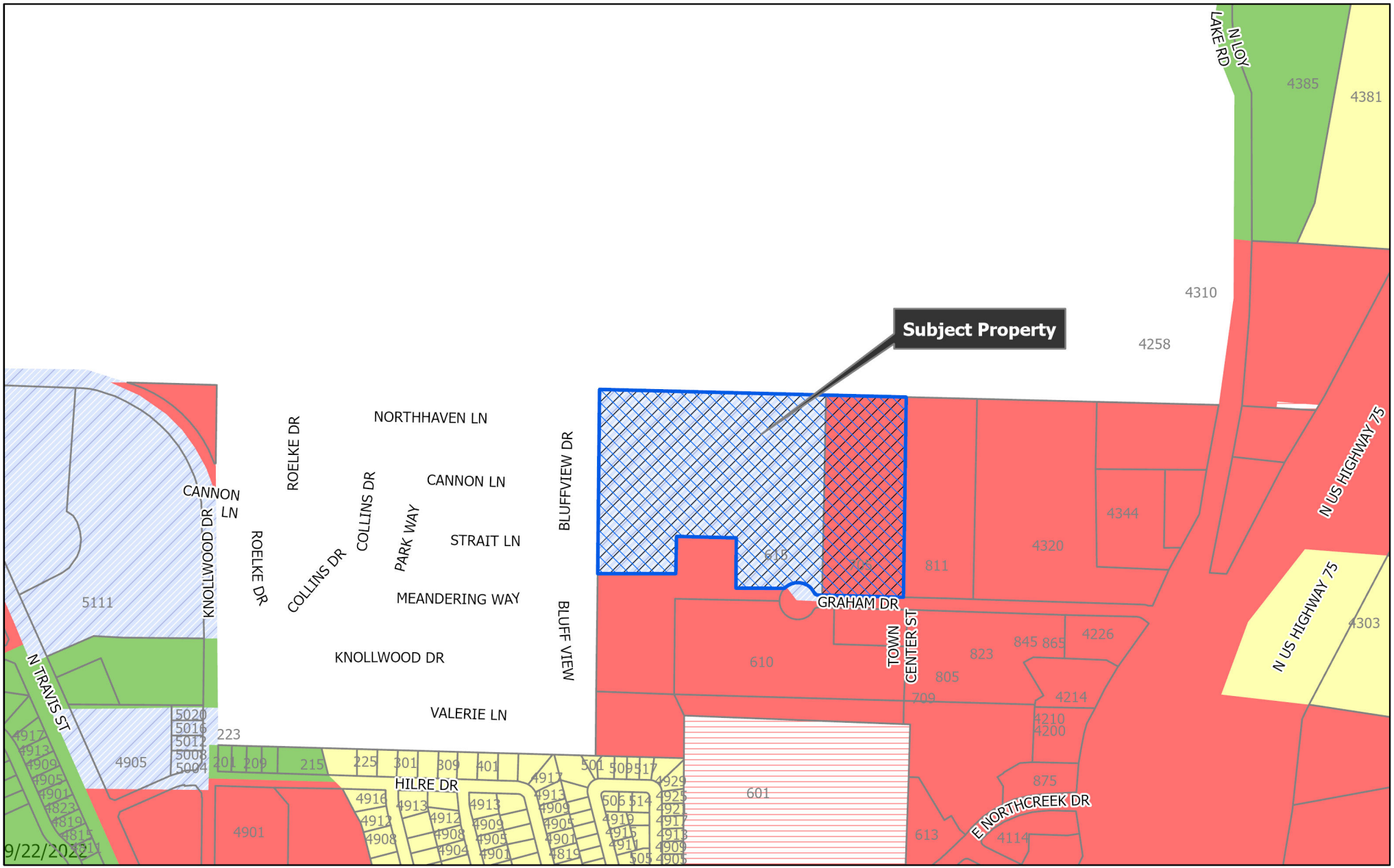
CITY OF SHERMAN

600-700 Blk Graham Dr

N
W E
S

Date: 9/22/2022 11:22 AM

Scale: 1:9,409



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development
- Subject Locations
- Parcels

CITY OF SHERMAN
Zoning Location Map

600-700 Blk Graham Dr

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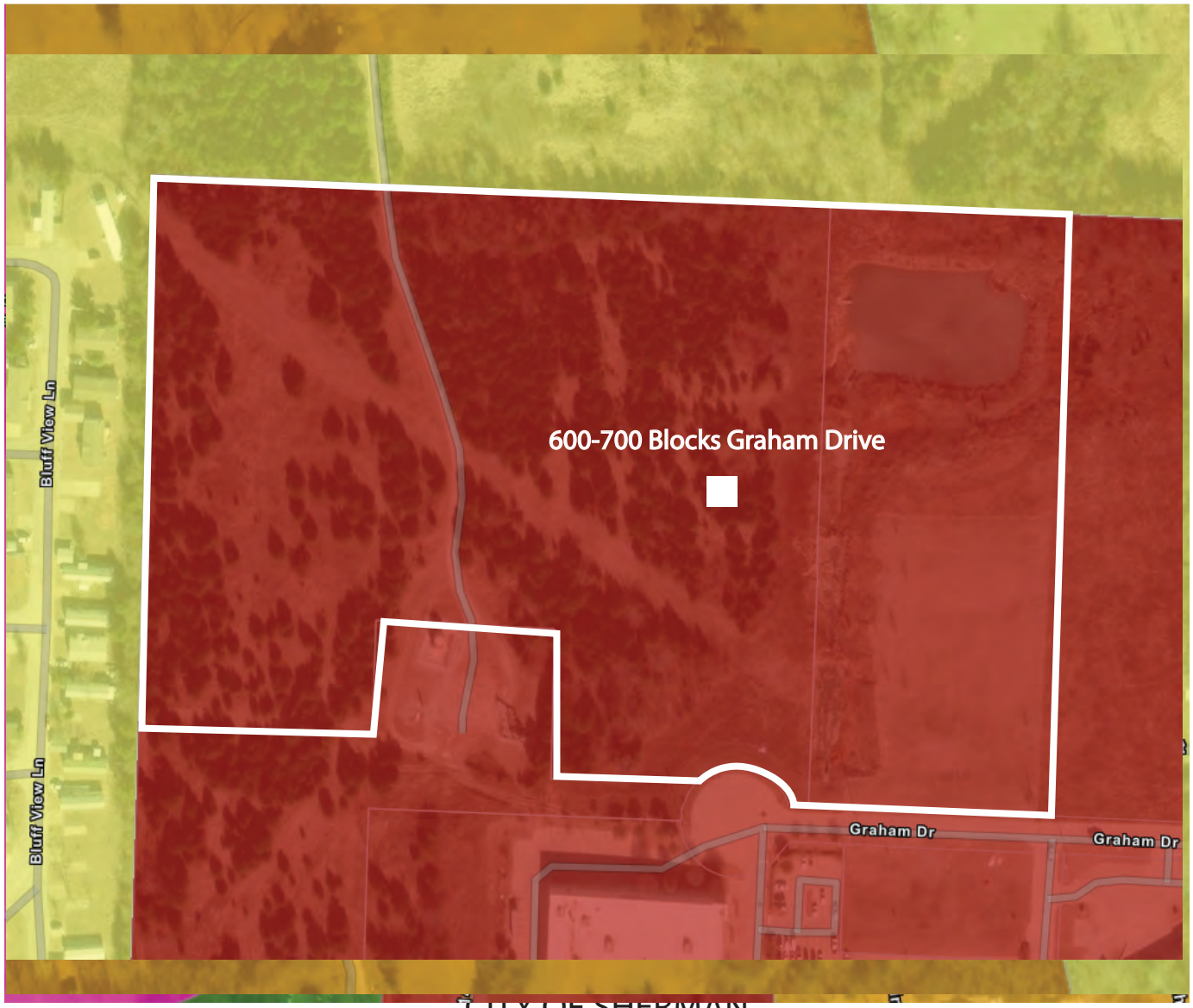
W E
S

Scale: 1:6,260

Date: 9/22/2022 11:22 AM

600-700 Blks Graham Dr.



CITY OF SHERMAN
Future Land Use Map
600-700 Blocks Graham Drive

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

REGIONAL COMMERCIAL

Intent & Character

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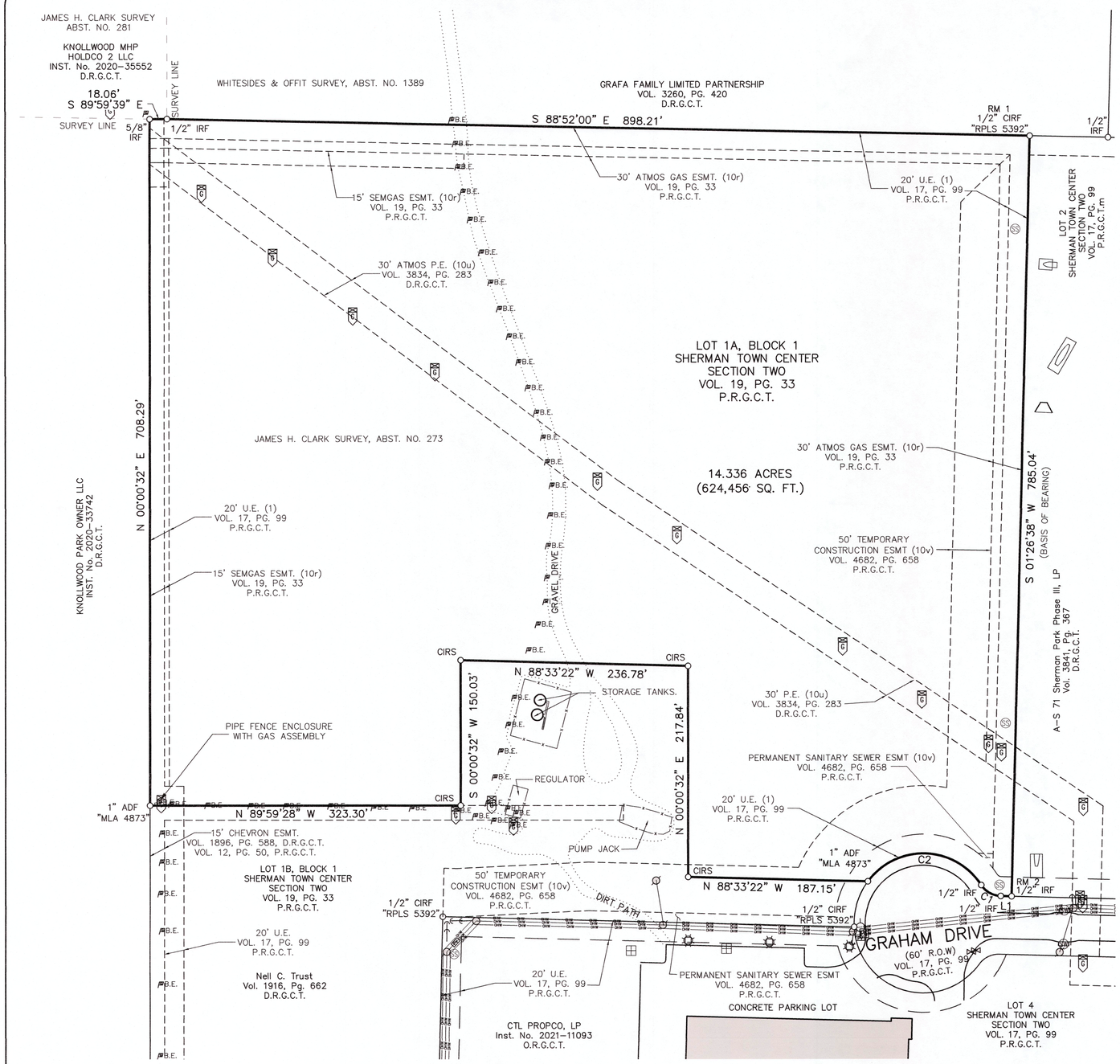


LINE	BEARING	DISTANCE
L1	N 88°33'22" W	11.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	24.20'	23.27'	N 60°49'29" W	55°27'44"
C2	72.00'	138.21'	117.95'	N 88°05'10" W	109°59'06"

