Development Services
Planning and Zoning
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 17, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVEMINUTES OF THE REGULAR SEPTEMBER 19, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

4. **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.

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11 AND 12)
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.

6. * **819 NORTH WALNUT STREET (Project No. 23-005611)**
The request of Raza Mian (Owner), Lexington Wright (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 819 North Walnut Street, consisting of 0.173 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat of Mian Terrace

7. * **3608 SOUTH HIGHWAY 75 (Project No. 23-005135) TABLED FROM SEPTEMBER 19, 2023**
The request of Sherman Crossroads, LTD (Owner), Stephanie Gross (Representative) and A & W Surveyors, Inc (Surveyor) concerning the property located at 3608 South Highway 75, consisting of 1.009 acres, Lot 30, Block 2 Sherman Crossroads, Phase 4 and located in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:
Planning and Zoning Commission

Site Plan of Chipotle Mexican Grill

8. * **1600-1800 BLOCKS NORWOOD STREET AND 2700-3000 BLOCKS WEST MCGEE STREET(Project No. 23-005614)**

The request of Heritage Ventures of Texas, LLC (Owner), Bluestone Partners, LLC (Developer) and Winkelman & Associations, Inc. (Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks West McGee Street, consisting of 14.768 acres in the Fielding Bacon Survey, Abstract No. 120 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Crossing, Phase 2

9. * **6 WISHIP DRIVE(Project No. 23-005618)**

The request of Brandy Bigham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 6 Wiship Drive, consisting of 5.003 acres being a part of the William A. Watkins Survey, Abstract No. 1325 and being Tract 29 of Robertson's Farm and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Bigham Estates

10. * **800 BLOCK MITCHELL LANE(Project No. 23-005622)**

The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 800 Block Mitchell Lane, consisting of 10.001 acres being a part of the Aaron Burleson Survey, Abstract No. 61 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Garcia Addition

11. * **2917 SOUTH FIRST STREET(Project No. 23-005623)**

The request of New Dimension Homes, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2917 South First Street, consisting of 0.870 acres being a part of the Robert Thompson Survey, Abstract No. 1200 and located in the R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Alvarado Estates

12. * **2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-005642)**

The request of Carbet Properties LLC (Owner), Jacob Tudor (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 19.287 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Pebblebrook South Phase 4, Section 1

13. **4801 NORTH FM 1417 (HERITAGE PARKWAY)(Project No. 23-005624)**

The request of Brian Previaty (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4801 North FM 1417 (Heritage Parkway) consisting of 5.742 acres in the Alfred Hume Survey, Abstract No. 522 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor and an Outdoor Restaurant in a C-2 (Retail Business) District and repeal Ordinance No. 6578.

14. **1200 BLOCK EAST PECAN GROVE ROAD AND 1200 BLOCK SARA SWAMY DRIVE (Project No. 23-005153) TABLED FROM SEPTEMBER 19, 2023**

The request of Home Run 9, LLC and Ganapathy, LTD (Owners), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive, consisting of 11.122 acres being part of the Hilliard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District.
B. Replat of Pecan Grove Estates, Phase 2

15. **2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150) TABLED FROM SEPTEMBER 19, 2023**

The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 5.01’ rear setback in lieu of the required 15’ for a mini-warehouse.
B. Public Hearing and Variance under Section 14.02.017 to allow a 8.02’ side setback in lieu of the required 25’ for a mini-warehouse.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.
D. Replat of Texoma Place Storage

16. **3730 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 23-005629)**

The request of Terra Perpetua LLC (Owner) and Stephen Scott (Representative) concerning the property located at 3730 East FM 1417 (Vietnam Veterans Parkway) being in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District/75 & 82 Overlay District/FM Highway 1417

Overlay District.

17. **2007 WEST TAYLOR STREET, SUITE 200 (Project No. 23-005630)**

The request of Colonial USA Petroleum Marketing (Owner) and Rosan Maharjan (Applicant) and Helvey-Wagner and Associates (Surveyor) concerning the property located at 2007 West Taylor Street, Suite 200, consisting of 1.176 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hookah Bar, Smoking Lounge, Smoke Shop, or Vape Shop in a C-2 (General Commercial) District/FM 1417 Overlay District.

18. **2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE (Project No. 23-005631)**

The request of Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) concerning the property located at 2700 Block Blue Flame Road and 5100 Block Fallon Drive, consisting of 86.742 acres being a part of the S.C. Inman Survey, Abstract No. 621 and the T. Shannon Survey, Abstract No. 1136, as follows:

Planning and Zoning Commission

A. Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Conceptual Site Plan and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District.
B. Tract 2, consisting of 44.537 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Conceptual Site Plan and Zone Change from M-2 (Heavy Manufacturing) District to MF-30 (Multi Family Residential) District.

19. **6000-6400 SOUTH HIGHWAY 75 AND 100-200 BLOCKS AKERS ROAD (Project No. 23-004437)**

STAFF RECOMMENDS TABLING THIS ITEM UNTIL OCTOBER 30, 2023 – SPECIAL CALLED MEETING

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

Planning and Zoning Commission

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

20. **4805 NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005632)**

The request of 680 Investment Properties LLC (Owner) and Educate Texoma, LLC (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4805 North FM 1417 (Heritage Parkway) consisting of 4.250 acres being Lot 1 of the Glitzy Girls Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District/FM 1417 Overlay District.

21. **4424 TEXOMA PARKWAY (Project No. 23-005634)**

The request of Douglass Distributing (Owner) and Luis Navanete, Texoma Tire Shop (Applicant) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 4424 Texoma Parkway consisting of 1.935 acres being in the W.F. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District.

22. **4400 BLOCK DORSETT DRIVE (Project No. 23-005638)**

The request of Sherman Economic Development Corporation (Owner), Stephanie Laughlin (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4400 Block Dorsett Drive, consisting of 10.308 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas.
B. Public Hearing and Variance for Lot 1, Block A Sherman Technology Center Addition under Section 2.3.5(a) to allow a lot area of 4.53 acres in lieu of the required 5 acres.

Planning and Zoning Commission

C. Site Plan of HPI Sherman

23. **4800TEXOMA PARKWAY, SUITE B012 (Project No. 23-005639)**

The request of Star Midway, LLC (Owner) and Marisa Nunes (Applicant) concerning the property located at 4800 Texoma Parkway, Suite B012 consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Meeting hall in a C-2 (General Commercial) District.

24. **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 12 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12 day of October 2023
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 10/17/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

APPROVEMINUTES OF THE REGULAR SEPTEMBER 19, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

2023-09-19 Minutes

STATE OF TEXAS §

September 19, 2023

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 19, 2023.

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

CALL TO ORDER

CALL TO ORDER
Chairman Mahone called the meeting to order at 5:03 p.m.

APPROVE MINUTES

APPROVE MINUTES
The Planning and Zoning Commission reviewed the minutes of the August 22, 2023, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.
MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS
Mr. Rae stated, "At last night's City Council meeting we had a couple revisions to the Ordinance relating to the Subdivision Ordinance. Preliminary Plats will no longer go to Planning and Zoning for approval they will go through staff. They will still fall under the shock clock rule and staff will have 30 days to approve the plats internally. Final Plats and Replats will no longer go to City Council for final approval. They will go through the Planning and Zoning Commission for final approval. This will shorten the development timeline from beginning to end. We have updated our Fee Schedule related to Zoning and Platting applications which were also approved with City Council."

CITIZEN COMMENTS

CITIZEN COMMENTS
There were no citizen comments.

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20)

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

Commission Member Davis stated, "I'd like to pull Item 17 and Item 20 for discussion."

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approve Items 6, 7, 8, 9, 10, 11, 12, 13, 14,15, 16, 18 AND 19 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Manley. All present voted AYE.

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

FINAL PLAT – SHERDEN MALL, LOT 1, BLOCK A 3201 TEXOMA PARKWAY (LJ ERIKSON, SHERMAN NEC TEXOMA & 82, LP)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF LJ ERIKSON, SHERMAN NEC TEXOMA & 82, LP (OWNER) AND SPIARS ENGINEERING, INC. (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3201 TEXOMA PARKWAY, CONSISTING OF 1.157 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF SHERDEN MALL, LOT 1, BLOCK A

The property is located at 3201 Texoma Parkway between East Highway 82 and Gallagher Drive. The owner would like to plat the property into 1 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.

PRELIMINARY PLAT – BIGHAM ESTATES 6 WISHIP DRIVE (BRANDY BIGHAM)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF BRANDY BIGHAM (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 6 WISHIP DRIVE, CONSISTING OF 5.003 ACRES BEING A PART OF THE WILLIAM A. WATKINS SURVEY, ABSTRACT NO. 1325 AND BEING TRACT 29 OF ROBERTSON'S FARM AND LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF BIGHAM ESTATES

The property is located at 6 Wiship Drive between Reynolds Road and Pumping Jack Road and located in the ETJ (Extra Territorial Jurisdiction). The property 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 – ALVARADO ESTATES 2917 SOUTH FIRST STREET (NEW DIMENSION HOMES, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF NEW DIMENSION HOMES, LLC (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2917 SOUTH FIRST STREET, CONSISTING OF 0.870 ACRES BEING A PART OF THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200 AND LOCATED IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF ALVARADO ESTATES

The property is located at 2917 South First Street at the corner of East Taylor Street and North Highway 75. The property 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.

FINAL PLAT – HERITAGE RANCH, PHASE 1 300-1000 BLOCKS WEST HIGHWAY 82 (RYAN GRIFFIN)

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF RYAN GRIFFIN (OWNER), STEPHANIE CENTOFONTI, ROCKHILL CAPITAL (DEVELOPER) AND SPIARS ENGINEERING (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS WEST HIGHWAY 82 CONSISTING OF 51.767 ACRES IN THE J. JENNINGS SURVEY, ABSTRACT NO. 647, AND THE U. BURNS SURVEY,

ABSTRACT NO. 121 AND CURRENTLY LOCATED IN THE PD (PLANNED DEVELOPMENT)/75&82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF HERITAGE RANCH, PHASE 1

The property is located in the 300-1000 Blocks West Highway 82 between Plainview Road and North Travis Street. The owner would like to plat the property into 257 lots for residential development and 6 common areas. 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 – POND MEADOWS, LOTS 1-6
984 RIDGEVIEW DRIVE
(LESLEY AND CRYSTAL RUBLE)

PELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF LESLEY AND CRYSTAL RUBLE (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 984 RIDGEVIEW DRIVE, CONSISTING OF 8.260 ACRES BEING A PART OF THE WINFRED BAILEY SURVEY, ABSTRACT NO. 64 AND BEING ALL OF LOTS 1-6 OF POND MEADOWS AND LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF POND MEADOWS, LOTS 1-6

The property is located at 984 Ridgeview Drive between Luella Road and Dickson Circle. The property owner would like to plat the property into 1 lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

PRELIMINARY PLAT – GARCIA ADDITION
800 BLOCK MITCHELL LANE
(HERIBERTO GARCIA)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF HERIBERTO GARCIA (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 800 BLOCK MITCHELL LANE, CONSISTING OF 10.001 ACRES BEING A PART OF THE AARON BURLESON SURVEY, ABSTRACT NO. 61 AND LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF GARCIA ADDITION

The property is located in the 800 Block Mitchell Lane between Highway 56 and Bethany Road and located in the ETJ (Extra Territorial Jurisdiction). The property 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 – NORTHGATE VILLAS
2500 BLOCK WEST LAMBERTH ROAD
(NORTHGATE VILLAS, LLC, BASANTA PANTA)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF NORTHGATE VILLAS, LLC, BASANTA PANTA (OWNER), PRABIN KC (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2500 BLOCK WEST LAMBERTH ROAD, CONSISTING OF 1.428 ACRES, BEING A PART OF ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540, AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF NORTHGATE VILLAS

The property is located in the 2500 Block West Lamberth Road at the corner of West Lamberth Road and Shady Oaks Lane. The property owner would like to

plat the property into 5 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 DUPLEX ESTATES 2554 BENNETT ROAD (SAPPHIRE GROUP, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF SAPPHIRE GROUP, LLC (OWNER), BLUESTONE PARTNERS, LLC (DEVELOPER) AND JMG ENGINEERING, LLC (ENGINEER/SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2554 BENNETT ROAD, CONSISTING OF 14.135 ACRES BEING IN THE CHARLES LYNENBURG SURVEY, ABSTRACT NO. 730 AND LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF CEDAR CREEK DUPLEX ESTATES

The property is located at 2554 Bennett Road between Schneider Road and Sunrise Road. The property owner would like to plat the property into 11 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.

CONCEPTUAL SITE PLAN – TEXOMA DENTURES AND IMPLANTS 4200 BLOCK NORTH HIGHWAY 75 (MYRON NOLES AND CHARLES HUNTER RICHMOND)

CONCEPTUAL SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF MYRON NOLES AND CHARLES HUNTER RICHMOND (OWNER), MEHRAD SADEGHPOUR (REPRESENTATIVE/PROSPECTIVE BUYER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 4200 BLOCK NORTH HIGHWAY 75, CONSISTING OF 6.861 ACRES BEING A PART OF THE T.J. SHANNON SURVEY, ABSTRACT NO. 1137 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/75&82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
CONCEPTUAL SITE PLAN OF TEXOMA DENTURES AND IMPLANTS

The property is located in the 4200 Block North Highway 75 between North Loy Lake Road and Fallon Drive. The owner is requesting Conceptual Site Plan approval of Texoma Dentures and Implants. 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 – WEAVER ADDITION 2901-2921 NORTH TRAVIS STREET (JAMES WEAVER)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF JAMES WEAVER (OWNER) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2901-2921 NORTH TRAVIS STREET, CONSISTING OF 2.40 ACRES BEING A PART OF THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF WEAVER ADDITION

The property is located at 2901-2921 North Travis Street between East Lamberth Road and Atkinson Drive and zoned C-2 (General Commercial) District. The property owner would like to plat the property into 1 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.

REPLAT – PATEL CORNERSTONE ADDITION 2600-2708 NORTH CORNERSTONE DRIVE (P & N SHERMAN, LLC)

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF P & N SHERMAN, LLC (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2600-2708 NORTH CORNERSTONE DRIVE, CONSISTING OF 4.834 ACRES BEING IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT OF PATEL CORNERSTONE ADDITION

The property is located at 2600-2708 North Cornerstone Drive between East Lamberth Road and East Highway 82 and is zoned C-1 (Retail Business) District. The owner would like to plat the property into two lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CENTER FOR FAMILY MEDICINE 1906 WEST HIGHWAY 82 (COPAY DEVELOPMENT, LLC)

SITE PLAN – CONSENT AGENDA ITEM
THE REQUEST OF COPAY DEVELOPMENT, LLC (OWNER) AND BACA (REPRESENTATIVE) CONCERNING THE PROPERTY LOCATED AT 1906 WEST HIGHWAY 82, CONSISTING OF 3.312 ACRES, LOT 4 BEING A REPLAT OF LOTS 1 AND 2 OF THE REPLAT OF LOT 2 OF THE REPLAT OF LOT 1-B OF THE POST OAK CROSSING ADDITION, AND CURRENTLY ZONED C-1 (RETAIL BUSINESS) DISTRICT/75 & 82 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF CENTER FOR FAMILY MEDICINE

The property is located at 1906 West Highway 82 between North FM 1417 (Heritage Parkway) and Post Oak Crossing. The owner is requesting Site Plan approval for Center for Family Medicine. 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 – MEADOWS BUSINESS PARK 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (WYLDEWOOD HOMES, LLC)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF WYLDEWOOD HOMES, LLC (OWNER), BRYAN BLAGG (REPRESENTATIVE), RIZ NAJMI, PE, NAFA ENGINEERING (ENGINEER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY), CONSISTING OF 2.993 ACRES, BEING IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND CURRENTLY ZONED C-N (NEIGHBORHOOD COMMERCIAL) DISTRICT/F.M. HIGHWAY 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT OF MEADOWS BUSINESS PARK

The property is located in the 700 Block North FM 1417 (Heritage Parkway) at the intersection of Denson Drive and North FM 1417 (Heritage Parkway). The property owner would like to plat the property into 2 lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN – CHIPOTLE MEXICAN GRILL 3608 SOUTH HIGHWAY 75

SITE PLAN
THE REQUEST OF SHERMAN CROSSROADS, LTD (OWNER), STEPHANIE GROSS (REPRESENTATIVE) AND A & W SURVEYORS, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3608 SOUTH HIGHWAY 75, CONSISTING OF 1.009 ACRES, LOT 30, BLOCK 2 SHERMAN CROSSROADS,

Marlow, Lauren

From: Planning
To: Chris LaRocco; Planning; Turner, Kerri
Cc: Rae, Rob; Jeff Harkinson
Subject: RE: P&Z - 9/18/2023 - Withdraw of item #17

From: Chris LaRocco
Sent: Tuesday, September 19, 2023 1:05 PM
To: Planning; Turner, Kerri
Cc: Rae, Rob; Jeff Harkinson
Subject: Re: P&Z - 9/18/2023 - Withdraw of item #17

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Hi Rob,

Per our conversation , could you please table this item instead of withdrawing it?

Thanks
Chris

Get Outlook for iOS

PHASE 4 AND LOCATED IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SITE PLAN OF CHIPOTLE MEXICAN GRILL

(SHERMAN CROSSROADS, LTD)

An email was received from Chris LaRocco on September 18, 2023 at 4:13 P.M. requesting to Table this item

The property is located at 3608 South Highway 75 between West Travis Street and East FM 1417 (Heritage Parkway). The owner is requesting Site Plan approval for Chipotle Mexican Grill.

(ITEM PULLED FROM CONSENT)

Planning and Zoning Commission
Motion by Vice Chairman Downtain to table the Site Plan located at 3608 South Highway 75. Second by Commission Member Whitaker.

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

(TABLED)

FINAL PLAT
THE REQUEST OF RICKEY HUGH COURSEY, JR. (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2855 BAKER RIDGE ROAD, CONSISTING OF 9.862 ACRES IN THE CHARLES MCMANUS SURVEY, ABSTRACT NO. 802 AND LOCATED IN THE ETJ (EXTRA TERRITORIAL JURISDICTION), AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT OF COURSEY ADDITION

FINAL PLAT – COURSEY ADDITION 2855 BAKER RIDGE ROAD (RICKEY HUGH COURSEY, JR.)

The property is located at 2855 Baker Ridge Road between Mayes Drive and Whitney Road.

Chris Noah, 787 West FM 996, Pottsboro, TX
Mr. Noah stated, "The owner would like to plat the property into 2 lots for residential development."

(ITEM PULLED FROM CONSENT)

Commission Member Davis stated, "In the Staff Review Letter there were different recommendations on this item."

Mr. Rae stated, "To my understanding staff had made an arrangement with the applicant that a Preliminary Plat was not necessary."

Mr. Lee replied, "I can't speak to that."

Mr. Rae stated, "Another comment was for the lot width. Mr. Noah increased the lot width to 60 feet from what submitted on the application."

Commission Member Blagg asked Mr. Lee, "Where does staff stand on this item? Does staff still recommend denial or has everything been satisfied?"

Mr. Lee replied, "It has been satisfied."

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 Final Plat.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Final Plat located at 2855 Baker Ridge Road subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING, ZONE CHANGE AND REPLAT

PUBLIC HEARING, ZONE CHANGE – R-6 TO C-1
REPLAT – PECAN GROVE ESTATES, PHASE 2
1200 BLOCK EAST PECAN GROVE ROAD AND THE 1200 BLOCK SARA SWAMY DRIVE (HOME RUN 9, LLC AND GANAPATHY, LTD)

THE REQUEST OF HOME RUN 9, LLC AND GANAPATHY, LTD (OWNERS), KENT HUGHLETT (REPRESENTATIVE/ARCHITECT) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1200 BLOCK EAST PECAN GROVE ROAD AND THE 1200 BLOCK SARA SWAMY DRIVE, CONSISTING OF 13.652 ACRES BEING PART OF THE HILLIARD JENNINGS SURVEY, ABSTRACT NO. 639, BEING ALL OF THE 11.11 TRACT OF LAND AND BEING ALL OF LOT 4, BLOCK 1, OF HERITAGE PARK ADDITION, PHASE TWO AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. **PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT AND C-1 (RETAIL BUSINESS) DISTRICT TO MF-15 (MULTI FAMILY RESIDENTIAL) DISTRICT.**
B. **REPLAT OF PECAN GROVE ESTATES, PHASE 2**

The property is located in 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive.

Kent Hughlett, 177 Timberbrook Circle, Denison, TX
Mr. Hughlett explained, "The owner is requesting a Zone Change to MF-15 (Multi Family Residential) District for a townhome addition. The parking lot off Sara Swamy Drive will provide parking for the hospital staff and a helipad for air ambulances. This development will be gated and provide 96 townhomes."

(TABLED)

Landon Goins, 1200 Block East Pecan Grove Road, Sherman, TX
Mr. Goins explained, "I have been trying to provide housing for the doctors, nurses and teachers being close to the hospital and schools. The hospital has been trying to bring in more doctors and they would benefit from having good quality housing. This development would be good for the community and help ease the traffic."

Chairman Mahone asked Mr. Goins, "How did the joint parking lot and helipad come about?"

Mr. Goins explained, "Dr. Swamy has owned that portion of the property for several years and Baylor Scott & White Hospital is in some future growth plans. We are giving them 3 years to be able to do a build to suit for the parking lot and helipad. The hospital needs a couple years to fit that in their budget, but we have it in writing."

Chairman Mahone asked Mr. Rae, "On the Staff Review Letter, if this was to be approved would they be able to add the property line to separate the hospital parking from the multi-family?"

Mr. Rae replied, "If this was approved subject to the Staff Review Letter they would be able to make that adjustment."

Commission Member Davis asked Mr. Goins, "Do you have to be a medical professional to live in this community or anyone with a family?"

Mr. Goins replied, "Anyone with a family can live here."

Commission Member Davis asked Mr. Goins, "Where does a helipad fit in an MF-15 (Multi Family Residential) District?"

Mr. Hughlett replied, "That is something I was thinking. If we were to plat this property it would all need to be the same zoning."

Chairman Mahone stated, "If we are looking at this as one plat and there is potential for a helipad and parking lot in 3 years, who's to say in 3 years they decide not to build more townhomes."

Mr. Goins replied, "That is not our goal to add more townhomes."

Chairman Mahone stated, "It would be cleaner if we were looking at two properties with two different zonings."

Mr. Rae stated, "If that change was to be made you would need to resubmit a new survey with the property boundaries of what is being recommended to be rezoned to MF-15 (Multi Family Residential) District."

Chairman Mahone asked Ms. Cotton, "Could we table this item or would these changes be too drastically different? Would this need to be a new item?"

Ms. Cotton replied, "This would need to be changed to a new item because it is different."

Commission Member Blagg asked Mr. Rae, "Are helipads allowed in a MF-15 (Multi Family Residential) District?"

Mr. Rae replied, "Typically they are okay as long as the hospital is allowed. If the purpose of this parking lot is to serve the hospital, then staff's opinion would be to allow this on that tract and not the residential tract."

Chairman Mahone stated, "I don't know about the helipad, but I certainly like the idea of the parking lot. There is a lot of street parking going on around the hospital and it would be nice to get that off the streets. I'm not opposed to this but I think this could be lined out cleaner."

Ms. Cotton stated, "If the applicant is interested in leaving that portion of the property where the parking lot is to remain under the same zoning they could table and come back where the rendering only applies to that portion of the property that they would like to rezone."

Mr. Rae stated, "In response to Commission Member Blagg heliports, helipads are allowed in a C-1 (Retail Business) District with a Specific Use Permit."

Mr. Hughlett stated, "We would like to table this item."

Mr. Rae stated, "There is a lot of public here. Would you like to open it up to the public?"

Chairman Mahone replied, "I don't see any reason to hear the public on something that is going to be completely different when we look at it next."

Planning and Zoning Commission

Marlow, Lauren

From: Planning
To: Maureen Kane
Subject: RE: Opposition to proposed re-zoning of Pecan Grove property

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From: Maureen Kane
Sent: Friday, September 15, 2023 2:23 PM
To: Planning
Subject: Opposition to proposed re-zoning of Pecan Grove property

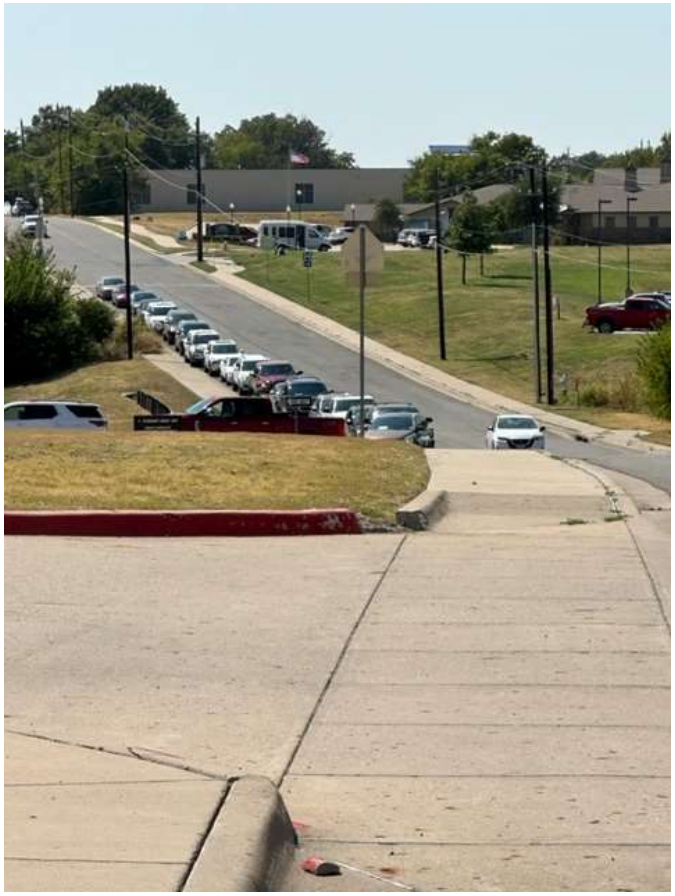
Hello,

I live at 3700 Melrose Trail in Sherman.
I am writing in opposition to item 21 on the 9/19 Planning & Zoning Commission meeting agenda, the proposed rezoning of the 1200 block of East Pecan Grove.

The proposed rezoning of this property to multi family, to allow for the proposed development of 96 townhomes, would significantly increase traffic on the already overburdened Pecan Grove Rd, and Sara Swamy, which is also a hazard to drive as vehicles park on each side of the road.
Changing the zoning to allow this proposed development would increase the safety hazard for drivers and pedestrians in the area, including children who attend Neblett and Dillingham.
Increased congestion could also pose a problem for emergency vehicles accessing the schools or the Pecan Grove neighborhood.

Please see attached photos of traffic on Pecan Grove Rd. and please consider the safety of the kids, parents, drivers, teachers, and residents who would be affected by the proposed zoning change.
Please maintain the current zoning for the 1200 block of East Pecan Grove Rd.

Thank you,
Maureen Kane



Marlow, Lauren

From: Planning
To: Amanda Conner
Subject: RE: zone proposal change R-6 district and C-1district to MF-15. Abstract number 639

From: Amanda Conner
Sent: Tuesday, September 19, 2023 2:37 PM
To: Planning
Subject: zone proposal change R-6 district and C-1 district to MF-15. Abstract number 639

To whom it may concern,
My name is Amanda Conner and my husbands name is Dusty Conner.
We live at 3712 Melrose Trl Sherman Tx 75090. There is a plan to build town homes behind our home. We do not approve of having town homes behind our home. There is not enough room for town homes on this property. This will decrease the value of our home and our neighbors homes. There will also be added traffic.

Thank You,
Amanda and Dusty Conner

RECEIVED 9/12/2023 AT 3:30 P.M.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

SMITH PATRICIA
3908 MELROSE TRAIL
SHERMAN, TX 75090

August 31, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, September 19, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Home Run 9, LLC and Ganapathy, LTD (Owners), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive, consisting of 13.652 acres being part of the Hilliard Jennings Survey, Abstract No. 639, being all of the 11.11 tract of land and being all of Lot 4, Block 1, of Heritage Park Addition, Phase Two and currently zoned C-2 (General Commercial) District

The request is as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

See attached sheet

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

I am against this development as are all of the residents of our neighborhood that I been able to visit with one-on-one.

The traffic in our area with the 2 schools is already a concern. When you add in the 248 unit apts. being built to our South, the 700+ homes proposed to our north, the 2 apt. complexes also proposed to our north, and the townhouses to our west, the traffic will be a real problem for drivers and for the increased # of children who will be walking to and from school.

Another concern is how our firestation will be able to meet the needs of this added population.

These townhouses will be adjacent to my backyard, so I don't want the loss of privacy which will come from people looking down from their second story windows.

These townhouses do not mirror our single family neighborhood.

Pat Smith

Motion by Vice Chairman Downtain to table the Zone Change located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive. Second by Commission Member Sims.

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

This item was Tabled by Commissioners.

PUBLIC HEARING AND ZONE CHANGE – PD (PLANNED DEVELOPMENT) OF ASPEN PARK 1900-2600 BLOCKS EAST TUCK STREET (GRAYSON COUNTY LAND TRUST)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF GRAYSON COUNTY LAND TRUST (OWNERS), ROZANN MARQUIS (REPRESENTATIVE) AND KIMLEY-HORN AND ASSOCIATES, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1900-2600 BLOCKS EAST TUCK STREET, CONSISTING OF 216.22 ACRES IN THE CHARLES CARTER SURVEY, ABSTRACT NO. 229, AND THE HENRY C. ATCHISON SURVEY, ABSTRACT NO. 22, AND CURRENTLY ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FOR A PD (PLANNED DEVELOPMENT) OF ASPEN PARK.

The property is located in the 1900-2600 Blocks East Tuck Street between North Brents Avenue and North FM 1417 (Heritage Parkway).

Rozann Marquis, P.O. Box 866783, Plano, TX
Ms. Marquis explained, "The owner is requesting a Zone Change for a Planned Development. We hope this will bring more activity to this side of town. In the 216.22 acres we will have 25% of it consisting of open space and designed to fulfill the needs for everyone on foot. This Planned Development will be a mix of single family residential, townhomes and vertical mixed use with commercial."

Chairman Mahone asked, "Did you have the letter from Halff?"

Ms. Marquis replied, "I received the letter, but I do not have it with me. I have provided a PowerPoint that will address the questions in the letter."

Commission Member Davis asked, "Are all your parks in the creek? There are perfect circles marked for open space. What is making your green space?"

Brian Adams, 9454 Springwater, Dallas, TX
Mr. Adams replied, "The circled section is not counted towards the acreage in the parks. There are oil wells somewhere in between that can't be accessed. The linear lines run along the creeks but are outside of the drainage ways. There are places in higher and drier areas."

Chairman Mahone asked Mr. Adams, "Will there be trails along the creeks?

Mr. Adams replied, "Yes."

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

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

John Nowe, 703 North Brents Avenue, Sherman, TX
Mr. Nowe asked, "Will East Brockett Street continue to be a dead end? I have a chain-link fence separating my yard from the parks which will create foot traffic. I request that the developer puts up a privacy wall or fence be on the back side so there is no one looking into my yard."

Kelly McLaughlin, 2101 Skaggs Road, Sherman, TX

Ms. McLaughlin asked, "Will there be anything done with Tuck Street and Skaggs Road with it not being a two-way road? When it rains Tuck Street washes out with flooding from the creeks. With the commercial use being located at the corner of Tuck Street and Skaggs Road there will be no easy access from Highway 82. I currently work at Dillingham Elementary School, and we are overflowing with students. The bond recently passed and there will be no new schools built. Will there be any consideration for all the new families coming into the vertical mixed use?"

Anna Skaggs Keller, 1901 Skaggs Road, Sherman, TX

Ms. Skaggs Keller explained, "I can't imagine having multilevel apartments adding to the traffic we already have. The people moving into Sherman don't want apartments, they want homes. You can't have two cars pass on Tuck Street without pulling onto the shoulder."

Ms. Marquis replied, "The area behind Mr. Nowe's house will be single family residential and Brockett Street will run through instead of being a dead end. There should be less traffic with it being a walkable community. There will be widening to Tuck Street which will help the flooding and traffic would be resolved. The commercial area will be categorized as Neighborhood Commercial to help serve the community with smaller restaurants and shops."

Mr. Adams stated, "We are following the City's Thoroughfare Plan."

Chairman Mahone asked Ms. Marquis, "Have any traffic studies been completed?"

Ms. Marquis replied, "No."

Mr. Rae stated, "The city requires that a Traffic Impact Analysis be completed for the Site Plan submittal."

Commission Member Blagg asked, "Next step would be Site Plan. Do you anticipate starting with residential?"

Ms. Marquis, "The first phase will be single family residential. The second phase would be the townhome development and overtime the remaining will come."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change located in the 1900-2600 Blocks East Tuck Street subject to the Staff Review letter and Halff letter. Second by Commission Member Whitaker.

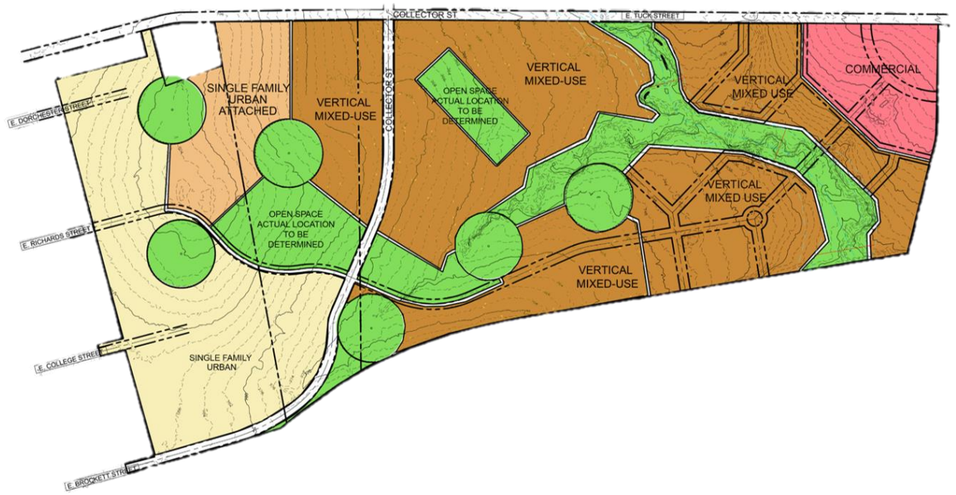
VOTING AYE: MAHONE, BLAGG, DOWNTAIN, DAVIS, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.
MOTION CARRIED.

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

Aspen Park
Planned Development

Pedestrian Friendly Mixed Use Development

Aspen Park PD, 216.2 acres in Sherman, Texas, dedicates over 25% of its area to open spaces. The urban fabric of the development offers diverse housing options catering to varied incomes and demographics. With a focus on reduced sprawl and pedestrian-friendly designs, the layout connects homes, retail, office and green spaces through efficient design, promoting walking and biking. Created to be an affordable and sustainable district to meet the daily living and social needs of all ages.



The
Vision

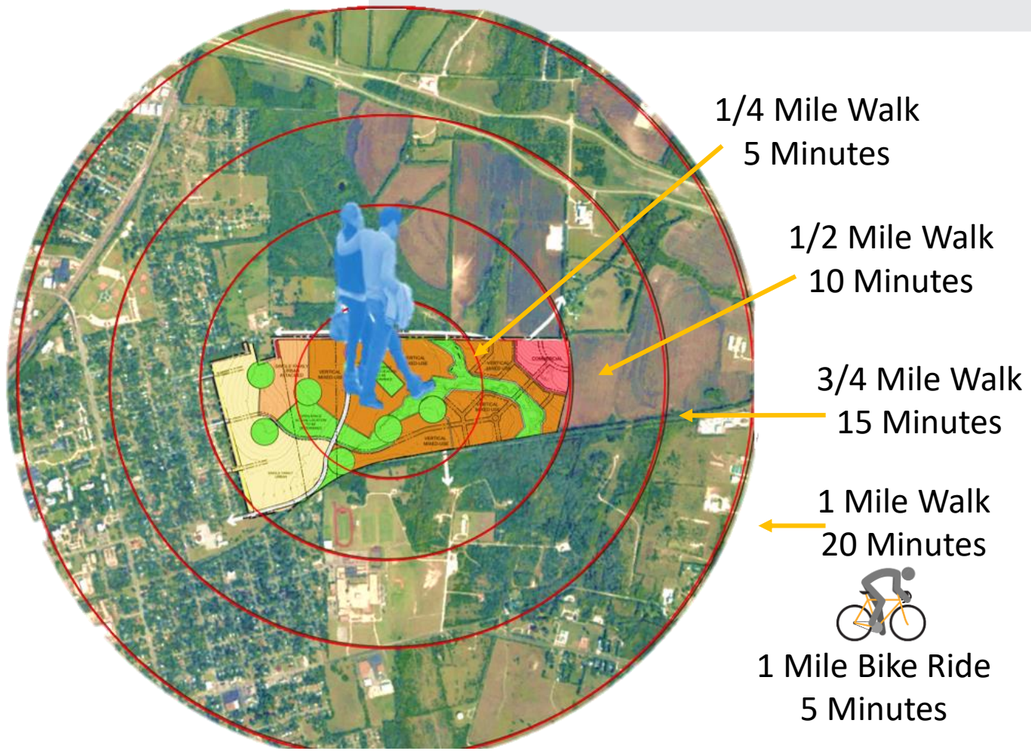
Aspen Park Planned Development

Envisioned as an district that promotes lively interactions on pedestrian-active street fronts, fostering a shared community experience. Interconnected and grid-patterned streets provide direct pathways between homes, everyday household needs, and jobs. An array of pocket parks are within a 5-minute walk from each household. The area's vibrant atmosphere encourages residents to embrace travel by foot.

The Design

Walker's Paradise

Through intentional design, and incorporating the Street Smart Walk Score algorithm, we've crafted a space where each step you take reinforces our vision of a connected, vibrant, and pedestrian-focused district.
A 100% walkable district it prioritizes walkability, weaving interconnected and grid-patterned streets that provide direct routes for every resident.



The Pocket Parks

Aspen Park Planned Development

Pocket parks ensure that residents of all ages have a serene space just a short stroll away. This encourages a car-free lifestyle, bolstered by an environment where barriers between individuals and destinations are minimal.

Vertical Mixed Use
Walkable Daily Needs

15% Retail

A 15% cap preserves the character and density that makes the development a magnet for businesses.

Residents will enjoy the ease of strolling to groceries, coffee shops, doctor's offices, restaurants, and shoe stores within one outing. This necessitates constraining retail square footage to harmonize with nearby residences.

9% retail in image above

4% retail in image above

3% retail in image above

6% retail in image above

7.3% retail in image above

3% retail in image above

National Retailers are Creating Micro Shops for Mixed-Use High Density Communities

Trader Joes in Mixed Use Building

PUBLIX and Urgent Care in Mixed Use Building

Creativity
Through Limitations

Micro Retail Opportunities

Prominent brands like Target, Walmart, H.E.B., Trader Joe's, Sprouts, Publix, and Whole Foods have adapted to New Urbanism patterns with store sizes ranging from 3,000 to 14,000 square feet nationwide. Smaller retail shells also allow for mom and pop shops to afford to enter the market, thereby creating a distinct and local flavor for the district that sets it apart from regional retail areas.

Mixed-Use
Core Design Principles

Visual Examples

Connected Development

vs. Disconnected Development

Compact development allows for a more efficient use of land, natural resources, and existing infrastructure.

Integration of Land Uses

vs. Separation of Single Land Use

A mix of uses increases economic and community vitality, and reduces the need to travel longer distances for everyday needs.

Pedestrians, Bikes, and Public Transit

vs. Only Automobiles

Active transportation alternatives are healthier for residents and cleaner for the environment

Street-Facing Buildings

vs. Buildings Facing Parking Lots

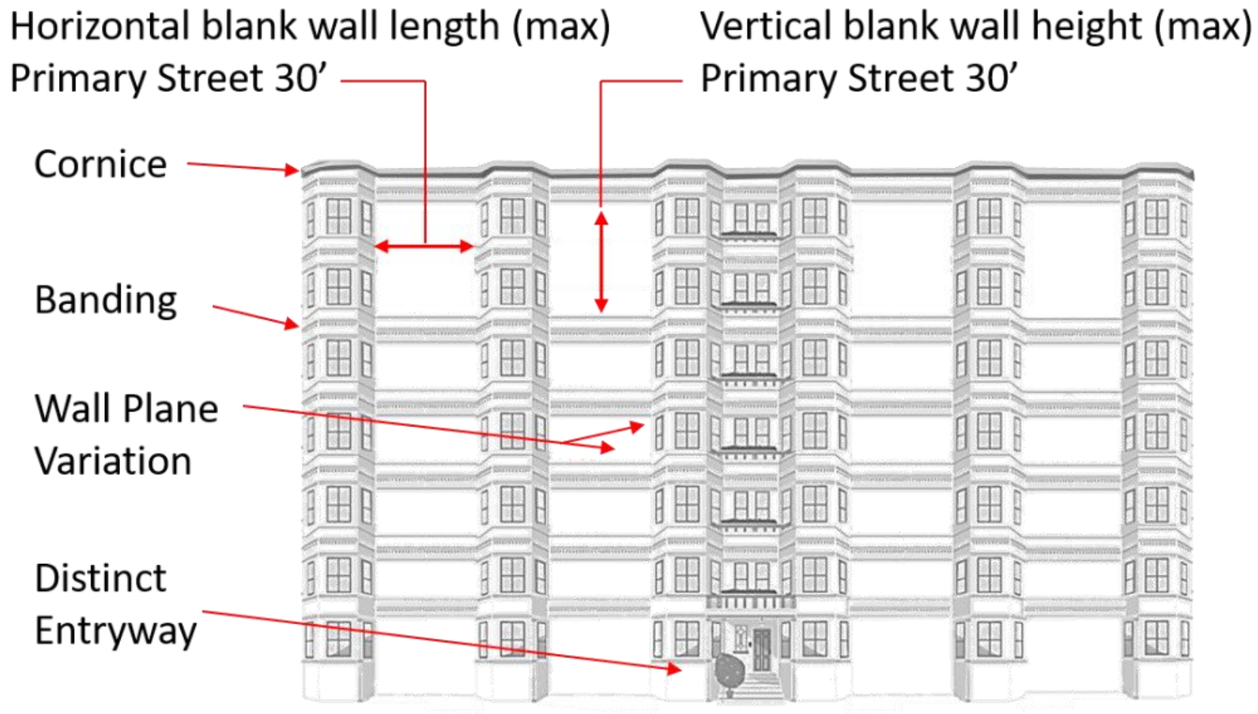
Buildings set close to the street to define the public realm and engage with citizens

Motivate Exploration

Articulation Creates Energy and Visual Interest

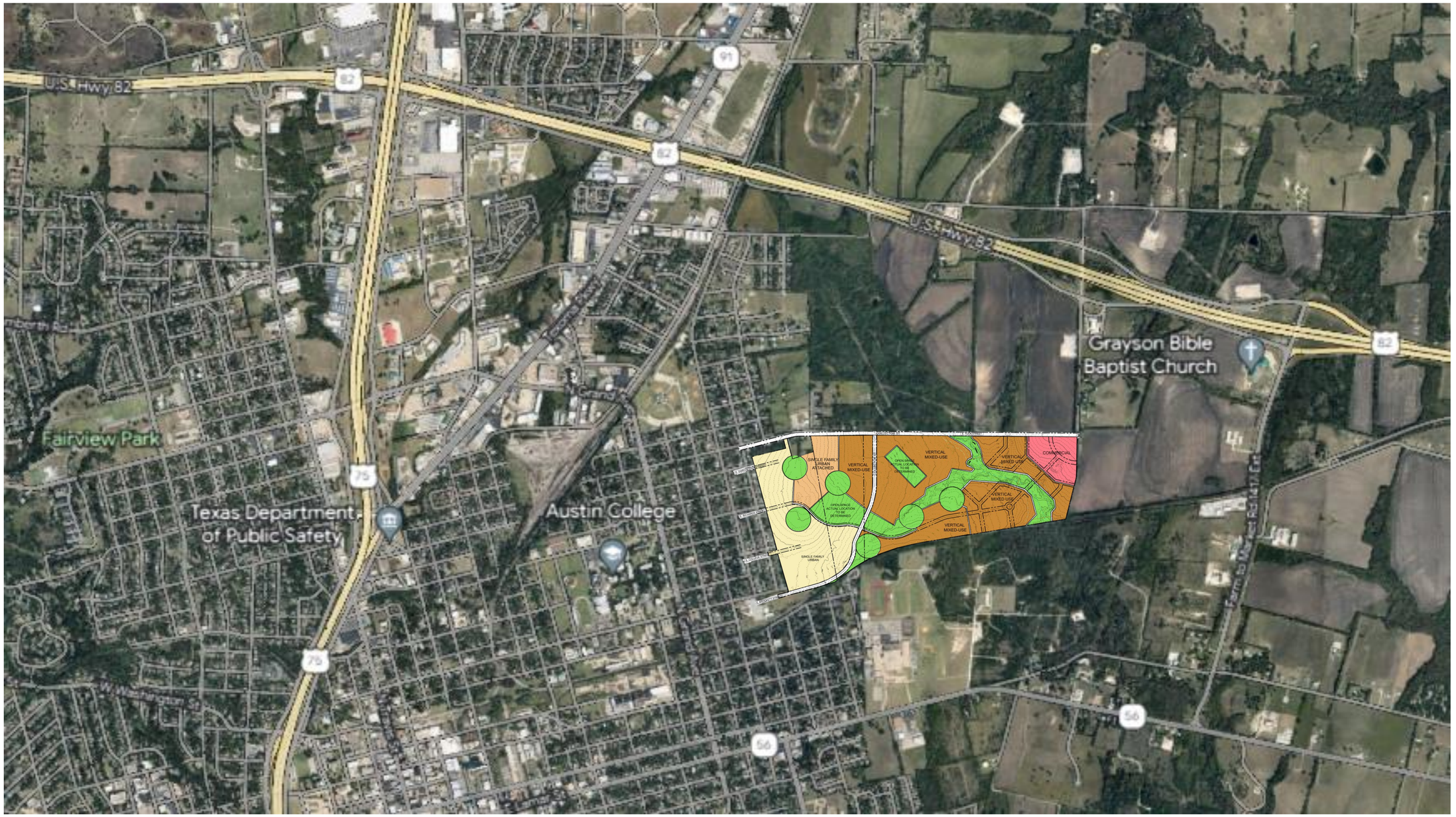
Visual Examples

Façade Variation



North East Side Energy

Building towards the future growth on Hwy 82



Aspen Park
The Conceptual Design

Kimley»Horn
Expect More. Experience Better.

Brian Adams
Urban Planner and Landscape Architect at Kimley-Horn

Kimley-Horn
August 6, 2018 ·

Described by Senior Vice President of Newland Communities Brian Cramer as the "best land planner in the country," Brian Adams is leading #kimleyhorn's efforts for The Grove Frisco, a 735-acre living community in Frisco, Texas. http://bit.ly/2n5ksS7

Experience

Urban Planner and Landscape Architect
Kimley-Horn
Jan 2018 - Present · 5 yrs 9 mos
Dallas/Fort Worth Area

Board Member
Texas A & M Professional Advisory Board - Department of Landscape and Planning
Sep 2011 - Present · 12 yrs 1 mo
College Station, Texas

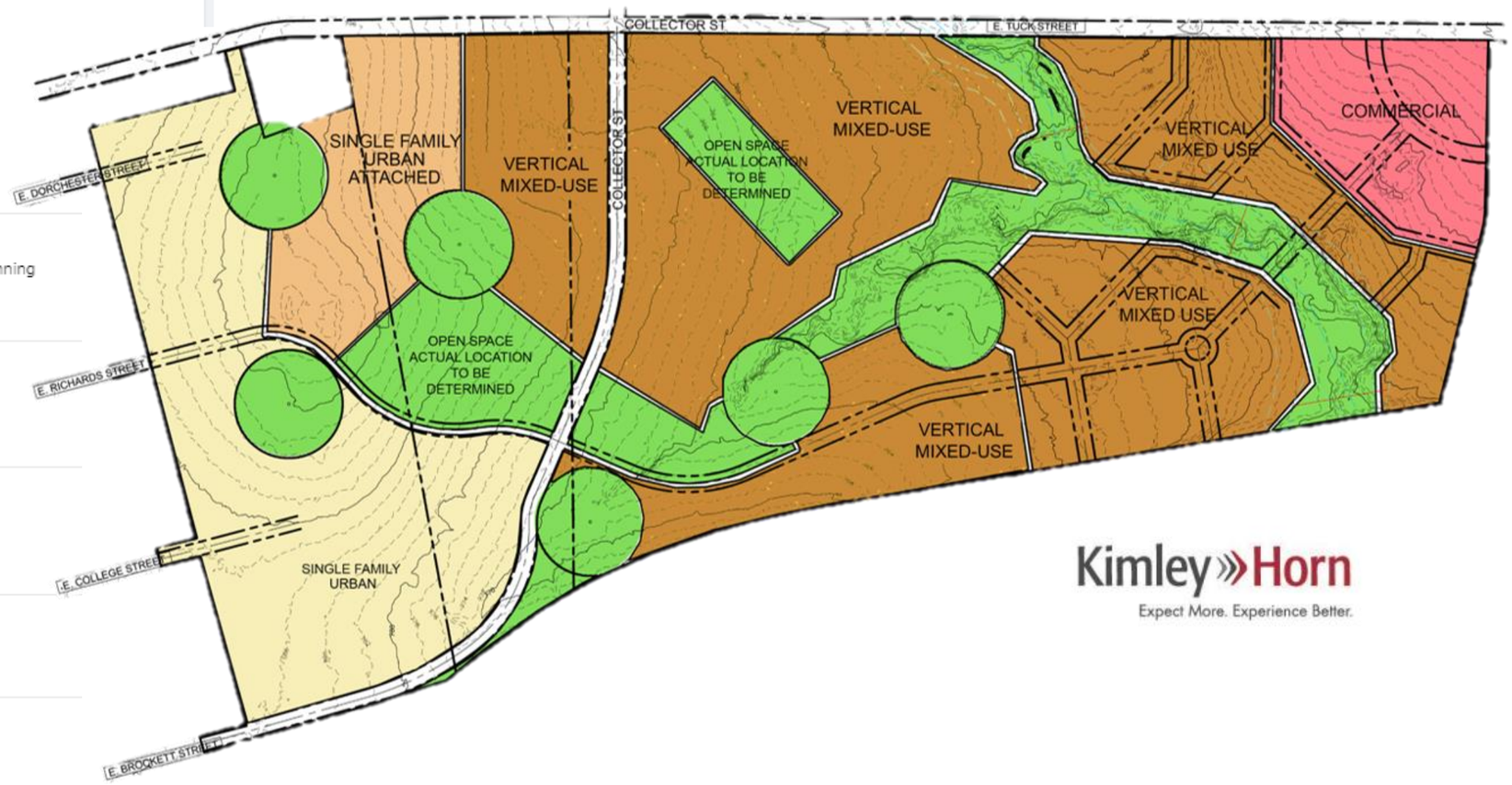
Vice President
CallisonRTKL
Sep 2008 - Jan 2018 · 9 yrs 5 mos
Dallas/Fort Worth Area

Associate, Design Lead - Urban Design & Planning
Jacobs Carter Burgess
Nov 2001 - Sep 2008 · 6 yrs 11 mos
Dallas/Fort Worth Area

Associate, Urban Planning and Landscape Architecture
RTKL
May 1997 - Nov 2001 · 4 yrs 7 mos

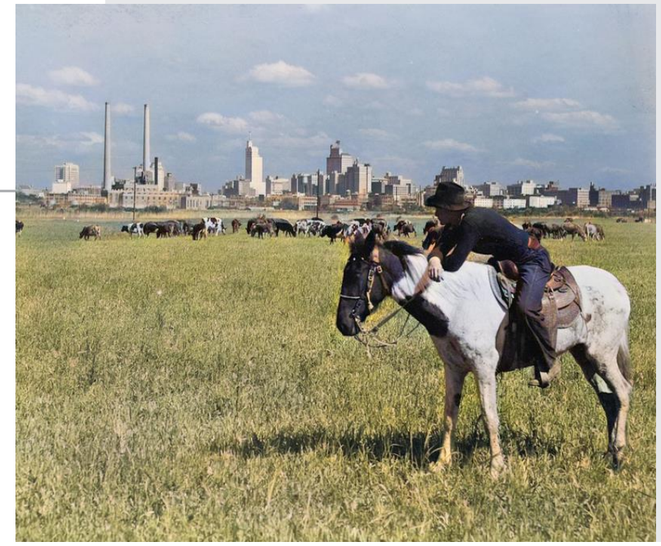
Associate
Carter and Burgess
May 1993 - May 1997 · 4 yrs 1 mo
Ft Worth TX

Landscape Architect
MESA Design Group
May 1990 - May 1993 · 3 yrs 1 mo
Dallas/Fort Worth Area



Kimley»Horn
Expect More. Experience Better.

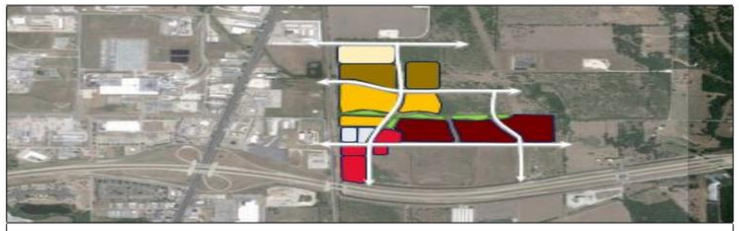
The Development Leadership



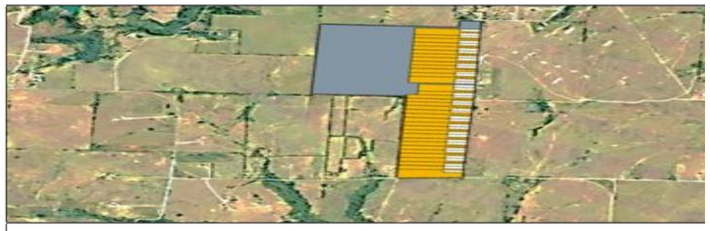
Robert Martin

Throughout his 28-year career in real estate and finance, Robert Martin has emphasized development and growth. With a keen eye for sustainable progress, he has collaborated with multiple cities to develop land in alignment with their aspirations and community visions. Mr. Martin's extensive background in managing diverse real estate assets, including land, water rights, mineral interests, and real estate notes, underscores his deep expertise and commitment to the sector. As a testament to his dedication, he has consistently stayed ahead of real inflation across all market cycles.

Past Development Highlights



City Line Development
(Proposed)
283 acres



Ivy Ranch Estates
155 acres
Itasca, Texas

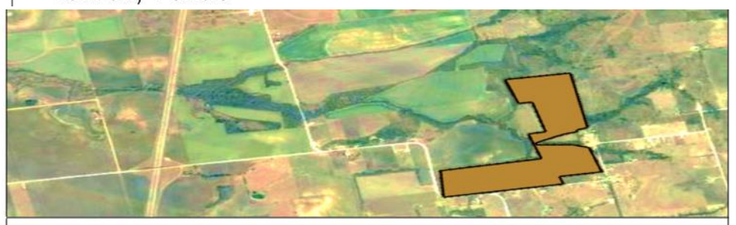
Somervell Ranch Estates
123 acres
Nemo, Texas

Van Zandt Ranch Estates
137 acres
Wills Point, Texas

Stitzle Development
79 acres
Terrell, Texas

Big Bass Ranch
380 acres
Elmo, Texas

Eustace Estates
84 acres
Payne Springs, Texas



Double R Ranch
133 acres
Itasca, Texas

PUBLIC HEARING, ZONE CHANGE – M-1 TO C-1
SITE PLAN – RETAIL DEVELOPMENT

2700-3400 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (BOB TESCH INVESTMENTS, LLC)

PUBLIC HEARING, ZONE CHANGE AND CONCEPTUAL SITE PLAN
THE REQUEST OF BOB TESCH INVESTMENTS, LLC (OWNER) AND PAPE-DAWSON ENGINEERS (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2700-3400 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY), CONSISTING OF 10.771 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND CURRENTLY ZONED M-1 (LIGHT MANUFACTURING) DISTRICT/F.M. 1417 OVERLAY DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE FROM M-1 (LIGHT MANUFACTURING) DISTRICT/F.M. 1417 OVERLAY DISTRICT TO C-1 (RETAIL BUSINESS) DISTRICT/F.M. 1417 OVERLAY DISTRICT.
B. CONCEPTUAL SITE PLAN APPROVAL FOR RETAIL DEVELOPMENT.

The property is located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway) near the intersection of Steeple Chase Drive and South FM 1417 (Heritage Parkway).

Bob Tesch, 8970 CR 133, Celina, TX
Mr. Tesch explained, "I am requesting a Zone Change to C-1 (Retail Business) District along with Site Plan approval for a retail development. The supplemental information I am passing around is for the overall area to emphasize the residential around the area and the need for commercial development."

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

Mr. Tesch 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 and Conceptual Site Plan.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zone Change and Conceptual Site Plan located in the 2700-3400 Blocks South FM 1417 (Heritage Parkway) subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-4
2305 AND 2615 GRAYSTONE ROAD (EVERGREEN PARKS LAND HOLDINGS)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF EVERGREEN PARKS LAND HOLDINGS (OWNER), TERRIN BERTHOLF (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2305 AND 2615 GRAYSTONE ROAD, CONSISTING OF 19.950 ACRES BEING A PART OF THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

The property is located at 2305 and 2615 Graystone Road between North Frisco Road and Heatherwood Lane.

Terrin Bertholf, 118 West Chestnut, Sherman, TX

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

ANDERSON ALEC D ETUX MARY
2512 VILLAGE DR
SHERMAN, TX 75090

August 31, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, September 19, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Evergreen Parks Land Holdings (Owner), Terrin Bertholf (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2305 and 2615 Graystone Road, consisting of 19.950 acres being a part of the Samuel M. McGlothlin Survey, Abstract No. 811

The request is as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

Please see attached Letter.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

To: Rob Rae, Acting Secretary, and Planning & Zoning Commission

From: Alec and Mary Anderson 2512 Village Drive, Sherman, TX

Date: September 11, 2023

We are writing in response to the notice regarding the proposed zoning changes to the property located at 2305 and 2615 Graystone Road.

We hate to start this letter with a question, but "How many times do we have to ask this Planning & Zoning Commission to approve something on this property of **comparable value** to our subdivision?" Since we moved here in 2012, someone has proposed putting a manufactured home development on this property, twice. A 99-patio (Single Family Residential) District was approved, but nothing developed. Now they want you to approve a smaller (Single Family Residential) District. Which probably means almost twice as many homes. This concerns us because it seems like something close to government housing, which we already have south of Hwy 82. Most of the homes in our subdivision are valued at $300,000 - $400,000+. We feel the proposed development is not comparable in any way to our homes on approximately one acre. In reference to the City of Sherman Master Plan Goal 1/Housing & Neighborhoods, Strategy 1.5: **Protect and enhance existing neighborhoods and housing stock**. Also, Goal 3/Mobility, Strategies 3.1 through 3.3. How would putting even more units in an area with poor accessibility **respect community character, connectivity, and safety**? We are asking you to vote "**No**" to the zoning change and the development proposed for the property listed above.