LEGEND

- = STORM MANHOLE
- = GRATE INLET
- = SANITARY SEWER MANHOLE
- = UTILITY POLE
- = GUY WIRE
- = BOLLARD LIGHT
- = TELEPHONE CABINET
- = TELEPHONE VAULT
- = PHONE MARKER
- = WATER VALVE
- = FIRE HYDRANT
- = GAS MARKER
- = GAS PINFLAG
- —x—x— = BARBED WIRE FENCE
- —OHW— = OVERHEAD WIRE

ABREVIATIONS

CIRF= CAPPED IRON ROD FOUND

CIRS= 5/8" YELLOW CAPPED IRON ROD SET "ADAMS SURVEYING COMPANY LLC"

IRF = IRON ROD FOUND

ADF = ALUMINUM DISK FOUND

P.R.G.C.T. = PLAT RECORDS, GRAYSON COUNTY, TEXAS

O.R.G.C.T. = OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

D.R.G.C.T. = DEED RECORDS, GRAYSON COUNTY, TEXAS

ESMT. = EASMENT

U.E. = UTILITY EASEMENT

P.E. = PIPELINE EASEMENT

ABST. NO. = ABSTRACT NUMBER

B.E. = BRANCH ENERGY

DESCRIPTION

BEING all of Lot 1A, Block 1, Sherman Town Center, Section Two, an addition to the City of Sherman, Grayson County, Texas as recorded in Volume 19, Page 33, Plat Records, Grayson County, Texas;

RECORD MONUMENTS

RM 1: 1/2–inch capped iron rod found stamped "RPLS 5392" for the northeast corner of Lot 1A, Block 1, Sherman Town Center Section Two, an addition to the City of Sherman, Grayson County, Texas as recorded in Volume 19, Page 33, Plat Records, Grayson County, Texas;

RM 2: 1/2–inch iron rod found for the southeast corner of Lot 1A, Block 1, Sherman Town Center Section Two, an addition to the City of Sherman, Grayson County, Texas as recorded in Volume 19, Page 33, Plat Records, Grayson County, Texas, said corner being described as a 1/2–inch capped iron rod stamped "RPLS 5392" in said plat;

GENERAL NOTES

1. All bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, giving the east property line of this parcel a bearing of S 01°26'38" W.
2. All easements shown hereon are per the recorded plat of SHERMAN TOWN CENTER, SECTION TWO, an Addition to City of Sherman, Grayson County, as recorded under Volume 19, page 33 Plat Records, Grayson County, Texas unless noted otherwise.
3. At the time the survey was completed, no visible evidence of recent earth moving, building construction or building additions were observed.
4. At the time the survey was completed, no evidence of recent street or sidewalk construction or repairs were observed.
5. At the time the survey was completed, no field delineation of wetlands markers observed.
6. Access to this parcel is through the right–of–way of Graham Drive (a 60–foot wide right–of–way as recorded in Volume 17, Page 99 of the Plat Records of Grayson County, Texas).

FLOOD STATEMENT

According to Map No. 48181C0290F, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE COMMITMENT NOTES

Commitment for Title Insurance issued by First American Title Insurance Company.

GF Number: 1002–359950–RTT	GF Number: 1002–359950–RTT	GF Number: 1002–359950–RTT
Effective Date: March 17, 2022	Effective Date: March 17, 2022	Effective Date: May 13, 2022
Issued Date: March 24, 2022	Issued Date: March 16, 2022	Issued Date: May 17, 2022

1. Restrictive Covenants set forth by Volume 3841, Page 376, of the Official Records of Grayson County, Texas, referencing Volume 17, Page pp of the Plat Records of Grayson County, Texas. Affects

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not.

b. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. This item has been intentionally deleted

c. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. This item has been intentionally deleted

d. Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. This item has been intentionally deleted

e. Mineral Reservations, Volume 981, Page 240, DRGCT. Subject To Terms

f. Lease for coal, lignite, oil, gas, or other minerals of record in Volume 1577, Page 262, Deed Records of Grayson County, Texas. This item has been intentionally deleted

g. Lease for coal, lignite, oil, gas, or other minerals of record in Volume 1578, Page 77, Deed Records of Grayson County, Texas. This item has been intentionally deleted

h. Lease for coal, lignite, oil, gas, or other minerals of record in Volume 3187, Page 490, Deed Records of Grayson County, Texas. This item has been intentionally deleted

i. Mineral Lease, Volume 3245, Page 182, DRGCT. Subject To Terms

j. Mineral Lease, Volume 3245, Page 187, DRGCT. Subject To Terms

k. Mineral Lease, Volume 3245, Page 191, DRGCT. Subject To Terms

l. Mineral Lease, Volume 3245, Page 195, DRGCT. Subject To Terms

m. Mineral Lease, Volume 3245, Page 199, DRGCT. Subject To Terms

n. Surface Waiver, Volume 3841, Page 322, ORGCT, Subject To Terms

o. Surface Waiver, Volume 3852, Page 69, ORGCT, Does Not Affect

p. Surface Waiver, Volume 4312, Page 45, ORGCT, Does Not Affect

q. Leaseholder assignment and Sale, Volume 3794, Page 938, ORGCT, Subject To Terms

r. Easements, roadways, and/or building set back lines per Plat, Volume 19, Page 33, PRGCT. Affects as Shown

s. Bi–Stone Fuel Company Easement, Volume 1173, Page 404, DRGCT. Proposed Realignment of said Easement shown on plats recorded in Volume 17, Pages 99–102 and Volume 19, Page 33, both of the PRGCT, and Partial Release of Easement recorded in Volume 4138, Page 301, ORGCT. Does Not Affect, Easement Released

t. Easement in favor of Chevron U.S.A., Inc. of record in Volume 1896, Page 588, Deed Records, Grayson County, Texas. Does Not Affect This item has been intentionally deleted

u. Atmos Energy Easement, Volume 3834, Page 283, ORGCT. Affects as Shown

v. City of Sherman Easement, Volume 4682, Page 658, ORGCT. Affects as Shown

w. Minerial Reservation, Inst. No. 2018–27997, ORGCT, Subject To Terms

To: Greystar Development Central, LLC, a Delaware limited liability company; Republic Title of Texas, Inc. First American Title Insurance Company

This is to declare that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A items: 1, 2, 3, 4, 6(a), 8, 11 (observed evidence only), 13, 16, 17, 18, and 19.

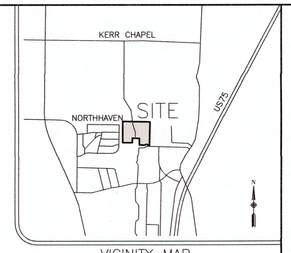
Field Survey Completed: March 29, 2022

09/13/2022

John Truong
Registered Professional Land Surveyor
No. 6514

Date

STATE OF TEXAS
REGISTERED
JOHN TRUONG
6514
PROFESSIONAL
LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

N

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

Adams Surveying Company, LLC

P.O. Box 833059
Richardson, TX 75083
Ph: (469) 317–0250
Fax: (214) 295–9844

TBPELS No. 10177500

ALTA/NSPS LAND TITLE SURVEY
LOT 1A, BLOCK 1, SHERMAN TOWN CENTER, SECTION TWO
14.336 ACRES In The
James H. Clark Survey, Abstract No. 273
City of Sherman, Grayson County, Texas

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	

ISSUE DATES

DRAWN BY	JA
CHECKED BY	PH
DATE	09/13/2022

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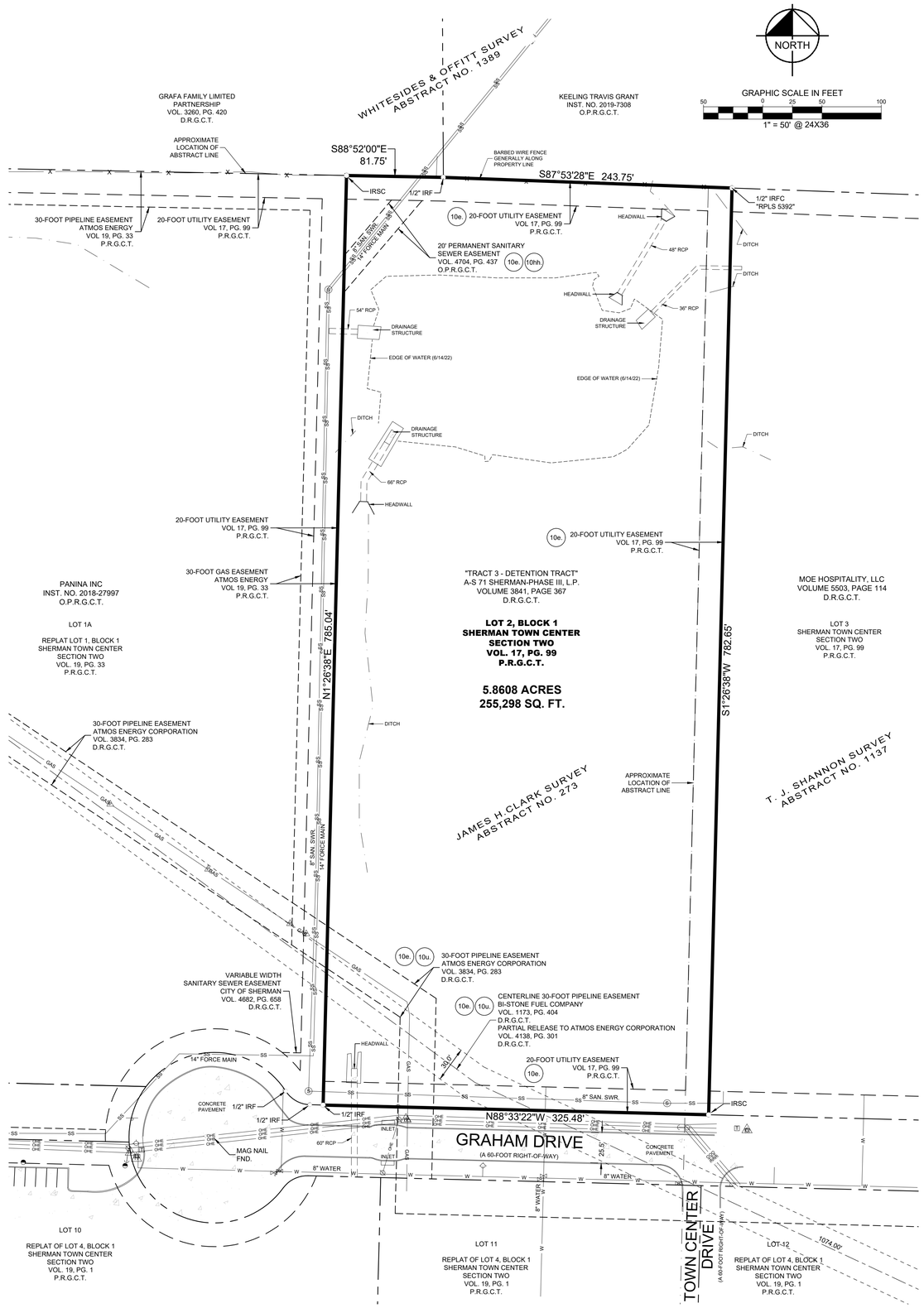
DESCRIPTION

BEING all of Lot 1A, Block 1, Sherman Town Center, Section Two, an addition to the City of Sherman, Grayson County, Texas as recorded in Volume 19, Page 33, Plat Records, Grayson County, Texas;



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NOTES ADDRESSING SCHEDULE B EXCEPTIONS:
(Pursuant to Commitment for Title Insurance, issued by First American Title Insurance Company, GF. No. 1002-359950-1-RTT, effective date May 3, 2022, issued July 26, 2022.)

1. The surveyed property is not a portion of the property described in Declaration of Covenants recorded in Volume 3399, Page 325, Official Public Records, Grayson County, Texas.

Agreement Regarding Easements, Construction Obligations and Restrictive Covenants recorded in Volume 3841, Page 376, Official Records, Grayson County, Texas, (see item 10cc.) and Volume 17, Pages 99-102, Plat Records, Grayson County, Texas.