Last year you approved over 900 apartments/townhomes to be built on the south side of this property, adding approximately 2,000 to 3,000 vehicles! This proposal would add 300+ more vehicles. How is Graystone Road able to handle this tremendous increase in vehicles?

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

During the time we have lived here, the number of trains has increased to eight or more per day. They often stop, blocking traffic on E. Graystone Rd, due to the switching station south of here. Therefore, causing people to turn around and search for another exit. This often results in people going to either E. Baker Rd via Hwy 82 Service Rd. or Dripping Springs Rd. via Cedar Park Village. Often resulting in the train having those crossings blocked also. We ask that you study a map of our surrounding area so you can understand our concerns. Our thoughts are that this site is not sufficient for the proposed development.

When we moved to Sherman, the city was known as one of the top cities in the country for retirees to live in. Sad to say that is no longer true! We chose to live in Cedar Park Village because of the beautiful, serene environment encompassed in this subdivision. We are asking you to be considerate of the established Cedar Park Village homeowners. In reference to the Planning and Zoning website under Development Services and Department Goal, we would like to quote the following paragraph: "It is our goal to encourage and promote **responsible development** to meet the opportunities of Sherman's future and to **collaboratively work with city leaders, citizens and developers to create a place where people live, work and play in a safe environment.**" We don't feel that you are working with the citizens of our subdivision! Are you trying to reach this goal?

We currently have a lot of approved housing and construction around our area. There is 300+ homes being built on and around Dripping Springs Rd. An apartment complex of approximately 300 units being built on E. Gallagher Dr. A development that includes apartments was approved for N. Frisco Rd., and the approximate 900 apartments/townhomes approved to be built on Graystone Road.

Please say "**No**" to this proposal.

Thank you for your time.

Respectfully,

Alec Anderson and Mary Anderson

Alec D. Anderson Mary Anderson

Mr. Bertholf explained, "I had come in last year to request a Zone Change and a Specific Use Permit to allow 40-foot lots. We initially had 99 lots approved for this site and we reduced it down to 96 lots. When we first came in for the Specific Use Permit there was no R-4 (Single Family Residential) District. If the future residents ever wanted to make any changes or amendments to their properties, they now could refer to a straight R-4 (Single Family Residential) District Ordinance rather than an outdated Specific Use Permit. On our initial plat the larger corner lots were not allowed with the Specific Use Permit but with the R-4 (Single Family Residential) District zoning we would be allowed to make the lots larger. We are still providing more open green space than required with the R-4 (Single Family Residential) District Ordinance."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change located at 2305 and 2615 Graystone Road subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

PUBLIC HEARING AND ZONE CHANGE – C-1 TO R-6 814 EAST HOUSTON STREET (NORBERTO GALARZA)

<u>PUBLIC HEARING AND ZONE CHANGE</u>
THE REQUEST OF NORBERTO GALARZA (OWNER), UBER GALAVIZ (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 814 EAST HOUSTON STREET, BEING IN BLOCK 11, LOTS 16-18, CHAFFINS 1ST ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM C-1 (RETAIL BUSINESS) DISTRICT TO R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

The property is located at 814 East Houston Street between South Maxey Street and South Willow Street.

<u>Uber Galaviz, 306 West Texas, Sherman, TX</u>
Mr. Galaviz explained, "We flipped the house and are in the process of selling it. The buyer's lender is requesting the property be rezoned to R-6 (Single Family Residential) District."

Commission Member Davis asked Mr. Galaviz, "Do you know what was there previously?"

Mr. Galaviz replied, "I do not but next door is the Soup Kitchen and to the west is a house we recently built."

Commission Member Davis asked, "What is the square footage of the home?"

Mr. Galaviz replied, "The house is about 800 square feet."

Commission Member Davis asked Mr. Rae, "Do we consider the house size for the zoning?"
Mr. Rae replied, "If it is an existing structure then it does not apply to this request. It would only apply if they were building something new."

Commission Member Davis asked Mr. Galaviz, "How many bedrooms are in the house?"

Mr. Galaviz replied, "It is currently 2 bedroom and 1 bathroom."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change located at 814 East Houston Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

PUBLIC HEARING AND ZONE CHANGE – MF-30 TO R-5 819 NORTH WALNUT STREET (RAZA MIAN)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF RAZA MIAN (OWNER), LEXINGTON WRIGHT (REPRESENTATIVE) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 819 NORTH WALNUT STREET, CONSISTING OF 0.173 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT TO R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

The property is located at 819 North Walnut Street between East College Street and East Brockett Street.

Lexington Wright, 1104 Evans Avenue, Fort Worth, TX
Ms. Wright explained, "The owner is requesting a Zone Change to R-5 (Single Family Residential) District. The property currently has water and sewer from the existing structure."

Chairman Mahone stated, "Is the majority of the neighborhood single family residential?"

Ms. Wright replied, "Yes."

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

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

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 819 North Walnut Street subject to the Staff Review letter. Second by Commission Member Davis.

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

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

PUBLIC HEARING, ZONE CHANGE AND REPLAT

PUBLIC HEARING, ZONE CHANGE– R-6 TO R-4

REPLAT – COLLEGE PARK COTTAGES ADDITION

1600 BLOCK EAST HOUSTON STREET (JINAL AND HARSIDDH PATEL)

THE REQUEST OF JINAL AND HARSIDDH PATEL (OWNER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1600 BLOCK EAST HOUSTON STREET, CONSISTING OF 0.230 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NO. 963, BEING A PART OF LOTS 5 AND 6, BLOCK 37 OF COLLEGE PARK ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT.
B. PUBLIC HEARING AND REPLAT OF COLLEGE PARK COTTAGES ADDITION.

The property is located in the 1600 Block East Houston Street at the intersection of North Cleveland Avenue and East Houston Street.

An email was received from Chris Noah on September 6, 2023 at 11:13 a.m requesting to Withdraw this item.

(WITHDRAWN)

PUBLIC HEARING, SITE PLAN, SPECIFIC USE PERMIT AND REPLAT

PUBLIC HEARING, SITE PLAN & SPECIFIC USE PERMIT – MINI-WAREHOUSE

REPLAT – TEXOMA PLACE STORAGE

2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (IKON GROUP OPPORTUNITY ZONE FUND, LLC)

THE REQUEST OF IKON GROUP OPPORTUNITY ZONE FUND, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE, CONSISTING OF 5.924 ACRES BEING A REPLAT OF LOTS 1 AND 2, BLOCK A OF FIRST UNITED BANK ADDITION AND A PART OF LOT 5, BLOCK 2 OF TEAGUE INDUSTRIAL PARK UNIT NO. 2, AND CURRENTLY ZONED C-2 (GENERAL COMMERCIAL) DISTRICT, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. PUBLIC HEARING, SITE PLAN AND SPECIFIC USE PERMIT APPROVAL UNDER SECTION 14.06.009 ALLOW A MINI-WAREHOUSE (SELF STORAGE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT.
B. REPLAT OF TEXOMA PLACE STORAGE

The property is located at 2007-2011 Texoma Parkway and 2007 Texoma Drive at the corner of Texoma Parkway and Texoma Drive.

Kent Hughlett, 177 Timberbrook Circle, Denison, TX
Mr. Hughlett explained, "This property was the former First United Bank and the owner would like to take the motor bank out. The mini warehouse would take its place and we would have a brick wall on the outward facing walls to match the façade. There is a possibility of a detention pond at the corner of Teague for runoff."

Commission Member Davis asked, "Is there a road separating what you are proposing?"

Mr. Hughlett replied, "That is a parking lot which we will have the 6 required parking spaces for the mini warehouse and make the remaining an access easement."

Commission Member Davis replied, "How would the water get from your project to the other space?"

Mr. Hughlett replied, "We would lower the grass area in the corner to hold the water."

Commission Member Sims asked Mr. Hughlett, "How many units are your wanting to put in?"

Mr. Hughlett replied, "128 units but we may need to reduce the number due to the utility easement going across the property."

Chairman Mahone asked, "Where are the parking spaces going?"

Mr. Hughlett replied, "The existing parking lot is there."

Commission Member Manley stated, "In the narrative it mentions a Variance, are you asking for that this evening?"

Mr. Hughlett replied, "Yes, along Teague and Texoma Drive."

Commission Member Manley stated, "It is not mentioned on the agenda."

(TABLED)

Mr. Hughlett asked Chairman Mahone, "What can I do on the Variance?"

Chairman Mahone replied, "Your options are either to table or consider what we have knowing you will have to come back for the Variance. It would be cleaner to do it all together."

Mr. Hughlett stated, "I'd like to go ahead and table this item."

Chairman Mahone stated, "We are seeing a lot of storage facilities, smoke shops and build to rent items every month. If these are all under Specific Use Permits then it has been up to the Planning and Zoning Commission to mitigate how many of these types of businesses we need. Do we have any guidance from City Council or the Ordinance on proximities or when do we have enough of these?"

Mr. Rae replied, "City staff stays neutral on all items being recommended unless it is conflicting with the Master Plan or the Ordinances. On Specific Use Permits it is the judgement call from the Planning and Zoning Commission and City Council to say is this good for the city or not? You do not have to approve or deny things in a Specific Use Permit with reason."

Chairman Mahone stated, "For the Commission Members to make a decision on these certain Specific Use Permits we should have a gauge on how many there are already in the area."

Mr. Rae stated, "I can clarify the application only had the Specific Use Permit checked off and I corresponded with Mr. Hughlett going back and forth on the design and I did mention the Site Plan did not meet the setback requirements."

Mr. Hughlett replied, "I must have missed it."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to table the Site Plan, Specific Use Permit and Replat located at 2007-2011 Texoma Parkway and 2007 Texoma Drive. Second by Commission Member Whitaker.

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

This item was Tabled by Commissioners.

PUBLIC HEARING, ZONE CHANGE AND CONCEPTUAL SITE PLAN
THE REQUEST OF JAYNE WHARTON JOINER GRIMES (OWNER), DAVID KALHOEFER, PELOTON LAND SOLUTIONS (REPRESENTATIVE) AND PELOTON LAND SOLUTIONS (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 2801 BLOCK BLUE FLAME ROAD AND THE 3000 BLOCK FM 691, CONSISTING OF 105.241 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

PUBLIC HEARING, ZONE CHANGE – TRACT 1 – R-6 TO C-1 TRACT 2 – R-6 TO R-4 TRACT 3 – R-6 TO MF-15

CONCEPTUAL SITE PLAN – RETAIL/OFFICE DEVELOPMENT

2801 BLOCK BLUE FLAME ROAD AND THE 3000 BLOCK FM 691 (JAYNE WHARTON JOINER GRIMES)

A. **TRACT 1, CONSISTING OF 64.841 ACRES IN THE DAVID HARRISON SURVEY, ABSTRACT NO. 587, THE WILLIAMS MILLIGAN SURVEY, ABSTRACT NO. 875 AND THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097 - PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (RETAIL BUSINESS) DISTRICT.**
B. **TRACT 2, CONSISTING OF 24.000 ACRES IN THE DAVID HARRISON SURVEY, ABSTRACT NO. 587 - PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT.**
C. **TRACT 3, CONSISTING OF 16.400 ACRES IN THE DAVID HARRISON SURVEY, ABSTRACT NO. 587 AND THE DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097 - PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO MF-15 (MULTI FAMILY RESIDENTIAL) DISTRICT**
D. **CONCEPTUAL SITE PLAN APPROVAL FOR RETAIL/OFFICE DEVELOPMENT.**

The property is located in the 2801 Block Blue Flame Road and the 3000 Block FM 691 between Fallon Drive and FM 691.

David, Kalhoefer, 11000 Frisco Street, Frisco, TX
Mr. Kalhoefer explained, "The property is zoned R-6 (Single Family Residential) District and has approximately 50 acres of flood and topographic issues. Our intent is to provide a mixed-use development. We had to wait for the city to initiate a Specific Use Permit process for multi-family in a commercial use."

Chairman Mahone asked, "What type of topographical issues do you have?"

Mr. Kalhoefer replied, "There is about 25 acres of flood plain and an 80-foot fall that drops down to the creek. We also have the lower tail of the property that goes along the railroad which has a 20-foot fall that is unusable. The other area where the Katy Trail is supposed to go, we have about 6 to 7 acres where there is another tributary where it will fall off."

Commission Member Manley asked, "It mentions 64 acres for commercial. Did you decide to combine it?"

Mr. Kalhoefer replied, "Yes. The property we are adjacent to is fronting on Highway 75 and if that is ever commercial that might be an opportunity to envelope those parcels in the future."

Mr. Rae stated, "An office is permitted in a C-1 (Retail Business) District. Mr. Kalhoefer mentioned he would come back for a Specific Use Permit for vertical mixed use which is something that is allowed in our Ordinance."

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

Mr. Kalhoefer replied, "Yes, they had seen the Staff Review Letter. It mentioned repaving Blue Flame Road but are you talking about repurposing the road, tearing it up or the full section because there is a bridge crossing?"

Mr. Lee replied, "That is an item for discussion and negotiation because it has to be improved."

Mr. Rae stated, "Last night at the City Council meeting they tabled a build to rent product and wanted staff to pursue build to rent going through a Specific Use Permit process. If this is approved and it is truly a build to rent product and goes to City Council, I would anticipate that City Council would ask to have this tabled until Staff has new language for the Zoning Ordinance."

Mr. Kalhoefer replied, "We could consolidate the multi-family development into a traditional multi-family product."

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

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change and Conceptual Site Plan located in the 2801 Block Blue Flame Road and the 3000 Block FM 691 between Fallon Drive and FM 691 subject to the Staff Review letter. Second by Commission Member Manley.

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

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

PUBLIC HEARING AND ZONE CHANGE – R-6 TO R-5
1900 BLOCK WEST WASHINGTON STREET (WEST SHERMAN BAPTIST CHURCH, INC)

PUBLIC HEARING AND ZONE CHANGE
THE REQUEST OF WEST SHERMAN BAPTIST CHURCH, INC (OWNER), BRYAN BLAGG, WYLDEWOOD HOMES, LLC (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1900 BLOCK WEST WASHINGTON STREET, CONSISTING OF 30.905 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND ZONE CHANGE FROM R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-5 (SINGLE FAMILY RESIDENTIAL) DISTRICT.

The property is located in the 1900 Block West Washington Street between Nolan Drive and Blanton Drive.

Bryan Blagg, 505 South Glacier, Sherman, TX
Mr. Blagg explained, "The owner is requesting a Zone Change to an R-5 (Single Family Residential) District to construct 62 single family homes. We intend to develop the bottom part of the property and will get with the owner on if they'd like to rezone back to an R-6 (Single Family Residential) District. We have a 200-foot utility easement with the south portion being an old Railroad tract and

I'm working with the City on a new bike and hike trail. Our product fits best on a 54-foot-wide lot."

Commission Member Davis asked, "Is there a plan for the north part of the property?"

Mr. Blagg replied, "It is for the future expansion of the church."

Mike Eggleston, 1813 Sandra Drive, Sherman, TX
Mr. Eggleston explained, "There was a mention of the old railroad tracks but the railroad granted the land back to the neighborhood. There has not been a hike and bike trail that has been approved because it is split down the middle. We pay the taxes on it and it was granted back all the way through town. We ask that the railroad track and tree line be left alone as it is a natural block from the north wind. Where is the sewer line going to come from?"

Phil Eggleston, 1813 Sandra Drive, Sherman, TX
Mr. Eggleston explained, "Our concern is leaving our portion of the railroad track as R-6 (Single Family Residential) District."

Chairman Mahone stated, "They can't rezone property that is not theirs."

Francis Parks, 1602 Archer Circle, Sherman, TX
Ms. Parks explained, "I need more of an explanation on the railroad track. Will you be cutting into your half for the walking trail?"

Mr. Blagg replied, "We only own a portion of the railroad track. We will have to make accommodation on the north side for drainage. We have no plans to touch the railroad embankment. For the hike and bike trail I will be dedicating 15 feet of the south border to the City. The sewer line will come at a later date and be discussed with Engineering."

Commission Member Davis asked, "Is 15 feet enough for a bike and hike trail?"

Mr. Rae stated, "As part of the R-5 (Single Family Residential) District designation they do have to provide a certain amount of open space and amenities. Whether that is a trail that goes to the side of the railroad bed or on the Oncor easement there will need to be some amenities out there to improve that."

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 Zone Change.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Commission Member Davis to approve the Zone Change located in the 1900 Block West Washington Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

EGGLESTON PHILLIP ETUX
SUSAN
1813 SANDRA DR
SHERMAN, TX 75092

August 31, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, September 19, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

West Sherman Baptist Church, Inc (Owner), Bryan Blagg, Wyldewood Homes, LLC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1900 Block West Washington Street, consisting of 30.905 acres in the J.B. McAnair Survey, Abstract No. 763

The request is as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

Our wishes are for the railroad track to stay as well, the beautiful trees to stay.
Eggleston, 1813 Sandra Dr.

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

OTHER BUSINESS – 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR

OTHER BUSINESS

Approve the 2024 Planning and Zoning Commission and Board of Adjustment Calendar

Chairman Mahone asked, "Does this calendar change any meeting dates for the Commission members?"

Rob Rae, 220 West Mulberry Street, Sherman, TX

Mr. Rae explained, "No, it would still be once a month however because of the State Law changes we are not required to follow the Shock Clock Rules for Site Plan approval as of September 1, 2023. We are requesting to have increased time for staff to process applications going from 30 days to 45 days between the deadline for applications going in front of the Planning and Zoning Commission."

No other citizens appeared before the Planning and Zoning Commission to discuss the 2024 Planning and Zoning Commission and Board of Adjustment Calendar.

ACTION TAKEN.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the 2024 Planning and Zoning Commission and Board of Adjustment Calendar. Second by Commission Member Sims.

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

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:45 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

Planning & Zoning Commission and Board of Adjustments **5.**

Meeting Date: 10/17/2023

Prepared By: Lauren Marlow, Development Services Coordinator

Issue:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11 AND 12)

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:

6. * 819 NORTH WALNUT STREET (Project No. 23-005611)

The request of Raza Mian (Owner), Lexington Wright (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 819 North Walnut Street, consisting of 0.173 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of Mian Terrace

7. * 3608 SOUTH HIGHWAY 75 (Project No. 23-005135) TABLED FROM SEPTEMBER 19, 2023

The request of Sherman Crossroads, LTD (Owner), Stephanie Gross (Representative) and A & W Surveyors, Inc (Surveyor) concerning the property located at 3608 South Highway 75, consisting of 1.009 acres, Lot 30, Block 2 Sherman Crossroads, Phase 4 and located in the Blalock Industrial Park/Blalock Commercial Overlay District), , as follows:

Planning and Zoning Commission

Site Plan of Chipotle Mexican Grill

8. * 1600-1800 BLOCKS NORWOOD STREET AND 2700-3000 BLOCKS WEST MCGEE STREET (Project No. 23-005614)

The request of Heritage Ventures of Texas, LLC (Owner), Bluestone Partners, LLC (Developer) and Winkelman & Associations, Inc. (Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks West McGee Street, consisting of 14.768 acres in the Fielding Bacon Survey, Abstract No. 120 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Crossing, Phase 2

9. * 6 WISHIP DRIVE (Project No. 23-005618)

The request of Brandy Bigham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 6 Wiship Drive, consisting of 5.003 acres being a part of the William A. Watkins Survey, Abstract No. 1325 and being Tract 29 of Robertson's Farm and located in the ETJ (Extra

Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Bigham Estates

10. * <u>800 BLOCK MITCHELL LANE(Project No. 23-005622)</u>
The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 800 Block Mitchell Lane, consisting of 10.001 acres being a part of the Aaron Burleson Survey, Abstract No. 61 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Garcia Addition

11. * <u>2917 SOUTH FIRST STREET(Project No. 23-005623)</u>
The request of New Dimension Homes, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2917 South First Street, consisting of 0.870 acres being a part of the Robert Thompson Survey, Abstract No. 1200 and located in the R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Alvarado Estates

12. * <u>2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-005642)</u>
The request of Carbet Properties LLC (Owner), Jacob Tudor (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 19.287 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Pebblebrook South Phase 4, Section 1

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **819 NORTH WALNUT STREET (Project No. 23-005611)**

The request of Raza Mian (Owner), Lexington Wright (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 819 North Walnut Street, consisting of 0.173 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of Mian Terrace

Background:

The property is located at 819 North Walnut Street between East College Street and East Brockett Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- September 19, 2023 - Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District.

Adjacent Zoning:

MF-30 (Multi Family Residential) District
R-6 (Single Family Residential) District

Origination:

Raza Mian (Owner)
Lexington Wright (Representative)
Copley Land Surveying (Surveyor)

Master Plan Designation:

Core Neighborhood category is intended to protect and enhance the existing residential areas of Sherman. This area is generally located in the center of the city, east and west of US-75. A majority of the Core Neighborhood category encompasses what is known as east Sherman. This category encourages infill development that maintains the existing character, while increasing the aesthetic appeal of the community. In certain areas, an increase in density can be appropriate through the development of single-family attached products, like townhomes or quad-plexes.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
Final Plat

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dlagrone H:\ENGINEER\GIS\ESRI-jdp\Public Notification jdp.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

819 N Walnut

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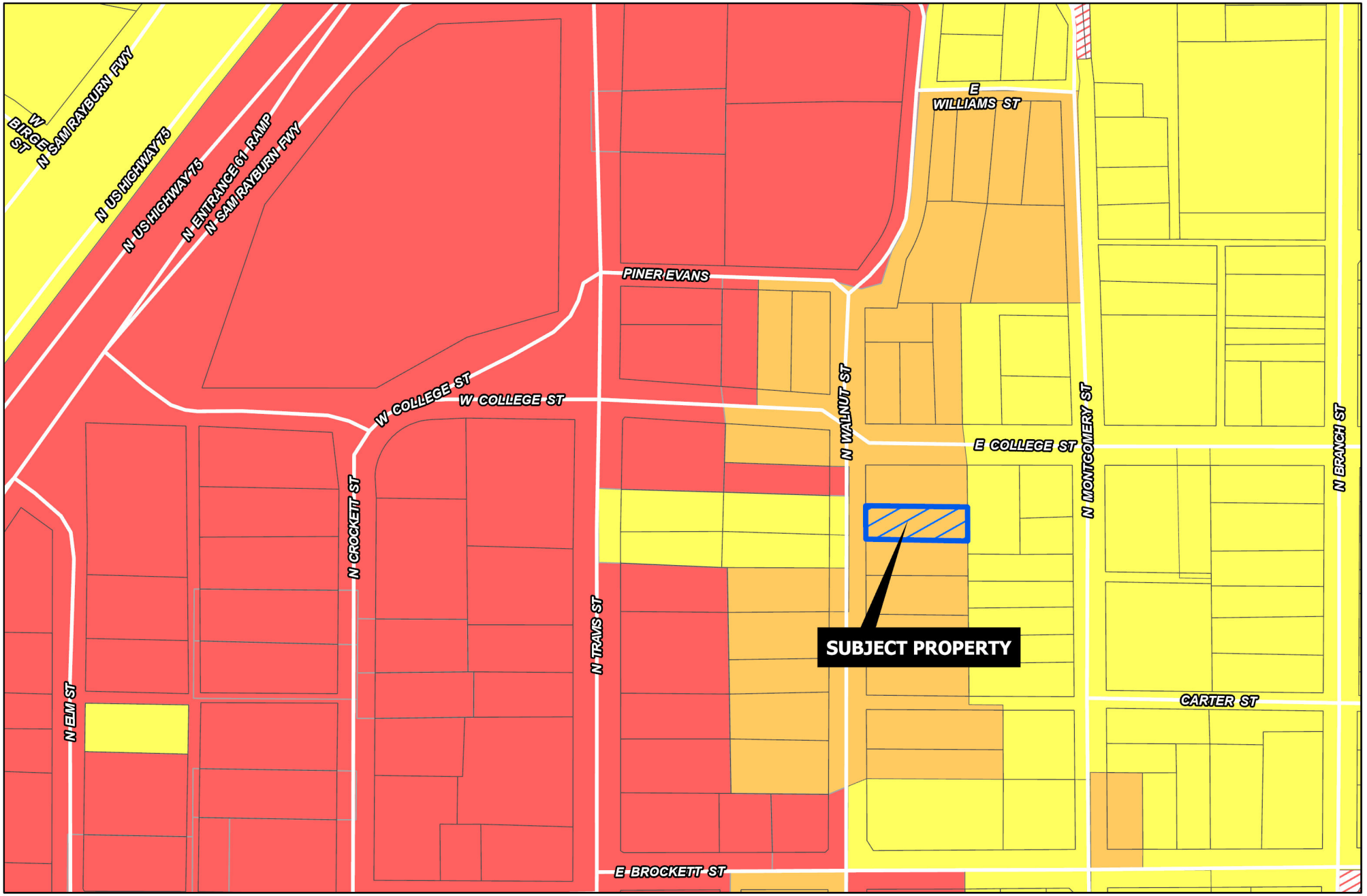
Date: 8/30/2023 3:36 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

819 N Walnut

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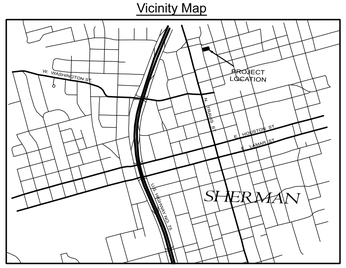
SCALE ~ 1" = 20'

Vicinity Map



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

Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643,
john@copleylandsurveying.com

OWNERS/DEVELOPER
RAZA MIAN
2622 LINKSIDE DR.
GRAPEVINE, TEXAS 76051

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McNair Survey, Abstract No. 763, and being the same 50' x 150' tract of land conveyed to Raza Mian by deed of record in Document No. 2023-10930, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Mian Tract, the southwest corner of a 60-2/3' x 150' tract of land conveyed to Jose Paulin by deed of record in Volume 3723, Page 743, Official Public Records, Grayson County, Texas, and in the east line of Walnut Street;*

Thence ***North 74°05'54" East****, along the north line of said Mian Tract, and the south line of said Paulin Tract, a distance of* ***150.73 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS for the northeast corner of said Mian Tract, the southeast corner of said Paulin Tract, and in the west line of the Final Plat of M.P.Y. Homes Second Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Document No. 2021-228, Plat Records, Grayson County, Texas;*

Thence ***South 14°55'58" East****, along the east line of said Mian Tract, and the west line of said Final Plat of M.P.Y. Homes Second Addition, a distance of* ***50.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720, for the southeast corner of said Mian Tract, and the northeast corner of a 50' x 150' tract of land conveyed to Bernardo Huerta and Maria Isabel Huerta by deed of record in Volume 2837, Page 596 of said Official Public Records;*

Thence ***South 74°05'54" West****, along the south line of said Mian Tract, and the north line of said Huerta Tract, a distance of* ***150.73 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS for the southwest corner of said Mian Tract, the northwest corner of said Huerta Tract, and in the east line of said Walnut Street;*

Thence ***North 14°55'58" West****, along the west line of said Mian Tract, and the east line of said Walnut Street, a distance of* ***50.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.173 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, RAZA MIAN, 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 Mian Terrace, 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 Mian Terrace, 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 _____, 2023.

*By:*_____
RAZA MIAN

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this is to Plat this 0.173 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That We, RAZA MIAN, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of Mian Terrace, 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 _____ _____, 2023.

_____
RAZA MIAN

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 RAZA MIAN 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_____, 2023.

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, the Final Plat of Mian Terrace, an addition to the City of Sherman, Texas, was submitted to the City Council on the___ ____day of _____, 2023, 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 _____, _____ ,2023.

_____
Clerk, City of Sherman, Texas

Approved this _____ day of _____,2023, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman *Secretary*

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas *Date*

Final Plat of
Mian Terrace
an addition to the City of Sherman Grayson County, Texas

9/26/2023

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **3608 SOUTH HIGHWAY 75 (Project No. 23-005135)** **TABLED FROM SEPTEMBER 19, 2023**

The request of Sherman Crossroads, LTD (Owner), Stephanie Gross (Representative) and A & W Surveyors, Inc (Surveyor) concerning the property located at 3608 South Highway 75, consisting of 1.009 acres, Lot 30, Block 2 Sherman Crossroads, Phase 4 and located in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Chipotle Mexican Grill

Background:

The property is located at 3608 South Highway 75 between West Travis Street and East FM 1417 (Heritage Parkway). The owner is requesting Site Plan approval for Chipotle Mexican Grill.

Adjacent Zoning:

Planned Development (PD)
Blalock Industrial Park/Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owner)
Stephanie Gross (Representative)
A & W Surveyors, Inc (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:

No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
Site Plan
Elevations
Landscape Plan
STAFF REVIEW LETTER - Planning

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dlagrone H:\ENGINEERING\SESR\Public Notification.jdp.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3608 S US 75 Lot 30

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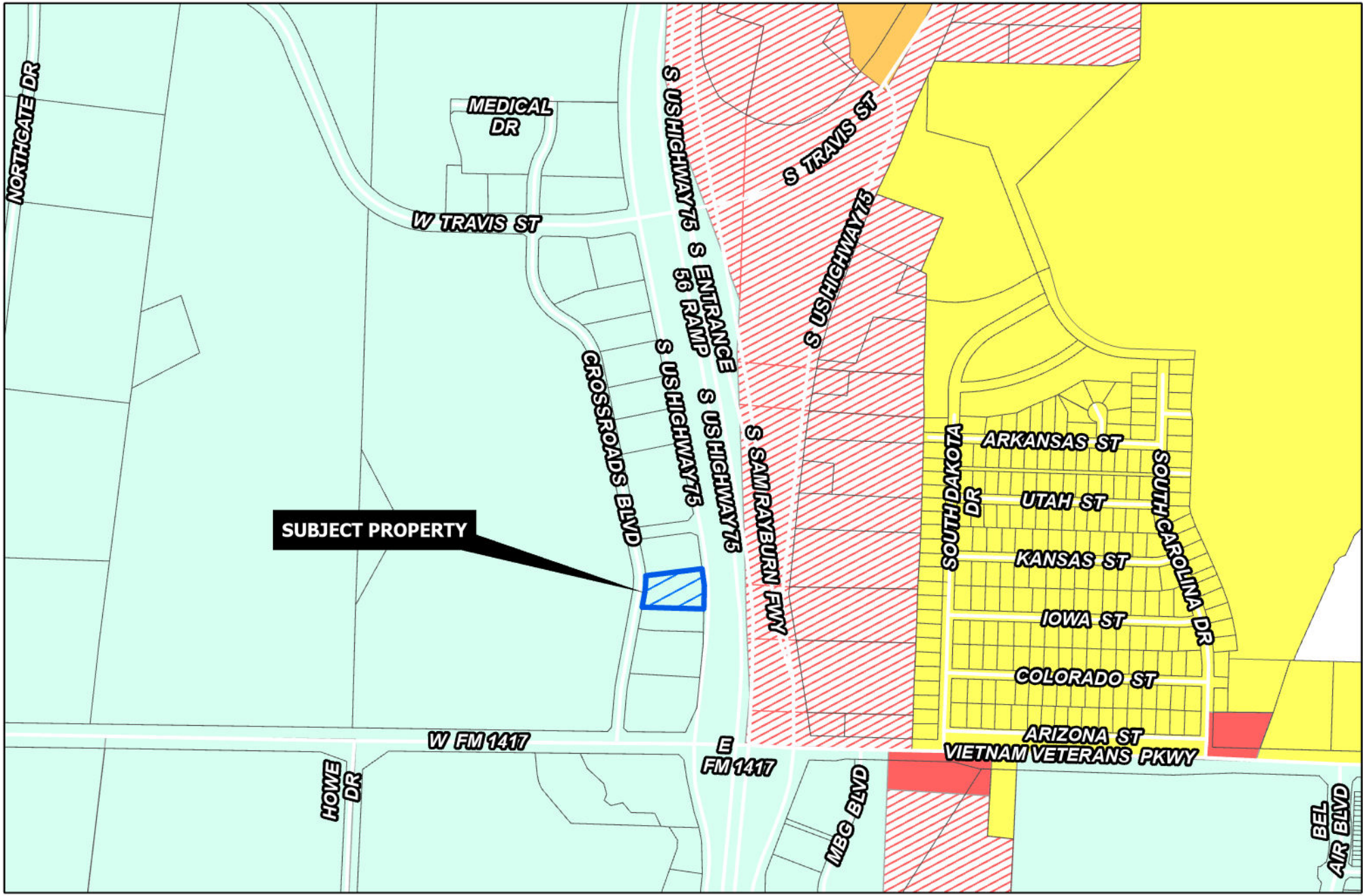

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

3608 S US 75 Lot 30

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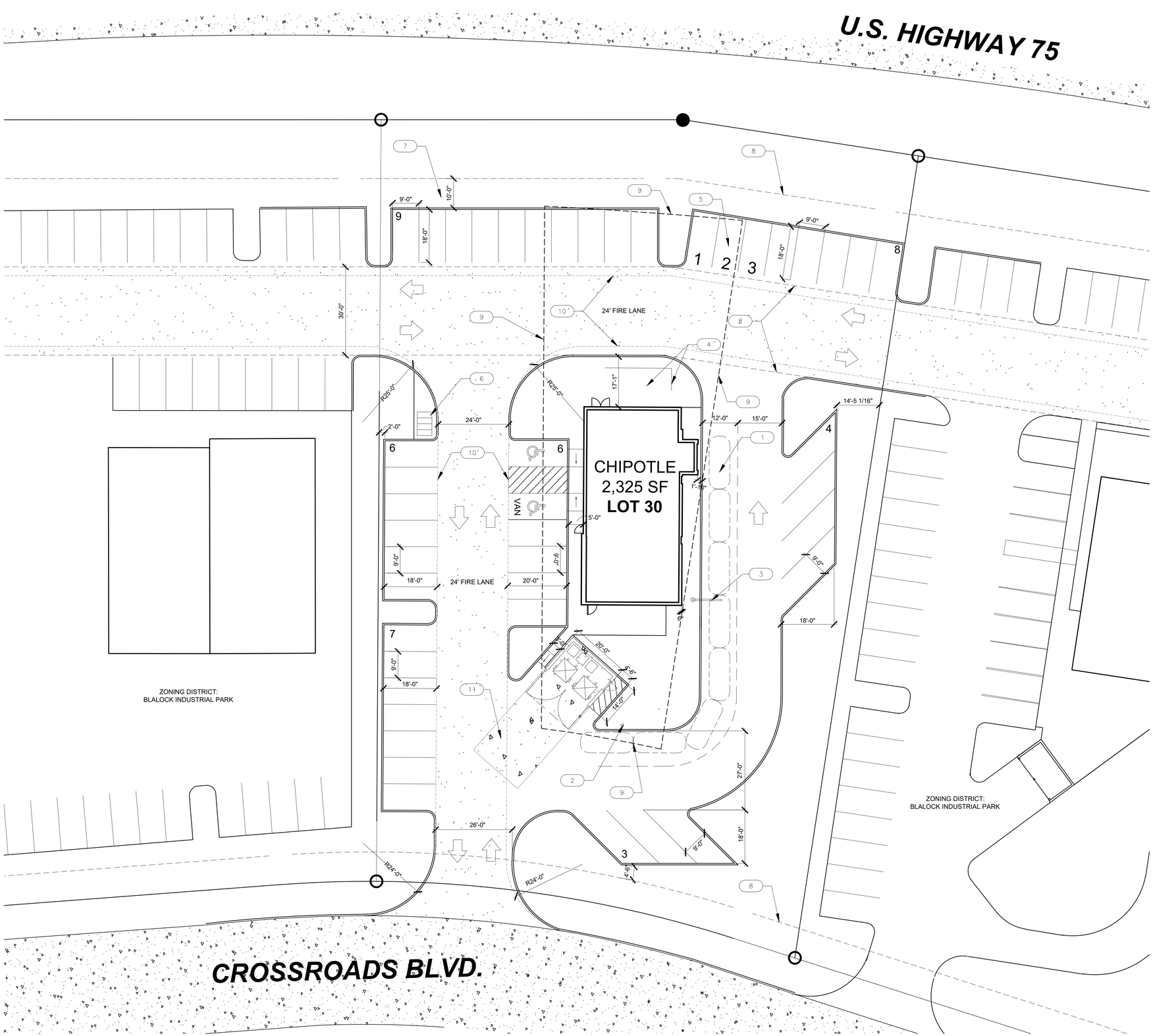


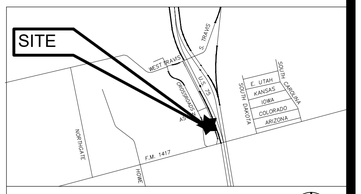
1 SITE PLAN
1/16" = 1'-0"

SITE SUMMARY	
ZONING	BLALOCK INDUSTRIAL PARK
GROSS SQUARE FEET OF STRUCTURE	2,325 S.F.
GROSS SQUARE FEET OF PROPERTY	43,944 S.F.
HARD SURFACE/IMPERVIOUS AREA	31,086 S.F.
LANDSCAPE AREA	14,020 S.F.
FLOOR-TO-AREA RATIO (FAR)	0.05

PARKING	
PARKING REQUIRED	16 SPOTS
2,325 SF RESTAURANT (1 SPOT/150 SF)	
PARKING PROVIDED	43 SPOTS
	41 REGULAR
	2 ADA

KEYNOTES

1. MIN. OF 8 STACKING SPACES IN DRIVE THROUGH (PER 14.04.003(e)(1))
2. DIRECTIONAL SIGNAGE
3. CLEARANCE BAR
4. 514 S.F. PATIO AND RAILING
5. (3) PULL-IN MARKED PARKING SPACES
6. BIKE RACK
7. 10' REQUIRED LANDSCAPE BUFFER
8. MUTUAL ACCESS EASEMENT
9. 55.7' REQUIRED BUILDING SETBACK LINE (55.7' FROM ROW OF HWY 75 & 55.7' FROM INTERIOR AND REAR PROPERTY LINES, PER 14.03.007(G))
10. FIRE LANE (DASHED LINE).
11. HEAVY DUTY CONCRETE AT TRASH ENCLOSURE



VICINITY MAP — NTS

ZONING DISTRICT:
BLALOCK INDUSTRIAL PARK

CITY PROJECT # TBD
SITE PLAN

LEGAL DESCRIPTION:
SHERMAN CROSSROADS PHASE 2 LOT 30
SHERMAN, COUNTY OF GRAYSON, TEXAS
ACREAGE: 1.009 ACRES

DATE: OCTOBER 3, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:
HARKINSON DEVELOPMENT CORPORATION
CONTACT: JEFF HARKINSON
4560 BELTLINE ROAD SUITE 400
ADDISON, TX 75001
(972) 934-844 ext 3202

ARCHITECT:
HEIGHTS VENTURE ARCHITECTS, LLP
CONTACT: LANCE LILLY
5741 LEGACY DRIVE, STE. 320
PLANO, TX 75024
(281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
1	08.24.2023	SITE PLAN SUBMITTAL
	08.30.2023	PLANNING COMMENTS
	10.03.2023	SITE PLAN RESUBMITTAL

Lance Lilly
TX Registration #20481

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024

CHIPOTLE

NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number/Phase:	Sheet Size:
23114-001	24x36
Date/Time Plotted:	
October 3, 2023	
Drawn By:	Checked By:
SG	LL
Project Phase:	

SITE PLAN

A101

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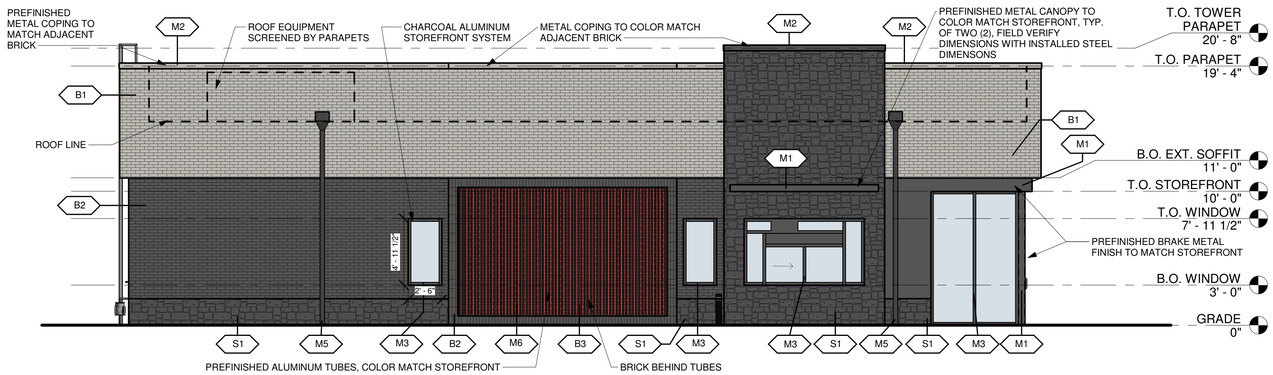
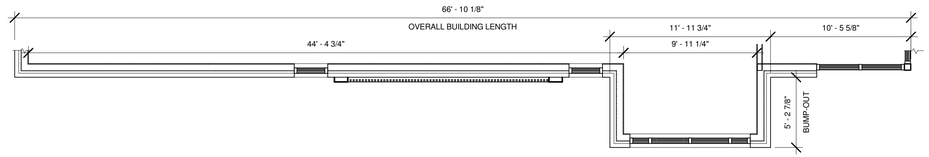
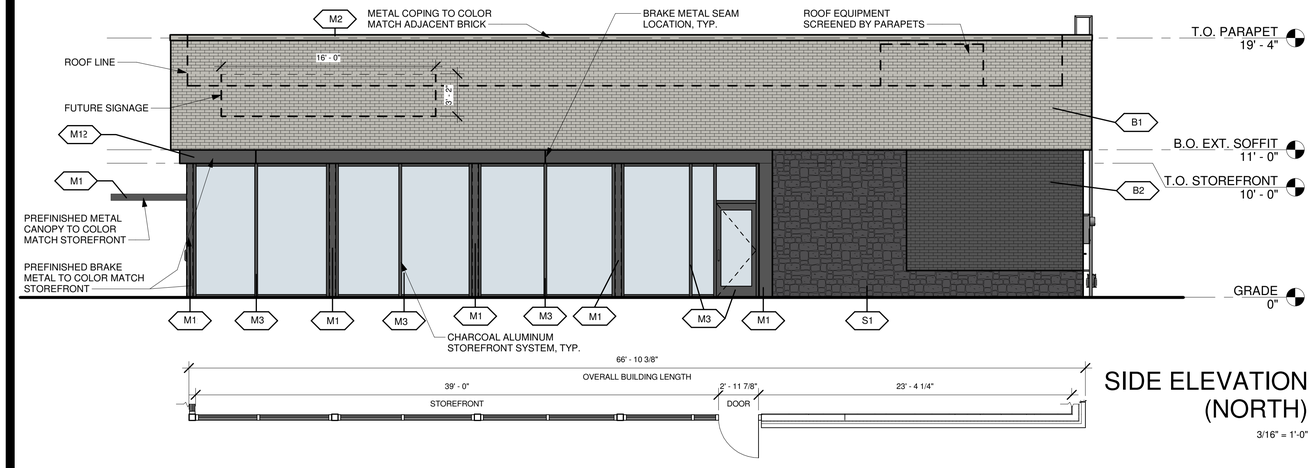




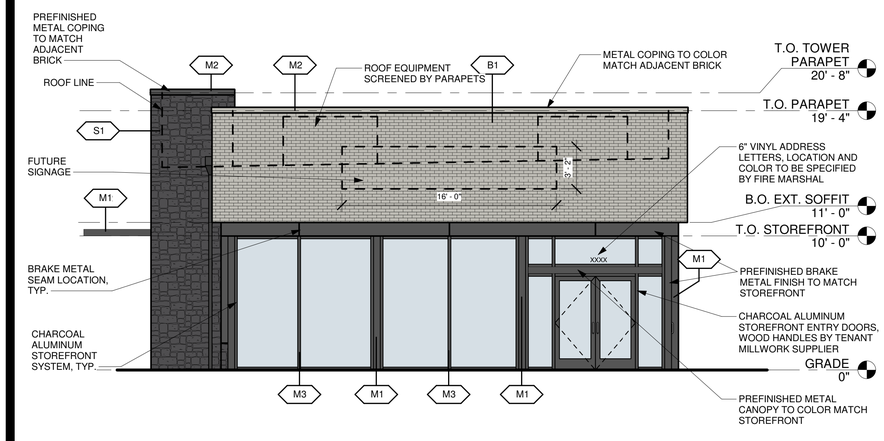
SIDE ELEVATION (SOUTH)

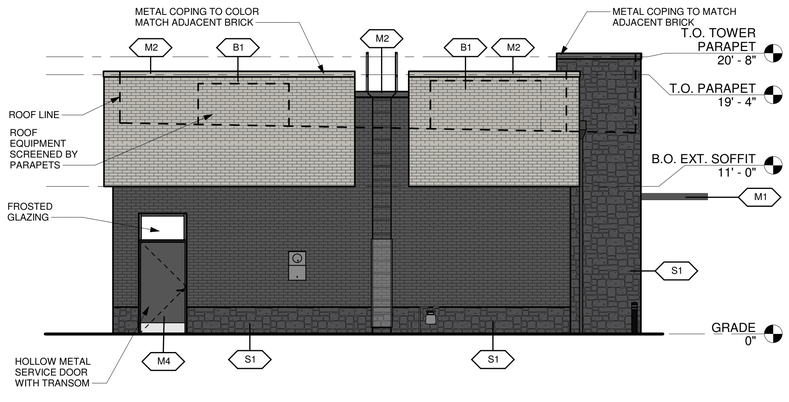
3/16" = 1'-0"

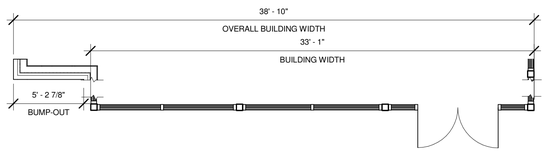


SIDE ELEVATION (NORTH)

3/16" = 1'-0"

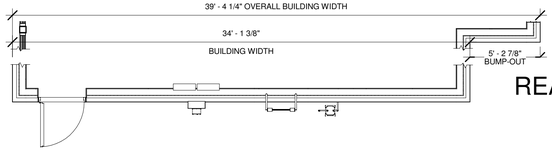






FRONT ELEVATION (EAST)

3/16" = 1'-0"



REAR ELEVATION (WEST)

3/16" = 1'-0"

GENERAL NOTES

1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
2. MECHANICAL UNITS, TRASH ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE. MATERIALS AND COLORS WILL MATCH MAIN BUILDING, SEE MATERIAL LIST BELOW. (PER 14.03.007 (k)(7))
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR. (PER 14.03.007 (k)(8))
4. (**) ALL GLASS TO HAVE A MAXIMUM EXTERIOR VISIBILITY REFLECTANCE OF 20%. (PER 14.03.007 (k)(6))

MATERIAL REQUIREMENTS

1. ALL STREET FACING FACADES SHALL HAVE A MINIMUM OF 10% STONE (PER 14.03.007 (k)(1))
2. BUILDING SHALL HAVE A MINIMUM OF 60% MASONRY (PER 14.03.007 (k)(2))
3. AT LEASE 80% OF EACH FACADE IS NEUTRAL, CREME OR DEEP, RICH, NON REFLECTIVE NEUTRAL OR EARTH TONED IN COLOR (PER 14.03.007 (k)(4))

DESIGN ELEMENTS

PER 14.03.007 (l)

3 POINTS - METAL AWNING HUNG FROM BUILDING FACADE TO PROTECT WINDOWS OR DOOR OPENINGS
4 POINTS - 60% OF FACADE FINISHED IN STONE, SIMULATED STONE, AND/OR BRICK
1 POINT - OUTDOOR SEATING AND PATIO AREA

6 POINTS REQUIRED - 8 POINT PROVIDED

BUILDING MATERIAL LIST

B1
MATERIAL TYPE: CLAY FIRED MODULAR / FULL DIMENSION BRICK
MANUFACTURER: TO BE DETERMINED
COLOR: TO MATCH HILLCREST GRAY (OR APPROVED EQUAL)
FINISH: RUNNING BOND, SM100 GRAY COLORED MORTOR

B2
MATERIAL TYPE: CLAY FIRED MODULAR / FULL DIMENSION BRICK
MANUFACTURER: TO BE DETERMINED
COLOR: TO MATCH CHARCOAL GRAY (OR APPROVED EQUAL)
FINISH: RUNNING BOND, SM100 GRAY COLORED MORTOR

B3
MATERIAL TYPE: CLAY FIRED MODULAR / FULL DIMENSION BRICK
MANUFACTURER: TO BE DETERMINED
COLOR: TO MATCH CARDINAL RED GLAZED (OR APPROVED EQUAL)
FINISH: GLAZED

S1
MATERIAL TYPE: STONE
MANUFACTURER: TO BE DETERMINED
COLOR: TO BE DETERMINED
FINISH: TO BE DETERMINED

M1
MATERIAL TYPE: COVERED CANOPY / AWNING AND STRUCTURAL SUPPORT
MANUFACTURER: TO BE DETERMINED
COLOR: CHARCOAL GRAY
FINISH: PRE-FINISHED

M2
MATERIAL TYPE: METAL COPING
MANUFACTURER: TO BE DETERMINED
COLOR: TO MATCH ADJACENT BRICK
FINISH: PAINTED

M3
MATERIAL TYPE: ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: TO BE DETERMINED
COLOR: CHARCOAL GRAY
FINISH: ANODIZED

M4
MATERIAL TYPE: HOLLOW METAL DOOR FRAME
MANUFACTURER: TO BE DETERMINED
COLOR: CHARCOAL GRAY
FINISH: PAINTED

M5
MATERIAL TYPE: GUTTERS AND DOWNSPOUTS
MANUFACTURER: TO BE DETERMINED
COLOR: CHARCOAL GRAY
FINISH: ANODIZED

M6
MATERIAL TYPE: METAL TUBES
MANUFACTURER: TO BE DETERMINED
COLOR: CHARCOAL GRAY
FINISH: PAINTED

MATERIAL PERCENTAGES

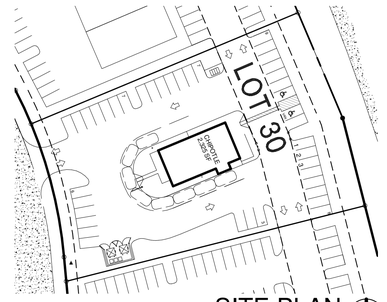
NORTH ELEVATION - MATERIAL PERCENTAGES		
CLAY FIRE BRICK (B1, B2)	680 SQ FT	51%
STONE (S1)	136 SQ FT	10%
(**) GLAZING	409 SQ FT	31%
SUBTOTAL	1,225 SQ FT	92%
METAL (M1, M2, M3, M4, M5)	102 SQ FT	8%
TOTAL	1,327 SQ FT	100%

EAST ELEVATION - MATERIAL PERCENTAGES		
CLAY FIRE BRICK (B1, B2)	288 SQ FT	37%
STONE (S1)	105 SQ FT	13%
(**) GLAZING	309 SQ FT	40%
SUBTOTAL	702 SQ FT	90%
METAL (M1, M2, M3, M4, M5)	74 SQ FT	10%
TOTAL	776 SQ FT	100%

SOUTH ELEVATION - MATERIAL PERCENTAGES		
CLAY FIRE BRICK (B1, B2, B3)	797 SQ FT	60%
STONE (S1)	256 SQ FT	19%
(**) GLAZING	135 SQ FT	10%
SUBTOTAL	1,263 SQ FT	89%
METAL (M1, M2, M3, M4, M5)	153 SQ FT	11%
TOTAL	1,341 SQ FT	100%

WEST ELEVATION - MATERIAL PERCENTAGES		
CLAY FIRE BRICK (B1, B2)	566 SQ FT	73%
STONE (S1)	164 SQ FT	21%
(**) GLAZING	7 SQ FT	1%
SUBTOTAL	737 SQ FT	95%
METAL (M1, M2, M3, M4, M5)	42 SQ FT	5%
TOTAL	779 SQ FT	100%

** BLDG MASONRY TOTAL (60% MIN. REQ'D) 2,992 SQ FT 71%



CITY PROJECT # TBD
FACADE PLAN

LEGAL DESCRIPTION:
SHERMAN CROSSROADS PHASE 2 LOT 30
SHERMAN, COUNTY OF GRAYSON, TEXAS
ACREAGE: 1.009 ACRES

DATE: OCTOBER 3, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:
HARKINSON DEVELOPMENT CORPORATION
CONTACT: JEFF HARKINSON
4560 BELTLINE ROAD SUITE 400
ADDISON, TX 75001
(972) 934-844 ext 3202

ARCHITECT:
HEIGHTS VENTURE ARCHITECTS, LLP
CONTACT: LANCE LILLY
5741 LEGACY DRIVE, SUITE 320
PLANO, TX 75024
(281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
1	08.24.2023	SITE PLAN SUBMITTAL
	10.03.2023	SITE PLAN RESUBMITTAL

Lance Lilly
TX #20481

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas 75024
972 490 7292 V

CHIPOTLE

NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number:	Sheet Size:
23114-001	24 x 36
Date / Time Plotted:	
9/16/2023 12:28:29 PM	
Drawn By:	Checked By:
JLT	SG
Project Phase:	

EXTERIOR ELEVATIONS

A200

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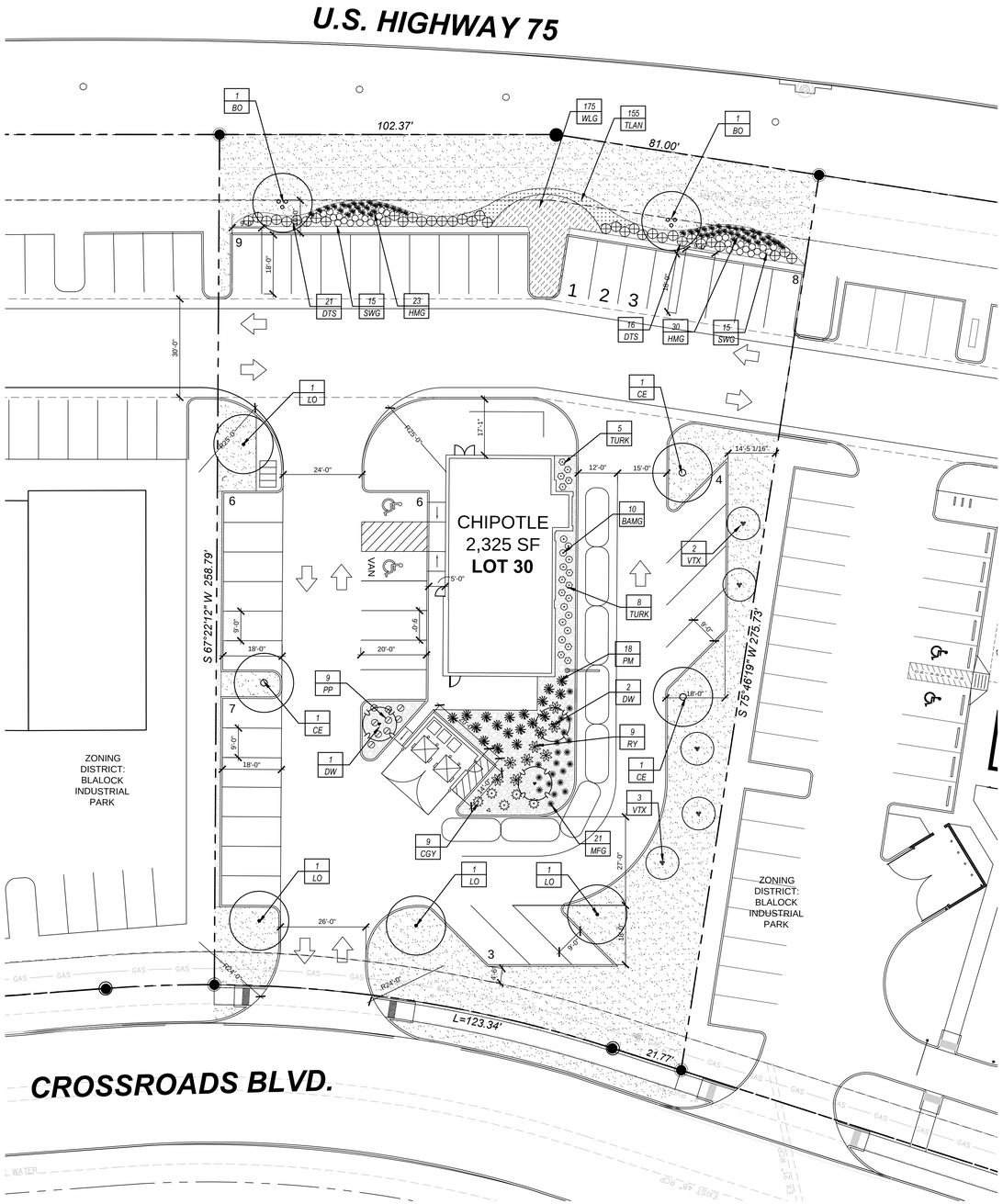


LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Hydromulch 'Thunderturf', unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
4. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
5. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
6. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

HYDROMULCH NOTES

1. *All lawn areas to be Hydromulch Thunder Turf, unless noted otherwise on drawings.*
2. *Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.*
3. *Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.*
4. *Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweb" or equal.*
5. *Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terro-Tack one", as manufactured by Growers, Inc., or equal.*
6. *Hydromulch with Thunder Turf seed at a rate of one (1) pounds per (340) square feet.*
7. *Use a 4'x8' batter board against all beds areas.*
8. *If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.*
9. *In the event rye grass is necessary due to time of year installation, it shall be the responsibilty of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.*
10. *All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.*
11. *Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
12. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.*

SITE SUMMARY

ZONING	BLALOCK INDUSTRIAL PARK
GROSS SQUARE FEET OF STRUCTURE	2,325 S.F.
GROSS SQUARE FEET OF PROPERTY	43,944 S.F.
HARD SURFACE/IMPERVIOUS AREA	31,086 S.F.
LANDSCAPE AREA	14,020 S.F.
FLOOR-TO-AREA RATIO (FAR)	0.05

PARKING

PARKING REQUIRED	16 SPOTS
2,325 SF RESTAURANT (1 SPOT/150 SF)	
PARKING PROVIDED	43 SPOTS
	41 REGULAR
	2 ADA

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (28,531 s.f.)
Requirements: 10% of total parking to be landscape
40% of the total required to be used as islands

Required	Provided
2,854 s.f. (10%)	6,235 s.f. (21.8%)
1,142 s.f. (40%)	1,241 s.f. (43.4%) 9% of total landscape areas

NATIVE BULLROCK, Medium
4" depth with weed barrier fabric

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
3	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht. 4'-5' spread min.
4	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 13' ht. 4'-5' spread min.
2	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	B&B, 13' ht. 4'-5' spread min.
3	DW	Desert Willow	*Chilopsis linearis*	7' ht.	B&B or container, tree form, 3 cane
5	VTX	Vitex	*Vitex agnes-cates*	7 ht.	B&B or container, tree form, 3 cane