The surveyed property is not a portion of the property described in the First Amendment to Operation and Easement Agreement recorded in Volume 3755, Page 579, Official Public Records, Grayson County, Texas.

The surveyed property is the same property described as Lot 2 in Exhibit "B" in Declaration of Restrictive Covenant recorded in Volume 4515, Page 400, Official Public Records, Grayson County, Texas.

The surveyed property is not a portion of the property described in Declaration of Restrictive Covenant recorded in Volume 4606, Page 246, Official Public Records, Grayson County, Texas.

10e. Easements, roadways, and/or building set back lines, as revealed on the recorded plat in Volume 17, Page 99, as shown hereon.

10f. The easement to Bi-Stone Fuel Company recorded in Volume 1168, Page 218, Deed Records, Grayson County, Texas does not lie within the surveyed property. (Intentionally deleted by title company.)

10g. The surveyed property is not a portion of the property described in the Warranty Deed recorded in Volume 2427, Page 786, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10h. The surveyed property is not a portion of the property described in Reciprocal Access and Restrictive Covenant Agreement recorded in Volume 3399, Page 221, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10i. The surveyed property is not a portion of the property described in Operation and Easement Agreement recorded in Volume 3399, Page 350, First Amendment recorded in Volume 3755, Page 579, and Second Amendment recorded in Volume 3841, Page 406, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10j. The surveyed property is not a portion of the property described in Memorandum of Development Agreement recorded in Volume 3399, Page 504, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10k. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3399, Page 648, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10l. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3487, Page 718 with Assignment of Ground Lease recorded in Volume 3546, Page 798, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10m. The surveyed property is not a portion of the property described in Declaration of Annexation recorded in Volume 3472, Page 275, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10n. The surveyed property is not a portion of the property described in Quit-Claim of Interest in Oil and Gas Leases recorded in Volume 3472, Page 278, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10o. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3545, Page 224, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10p. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3549, Page 510, and Assignment and Assumption of Ground Lease recorded in Volume 3593, Page 310, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10q. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3552, Page 867, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10r. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3600, Page 866, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10s. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3650, Page 715, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10t. The surveyed property is not a portion of the property described in Short Form Lease recorded in Volume 3667, Page 1, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10u. The Easement and Right-of-Way to Bi-Stone Fuel Company described by centerline and recorded in Volume 1173, Page 404, Deed Records, Grayson County, Texas. The 30-foot pipeline easement to Atmos Energy Corporation recorded in Volume 3834, Page 283, Official Public Records, Grayson County, Texas, as shown hereon.

10v. The surveyed property is a portion of the 60.200 acre property described in the Warranty Deed with Vendor's Lien recorded in Volume 981, Page 240, Deed Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10w. The surveyed property is a portion of the 60.430 acre property described in Exhibit A of the Oil, Gas and Mineral Lease recorded in Volume 3245, Pages 182, Official Public Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10x. The Easement and Right-of-Way to Texas Power & Light Company recorded in Volume 1465, Page 677, Deed Records, Grayson County Texas, does not lie within the surveyed property. (Intentionally deleted by title company.)

10y. The surveyed property is not a portion of the property described in Reciprocal Access and Restrictive Covenant Agreement recorded in Volume 3841, Page 340, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10z. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3802, Page 496, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10aa. The surveyed property is a portion of the 60.430 acre property described in Assignment, Conveyance and Bill of Sale recorded in Volume 3794, Page 938, Official Public Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10bb. The surveyed property is a portion of the property described in "Exhibit A" in the Memorandum of Development Agreement recorded in Volume 3841, Page 440, Official Public Records, Grayson County, Texas.

10cc. Easement created by Agreement Regarding Easements, Construction Obligations and Restrictive Covenants recorded in Volume 3841, Page 376, Official Public Records, Grayson County, Texas. Surveyed property is the same property described as Tract 3 in Exhibit "A" and designated as the Detention Tract in Exhibits "C" and "E" in said Agreement.

10dd. The surveyed property is the same property described as Tract 3 in Exhibit "A" in the Special Warranty Deed regarding Royalty Reservations, recorded in Volume 3841, Page 367, Official Public Records, Grayson County, Texas.

10ee. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 3913, Page 701, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10ff. The surveyed property is the same property described as Tract 3 in Exhibit "A" in the Surface Waiver recorded in Volume 3852, Page 69 and Volume 3960, Page 400, Official Public Records, Grayson County, Texas.

10gg. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 4607, Page 365, Official Public Records, Grayson County, Texas, other Exhibits referenced therein not described in document. (Intentionally deleted by title company.)

10hh. The 20-foot permanent Sanitary Sewer Easement to the City of Sherman recorded in Volume 4704, Page 437, Official Public Records, Grayson County, Texas, as shown hereon.

10ii. The surveyed property is not a portion of the property described in Memorandum of Lease recorded in Volume 4515, Page 375, assignments in Volume 4540, Page 472 and Volume 5057, Page 807, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10jj. The surveyed property is not a portion of the "Exclusive Area" shown as "hatched areas" as described in Exhibit "B" of the Memorandum of Lease recorded in Volume 4697, Page 129, Official Public Records, Grayson County, Texas. (Intentionally deleted by title company.)

10kk. The surveyed property is a portion of the 60.430 acre property described in the Oil, Gas and Mineral Lease recorded in Volume 3245, Page 187, Deed Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10ll. The surveyed property is a portion of the 60.430 acre property described in the Oil, Gas and Mineral Lease recorded in Volume 3245, Page 191, Deed Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10mm. The surveyed property is a portion of the 60.430 acre property described in the Oil, Gas and Mineral Lease recorded in Volume 3245, Page 195, Deed Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10nn. The surveyed property is a portion of the 60.430 acre property described in the Oil, Gas and Mineral Lease recorded in Volume 3245, Page 199, Deed Records, Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10oo. The surveyed property is not a portion of "Tract One" as described in Surface Waiver recorded in Volume 3844, Pages 10, Deed Records, Grayson County, Texas. (Intentionally deleted by title company.)

NOTES:

1. Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. The surveyed property abuts and adjoins Graham Drive, a public right-of-way.
3. At the time of the survey there was no visible evidence of current earth moving work or building construction on the subject tract.
4. There are no marked or designated parking spaces on the subject tract at the time of survey.
5. There are no known proposed changes in the the street right-of-way lines as shown hereon. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. Except as shown hereon there are no observable protrusions of substantial improvements onto or off of the subject property and known easements.
7. Except as shown, there were no known appurtenant easements or servitudes and are shown for informational purposes only. An ALTA/NSPS Land Title Survey was not performed on the appurtenant easements.
8. At the time of the survey, no zoning report was provided by the title company. Current zoning is shown as C-1 Retail Business District per the City of Sherman, Texas official website.

FLOOD STATEMENT:

According to the Federal Emergency Management Agency's, Flood Insurance Rate Map No. 48181C0290F, dated September 29, 2010 for Grayson County, Texas and incorporated areas, the subject tract of land lies within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PROPERTY DESCRIPTION

Lot 2, Block 1 of Sherman Town Center Section Two, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 17, Page 99, Plat Records, Grayson County, Texas.

SURVEYOR'S CERTIFICATION

To: A-S 71 Sherman-Phase III, L.P.;
Greystar Development Central, LLC;
First American Title Insurance Company;
Republic Title of Texas:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.

The field work was completed on 6/10/2022.

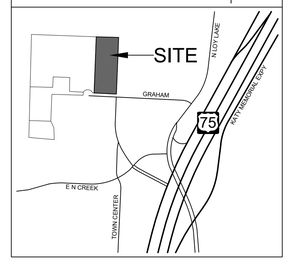
PRELIMINARY

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

September 15, 2022
DATE

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweirdt@kimley-horn.com

VICINITY MAP



LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	ELECTRIC MARKER FLAG	D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
	ELECTRIC MARKER SIGN		
	UTILITY POLE	O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	ELECTRIC TRANSFORMER		
	ELECTRIC VAULT	P.R.D.C.T	PLAT RECORDS, DENTON COUNTY, TEXAS
	HANDICAPPED PARKING		
	SIGN	P.O.B.	POINT OF BEGINNING
	MARQUEE/BILLBOARD	P.O.C.	POINT OF COMMENCING
	BORE LOCATION		
	FLAG POLE		
	GREASE TRAP		

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
OHE	OVERHEAD ELECTRIC
W	UNDERGROUND WATER LINE
CBL	UNDERGROUND CABLE LINE
GAS	UNDERGROUND GAS LINE

ALTA/NSPS LAND TITLE SURVEY

5.8608 ACRES

JAMES H. CLARK SURVEY, ABSTRACT NO. 273
T. J. SHANNON SURVEY, ABSTRACT NO. 1137
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DWP / MSM	DJD	SEPT. 2022	067771705	1 OF 1

DWG NAME: K:\DAL_SURVEY\067771705-GS_SHERMAN\DWG\067771705-GS-SHERMAN_AS_LOT 2.DWG PLOTTED BY: MATHERNE, MARK 9/15/2022 3:06 PM LAST SAVED: 9/15/2022 3:05 PM

PROPERTY DESCRIPTION

Lot 2, Block 1 of Sherman Town Center Section Two, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 17, Page 99, Plat Records, Grayson County, Texas.

Kimley»Horn

September 21, 2022

Rob Rae
Director of Development Services
City of Sherman

RE: ***Project Narrative – Sherman Town Center Lots 1a and 2 of Block 1 – Multifamily***

Dear Mr. Rae,

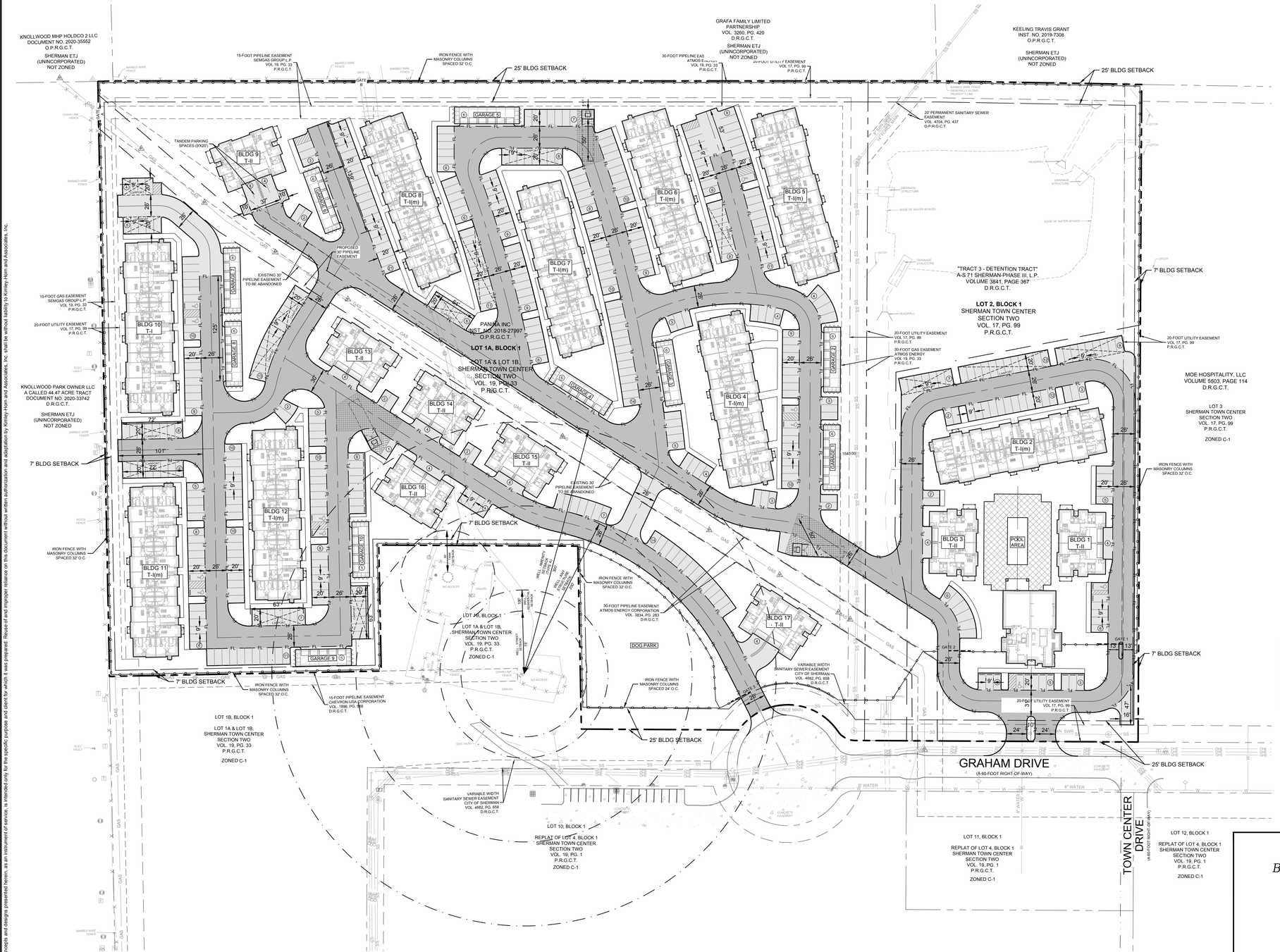
The subject site described above is located behind an existing retail shopping center at the furthest NWC of the City of Sherman City Limits, just north of Graham Drive. Graham drive terminates at a cul-de-sac at the subject site. The subject site is bordered by non-incorporated tracts to the north and west and commercial tracts to the south and east. Sherman Town Center Multifamily is anticipated to include 340 residential units and a clubhouse with additional tenant amenities. Lot 1A is currently zoned R-2 (multifamily) while Lot 2 is zoned C-1 (commercial). We respectfully request the following:

- Zoning change of Lot 2 from C-1 to R-2 to conform with the zoning of Lot 1A and allow for the requested use (multifamily housing).
- Variance from the zoning required 2.04 parking ratio to minimum 1.7. The developer (Greystar Development) is the largest multifamily developer in the world. Through their extensive history of simlular product types, a 1.7 parking ratio while maintaining localized parking per building, as shown on the site plan, is proven to be adequate for this use.
- Variance from the zoning required building height of 45 feet to 49 feet. There are architectural elements we would like to incorporate which increases our building height to 49 feet.

Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Sincerely,

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
TBPE Firm No. F-928



LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- PROPSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED

GRAPHIC SCALE 60'

SITE DATA TABLE	
LOT 1A	14.34 AC (624,456 SF)
LOT 2	5.86 AC (255,298 SF)
CURRENT ZONING	R-2 (LOT 1A)
	C-1 (LOT 2)
PROPOSED ZONING	R-2 (LOT 1A)
	R-2 (LOT 2)
MAXIMUM UNITS BY CODE (R-2)	703 UNITS
PROPOSED UNITS*	340 UNITS
REQUIRED PARKING (RATIO)*	696 SPACES (2.04)
PROPOSED PARKING (RATIO)*	580 SPACES (1.70)
FLOOR AREA RATIO	(351,394 SF) 40%
BUILDING AREA RATIO	(160,150 SF) 18%
MAX BUILDING HEIGHT BY CODE (R-2)	45 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT	49 FEET (3 STORIES)
* REF PARKING CALCUATIONS FOR DETAILS	

PARKING CALCUATIONS			
	NUMBER OF UNITS	REQUIRED PARKING (RATIO)	PROPOSED PARKING (RATIO)
1 BEDROOM	216	432 (2.0)	324 (1.5)
2 BEDROOM	108	216 (2.0)	216 (2.0)
3 BEDROOM	16	48 (3.0)	40 (2.5)
TOTAL	340	696 (2.04)	580 (1.70)

PARKING DETAILS	
OPEN (REGULAR)	361
OPEN (ACCESSIBLE)	12
GARAGE (ATTACHED)	58
GARAGE (DETACHED)	32
CARPORT	113
TANDEM	4
TOTAL	580

SITE PLAN
SHERMAN TOWN CENTER MULTIFAMILY
BEING 20.22 ACRES IN THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273

BEING 14.34 AC SHERMAN TOWN CENTER SEC TWO REPLAT LT 1 BLK 1, BLOCK 1, LOT 1A

BEING 5.88 AC SHERMAN TOWN CENTER SECTION TWO, BLOCK 1, LOT 2, DETENTION TRACT & RESERVE A

City of Sherman, Grayson County, Texas
SUBMITTED: SEPTEMBER 21, 2022

Owner:
A-S 71 Sherman Phase III
8827 W Sam Houston Pkwy N
Suite 200
Houston, TX 770440

Owner:
Panina Inc
PO Box 794205
Dallas, TX 75379

DEVELOPER:
Greystar
600 E Las Colinas Blvd
Suite 2100
Irving, Texas 75039
Phone: (469) 417-6507
Contact: Laird Sparks

ARCHITECT:
Meeks Partners
16000 Memorial Drive
Suite 100
Houston, Texas 77079
Phone: (281) 558-8787
Contact: Ryan Meeks, AIA, LEED AP

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132072 Date

KHA PROJECT	067771705
DATE	10/04/2022
SCALE	AS SHOWN
DESIGNED BY	XXX
DRAWN BY	KH
CHECKED BY	XXX

SHERMAN TOWN CENTER MULTIFAMILY
PREPARED FOR
GREYSTAR
SHERMAN, TEXAS

Sherman
CLASSIC TOWN BROAD PASSIONS

SITE PLAN

SHEET NUMBER
C-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES Sherman Logo 2 - alpha - Alpha - xrefAttachCircles
XREFS dtlpr - alpha - Alpha
PLOT TIME/BY 10/4/2022 7:47 PM MICHAEL
DATE/SCALE 10/4/2022 7:06 PM
DWG PATH K:\MKA_DAL\067771705 SHERMAN TOWN CENTER MULTIFAMILY\CAD\PLANSHEETS
DWG NAME SITE PLAN.dwg
LAYOUT NAME C-1 (24 x 36)

PROPERTY LINE
BUILDING SETBACK
UTILITY EASEMENT
GAS EASEMENT
Bermuda Grass
Parking Island Mix
Cedar Elm
CARPORT
PROPOSED 30' PIPELINE EASEMENT
EXISTING 30' PIPELINE EASEMENT TO BE ABANDONED
Caddo Sugar Maple
Live Oak
Cedar Elm
Bermuda Grass
Caddo Sugar Maple
PROPERTY LINE
6' WROUGHT IRON FENCE W/ MASONRY COLUMNS @ 32' O.C.
6' WROUGHT IRON FENCE W/ MASONRY COLUMNS @ 24' O.C.
INTERNAL PROPERTY LINE
EXISTING POND & PLANTING (TO REMAIN)
Burr Oak
Live Oak
Parking Island Mix
Bermuda Grass
LIMIT OF WORK
Parking Island Mix
Texas Red Oak
6' WROUGHT IRON FENCE W/ MASONRY COLUMNS @ 24' O.C.

NORTH
0' 40' 80'
Scale: 1" = 40'-0"

Code Planting Plan
Scale: 1" = 40'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.I.A. Andrew J. Budke
L.A. No. 3075 Date Sept. 21st, 2022

KHA PROJECT 067771705
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY HPD
CHECKED BY AJB

SHERMAN TOWN CETNER
MULTIFAMILY
PREPARED FOR
GREYSTAR
SHERMAN TEXAS

CODE PLANTING PLAN

SHEET NUMBER
L1.01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
ACAD VERSION
PLOTTED BY
PLOTTED ON
DWG NAME

$dirpc - xDuWi - xExWiGas - xDtl - xEsmtGas - xDtle - xBody - xPlant - xHard - above grade - detail_tas.ctb5 5 or smaller - above grade - detail_ornamental - detail_shrub- groundcover - dPG - xSurv
C:\KHA\SHERMAN MULTIFAMILY\GREYSTAR SHERMAN MULTIFAMILY\DOUGLAS.HARRISON\DESKTOP\SHERMAN MULTIFAMILY_GREYSTAR_HARRISON.DWG
Wednesday, May 25, 2022 12:35 PM
DOUGLAS.HARRISON
L1.00 CODE PLANTING PLAN.DWG - [L1.01 CODE PLANTING PLAN]

PLANT SCHEDULE

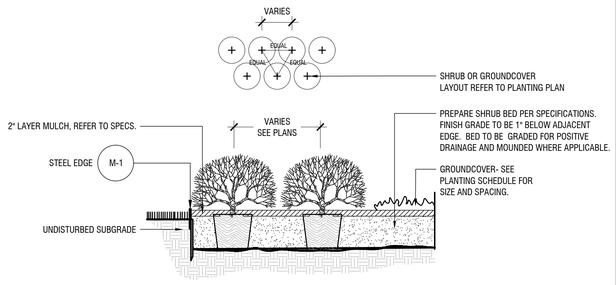
TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	QTY	REMARKS
	Burr Oak / Quercus macrocarpa	3" cal	12`-14` ht	11	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Caddo Sugar Maple / Acer saccharum 'Caddo'	3" cal	12`-14` ht	14	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Cedar Elm / Ulmus crassifolia	3" cal	12`-14` ht	23	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7` CLEAR AT SIDEWALKS, 14` CLEAR AT FIRELANE
	Live Oak / Quercus virginana	3" cal	12`-14` ht	22	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Red Oak / Quercus buckleyi	3" cal	12`-14` ht	14	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER

GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bermuda Grass / Cynodon dactylon	sod			302,461 sf	REFER TO SPECIFICATIONS
	Parking Island Mix / Parking Island Mix	Varies		18" o.c.	23,151 sf	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED 70% 1 GAL. GROUNDCOVER 30% 3 GAL. SHRUBS

GreyStar Sherman MF
Code Calculations Chart

Site Data - Lot 1	**AC**	**SF**
Site Area	14.34	624,448.00
Parking Area	383,046	
Site Landscape Area	**Required (% / SF)**	**Provided (SF)**
10% of parking area to be landscaped	10%	Yes
	38,305	270,448
40% of required landscape to be within islands (Shrubs, Groundcover & Trees)	40%	Yes
	15,322	16,980
Landscape Area Total (Tract 1)	270,448	43% of Site

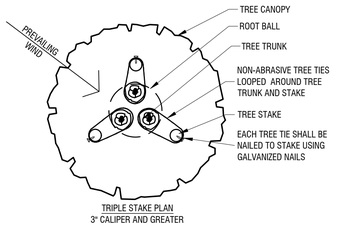
Site Data - Lot 2	**AC**	**SF**
Site Area	5.86	255,128.00
Parking Area	51,097	
Site Landscape Area	**Required (% / SF)**	**Provided (SF)**
10% of parking area to be landscaped	10%	Yes
	5,110	51,599
40% of required landscape to be within islands (Shrubs, Groundcover & Trees)	40%	Yes
	2,044	2,862
Landscape Area Total (Tract 2)	51,599	20% of Site