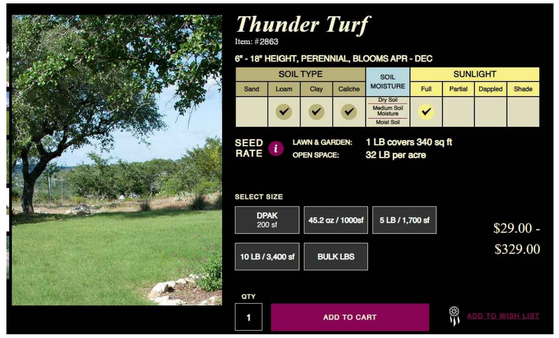
SHRUBS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
10	BAMG	Blonde Ambition Grass	*Bouteloua gracilis*	3 gal.	container, full plant, specimen
9	CGY	Color Gaurd Yucca	*Yucca filamentosa 'Color Guard'*	3 gal.	container, full plant, specimen
37	DTS	Dwarf Texas Sage 'Bertstar'	*Leucophyllum sp.'Bertstar Dwarf'*	5 gal.	container, full plant, specimen
53	HMG	Dwarf Hamlen Grass	*Pennisetum aleopecuroides*	5 gal.	container, full plant, specimen
21	MFG	Mexican Feather Grass	*Nasella tennuissima*	3 gal.	container, full plant, specimen
18	PM	Pink Muhly	*Miscanthus sinensis 'Graccillimus'*	3 gal.	container, full plant, specimen
9	PP	Prickly Pear	*Opturia*	3 gal.	container, full plant, specimen
9	RY	Red Yucca 'Brakelights'	*Hesperaloe parvifolia 'Brakelights'*	3 gal.	container, full plant, specimen
30	SWG	Switchgrass	*Panicum sp. 'Heavy Metal'*	3 gal.	container, full plant, specimen
13	TURK	Turks Cap	*Malvaviscus arboreus var. drummondii*	3 gal.	container, full plant, specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
155	TLAN	Texas Lantana	*Lantana urticoides*	4" pots	container, full plant 12" o.c.
175	WLG	Weeping Lovegrass	*Erogrostis curvula*	4" pots	container, full top of container, 18" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

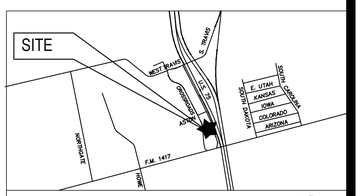


smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

CALL BEFORE YOU DIG
1-800-DIG-TESS
TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40



VICINITY MAP
NTS

ZONING DISTRICT:
BLALOCK INDUSTRIAL
PARK

CITY PROJECT # TBD
SITE PLAN

LEGAL DESCRIPTION:
SHERMAN CROSSROADS PHASE 2 LOT 30
SHERMAN, COUNTY OF GRAYSON, TEXAS
ACREAGE: 1.009 ACRES

DATE: OCTOBER 3, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:
HARKINSON DEVELOPMENT CORPORATION
CONTACT: JEFF HARKINSON
4560 BELTLINE ROAD SUITE 400
ADDISON, TX 75001
(972) 934-844 ext 3202

ARCHITECT:
HEIGHTS VENTURE ARCHITECTS, LLP
CONTACT: LANCE LILLY
5741 LEGACY DRIVE, STE. 320
PLANO, TX 75024
(281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
1	08.24.2023	SITE PLAN SUBMITTAL
	08.30.2023	PLANNING COMMENTS
	10.03.2023	SITE PLAN RESUBMITTAL

BRIAN D. ADAMS
REGISTERED LANDSCAPE ARCHITECT
2761
STATE OF TEXAS
10.03.2023

Heights Venture
ARCHITECTURE DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024

CHIPOTLE

NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number/Phase: 23114-001	Sheet Size: 24x36
Date/Time Plotted: October 3, 2023	
Drawn By: BDA	Checked By: BDA
Project Phase:	

LANDSCAPE_PLAN

L101

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stonas and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

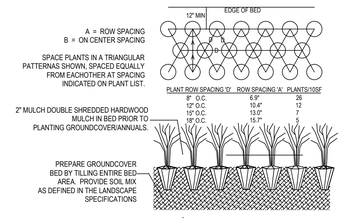
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake cut limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



A GROUNDCOVER PLANTING DETAIL
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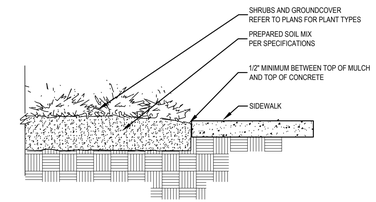
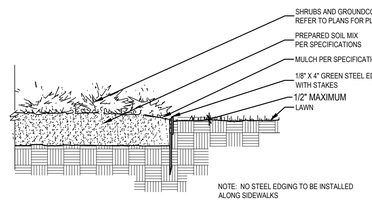
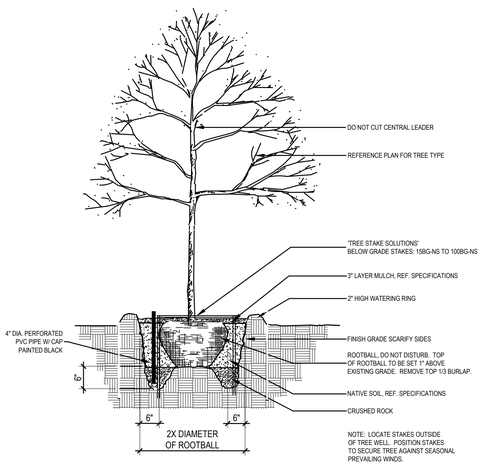


B SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

C STEEL EDGING DETAIL
NOT TO SCALE



E TREE PLANTING DETAIL
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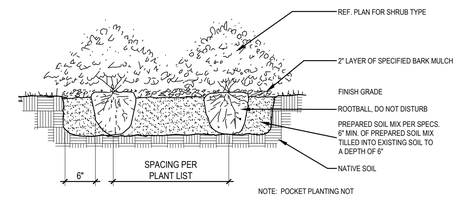
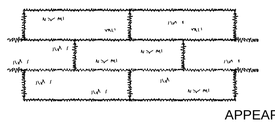


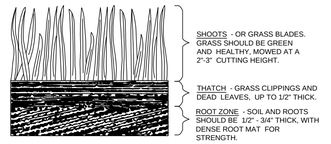
NOTE: POCKET PLANTING NOT ALLOWED

D SHRUB PLANTING DETAIL
NOT TO SCALE



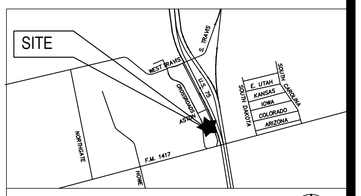
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

APPEARANCE OF GOOD SOD



F SOD PLANTING DETAIL
NOT TO SCALE

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com



VICINITY MAP
NTS

ZONING DISTRICT:
BLAYLOCK INDUSTRIAL PARK

CITY PROJECT # TBD
SITE PLAN

LEGAL DESCRIPTION:
SHERMAN CROSSROADS PHASE 2 LOT 30
SHERMAN, COUNTY OF GRAYSON, TEXAS
ACREAGE: 1.009 ACRES

DATE: OCTOBER 3, 2023
PROPOSED USE: RETAIL / RESTAURANT

OWNER:	ARCHITECT:
HARKINSON DEVELOPMENT CORPORATION CONTACT: JEFF HARKINSON 4560 BELTLINE ROAD SUITE 400 ADDISON, TX 75001 (972) 934-844 ext 3202	HEIGHTS VENTURE ARCHITECTS, LLP CONTACT: LANCE LILLY 5741 LEGACY DRIVE, STE. 320 PLANO, TX 75024 (281) 854-6138

HARKINSON DEVELOPMENT CORPORATION

	DATE	ISSUE
	08.24.2023	SITE PLAN SUBMITTAL
	10.03.2023	SITE PLAN RESUBMITTAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
1761
STATE OF TEXAS
08.24.2023

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024

CHIPOTLE

NWC US HWY 75 & FM 1417
SHERMAN, TX

Project Number/Phase:	Sheet Size:
23114-001	24x36
Date/Time Plotted:	
August 24, 2023	
Drawn By:	Checked By:
BDA	BDA
Project Phase:	

LANDSCAPE_DETAILS

L102

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

Stephanie Gross
5741 Legacy Dr., Ste. 320
Plano, TX 75024

Sherman Crossroads, LTD
4560 Belt Line Road, Suite 400
Addison, TX 75001

Dear Applicants,

The request of Site Plan approval of Chipotle Mexican Grill located at 3608 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(f)
10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **8.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **1600-1800 BLOCKS NORWOOD STREET AND 2700-3000 BLOCKS WEST MCGEE STREET(Project No. 23-005614)**

The request of Heritage Ventures of Texas, LLC (Owner), Bluestone Partners, LLC (Developer) and Winkelman & Associations, Inc. (Surveyor) concerning the property located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks West McGee Street, consisting of 14.768 acres in the Fielding Bacon Survey, Abstract No. 120 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Crossing, Phase 2

Background:

The property is located in the 1600-1800 Blocks Norwood Street and the 2700-3000 Blocks West McGee Street between Little Lane and Carriage Estates Road. The owner would like to plat the property into 37 lots for residential development.

Adjacent Zoning:

R-A (Residential Agriculture)
R-6 (Single Family Residential) District
ETJ (Extra Territorial Jurisdiction)

Origination:

Heritage Ventures of Texas, LLC (Owner)
Bluestone Partners, LLC (Developer)
Winkelman & Associations, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

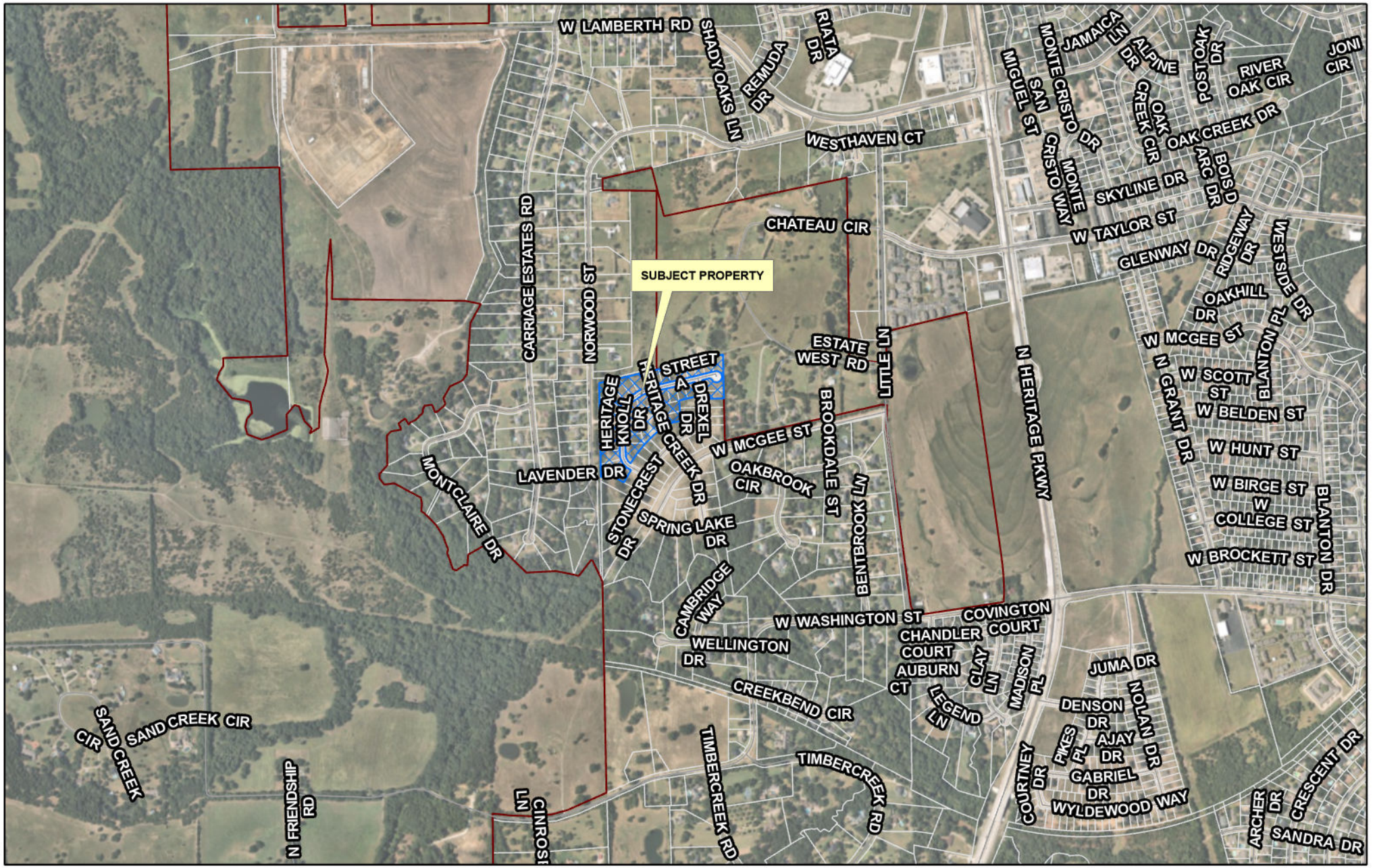
0

Development Review Meeting:
Yes

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

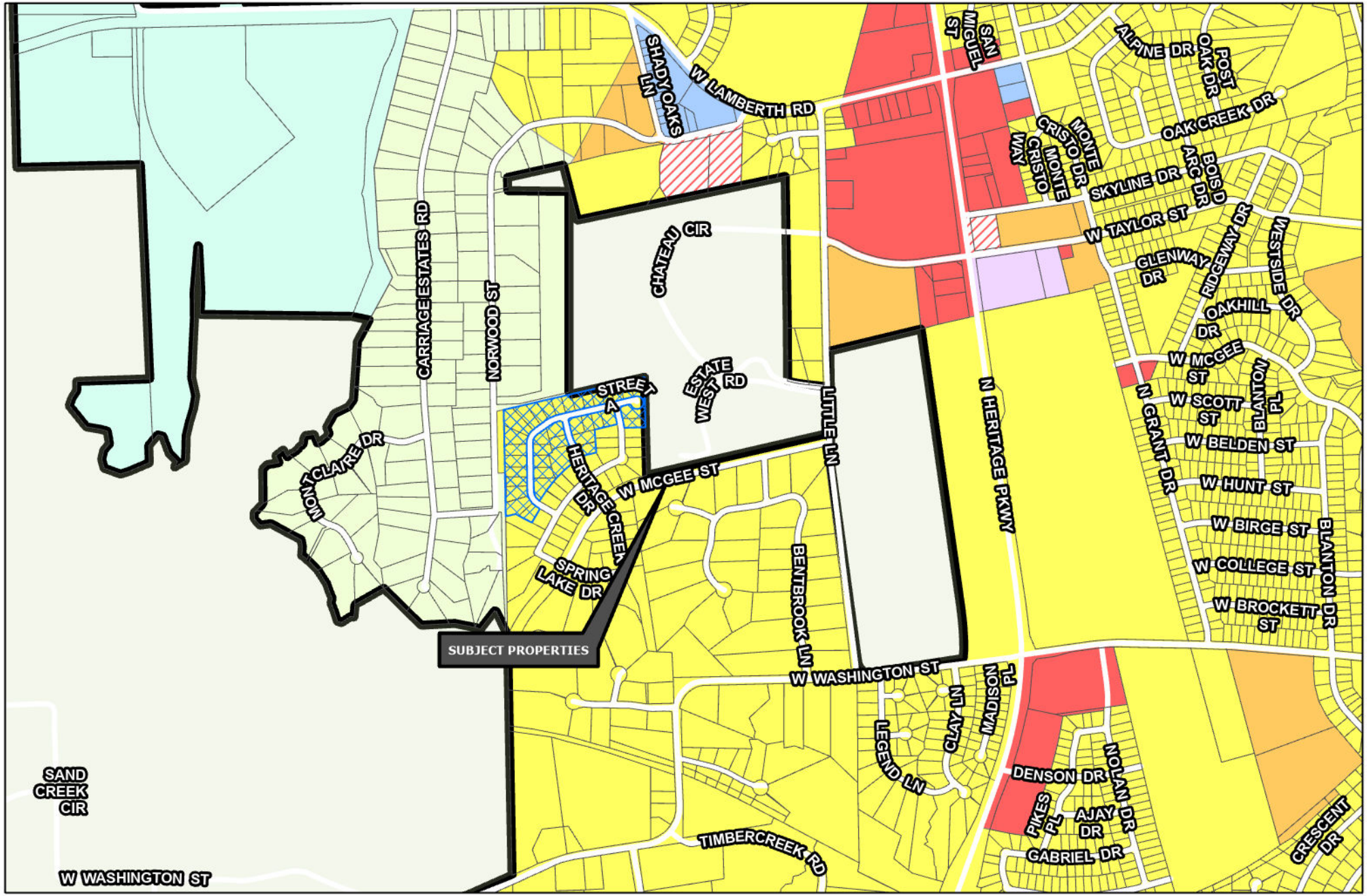
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1600-1800 BLKS NORWOOD ST & 2700-3000 BLKS W MCGEE ST

N
W E
S

Date: 10/3/2023 3:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1600-1800 BLKS NORWOOD ST & 2700-3000 BLKS W MCGEE ST

N
W E
S

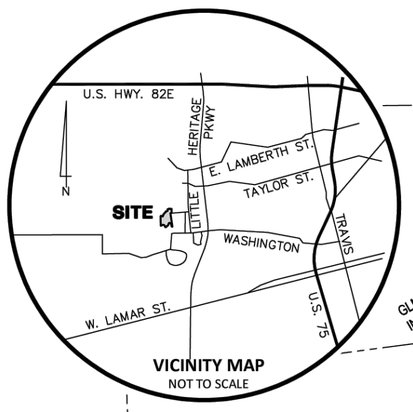
Date: 10/3/2023 3:41 PM

PAVEMENT WIDTHS AS FOLLOWS:

ALL 50 FT. WIDE STREETS = 31 FT. BACK OF CURB TO BACK OF CURB

LOT CORNERS:

1/2 INCH C.I.R.S. AT ALL LOT CORNERS



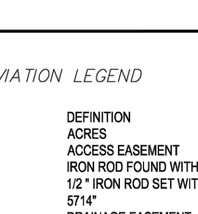
VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	ACRES
AE	ACCESS EASEMENT
CIRF	IRON ROD FOUND WITH CAP
CIRS	1/2 " IRON ROD SET WITH RED PLASTIC CAP STAMPED "WAI 5714"
D.E.	DRAINAGE EASEMENT
F.F.E.	FINISH FLOOR ELEVATION
IRF	IRON ROD FOUND
S.B.L.	SETBACK LINE
SQ. FT.	SQUARE FEET
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS
U.E.	UTILITY EASEMENT
VOL. - PG.	VOLUME - PAGE

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	59°11'14"	125.00'	129.13'	N30°24'56"W	123.46'
C2	59°11'14"	150.00'	154.95'	N30°24'56"W	148.15'
C3	59°11'14"	100.00'	103.30'	N30°24'56"W	98.77'
C4	54°49'52"	125.00'	119.62'	N26°35'37"E	115.11'
C5	54°49'52"	100.00'	95.70'	N26°35'37"E	92.09'
C6	54°49'52"	150.00'	143.55'	N26°35'37"E	138.13'
C7	22°22'46"	225.00'	87.88'	N65°11'56"E	87.33'
C8	22°22'46"	250.00'	97.65'	N65°11'56"E	97.03'
C9	22°22'46"	200.00'	78.12'	N65°11'56"E	77.62'
C10	16°03'24"	250.00'	70.06'	N21°38'23"W	69.83'
C11	16°03'24"	225.00'	63.05'	N21°38'23"W	62.85'
C12	15°40'02"	300.00'	82.03'	S21°26'42"E	81.78'
C13	18°49'04"	269.28'	88.44'	N19°58'17"W	88.04'
C14	16°03'24"	275.00'	77.07'	N21°38'23"W	76.81'
C15	15°40'02"	225.00'	61.53'	S21°26'42"E	61.33'
C16	258°31'18"	50.00'	225.60'	S25°38'58"W	77.43'

Line Table		
Line #	Direction	Length
L1	S29°59'28"W	25.00'
L2	S29°59'28"W	25.00'
L3	S76°23'19"W	25.00'
L4	S76°23'19"W	25.00'
L5	N76°23'19"E	25.00'
L6	N76°23'19"E	25.00'
L7	N13°36'41"W	18.35'
L8	N60°00'32"W	24.74'
L9	S58°36'41"E	14.14'
L10	S31°23'19"W	14.14'
L11	N31°23'19"E	14.14'
L12	S58°36'41"E	14.14'
L13	S13°36'41"E	25.00'
L14	N61°28'51"W	14.83'
L15	N88°32'41"E	10.00'



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Scale 1" = 80'

SEE SHEET 3 OF 3 FOR CERTIFICATES & DEDICATIONS

SEPTEMBER, 2023

HERITAGE CROSSING PHASE 2

14.768 ACRES
FIELDING BACON SURVEY ABST. NO. 120
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
HERITAGE VENTURES OF TEXAS, LLC
4708 N. F.M. RD. 1417
SHERMAN, TEXAS 75092

DEVELOPER:
BLUESTONE PARTNERS, LLC
4708 N. F.M. RD. 1417
SHERMAN, TEXAS 75092
CONTACT: KYLE BOOTHE
PH: 903-813-1415

SURVEYOR:
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75230
CONTACT: LEONARD J. LUEKER, RPLS
PH: 972-490-7090 Ext. 211

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10096500 Expires 12/31/2023
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FINAL PLAT
HERITAGE CROSSING ~ PHASE 2
BLUESTONE PARTNERS, LLC
SHERMAN, TEXAS

Date : September 15, 2023
Scale : 1" = 80'
File : 77801 2FP.DWG
Project No. : 77801

1 of 3

LAST SAVED BY: DPLINK September 15, 2023

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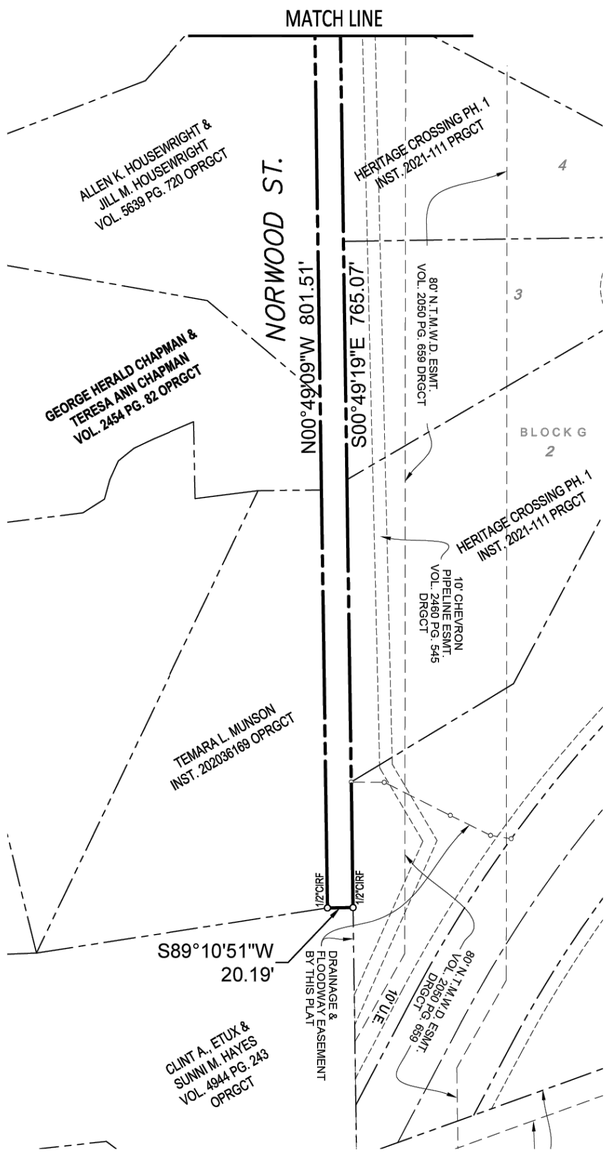
MATCH LINE



LOT AREA TABLE			
HERITAGE CROSSING PHASE 2			
Block	Lot No.	Sq. Ft.	Acres
D	8	13,003.60	0.299
D	9	16,735.30	0.384
E	5	13,210.00	0.303
E	6	10,010.00	0.230
E	7	10,010.00	0.230
E	8	13,210.00	0.303
E	9	14,905.90	0.342
E	10	11,727.30	0.269
F	5	17,415.70	0.400
F	6	12,601.70	0.289
F	7	11,143.10	0.256
F	8	10,405.50	0.239
F	9	10,513.80	0.241
F	10	13,467.80	0.309
F	11	11,257.10	0.258
F	12	33,930.40	0.779
G	7	11,617.30	0.267
G	8	20,659.00	0.474
G	9	17,049.60	0.391
G	10	12,750.00	0.293
G	11	12,750.00	0.293
G	12	15,300.00	0.351
G	13	15,896.30	0.365
G	14	17,325.20	0.398
G	15	25,771.40	0.592
G	16	17,657.20	0.405
G	17	13,238.90	0.304
G	18	12,364.00	0.284
G	19	10,462.70	0.240
G	20	10,067.90	0.231
G	21	10,041.80	0.231
G	22	10,016.70	0.230
G	23	10,010.00	0.230
G	24	10,010.00	0.230
G	25	10,010.00	0.230
G	26	10,010.00	0.230
G	27	14,960.80	0.343

ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	ACRES
AE	ACCESS EASEMENT
CIRF	IRON ROD FOUND WITH CAP
CIRS	1/2 " IRON ROD SET WITH RED PLASTIC CAP STAMPED "WAI 5714"
D.E.	DRAINAGE EASEMENT
F.F.E.	FINISH FLOOR ELEVATION
IRF	IRON ROD FOUND
S.B.L.	SETBACK LINE
SQ. FT.	SQUARE FEET
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS
U.E.	UTILITY EASEMENT
VOL. - PG.	VOLUME - PAGE

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	59°11'14"	125.00'	129.13'	N30°24'56"W	123.46'
C2	59°11'14"	150.00'	154.95'	N30°24'56"W	148.15'
C3	59°11'14"	100.00'	103.30'	N30°24'56"W	98.77'
C4	54°49'52"	125.00'	119.62'	N26°35'37"E	115.11'
C5	54°49'52"	100.00'	95.70'	N26°35'37"E	92.09'
C6	54°49'52"	150.00'	143.55'	N26°35'37"E	138.13'
C7	22°22'46"	225.00'	87.88'	N65°11'56"E	87.33'
C8	22°22'46"	250.00'	97.65'	N65°11'56"E	97.03'
C9	22°22'46"	200.00'	78.12'	N65°11'56"E	77.62'
C10	16°03'24"	250.00'	70.06'	N21°38'23"W	69.83'
C11	16°03'24"	225.00'	63.05'	N21°38'23"W	62.85'
C12	15°40'02"	300.00'	82.03'	S21°26'42"E	81.78'
C13	18°49'04"	269.28'	88.44'	N19°58'17"W	88.04'
C14	16°03'24"	275.00'	77.07'	N21°38'23"W	76.81'
C15	15°40'02"	225.00'	61.53'	S21°26'42"E	61.33'
C16	258°31'18"	50.00'	225.60'	S25°38'58"W	77.43'

Line Table		
Line #	Direction	Length
L1	S29°59'28"W	25.00'
L2	S29°59'28"W	25.00'
L3	S76°23'19"W	25.00'
L4	S76°23'19"W	25.00'
L5	N76°23'19"E	25.00'
L6	N76°23'19"E	25.00'
L7	N13°36'41"W	18.35'
L8	N60°00'32"W	24.74'
L9	S58°36'41"E	14.14'
L10	S31°23'19"W	14.14'
L11	N31°23'19"E	14.14'
L12	S58°36'41"E	14.14'
L13	S13°36'41"E	25.00'
L14	N61°28'51"W	14.83'
L15	N88°32'41"E	10.00'

SEE SHEET 3 OF 3 FOR CERTIFICATES & DEDICATIONS

SEPTEMBER, 2023

HERITAGE CROSSING PHASE 2

14.768 ACRES
FIELDING BACON SURVEY ABST. NO. 120
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER:
HERITAGE VENTURES OF TEXAS, LLC
4708 N. F.M. RD. 1417
SHERMAN, TEXAS 75092

DEVELOPER:
BLUESTONE PARTNERS, LLC
4708 N. F.M. RD. 1417
SHERMAN, TEXAS 75092
CONTACT: KYLE BOOTHE
PH: 903-813-1415

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6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10096500 Expires 12/31/2023
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FINAL PLAT
HERITAGE CROSSING ~ PHASE 2
BLUESTONE PARTNERS, LLC
SHERMAN, TEXAS

Date : September 15, 2023
Scale : 1" = 80'
File : 77801 2FP.DWG
Project No. : 77801

2 of 3

LAST SAVED BY: DPLINK September 15, 2023

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Heritage Ventures of Texas, LLC is the sole owner of a tract of land situated in the Fielding Bacon Survey, Abstract No. 120, City of Sherman, Grayson County, Texas, and being a portion of a tract described in deed to Heritage Ventures of Texas, LLC, (Heritage Ventures Tract 1) per deed recorded in Inst. 2020-36476 Official Public Records of Grayson County, Texas (OPRGCT), and being all of a tract described in deed to Heritage Ventures of Texas, LLC (Heritage Ventures Tract 2) per deed recorded in Inst. 2022-27420 OPRGCT; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Heritage Ventures Tract 1, said northwest corner also being an interior ell corner of a called 20.00 acre tract described in deed to Christopher B. Rehmet and Claire Tate Rehmet as recorded in Volume 5699 Page 612 OPRGCT;

THENCE North 76 deg 38 min 27 sec East, along a south line of said Rehmet tract, for a distance of 663.83 feet to a 1/2 inch iron rod found for corner at the northwest corner of a tract described in deed to Nieberg Revocable Trust as recorded in Volume 4162 Page 762 OPRGCT;

THENCE South 01 deg 27 min 19 sec East, along the west line of said Nieberg tract, for a distance of 392.83 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

THENCE, departing said west line, and over and across said Heritage Ventures Tract 1 as follows:

South 88 deg 32 min 41 sec West, for a distance of 162.54 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner and for the beginning of a circular curve to the left having a central angle of 006 deg 34 min 58 sec, a radius of 350.00 feet, and a chord with bears North 10 deg 19 min 12 sec West for a distance of 40.19 feet;

Along said circular curve to the left for an arc distance of 40.21 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 76 deg 23 min 59 West, for a distance of 229.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 04 deg 02 min 49 sec East, for a distance of 177.51 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 76 deg 23 min 19 sec West, for a distance of 180.00 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 13 deg 36 min 41 sec East, for a distance of 32.89 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 76 deg 23 min 19 sec West, for a distance of 14.31 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner and for the beginning of a circular curve to the left having a central angle of 019 deg 29 min 04 sec, a radius of 1,162.37 feet, and chord which bears South 40 deg 59 min 09 sec West for a distance of 393.38 feet;

Along said circular curve to the left for an arc distance of 395.29 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner and for the beginning of a non-tangent circular curve to the left having a central angle of 004 deg 51 min 40 sec, a radius of 100.00 feet, and a chord which bears South 57 deg 34 min 42 sec East for a distance of 8.48 feet;

Along said circular curve to the left for an arc distance of 8.48 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 60 deg 00 min 32 sec East, for a distance of 24.74 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 29 deg 59 min 28 sec West, for a distance of 173.82 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

North 62 deg 09 min 23 sec West, for a distance of 142.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

South 76 deg 58 min 22 sec West, for a distance of 77.94 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found for corner on the east line of said Heritage Ventures Tract 2; said point also being on the west line of said Heritage Ventures Tract 1;

THENCE South 00 deg 49 min 19 sec East, along the east line of said Heritage Ventures Tract 2, passing at a distance of 666.02 feet a 1/2 inch iron rod found for the southwest corner of Lot 2 in Block G of Heritage Crossing Phase 1 according to the plat thereof recorded in Inst. 2021-111 PRGCT, and continuing for a total distance of 765.07 feet to a 1/2 inch iron rod found for corner of said Heritage Ventures Tract 2;

THENCE South 89 deg 10 min 52 sec West, with a southerly line of said Tract 2, for a distance of 20.21 feet to a 1/2 inch iron rod found for corner at the most southwest corner of said Tract 2;

THENCE North 00 deg 49 min 08 sec West, along the west line of said Tract 2, for a distance of 801.51 feet to a 1/2 inch iron rod found for corner, and on the easterly side of Norwood Street;

THENCE North 00 deg 42 min 47 sec West, continuing with the westerly line of said Tract 2, and on the easterly side of said Norwood Street, passing at 162.84 feet a 1/2 inch iron rod found for the northeast corner of a called 1.00 acre tract described in deed to Gwen M. Walker and Rex L. Walker as recorded in Volume 2684 Page 375 OPRGCT, and continuing for a total distance of 292.15 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 deg 56 min 42 sec West, with a southerly line of said Tract 2, for a distance of 29.89 feet to a 1/2 inch iron rod found for corner on the western-most southwest corner of said Tract 2, and on the easterly side of said Norwood Street;

THENCE North 00 deg 49 min 51 sec West, with the westerly line of said Tract 2, and on the easterly side of said Norwood Street, for a distance of 181.30 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Tract 2;

THENCE North 89 deg 10 min 42 sec East, along the northerly line of said Tract 2, for a distance of 49.51 feet to a 1/2 inch iron rod found for corner at the northeast corner of said Tract 2, and on the westerly line of said Tract 1;

THENCE North 00 deg 49 min 19 sec West, along said west line, for a distance of 314.48 feet to the POINT OF BEGINNING and containing 14.768 acres or 643,294 s.f. of land.

OWNER'S DEDICATION

THAT HERITAGE VENTURES OF TEXAS, LLC acting herein by and thru their duly authorized officers, do hereby certify and adopt this plat designating the herein above property as HERITAGE CROSSING PHASE 2, an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown hereon. The above owner's do hereby certify to the following:

1. The streets and alleys are dedicated for street and alley purposes as noted.

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, are dedicated for the public use forever and 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 placed in landscape easements if approved by the City of Sherman.

5. The City of Sherman is not responsible for replacing any improvements damaged 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 same unless the easement limits the use to particular utilities. Said use by public utilities being subordinate to the Public's and the 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, tress, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of heir respective systems within 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 of parts of their respective systems without the necessity at any time or procuring permission from anyone.

9. All modifications to this documents shall be by means of plat and must be 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 THE _____ DAY OF _____, 2023.

SAPPHIRE GROUP, LLC

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 HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023

_____
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS
THAT I Leonard J. Lueker, 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.

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.

_____ _____Date: _____, 2023.
Leonard J. Lueker, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 herein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2023.

_____
Notary public, State of Texas

CERTIFICATE OF ACCEPTANCE

Approved by Operation of Law on MAY 9, 2020 by City of Sherman.

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of HERITAGE CROSSING PHASE 2 to the City of Sherman has thereby been authorized to accept the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

_____
Clerk, City of Sherman, Texas

Notice: 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 permit.

SEE SHEETS 1 & 2 OF 3 FOR PLAT

3 of 3

Date : September 15, 2023
Scale :
File : 77801 2FP.DWG
Project No. : 77801

FINAL PLAT
HERITAGE CROSSING ~ PHASE 2
BLUESTONE PARTNERS, LLC
SHERMAN, TEXAS

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 88
Texas Surveyors No. 100969-00 Expires 12/31/2023
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LAST SAVED BY: DPLINK September 15, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

Heritage Ventures of Texas, LLC
4708 N. FM Rd. 1417
Sherman, TX 75092

Bluestone Partners, LLC
Attn: Kyle Boothe
4708 N. F.M. Rd. 1417
Sherman, TX 75092

Winklemann & Associates, Inc.
Attn: Leonard J. Lueker, RPLS
6750 Hillcrest Plaza Dr., Ste. 215
Dallas, TX 75230

Dear Applicants,

The request for approval of the Final Plat of Heritage Crossing Phase 2 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 17, 2023 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. Heritage Knoll Drive to be renamed. When a street changes direction, the name shall also change. *Code of Ordinances 10.03.003(b)(H)*
2. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10.02.003(b)(4); 10.02.005(b)(4); 10.03.003(b)(H)*
3. Fence Easement on Lots 6 & 7, Block F to be removed from plat. Lot line to be relocated appropriately.
4. Add General Note to plat: "Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area."
5. Drainage Easement along Lots 8, 9, & 27, Block D to be renamed to "Private Drainage Easement."
6. Drainage Easement along Lots 5-10, Block E to be renamed to "Private Drainage Easement."
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10.02.002(b); 10.02.003(b); 10.02.005(b)*
8. Property adjacent to Lots 8-13, Block G and Lots 1-4, Block G of Heritage Crossing Phase 1 shall be designated on the plat as an HOA Lot.
9. Lot 12, Block F shall be designated on the plat as an HOA Lot.
10. Instrument information, if existing, for 20' Access Easement along Lot 13, Block G shall be shown on plat. *Code of Ordinances Chapter 10.02.003(b)(7)*

11. Instrument information, if existing, for 10' Access Easement along Lot 12, Block G shall be shown on plat. *Code of Ordinances Chapter 10.02.003(b)(7)*
12. 10' and 20' Access Easements along Lots 12 & 13, Block G shall not be fenced in.
13. "Drainage & Floodway Easement By This Plat" adjacent to Norwood Street extension lot on Page 2 of the plat shall show as Drainage & Floodway Easement with instrument information. This easement was dedicated in Phase 1.
14. No buildings to be constructed within 100' of existing oil well. *Code of Ordinances Chapter 3(c); International Fire Code 2018 5706.3.1.3*
15. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
16. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapters 10.02.003(b)(12); 10.02.005(b)(12)*
17. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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 Chapters 10.02.003(b); 10.02.005(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **6 WISHIP DRIVE(Project No. 23-005618)**

The request of Brandy Bigham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 6 Wiship Drive, consisting of 5.003 acres being a part of the William A. Watkins Survey, Abstract No. 1325 and being Tract 29 of Robertson's Farm and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Bigham Estates

Background:

The property is located at 6 Wiship Drive between Reynolds Road and Pumping Jack Road and located in the ETJ (Extra Territorial Jurisdiction). The property owner would like to plat the property into two lots for residential development.

The following has been approved for this location:

- September 19, 2023 - Preliminary Plat of Bigham Estates

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Brandy Bigham (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments

Location Map
Final Plat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

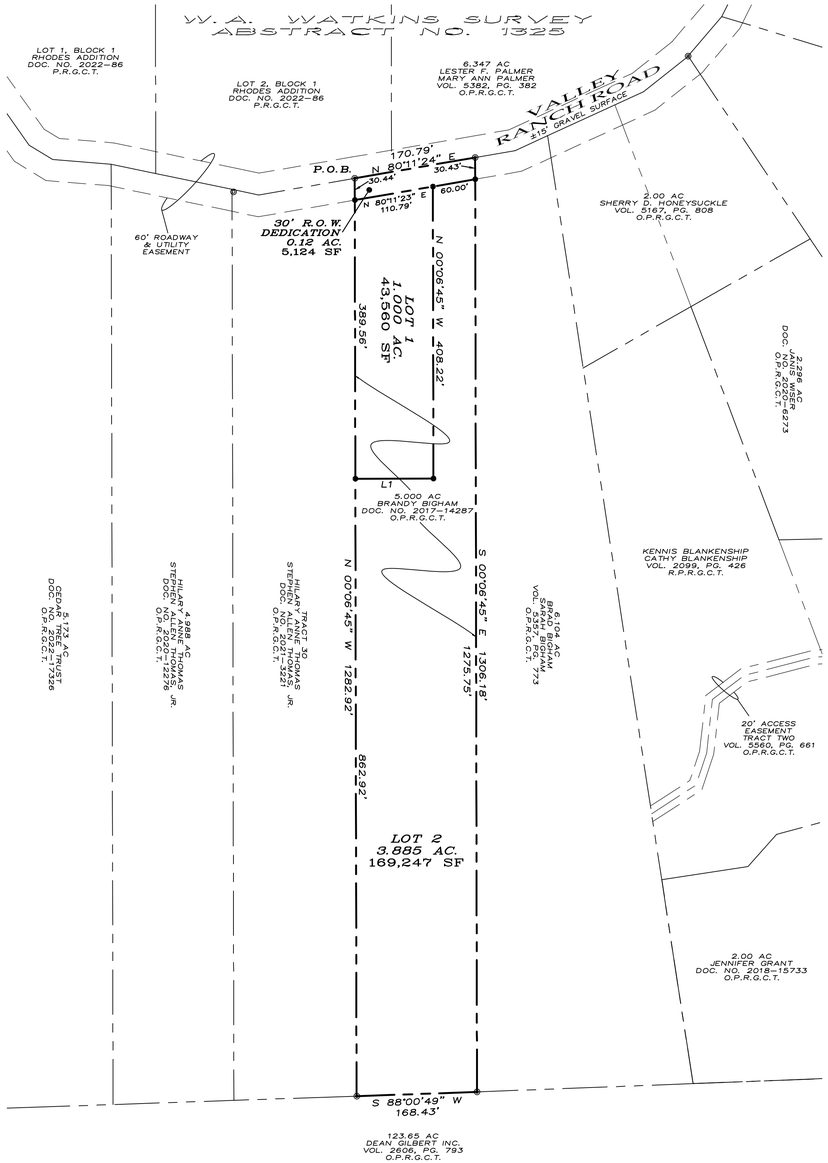
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6 WISHP DR

N
W E
S

Date: 8/28/2023 10:05 PM

JOB NO. 23060625
FW: LR – DFT: EB



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William A. Watkins Survey, Abstract No. 1325 and being Tract 29 of Robertson's Farm and being the same 5.00 acre tract of land conveyed to Brandy Bigham as recorded in Document Number 2017-14287, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 5.00 acre tract, common to the northeast corner of a tract of land described as Tract 30, described in the deed to Hilary Anne Thomas and Stephen Allen Thomas, Jr., recorded in Document Number 2021-3221, said Official Public Records;

Thence North 80°11'24" East, with the northerly line of said 5.00 acre tract, and with the center of Valley Ranch Road, a distance of 170.79 feet to a 1/2" steel rod found for the northeast corner of said 5.00 acre tract, common to the northwest corner of a 6.104 acre tract of land described in the deed to Brad Bigham and Sarah Bigham, recorded in Volume 5357, Page 773, said Official Public Records;

Thence South 00°06'45" East, with the easterly line of said 5.00 acre tract, and with the westerly line of said 6.104 acre tract, a distance of 1306.18 feet to a 1/2" steel rod found for the southeast corner of said 5.00 acre tract;

Thence South 88°00'49" West, with the southerly line of said 5.00 acre tract, and with the northerly line of a 123.65 acre tract of land described in the deed to Dean Gilbert Inc., recorded in Volume 2606, Page 793, said Official Public Records, a distance of 168.43 feet to a 1/2" steel rod found for the southwest corner of said 5.00 acre tract, common to the southeast corner of said Tract 30;

Thence North 00°06'45" West, with the westerly line of said 5.00 acre tract, and with the easterly line of said Tract 30, a distance of 1282.92 feet to the Point of Beginning and containing 5.003 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, BRANDY BIGHAM, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____day of _____ 2023, 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 _____ , 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

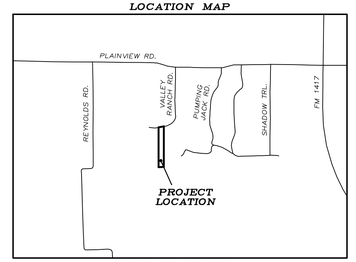
Chairman *Secretary*

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, BRANDY BIGHAM, do hereby adopt this plat designating the hereinabove property as the BIGHAM ESTATES, 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 _____, 2023.

BRANDY BIGHAM

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, BRANDY BIGHAM 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_____, 2023.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

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

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
———	BOUNDARY LINE
———	PROPERTY LINE
———	EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°53'15" W	109.20'

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Denison or Sewer Service to be provided by a Private Sewer System approved by Grayson County.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0275G, effective date September 1, 2022.

OWNERS/DEVELOPER
BRANDY BIGHAM
410 VALLEY RANCH ROAD
SHERMAN, TEXAS 75092

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

FINAL PLAT
BIGHAM ESTATES

Being a part of the William A. Watkins Survey, Abstract Number 1325.
Being in the City of Sherman, Grayson County, Texas.
Containing 5.003 acres of land

06-22-2023

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

SHEET 1 OF 1

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

Brandy Bigham
410 Valley Ranch Road
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Bigham Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 17, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. No City of Sherman water will be permitted to connect until water main is upgraded. Existing water line has insufficient capacity for additional taps.
2. Dedicate a 10' Utility Easement along Valley Ranch Road. *Code of Ordinances Chapter 10.03.003(d)(1)*
3. Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4.4.4*
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 Chapters 10.02.003(b)(12); 10.02.005(b)(12)*
6. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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 Chapters 10.02.003(b); 10.02.005(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **800 BLOCK MITCHELL LANE(Project No. 23-005622)**

The request of Heriberto Garcia (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 800 Block Mitchell Lane, consisting of 10.001 acres being a part of the Aaron Burleson Survey, Abstract No. 61 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Garcia Addition

Background:

The property is located in the 800 Block Mitchell Lane between Highway 56 and Bethany Road and located in the ETJ (Extra Territorial Jurisdiction). The property owner would like to plat the property into two lots for residential development.

The following has been approved for this location:

- September 19, 2023 - Preliminary Plat of Garcia Addition

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)

Origination:

Heriberto Garcia (Owner)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

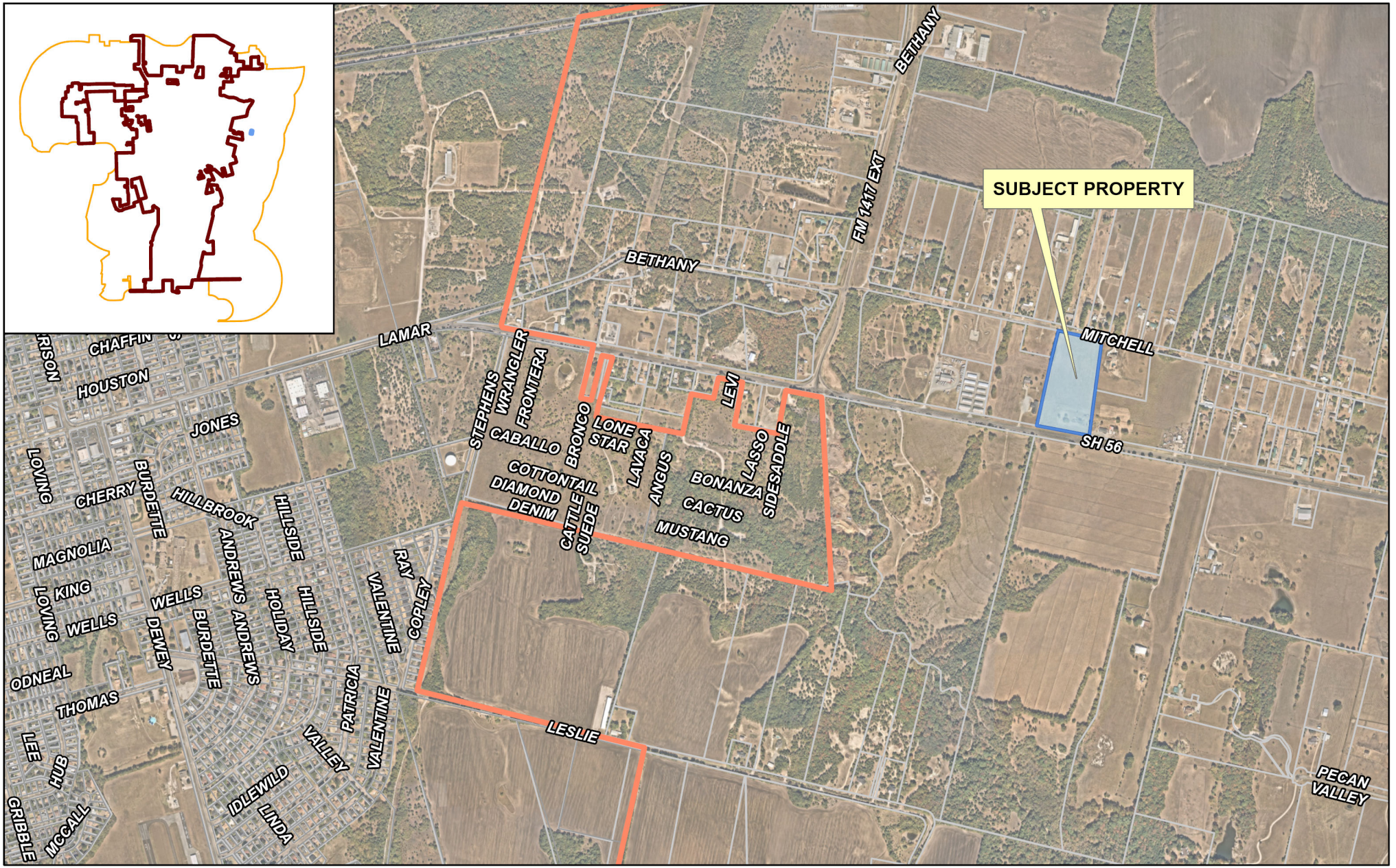
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Final Plat



dlagrone H:\ENGINEER\GIS\ESRI-jdp\Public Notification jdp.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

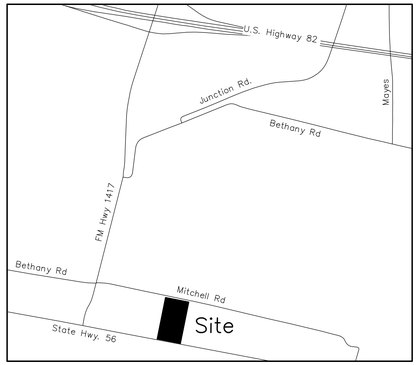
800 Blk Mitchell Ln (ETJ)

N
W E
S

Date: 8/30/2023 10:13 AM

Vicinity Map

(not to scale)



General Notes:

1. Water Supply to be provided by Pink Hill Water Supply.
2. Sewer service to be provided by 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. City of Sherman nor Grayson County, Texas 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. 48181C0295 F, Revised Date: September 29, 2010.
8. Neither City of Sherman, Grayson County 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 within the Extraterritorial Jurisdiction of the City of Sherman, Texas.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the Aaron Burleson Survey, Abstract No. 61, and being all of the 10.00 acre tract of land conveyed by Warranty Deed with Vendor's Lien from Clarence C. Boyd to Heriberto Garcia on February 25, 2021, recorded in Inst. No. 2021-5566, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a spike nail with flasher found in or near the center of Mitchell Lane, a public road, at the Northeast corner of said Garcia 10.00 ac., and the Northwest corner of the 5.00 ac. conveyed to Keith A Burgos and Lucy Burgos, recorded in Vol. 5295, Pg. 874, said Official Public Records;

THENCE South 08 deg. 13 min. 38 sec. West, with the East line of said Garcia 10.00 ac. and the West line of said Burgos 5.00 ac., passing a 1/2 inch capped rebar found (RPLS 4488) at 468.33 ft. at the Southwest corner of said Burgos 5.00 ac. and the most Western Northwest corner of the 15.94 ac. conveyed to Juan Avila Antonio, recorded in Inst. No. 2019-21062, said Official Public Records, then continuing with the West line of said Antonio 15.94 ac. for a total distance of 936.77 ft. to a 1/2 inch capped rebar found (RPLS 4488), at the Southeast corner of said Garcia 10.00 ac. and the Southwest corner of said Antonio 15.94 ac., lying in the North right-of-way line of State Highway 56;

THENCE North 79 deg. 17 min. 22 sec. West, with the South line of said Garcia 5.00 ac. and the North line of said State Highway 56, a distance of 504.09 ft. to a 1/2 inch capped rebar found (RPLS 5433), at the Southwest corner of said Garcia 5.00 ac. and the Southeast corner of the 3.00 ac. conveyed to Pilgrim Nazarene Church, recorded in Vol. 3653, Pg. 732, said Official Public Records, as described in Vol. 2527, Pg. 538, said Official Public Records (now owned by Sherman Bible Methodist Church);

THENCE North 13 deg. 25 min. 50 sec. East, with the West line of said Garcia 5.00 ac. and the East line of said Pilgrim Nazarene Church 3.00 ac., passing the Northeast corner of said Pilgrim Nazarene Church 3.00 ac. and the Southeast corner of the 2.00 ac. conveyed to Pink Hill Water Supply recorded in Vol. 2197, Pg. 539, Real Property Records, Grayson County, Texas at 600.51 ft., then continuing with the East line of said Pink Hill Water Supply 2.00 ac. for a total distance of 954.54 ft. at the Northwest corner of said Garcia 10.00 ac., the Northeast corner of said Pink Hill Water Supply 2.00 ac., in or near the centerline of said Mitchell Lane;

THENCE South 76 deg. 53 min. 00 sec. East, with the North line of said Garcia 5.00 ac. and along or near the centerline of said Mitchell Lane, a distance of 418.57 ft. to the **POINT OF BEGINNING** and containing **10.001 ACRES** of land.

STATE OF TEXAS
COUNTY OF GRAYSON

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

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

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

I, Heriberto Garcia, owner of Garcia Addition to Grayson County, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Heriberto Garcia

AVIGATION RELEASE

WHEREAS, Heriberto Garcia, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the ETJ limits of the City of Sherman, Grayson County, Texas, being more particularly described as Garcia Addition, an addition to 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 Garcia Addition, an addition to Grayson County, 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 _____, 2023.

By:_____

By: Heriberto Garcia, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Heriberto Garcia, 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 _____, 2023.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final plat of Garcia Addition to Grayson County, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the Final plat of Garcia Addition to Grayson County, Texas, is hereby approved this _____ day of _____, 2023, 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 Garcia Addition to Grayson County, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2023, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Final Plat
Garcia Addition
to
Grayson County, Texas
within City of Sherman ETJ
10.001 Acres
in the
Aaron Burleson Survey
Abstract No. 61

Job No. CGS310823

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
Heriberto Garcia
902 S. Throckmorton
Sherman, Texas 75090

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2917 SOUTH FIRST STREET(Project No. 23-005623)**

The request of New Dimension Homes, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2917 South First Street, consisting of 0.870 acres being a part of the Robert Thompson Survey, Abstract No. 1200 and located in the R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Alvarado Estates

Background:

The property is located at 2917 South First Street between East Ida Road and South Dewey Avenue. The property owner would like to plat the property into three lots for residential development.

The following has been approved for this location:

- September 19, 2023 - Preliminary Plat of Alvarado Estates

Adjacent Zoning:

R-6 (Single Family Residential) District
R-A (Residential Agriculture) District

Origination:

New Dimension Homes, LLC (Owner)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Not Required.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering

---

dlagrone H:\PLANNING\Public Notification KT.aprx

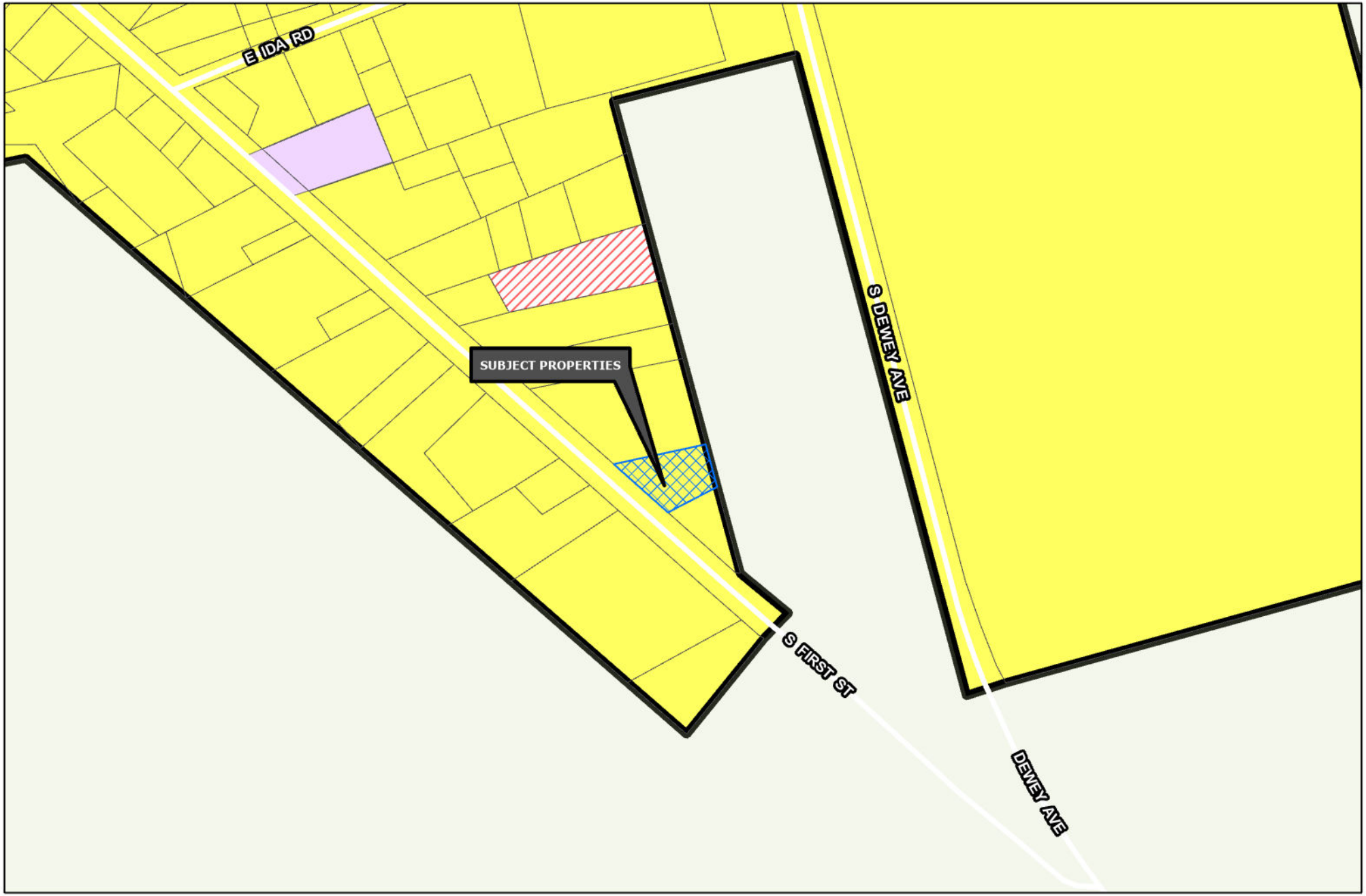
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2917 S FIRST ST

N
W E
S

Date: 8/25/2023 9:43 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

- Planning & Zoning

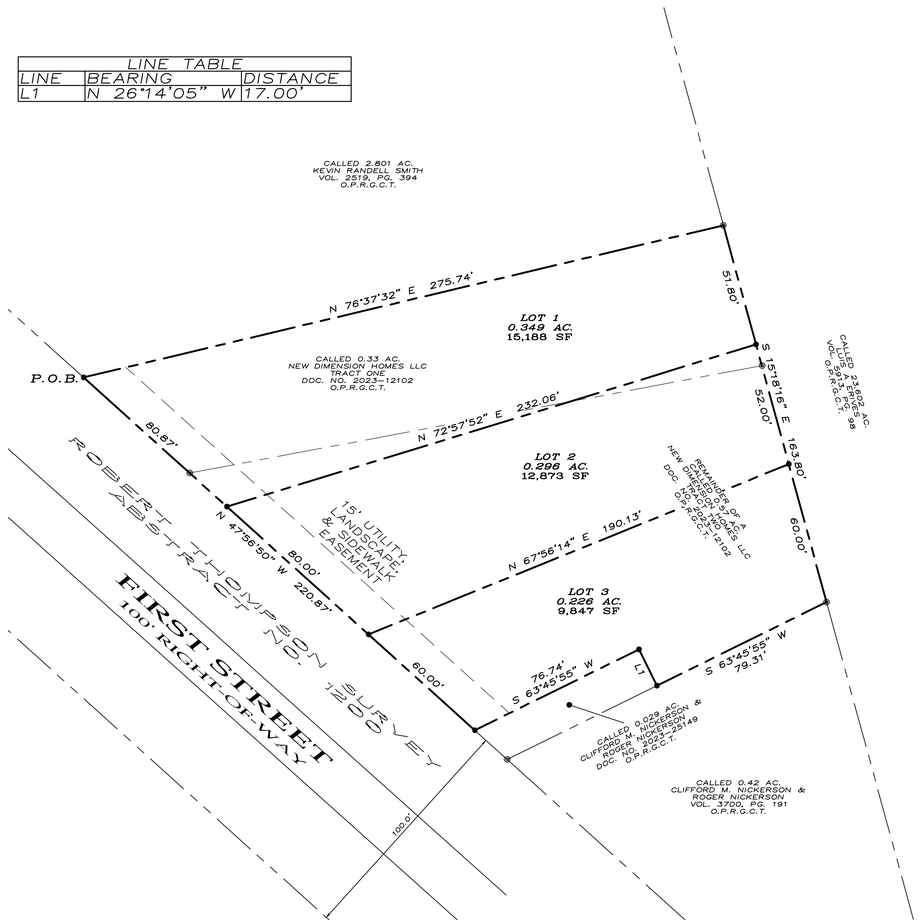
CITY OF SHERMAN ZONING MAP 2917 S FIRST ST

N
W E
S

Date: 8/25/2023 9:44 AM

JOB NO. 23080832
FW: ASU — DFT: BH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°14'05" W	17.00'

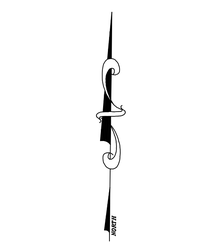


LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
— — —	BOUNDARY LINE
———	PROPERTY LINE
— — —	EASEMENT LINE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by a Private Sewer System approved by Grayson County or extension of sewer main by developer is required.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0405 G, effective date September 1, 2022.