Shrubs & Groundcover

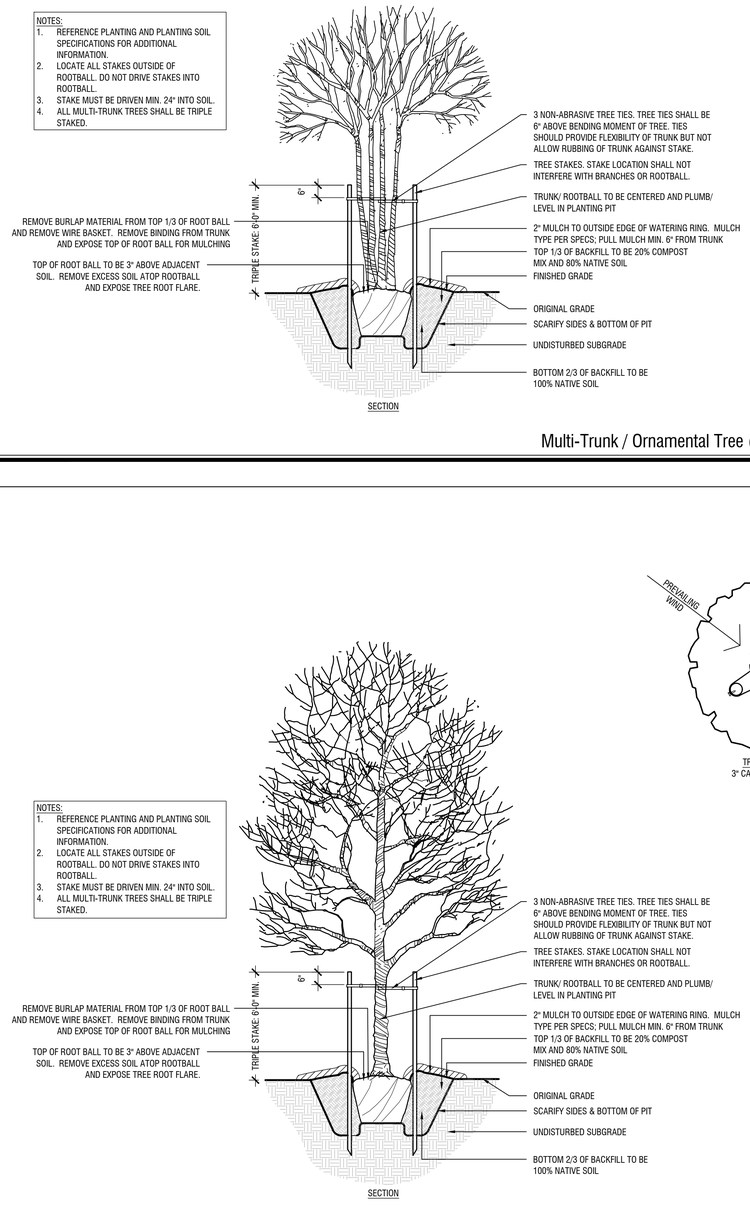
Scale: 1/2" = 1'-0"

C



TRIPLE STAKE PLAN
3" CALIPER AND GREATER

NOTES:
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.

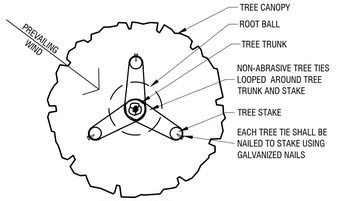


SECTION

Multi-Trunk / Ornamental Tree (Above Grade Stakes)

Scale: 1/2"=1'-0"

B



TRIPLE STAKE PLAN
3" CALIPER AND GREATER

NOTES:
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.

SECTION

Canopy Tree (Above Grade Stakes)

Scale: 1/2"=1'-0"

A

No.	REVISIONS	DATE	BY

Kimley»Horn
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260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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FOR REVIEW ONLY
Not for construction or permit purposes
Kimley»Horn
P.L.A. Andrew J. Budke
L.A. No. 3675 Date Sept. 21st, 2022

KHA PROJECT 067771705
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY HPD
CHECKED BY AJB

SHERMAN TOWN CETNER MULTIFAMILY
PREPARED FOR GREYSTAR
SHERMAN TEXAS

PLANTING DETAILS

SHEET NUMBER
L1.02

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09.20.2022

PRELIMINARY SITE PLAN - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

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281.558.8787

A-01

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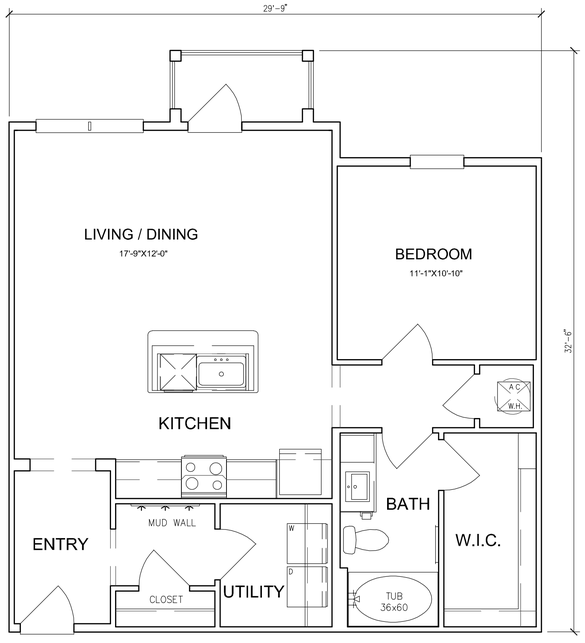
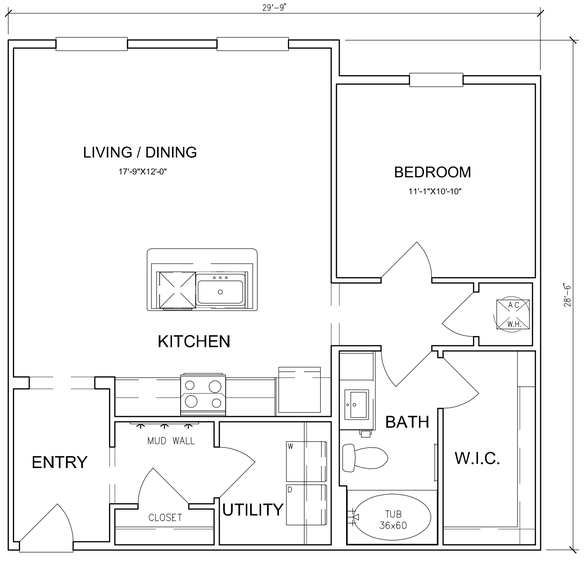
SHERMAN GARDEN APARTMENTS - UNIT MIX

UNITS				BLDG. NUMBER / BLDG. TYPE																		TOTALS	
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	BLDG NO. / BLDG TYPE	1 / II	2 / I	3 / II	4 / I	5 / I	6 / I	7 / I	8 / I	9 / II	10 / I	11 / I	12 / I	13 / II	14 / II	15 / II	16 / II	17 / II	TOTAL NO. OF UNITS	UNIT %	NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE
A1	1 BED / 1 BATH	697	697		-	12	-	12	12	12	12	12	-	12	12	12	-	-	-	-	-	108	216	75,276	75,276
A2	1 BED / 1 BATH	825	825		-	6	-	6	6	6	6	6	-	6	6	6	-	-	-	-	-	54		44,550	44,550
A2A	1 BED / 1 BATH	825	857		-	6	-	6	6	6	6	6	-	6	6	6	-	-	-	-	-	54		44,550	46,278
																							64%		
B1	2 BED / 2 BATH	1,014	1,046		-	5	-	5	5	5	5	5	-	5	5	5	-	-	-	-	-	45	108	45,630	47,070
B1A	2 BED / 2 BATH	1,014	1,046		-	1	-	1	1	1	1	1	-	1	1	1	-	-	-	-	-	9		9,126	9,414
B2	2 BED / 2 BATH	1,147	1,179		-	5	-	5	5	5	5	5	-	5	5	5	-	-	-	-	-	45		51,615	53,055
B2A	2 BED / 2 BATH	1,147	1,179		-	1	-	1	1	1	1	1	-	1	1	1	-	-	-	-	-	9		10,323	10,611
																							32%		
C1	3 BED / 2 BATH	1,694	2,217		2	-	2	-	-	-	-	-	2	-	-	-	2	2	2	2	2	16	16	27,104	35,472
																							5%		
TOTAL					2	36	2	36	36	36	36	36	2	36	36	36	2	2	2	2	2	340	340	308,174	321,726
																							100%		

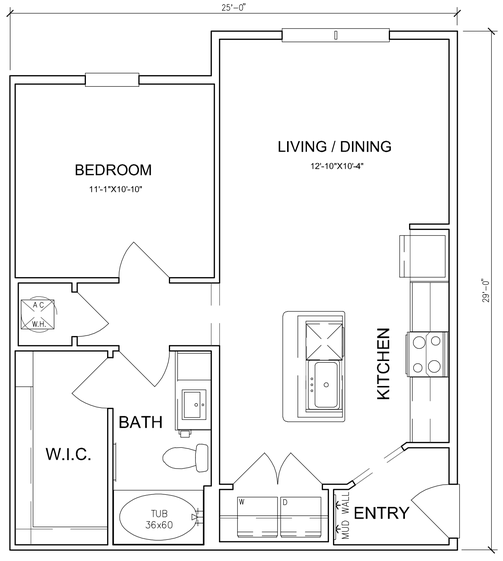
AVERAGE UNIT SIZE	
906	
PARKING TOTALS	
SURFACE SPACES:	431
COVERED SPACES:	37
ATTACHED GARAGE	32
DETACHED GARAGE	68
TOTAL:	568
STORAGE UNITS:	96



3 UNIT A2A
1/4"=1'-0"
NET: 825 SQ. FT.
GROSS: 857 SQ. FT.



2 UNIT A2
1/4"=1'-0"
NET: 825 SQ. FT.
GROSS: 825 SQ. FT.



1 UNIT A1
1/4"=1'-0"
NET: 697 SQ. FT.
GROSS: 697 SQ. FT.

09.20.2022

PRELIMINARY UNIT PLANS - SHERMAN APARTMENTS

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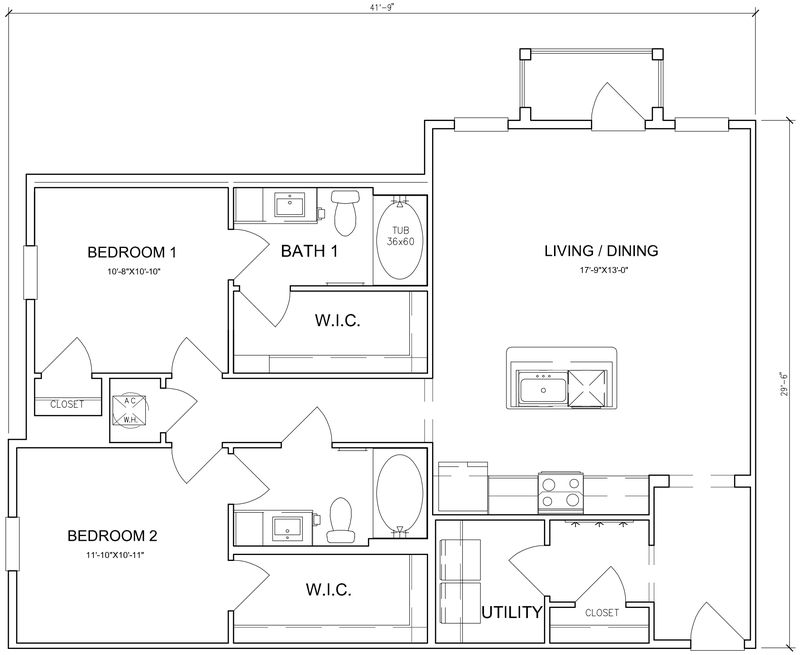
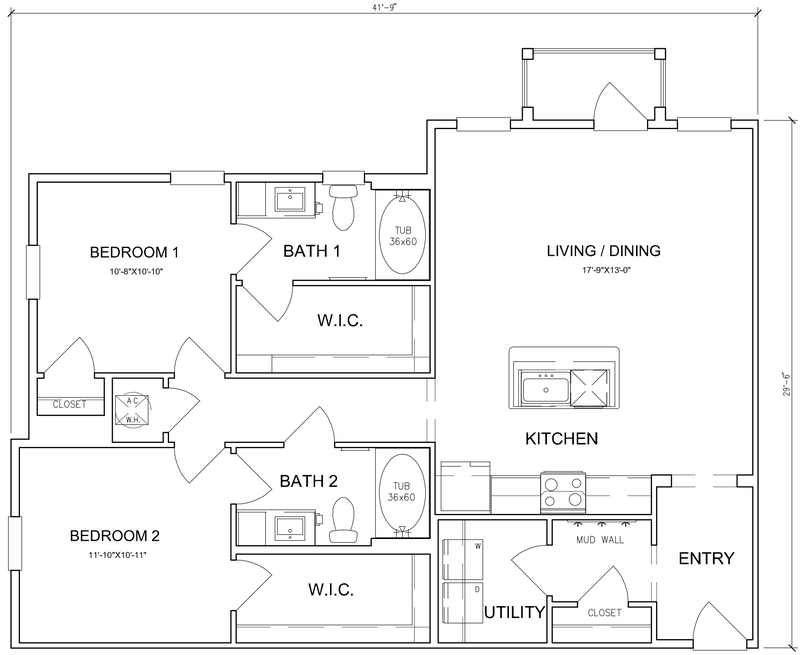


2 UNIT B2A

1/4"=1'-0"

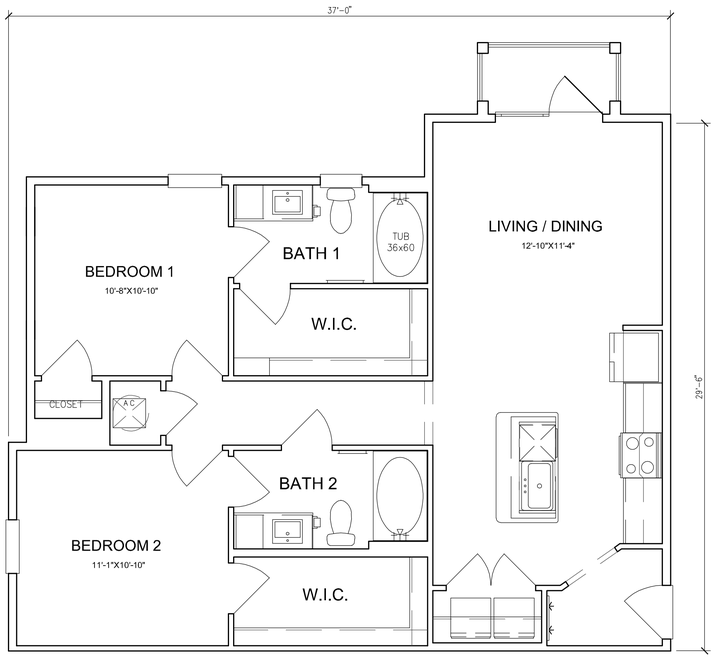
NET: 1147 SQ. FT.
GROSS: 1179 SQ. FT.



3 UNIT B2

1/4"=1'-0"

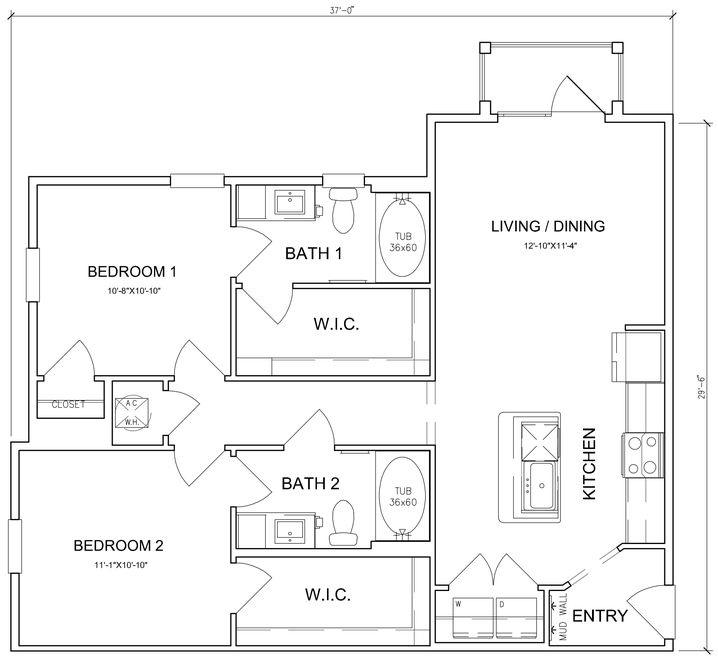
NET: 1147 SQ. FT.
GROSS: 1179 SQ. FT.



2 UNIT B1A

1/4"=1'-0"

NET: 1014 SQ. FT.
GROSS: 1046 SQ. FT.



1 UNIT B1

1/4"=1'-0"

NET: 1014 SQ. FT.
GROSS: 1046 SQ. FT.

09.20.2022

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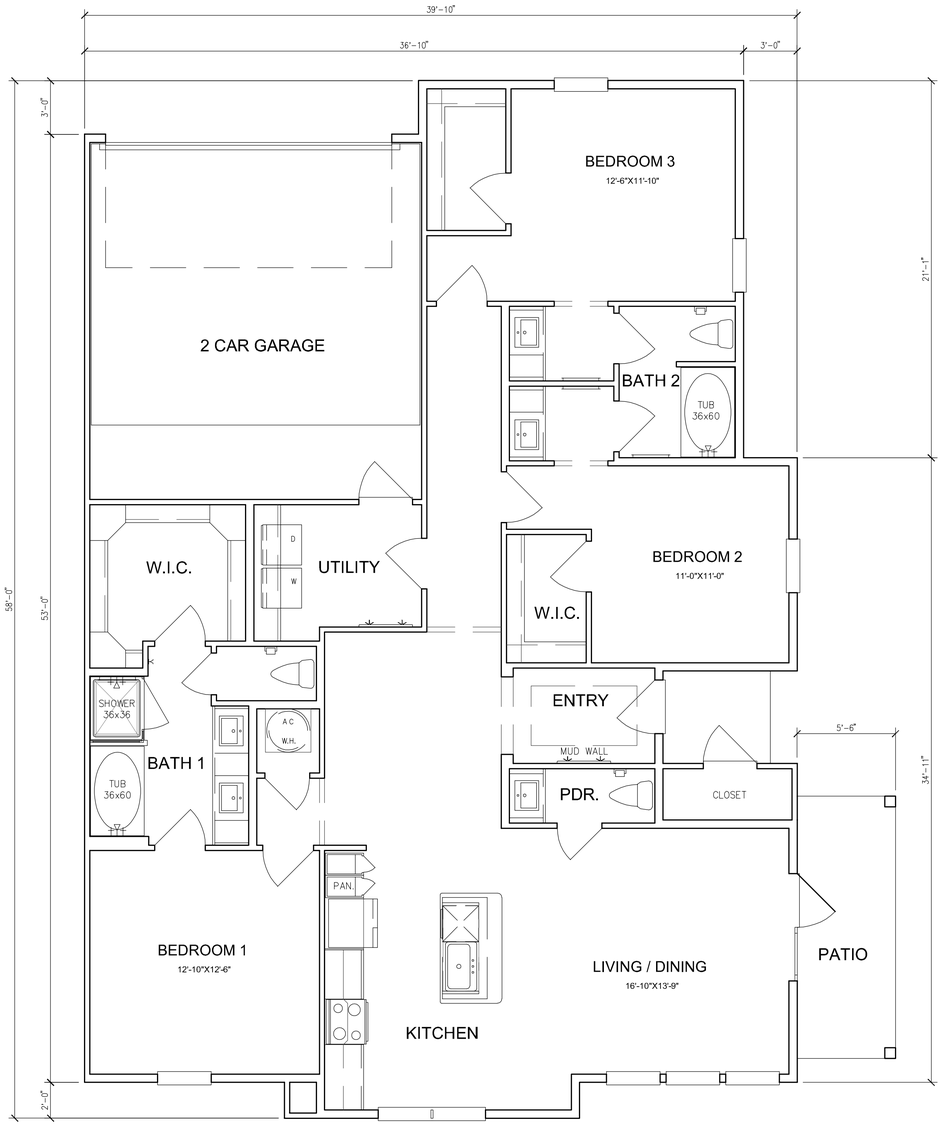

UNIT C1

1/4"=1'-0"

NET: 1694 SQ. FT.
GROSS: 2271 SQ. FT.

09.20.2022

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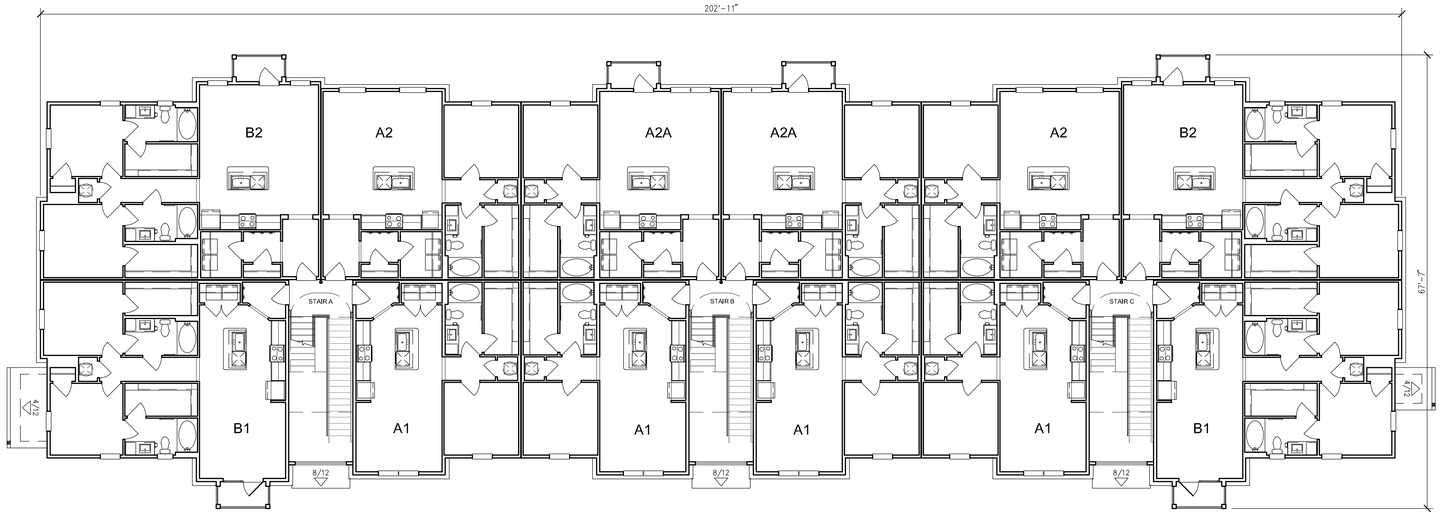
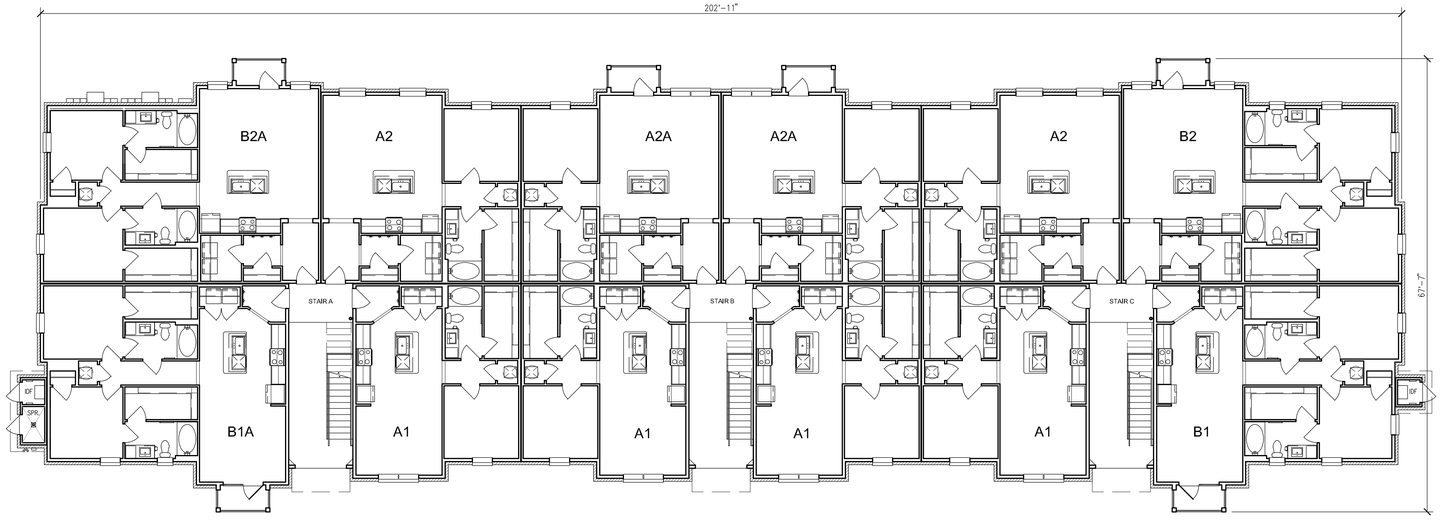