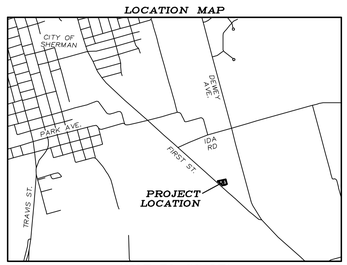
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
NEW DIMENSION HOMES LLC
111 W. CLARENDON DRIVE
DALLAS, TX 75208

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Robert Thompson Survey, Abstract No. 1200, and being all of a called 0.33 acre tract of land described as Tract One in the deed to New Dimension Homes LLC, recorded in Document No. 2023-12102, Official Public Records, Grayson County, Texas, and the remaining portion of a called 0.57 acre tract of land described as Tract Two in said deed to New Dimension Homes LLC, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northwest corner of said 0.33 acre tract, common to the southwest corner of a called 2.801 acre tract of land described in the deed to Kevin Randell Smith, recorded in Volume 2519, Page 394, said Official Public Records, and on the northeasterly right-of-way line of First Street;

Thence North 76°37'32" East, with the northerly line of said 0.33 acre tract, and with the southerly line of said 2.801 acre tract, a distance of 275.74 feet to a 1/2" steel rod found for the northeast corner of said 0.33 acre tract, and on the westerly line of a called 23.602 acre tract of land described in the deed to Luis A. Erives, recorded in Volume 5913, Page 98, said Official Public Records;

Thence South 15°18'16" East, with the easterly line of said 0.33 acre tract, and with the westerly line of said 23.602 acre tract, passing en route at a distance of 61.00 feet a found 1/2" steel rod, and continuing on said course, with the easterly line of aforesaid 0.57 acre tract, a total distance of 163.80 feet to a 1/2" steel rod found for the southeast corner of said 0.57 acre tract, common to the northerly corner of a called 0.42 acre tract of land described in the deed to Clifford M. Nickerson and Roger Nickerson, recorded in Volume 3700, Page 191, said Official Public Records;

Thence South 63°45'55" West, with the southeasterly line of said 0.57 acre tract, and with the northwesterly line of said 0.42 acre tract, a distance of 79.31 feet to a 1/2" steel rod set for the easterly corner of a called 0.029 acre tract of land described in the deed to Clifford M. Nickerson and Roger Nickerson, recorded in Document No. 2023-25149, said Official Public Records;

Thence North 26°14'05" West, crossing said 0.57 acre tract, with the northeasterly line of said 0.029 acre tract, a distance of 17.00 feet to a 1/2" steel rod set for the northerly corner of said 0.029 acre tract;

Thence South 63°45'55" West, continuing across said 0.57 acre tract, with the northwesterly line of said 0.029 acre tract, a distance of 76.74 feet to a 1/2" steel rod set for the westerly corner of said 0.029 acre tract, and on the southwesterly line of said 0.57 acre tract, and on the northeasterly right-of-way line of aforesaid First Street;

Thence North 47°56'50" West, with the southwesterly line of said 0.57 acre tract, and with the northeasterly right-of-way line of said First Street, passing en route at a distance of 161.02 feet a 1/2" steel rod found for the northwest corner of said 0.57 acre tract, and continuing on said course, with the southwesterly line of aforesaid 0.33 acre tract, a total distance of 220.87 feet to the Point of Beginning and containing 0.870 acres (37,908 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, ALVARADO ESTATES, an addition to the City of Sherman, Texas, was submitted to the City Council on the_____day of _____, 2023, 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 _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

_____ Chairman

_____ Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ Mayor, City of Sherman, Texas

_____ Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

_____ Date

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, NEW DIMENSION HOMES LLC, do hereby adopt this plat designating the hereinabove property as the ALVARADO ESTATES, 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 _____, 2023.

_____
CARLOS ALVARADO
NEW DIMENSION HOMES 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, CARLOS ALVARADO 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_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, NEW DIMENSION HOMES LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ALVARADO ESTATES, 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 ALVARADO ESTATES, 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_____, 2023

BY: NEW DIMENSION HOMES LLC

_____
CARLOS ALVARADO

FINAL PLAT
ALVARADO ESTATES
Being a part of the ROBERT THOMPSON Survey, Abstract Number 1200
Being in the City of Sherman
Grayson County, Texas
Containing 0.870 acres of land

08-08-2023

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

New Dimension Homes, LLC
111 W. Clarendon Dr.
Dallas, TX 75208

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Alvarado Estates has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 17, 2023 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. Gravity Wastewater is available to subject property. Update General Note #2 on plat appropriately.
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 Chapters 10.02.003(b)(12); 10.02.005(b)(12)*
4. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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 Chapters 10.02.003(b); 10.02.005(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

* **2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-005642)**

The request of Carbet Properties LLC (Owner), Jacob Tudor (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 19.287 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Pebblebrook South Phase 4, Section 1

Background:

The property is located in the 2000-2300 Blocks West Moore Street between West Travis and West Park Avenue. The owner would like to plat the property into 72 lots for residential development.

Adjacent Zoning:

R-6 (Single Family Residential) District
MF-30 (Multi-Family Residential) District

Origination:

Carbet Properties LLC (Owner)
Jacob Tudor (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not required.

Objections Received:

0

Development Review Meeting:

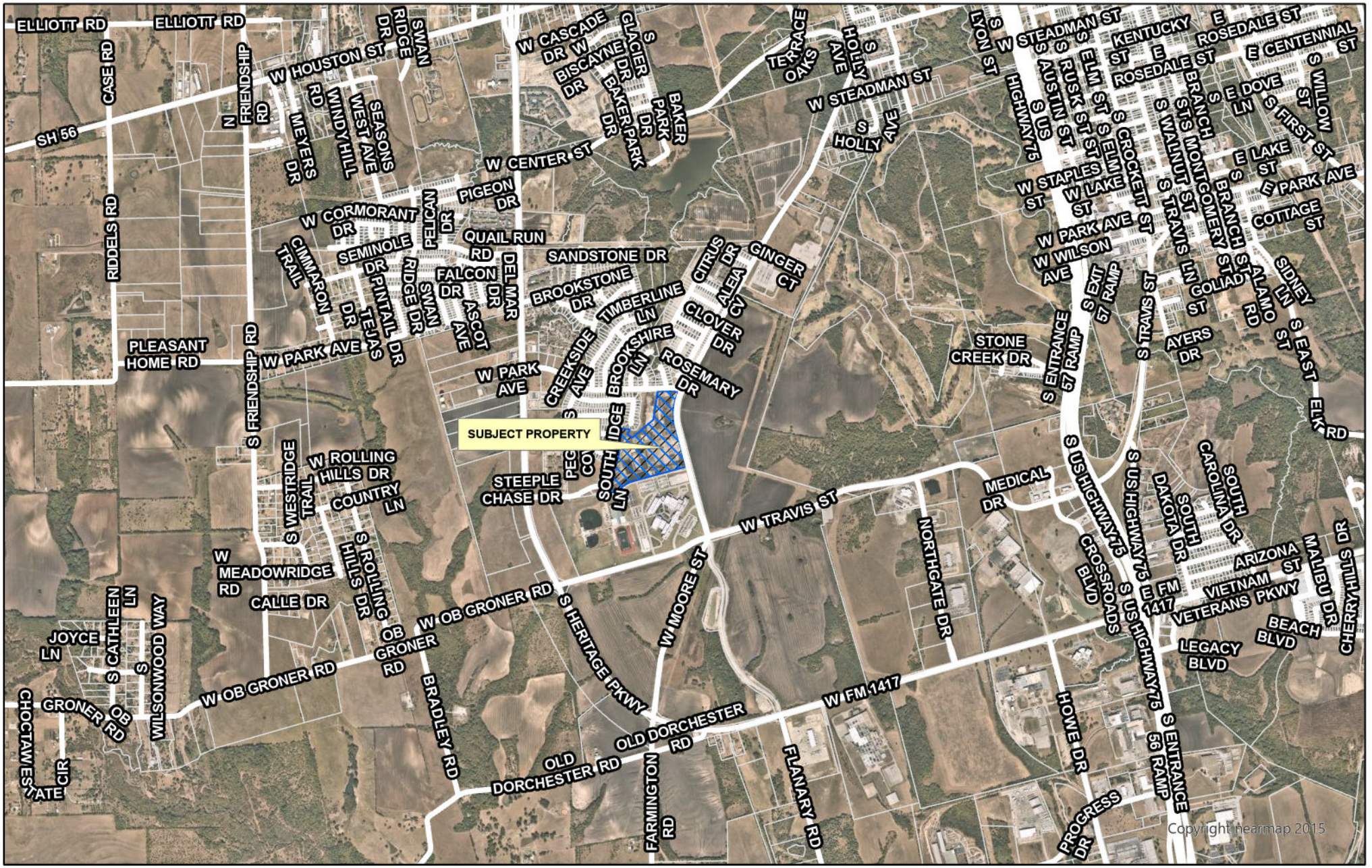
No

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments

Location Map
Zoning Map
Final Plat
STAFF REVIEW LETTER - Engineering



dlagrone H:\PLANNING\Public Notification KT.aprx

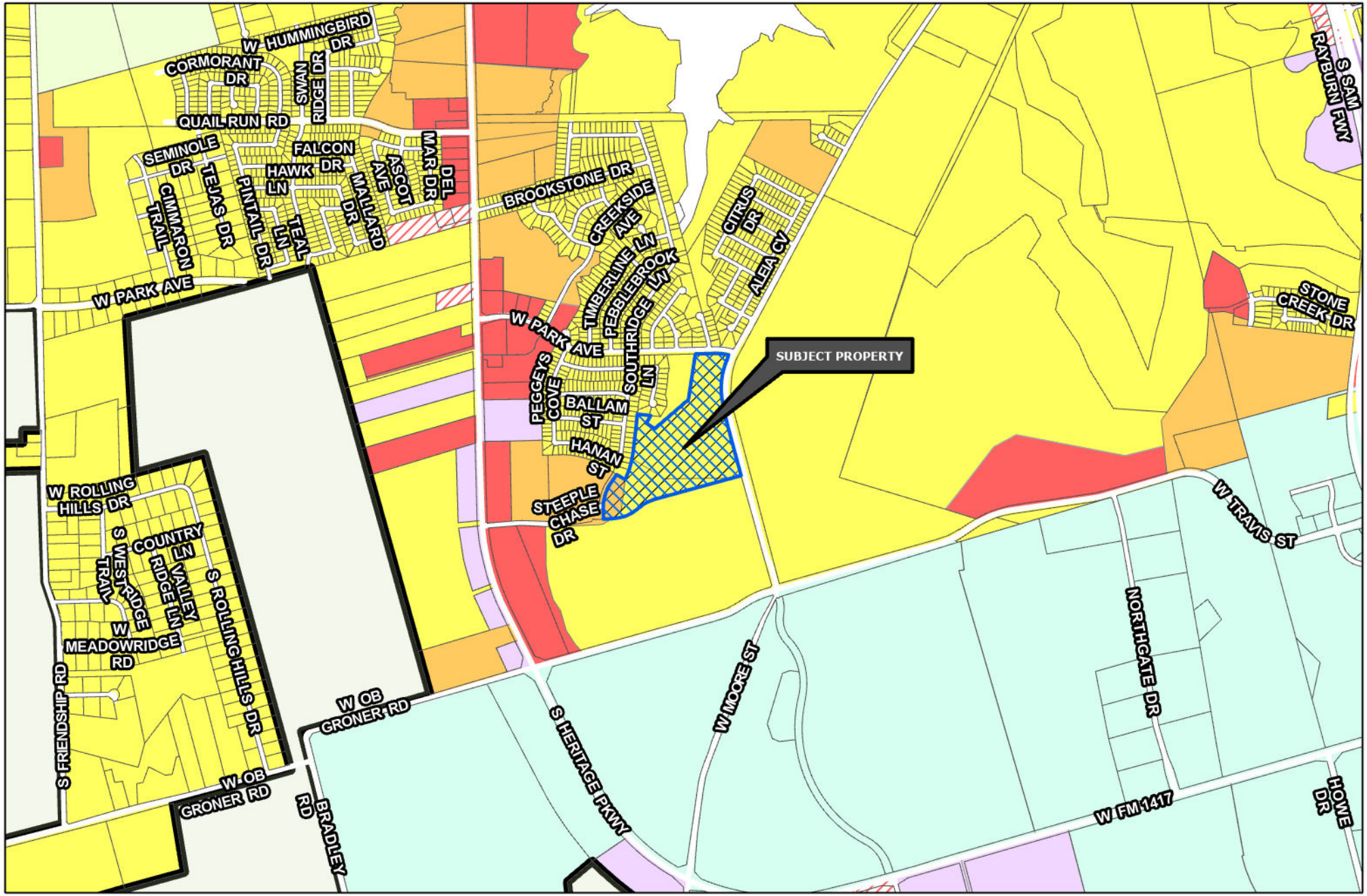
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000-2300 BLKS W MOORE ST

N
W E
S

Date: 6/26/2023 4:11 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2000-2300 BLKS W MOORE ST

N
W E
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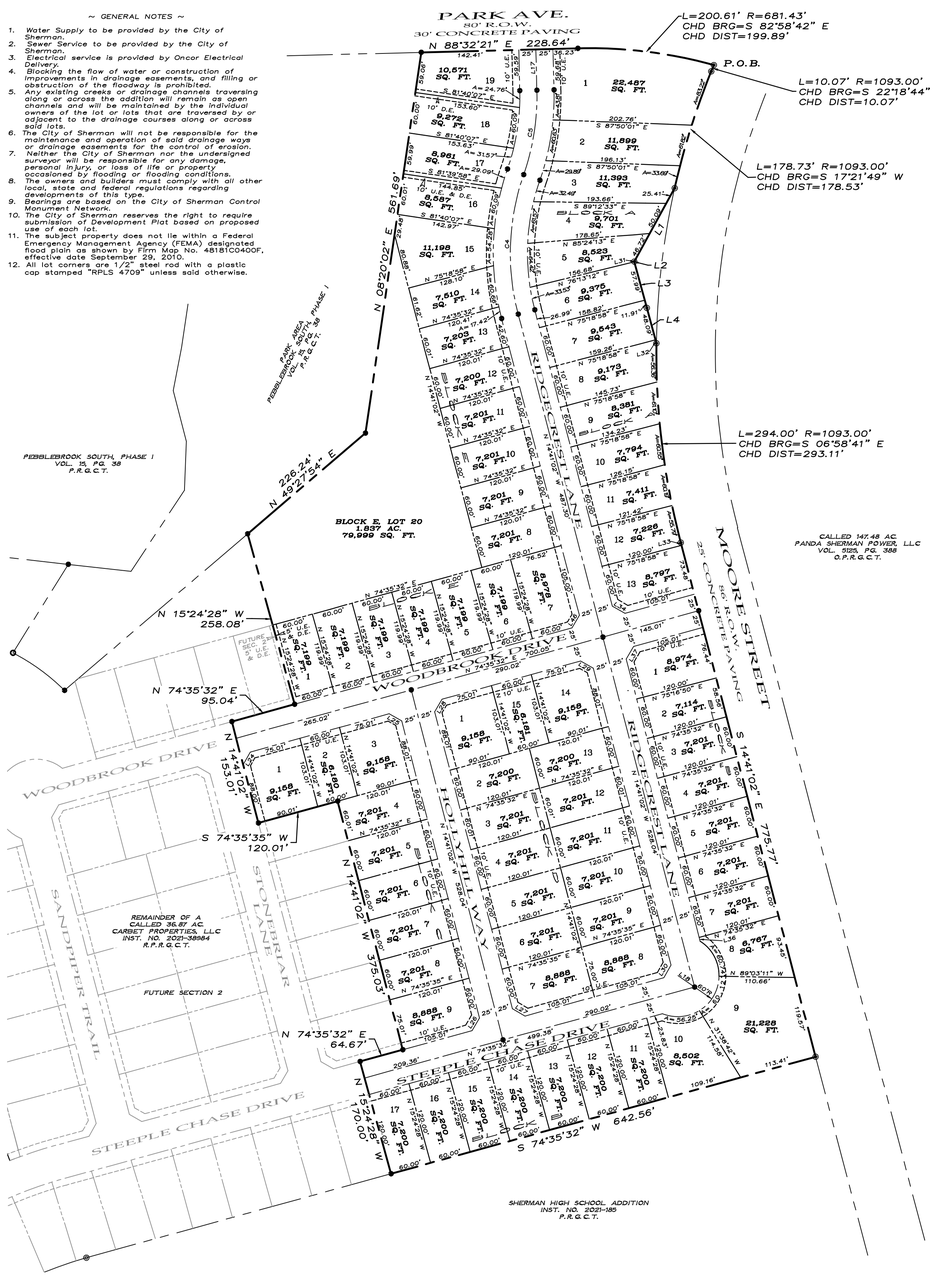
Date: 6/26/2023 4:28 PM

JOB NO. 21080753

~ 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. 48181C0400F, effective date September 29, 2010.
12. All lot corners are 1/2" steel rod with a plastic cap stamped "RPLS 4709" unless said otherwise.



LEGEND

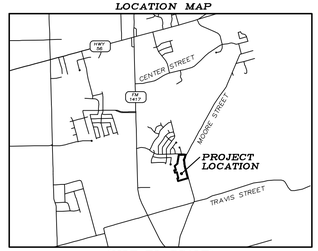
- ● 1/2" STEEL ROD SET
- ◎ 1/2" STEEL ROD FOUND
- ○ 5/8" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°48'13" W	122.22'
L2	S 14°54'23" E	0.29'
L3	S 15°07'03" E	69.90'
L4	S 15°06'06" E	53.39'
L5	S 52°05'28" W	50.53'
L6	S 86°28'55" W	126.88'
L7	N 03°56'54" W	120.01'
L8	N 85°28'55" E	25.30'
L9	N 08°12'46" W	50.00'
L10	S 85°33'33" W	13.33'
L11	N 46°42'54" W	13.50'
L12	N 20°31'42" E	88.15'
L13	S 71°52'55" E	170.11'
L14	S 31°56'52" W	152.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 85°28'55" E	100.69'
L16	N 52°05'28" E	50.55'
L17	N 01°21'29" W	39.64'
L18	N 55°30'27" W	30.00'
L19	N 60°02'14" W	21.08'
L20	N 29°57'14" E	21.35'
L21	S 60°02'38" E	21.08'
L22	S 29°57'13" W	21.35'
L23	N 60°02'14" W	21.08'
L24	N 29°56'36" E	21.35'
L25	S 60°02'46" E	21.08'
L26	S 29°57'13" W	21.35'
L27	N 60°02'14" W	21.08'
L28	N 29°57'05" E	21.35'
L29	S 60°03'13" E	21.08'
L30	S 29°57'13" W	21.35'
L31	S 14°54'23" E	0.29'
L32	S 15°06'06" E	5.30'
L33	S 14°41'02" E	4.23'
L34	N 60°02'45" W	21.08'
L36	N 14°41'02" W	5.52'
L37	S 29°57'15" W	21.35'
L38	S 39°53'23" W	21.18'
L39	N 85°28'55" E	89.35'
L40	N 52°05'28" E	50.58'
L41	S 52°05'28" W	3.39'
L42	N 52°05'28" E	3.41'
L43	N 29°57'14" E	21.35'
L44	N 29°58'48" E	21.35'
L45	N 49°27'54" E	6.16'
L46	N 29°57'15" E	21.35'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	355.00'	206.94'	N 68°46'55" E	204.03'	33°24'00"
C2	645.00'	253.32'	N 63°20'32" E	251.69'	22°30'08"
C3	55.00'	54.54'	N 29°57'15" E	49.18'	89°16'34"
C4	350.00'	206.78'	N 02°14'28" E	203.79'	33°51'01"
C5	350.00'	125.36'	N 08°54'18" E	124.70'	20°31'21"
C10	500.00'	8.98'	S 84°58'03" W	8.98'	1°01'44"
C11	380.00'	8.98'	N 84°48'18" E	8.98'	1°21'14"
C12	200.00'	118.59'	N 68°46'55" E	114.94'	33°24'00"
C13	800.00'	230.01'	N 60°19'40" E	229.22'	16°28'23"
C14	330.00'	5.59'	S 84°59'46" W	5.59'	0°58'17"
C15	200.00'	5.35'	N 84°42'58" E	5.35'	1°31'53"
C16	669.98'	15.79'	N 69°16'52" E	15.79'	1°21'01"
C17	60.00'	207.01'	N 29°57'15" E	118.57'	197°40'51"

LOCATION MAP



(NOT TO SCALE)

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, PEBBLEBROOK SOUTH, PHASE 4, SECTION 1, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____day of _____, 2023, 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 _____, 2023.

Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CARBET PROPERTIES, LLC (JACOB TUDOR), do hereby adopt this plat designating the hereinabove property as the PEBBLEBROOK, SOUTH, PHASE 4, SECTION 1, 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 _____, 2023.

JACOB TUDOR
CARBET PROPERTIES, 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, JACOB TUDOR 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_____, 2023.

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

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 36.87 acre tract of land described in the deed to Carbet Properties, LLC, recorded in Instrument No. 2021-38984, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 36.87 acre tract;

Thence with a non-tangent curve to the left having a radius of 1093.00 feet, (chord bears South 22°18'44" West, a distance of 10.07 feet) an arc length of 10.07 feet to a found 1/2" steel rod;

Thence with a compound curve to the left having a radius of 1093.00 feet, (chord bears South 17°21'49" West, a distance of 178.53 feet) an arc length of 178.73 feet to a found 1/2" steel rod;

Thence South 28°48'13" West, a distance of 122.22 feet to a found 1/2" steel rod;

Thence South 14°54'23" East, a distance of 0.29 feet to a point for corner;

Thence South 15°07'03" East, a distance of 69.90 feet to a found 1/2" steel rod;

Thence South 15°06'06" East, a distance of 53.39 feet to a found 1/2" steel rod;

Thence with a non-tangent curve to the left having a radius of 1093.00 feet, (chord bears South 06°58'41" East, a distance of 293.11 feet) an arc length of 294.00 feet to a found 1/2" steel rod;

Thence South 14°41'02" East, a distance of 775.77 feet to a found 1/2" steel rod;

Thence South 74°35'32" West, a distance of 642.56 feet to a set 1/2" steel rod;

Thence crossing said 36.87 acre tract, the following 7 courses:

1. *North 15°24'28" West, a distance of 170.00 feet to a set 1/2" steel rod;*
2. *North 74°35'32" East, a distance of 64.67 feet to a set 1/2" steel rod;*
3. *North 14°41'02" West, a distance of 375.03 feet to a set 1/2" steel rod;*
4. *South 74°35'35" West, a distance of 120.01 feet to a set 1/2" steel rod;*
5. *North 14°41'02" West, a distance of 153.01 feet to a set 1/2" steel rod;*
6. *North 74°35'32" East, a distance of 95.04 feet to a set 1/2" steel rod;*
7. *North 15°24'28" West, a distance of 258.08 feet to a 1/2" steel rod set for the western-most northwest corner of the herein described tract of land, and on a northerly line of said 36.87 acre tract;*

Thence North 49°27'54" East, a distance of 226.24 feet to a set 1/2" steel rod;

Thence North 08°20'02" East, a distance of 561.69 feet to a set 1/2" steel rod;

Thence North 88°32'21" East, a distance of 228.64 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 681.43 feet, (chord bears South 82°58'42" East, a distance of 199.89 feet) an arc length of 200.61 feet to the Point-of-Beginning and containing 19.287 acres (840,154 square feet) of land, more or less.....

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

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

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

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

ENGINEER
MCMANUS & JOHNSON
P.O. BOX 835
VAN ALSTYNE, TX 75495

FINAL PLAT
PEBBLEBROOK SOUTH PHASE 4 SECTION 1

Being a part of the Elizabeth Jones Survey, Abstract Number 625.
Being in the City of Sherman, Grayson County, Texas.
Containing 19.287 acres of land

09-22-23

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

Carbet Properties, LLC
Attn: Jacob Tudor
P.O. Box 1846
Pilot Point, TX 76258

McManus & Johnson
P.O. Box 835
Van Alstyne, TX 75495

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Pebblebrook South Phase 4 Section 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, March 21, 2023 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. Lots 4-6, Block A do not meet City minimum standard in lot width. *Code of Ordinances 14.02.006*
2. Graphically show edge of pavement of Park Avenue on drawing. *Code of Ordinances, Chapters 10.02.003(b)(9); 10.02.005(b)(9)*
3. Dedicate a 10'x10' Right of Way corner clip on Northeast corner of proposed Lot 19, Block E. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
4. Dedicate a 10'x10' Right of Way corner clip on Northwest corner of proposed Lot 1, Block A. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
5. Dedicate a 40'x40' Right of Way corner clip on Northeast corner of proposed Lot 1, Block A. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
6. Dedicate a 10'x10' Right of Way corner clip on Southeast corner of proposed Lot 13, Block A. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
7. Dedicate a 10'x10' Right of Way corner clip on Northeast corner of proposed Lot 1, Block B. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
8. Dedicate a 10' Utility Easement along Park Avenue. *Code of Ordinances Chapter 10.03.003(d)(1)*
9. Dedicate a 10' Utility Easement along Moore Street. *Code of Ordinances Chapter 10.03.003(d)(1)*
10. Modify Utility Easements to parallel new right of way created by corner clips. *Code of Ordinances 10.03.003(d)(3)*

11. Remove 10' U.E. & D.E. between Lots 23 & 24, Block G from plat. *Code of Ordinances Chapter 10.03.003(d)(1)*
12. Residential drive approaches will not be permitted off of Moore Street. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

4801 NORTH FM 1417 (HERITAGE PARKWAY)(Project No. 23-005624)

The request of Brian Previaty (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 4801 North FM 1417 (Heritage Parkway) consisting of 5.742 acres in the Alfred Hume Survey, Abstract No. 522 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor and an Outdoor Restaurant in a C-2 (Retail Business) District and repeal Ordinance No. 6578.

Background:

The property is located at 4801 North FM 1417 (Heritage Parkway) near the intersection of Plainview Road and North Heritage Parkway. The owner is requesting a Specific Use Permit and Site Plan for an Outdoor Restaurant.