2 BUILDING TYPE 1 - LVL 2

3/32"=1'-0"



1 BUILDING TYPE 1 - LVL 1

3/32"=1'-0"

09.20.2022

PRELIMINARY BUILDING PLANS - SHERMAN APARTMENTS

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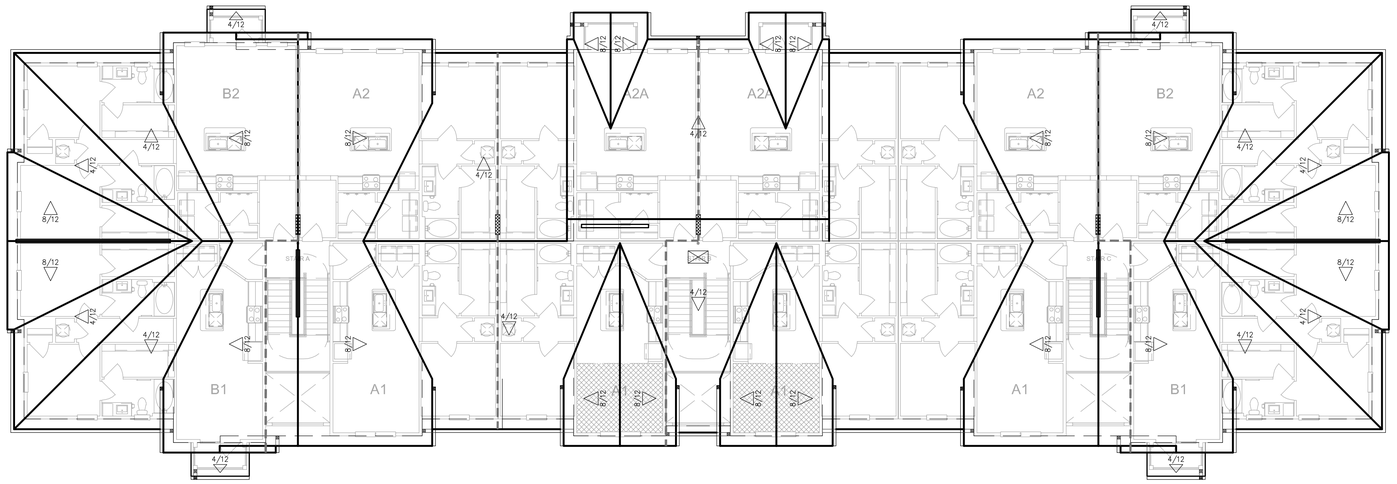
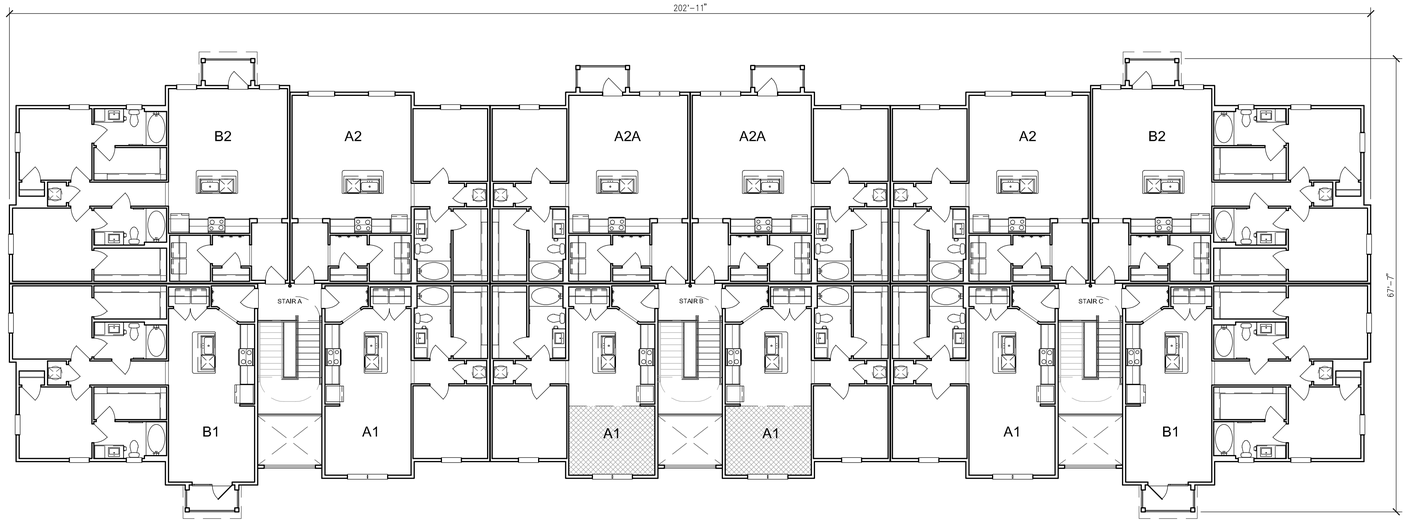


2 BUILDING TYPE 1 - ROOF

3/32"=1'-0"



1 BUILDING TYPE 1 - LVL 3

3/32"=1'-0"

09.20.2022

PRELIMINARY BUILDING PLANS - SHERMAN APARTMENTS

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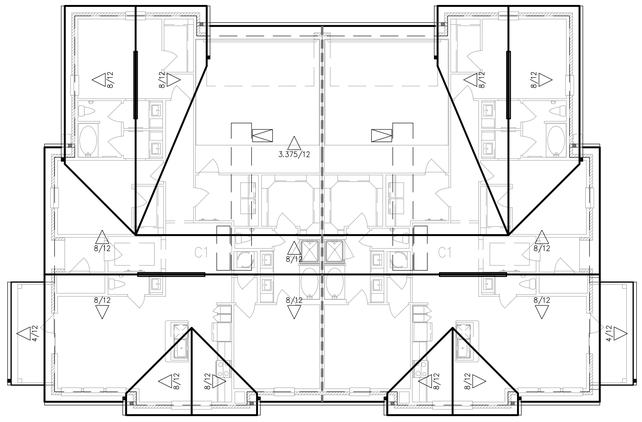
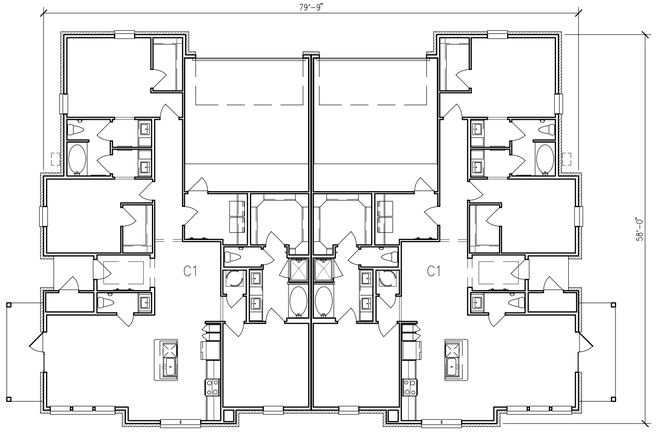


2 BUILDING TYPE II - ROOF (DUPLEX)

3/32"=1'-0"



1 BUILDING TYPE II - (DUPLEX)

3/32"=1'-0"

09.20.2022

PRELIMINARY BUILDING PLANS - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

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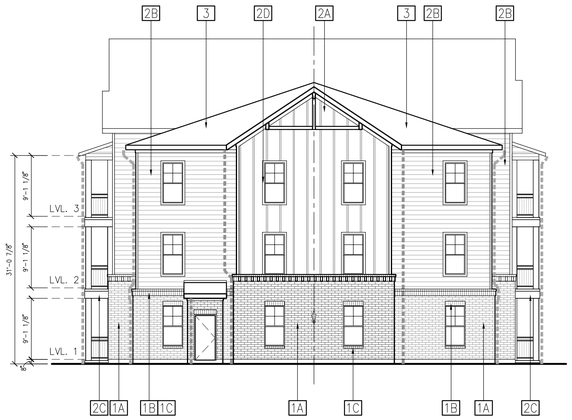
ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
2A	BOARD & BATTEN
2B	8" FIBER CEMENT HORIZ. LAP SIDING
2C	FIBER CEMENT PANEL
2D	FIBER CEMENT TRIM
3	COMPOSITION SHINGLE ROOF
4	DECO. WOOD BRACKETS
5	DECO. WOOD BEAM
6	WOOD SLATS



4 BUILDING TYPE 1 - RIGHT ELEV.

3/32"=1'-0"

3 BUILDING TYPE 1 - REAR ELEV.

3/32"=1'-0"

2 BUILDING TYPE 1 - LEFT ELEV.

3/32"=1'-0"

1 BUILDING TYPE 1 - FRONT ELEV.

3/32"=1'-0"

09.20.2022

PRELIMINARY BUILDING ELEVATIONS - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

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A-08

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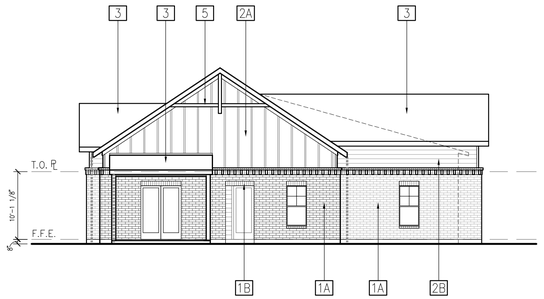
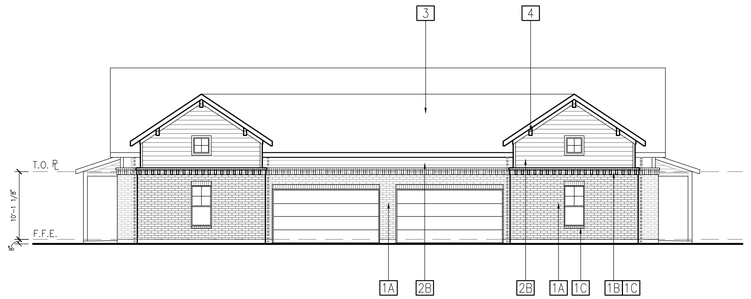
ELEVATION KEYNOTE LEGEND:

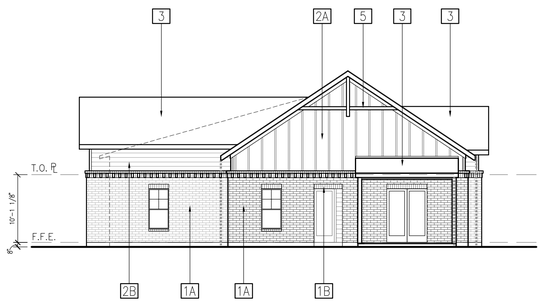
1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
2A	BOARD & BATTEN
2B	8" FIBER CEMENT HORIZ. LAP SIDING
2C	FIBER CEMENT PANEL
2D	FIBER CEMENT TRIM
3	COMPOSITION SHINGLE ROOF
4	DECO. WOOD BRACKETS
5	DECO. WOOD BEAM
6	WOOD SLATS



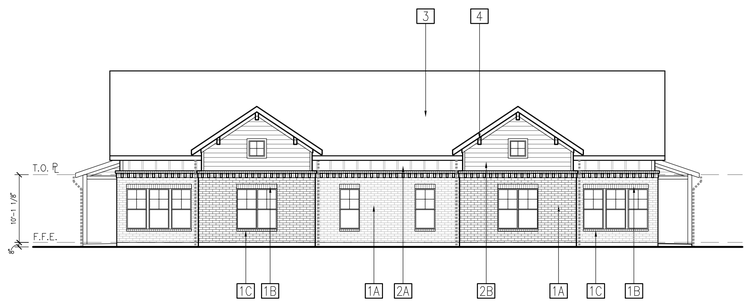
4 BUILDING TYPE II - RIGHT ELEV.
3/32"=1'-0"