The following has been approved for this location:

- February 21, 2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor, in a C-2 (Retail Business) District.
- September 9, 1986 - Specific Use Permit to allow a construction office, shop and yard in a C-2
- July 9, 1985 - Zone Change from an R-1 (Single Family Residential) District to C-2 (Retail Business) District

Adjacent Zoning:

C-2 (General Commercial) District
Extra Territorial Jurisdiction (ETJ)

Origination:

Brian Previaty (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
4

Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
FLUM
Survey & Site Plan
Elevation
STAFF REVIEW LETTER - Planning

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4801 N. FM 1417 (HERITAGE PKWY)

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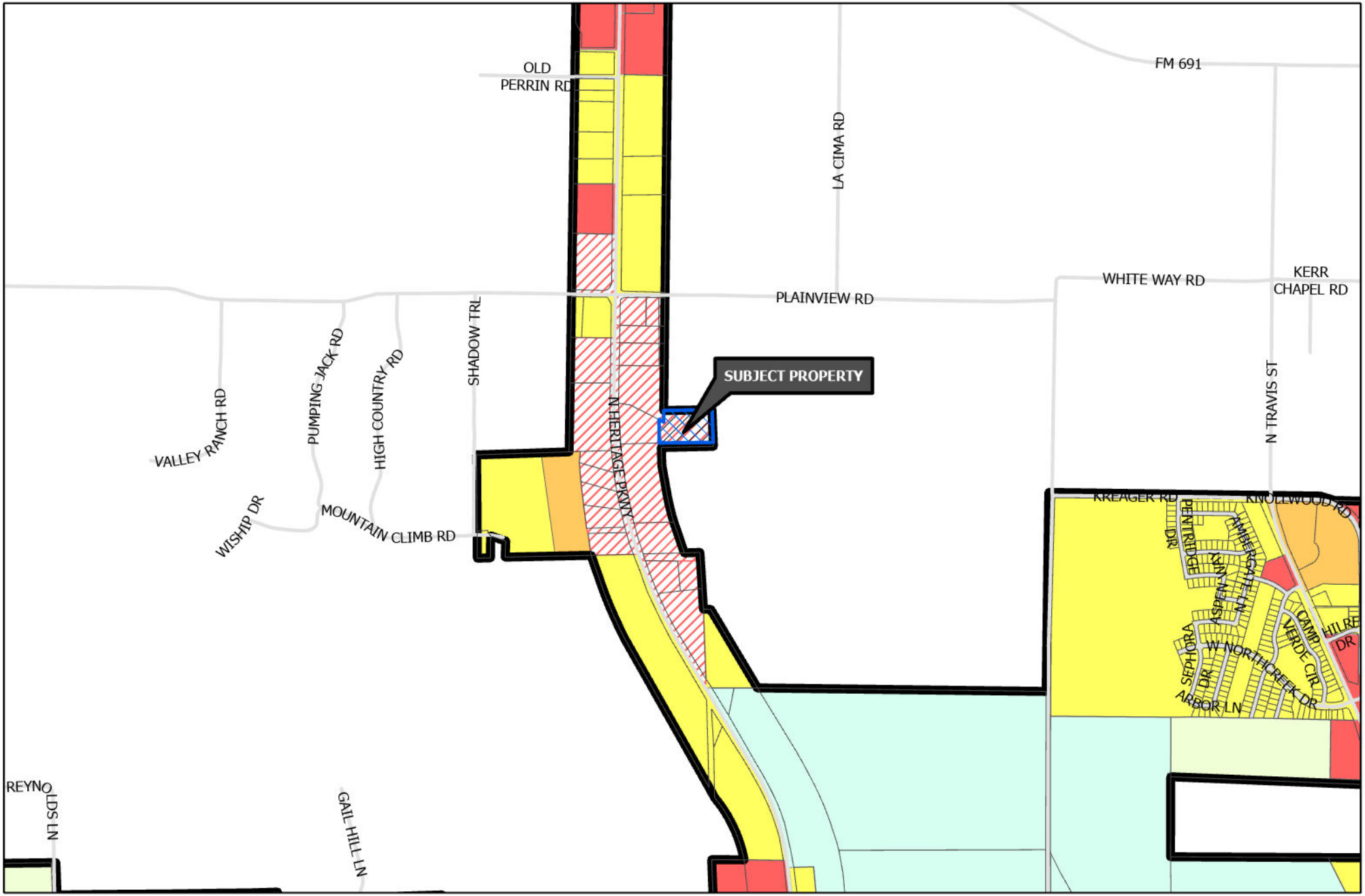

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4801 N. FM 1417 (HERITAGE PKWY)

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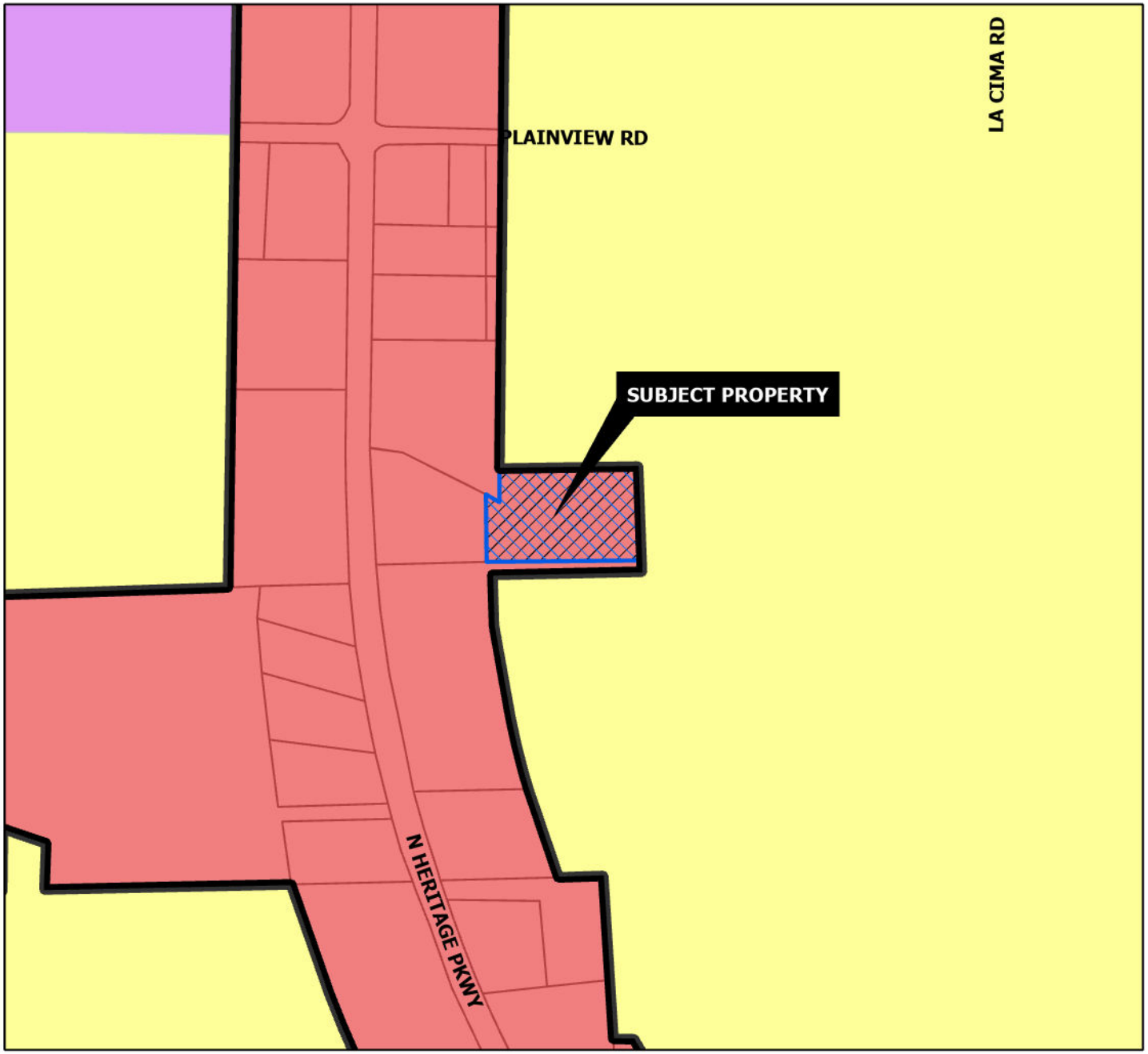

REGIONAL COMMERCIAL

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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4801 N. FM 1417 (HERITAGE PKWY)

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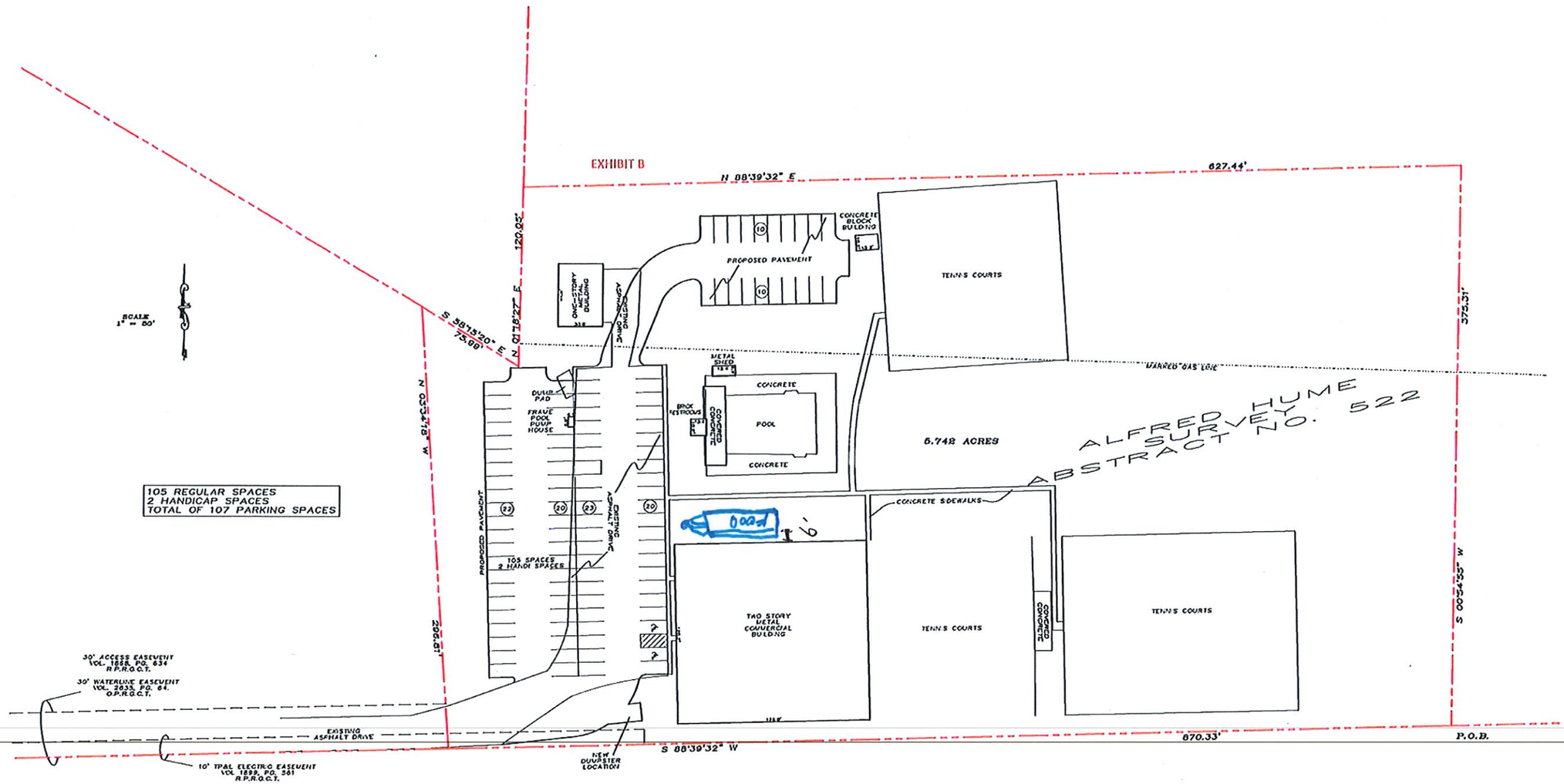
EXHIBIT A

EXHIBIT B



SITE PLAN
5.742 ACRES IN THE
ALFRED HUME SURVEY
ABSTRACT NO 522
GRAYSON COUNTY, TEXAS

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

Brian Previaty
332 Hurricane Creek
Anna, TX 75409

Dear Applicants,

The request of a Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow a Commercial Amusement Center, Indoor or Outdoor and an Outdoor Restaurant in a C-2 (Retail Business) District and repeal Ordinance No. 6578 located at 4801 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. 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.
5. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (1)(a)(3)*)
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
9. 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; 10.03.003(h)

Fire Services

10. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
11. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
12. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20' 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 13' 6" 14'. (City Ordinances Amendments 3.01.002)
13. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
14. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 96' 100' diameter cul-de-sac or 120' hammerhead at 20' 24' wide fire lane. (City Ordinances Amendments 3.01.002)

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Development Services at 903-892-7229 prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **14.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

1200 BLOCK EAST PECAN GROVE ROAD AND 1200 BLOCK SARA SWAMY DRIVE (Project No. 23-005153) TABLED FROM SEPTEMBER 19, 2023

The request of Home Run 9, LLC and Ganapathy, LTD (Owners), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive, consisting of 11.122 acres being part of the Hilliard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District.
B. Replat of Pecan Grove Estates, Phase 2

Background:

The property is located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District and would like to plat the property into 1 lot for residential development.

Adjacent Zoning:

ETJ (Extra Territorial Jurisdiction)
C-1 (Retail Business) District
R-6 (Single Family Residential) District

Origination:

Home Run 9, LLC and Ganapathy, LTD (Owners)
Kent Hughlett (Representative/Architect)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:
30

Objections Received:
3 Opposition Letters/Emails
Petition Signatures - 65

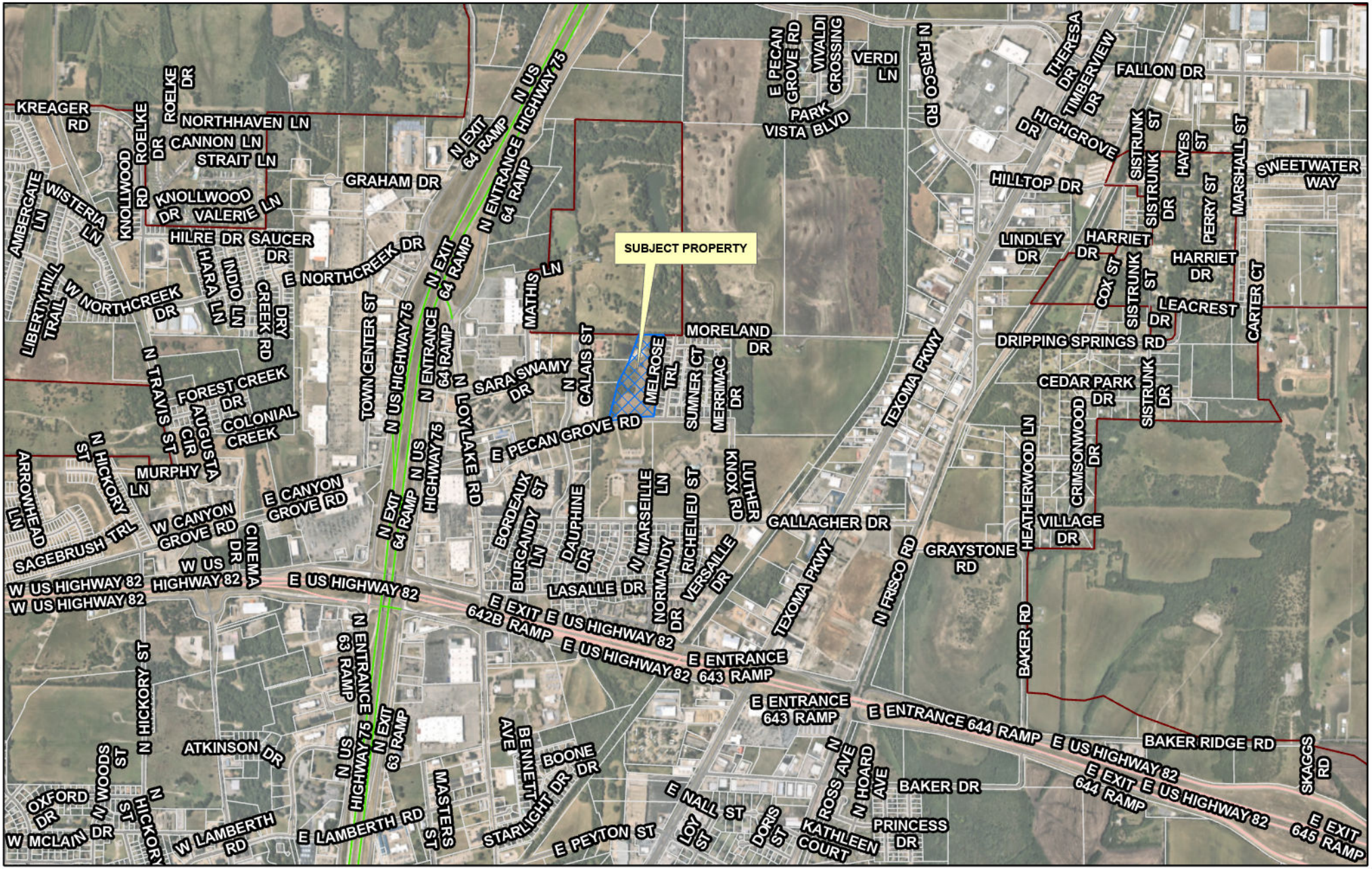
Development Review Meeting:
Yes

Staff Recommendation:

- Staff recommends that the P&Z Commission approve the request for a zone change from R-6 to MF-15.
- Staff recommends that the P&Z Commission deny the replat as it does not meet the requirements of requiring a preliminary plat in advance of the replat submittal.

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign Photo
Narrative
Survey
Site Plan
Elevations
Opposition Email
Opposition Letter
Opposition Email
Petition 1
Petition 2
Petition 3
Petition 4
Petition 5
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER - Planning



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1200 BLK E PECAN GROVE RD & 1200 BLK SARA SWAMY DR

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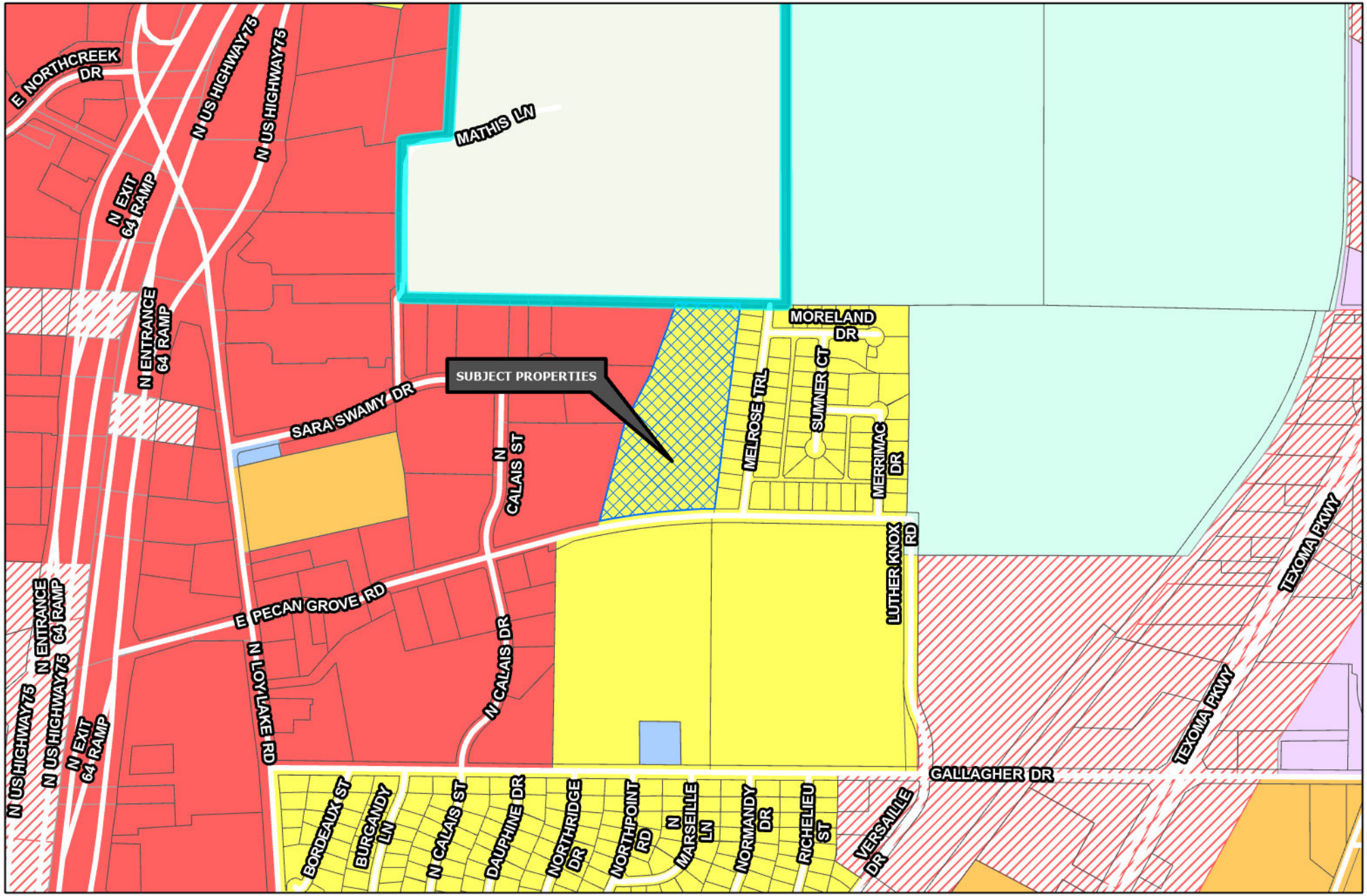

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1200 BLK E PECAN GROVE RD & 1200 BLK SARA SWAMY DR

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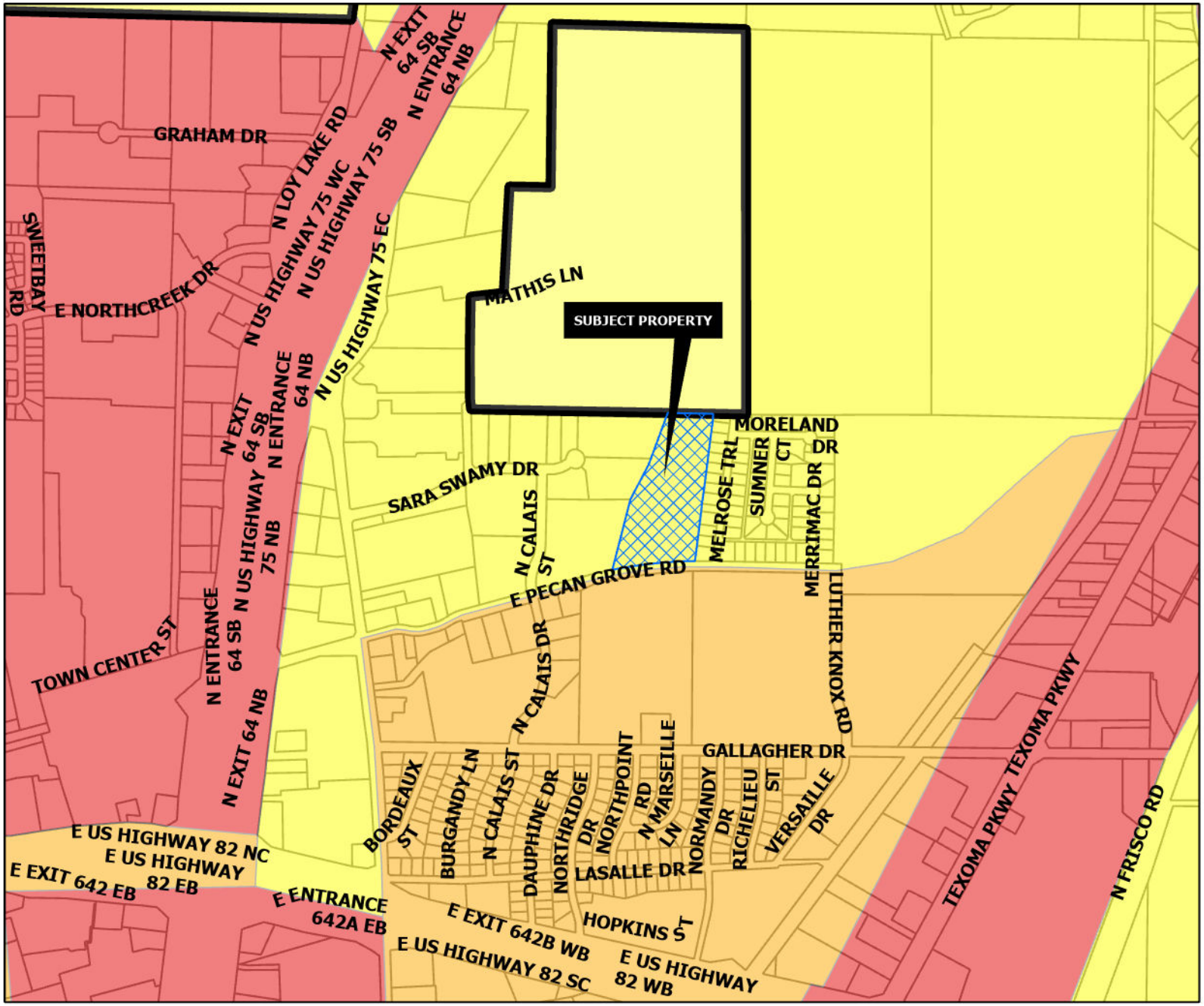

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1200 BLK E PECAN GROVE RD & 1200 BLK SARA SWAMY DR

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Date: 10/5/2023 4:47 PM

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-005153
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 23-005153
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

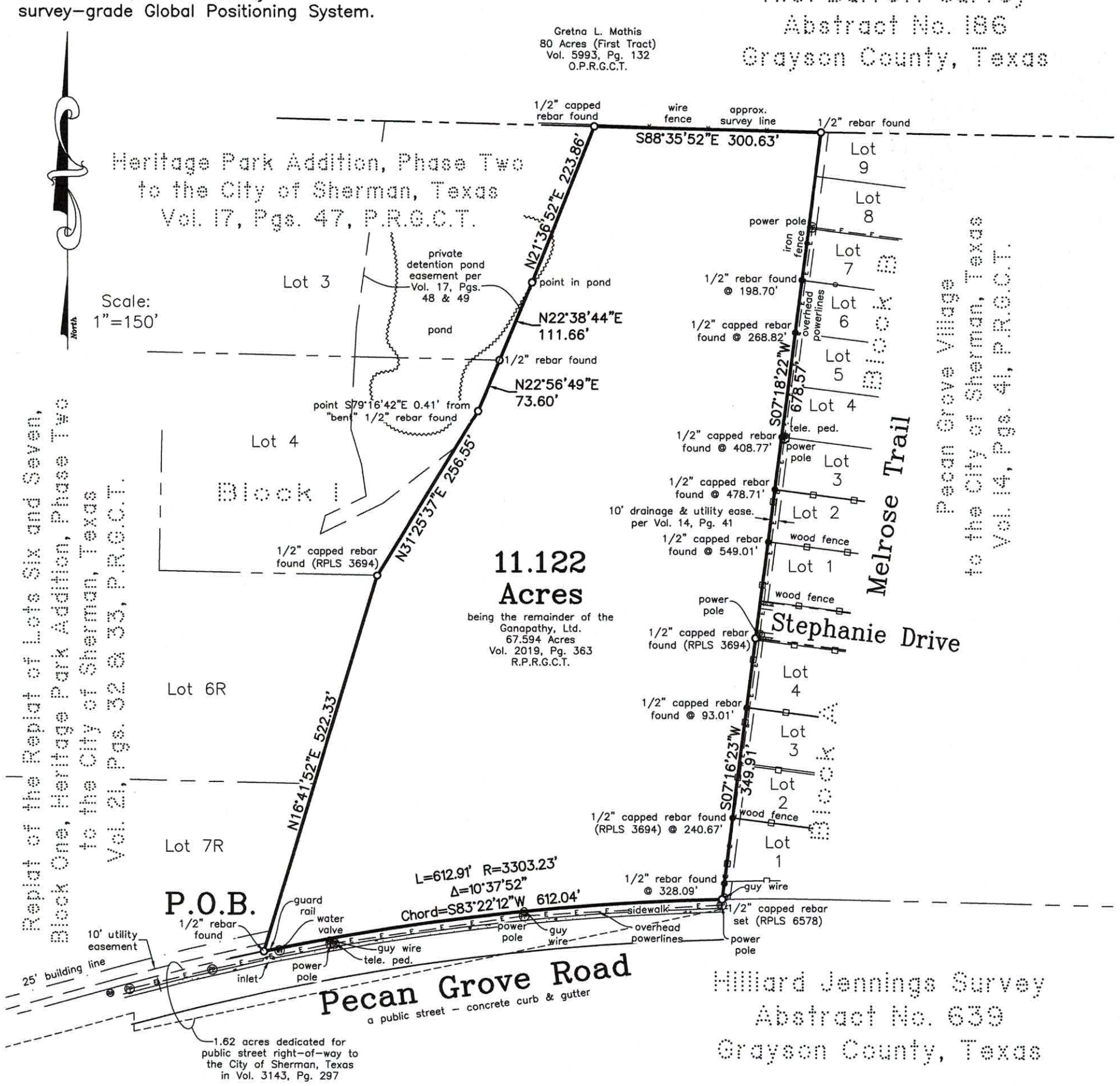
Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
Pecan Grove Estates
East Pecan Grove Road

The current zoning for this site is C-1 and R-1. We are requesting the zoning to be changed from the R-1 to MF-15. This portion of the site will be developed into a residential area comprised of 96 townhouse units, a clubhouse and swimming pool. The townhouses will be rental units providing affordable housing to first responders and hospital workers. A walking/bike path will run the perimeter of the residential area. This will be a gated development with connections to East Pecan Drive and Sara Swamy Drive.

The current C-1 property on Sara Swamy Drive will remain. We will work with the Hospital for a build to suite parking area. We will , in the future, request a SUP for the build to suit once we are more defined to their parking needs.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System.



Owner: Ganapathy, LTD.

Buyer: Landon Goins

Address: _____ E. Pecan Grove Road
Sherman, Texas

This survey is for the sole benefit of the Owners and Buyers Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment.

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: May 31, 2022

Job No. BGS610522