3 BUILDING TYPE II - REAR ELEV.
3/32"=1'-0"



2 BUILDING TYPE II - LEFT ELEV.
3/32"=1'-0"



1 BUILDING TYPE II - FRONT ELEV.
3/32"=1'-0"

09.20.2022

PRELIMINARY BUILDING ELEVATIONS - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

A-09

JOB NO. 22031

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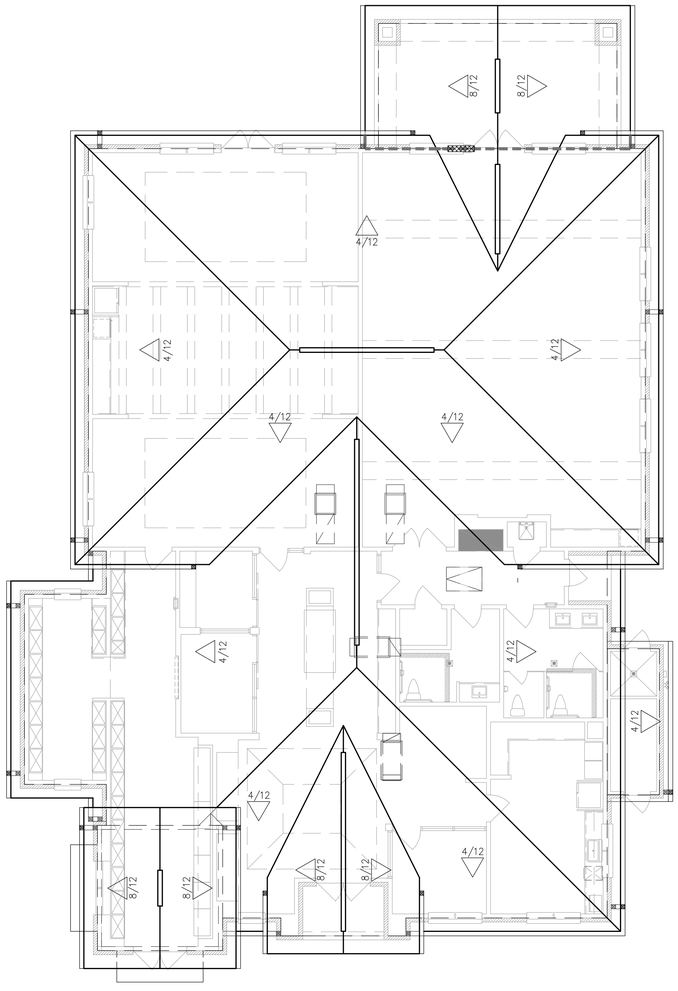
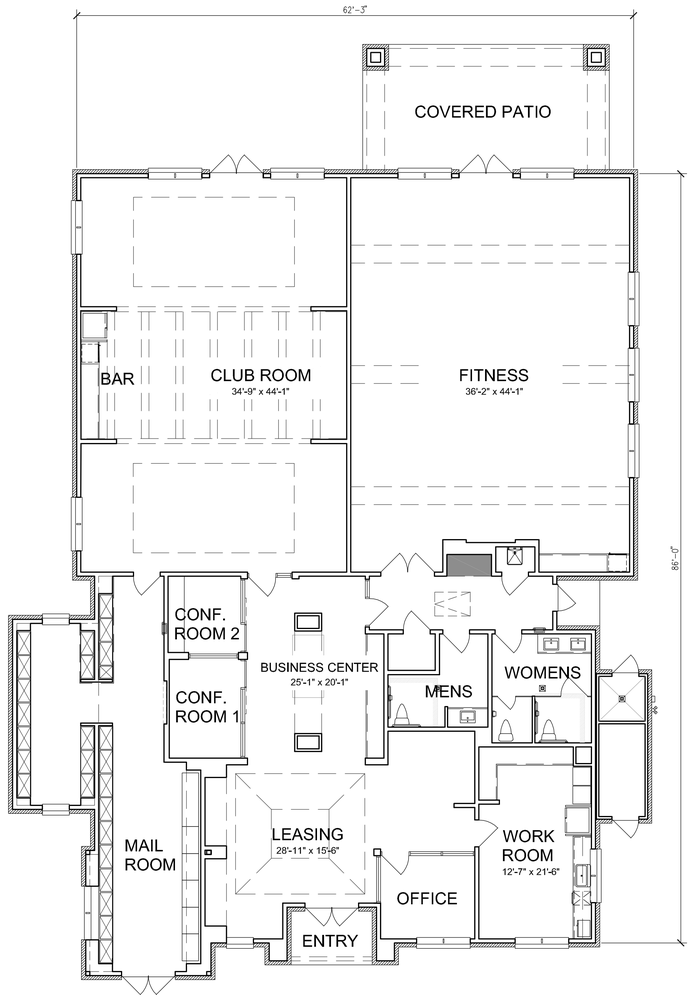


2 CLUBHOUSE ROOF PLAN

1/8"=1'-0"



1 CLUBHOUSE PLAN

1/8"=1'-0"

09.20.2022

PRELIMINARY CLUBHOUSE PLAN - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

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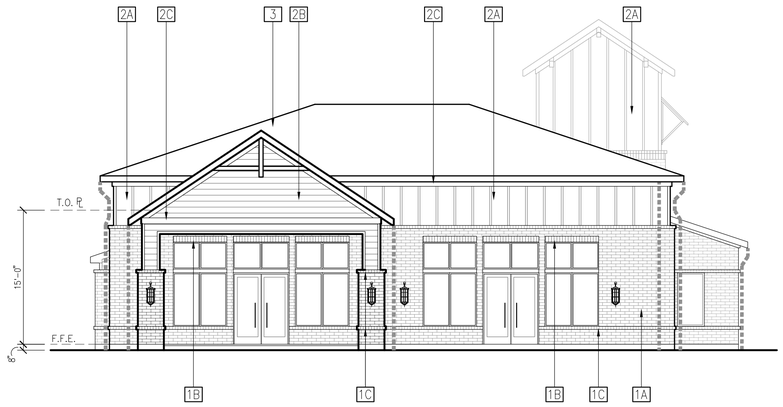
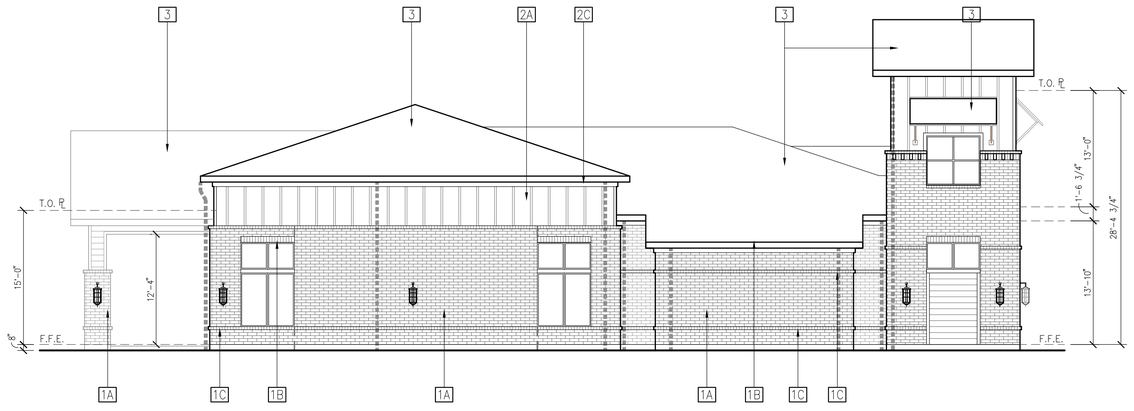
ELEVATION KEYNOTE LEGEND:	
1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
2A	BOARD & BATTEN
2B	8" FIBER CEMENT HORIZ. LAP SIDING
2C	FIBER CEMENT PANEL
2D	FIBER CEMENT TRIM
3	COMPOSITION SHINGLE ROOF
4	DECO. WOOD BRACKETS
5	DECO. WOOD BEAM
6	WOOD SLATS

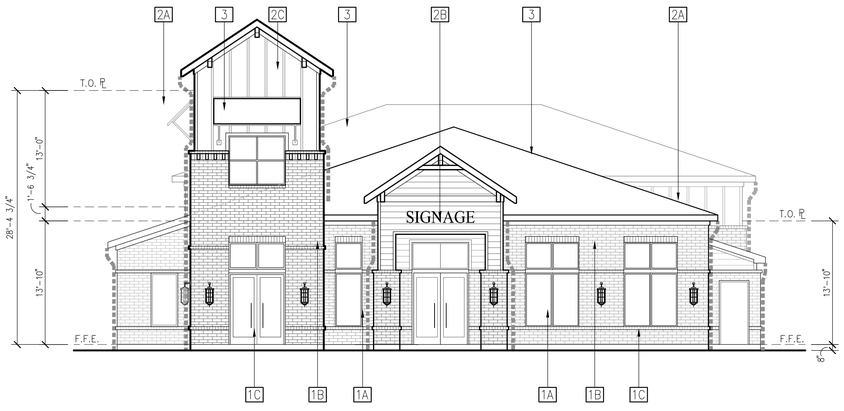
4 CLUBHOUSE - RIGHT ELEV.
1/8"=1'-0"



3 CLUBHOUSE - REAR ELEV.
1/8"=1'-0"



2 CLUBHOUSE - LEFT ELEV.
1/8"=1'-0"



1 CLUBHOUSE - FRONT ELEV.
1/8"=1'-0"

09.20.2022

PRELIMINARY CLUBHOUSE ELEVATIONS - SHERMAN APARTMENTS

SHERMAN, TEXAS - GREYSTAR

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

A-11

JOB NO. 22031

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 11, 2022

A-S 71 Sherman-Phase III LP
8827 Sam Houston Pkwy N, # 200
Houston, TX 77040

Kimley-Horn and Associates
260 E. Davis St., #100
McKinney, TX 75069

Meeks Partners
16000 Memorial Dr. #100
Houston, TX 77079

Adams Surveying Company
PO Box 833059
Richardson, TX 75083

Dear Applicants,

The request for Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 549 parking spaces in lieu of the required 696 in an R-2 (Multi-Family Residential) District; a Variance under Ordinance No. 2280, Section 6.4, Subsection (5) to allow a 49' building height in lieu of the allowed 45' in an R-2 (Multi-Family Residential) District, a Zone Change approval under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-2 (Multi-Family Residential) District; and Site Plan approval of Sherman Town Center Multifamily located in the in the 600-700 Blocks Graham Drive has been scheduled to be heard by the Planning and Zoning Commission and the Board of Adjustment on Tuesday, October 18, 2022 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-2 (Multi-Family Residential) District, the Fence Ordinance and the Residential Tree and Landscaping Ordinance (*Chapter 14, Exhibit A, Sec. 6.4; Sec. 7(13), Section 7 (14) and Sec. 17).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. No building shall exceed 45 feet in height unless an exception is granted. (*Chapter 14, Exhibit A, Sec. 6.4)*
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, unless a variance is granted; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.4 and Section 7, Subsection 10(b))*
6. The trash dumpsters will need to be located inside the main building area and screened. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*
7. Screening of the property is required. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d))*

8. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b)*
9. Impact fees will be required at building permit application. *(Chapter 13, Article. 13.11)*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Replat of the property is required. *(Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004)*
13. 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)*
14. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
15. The location of the trash receptors must be approved by the Public Works Department.
16. Internal water and wastewater lines will be privately owned and maintained.
17. Wastewater capacity of existing wastewater main shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H))*
18. Upgrade of 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 upgrade of detention is required, Ownership and Maintenance information to be shown on plat. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I))*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.)*
20. Three Party Agreement required for Public Infrastructure.

It is the policy of the Planning and Zoning Commission and the Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Secretary, Planning and Zoning Commission and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator

Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney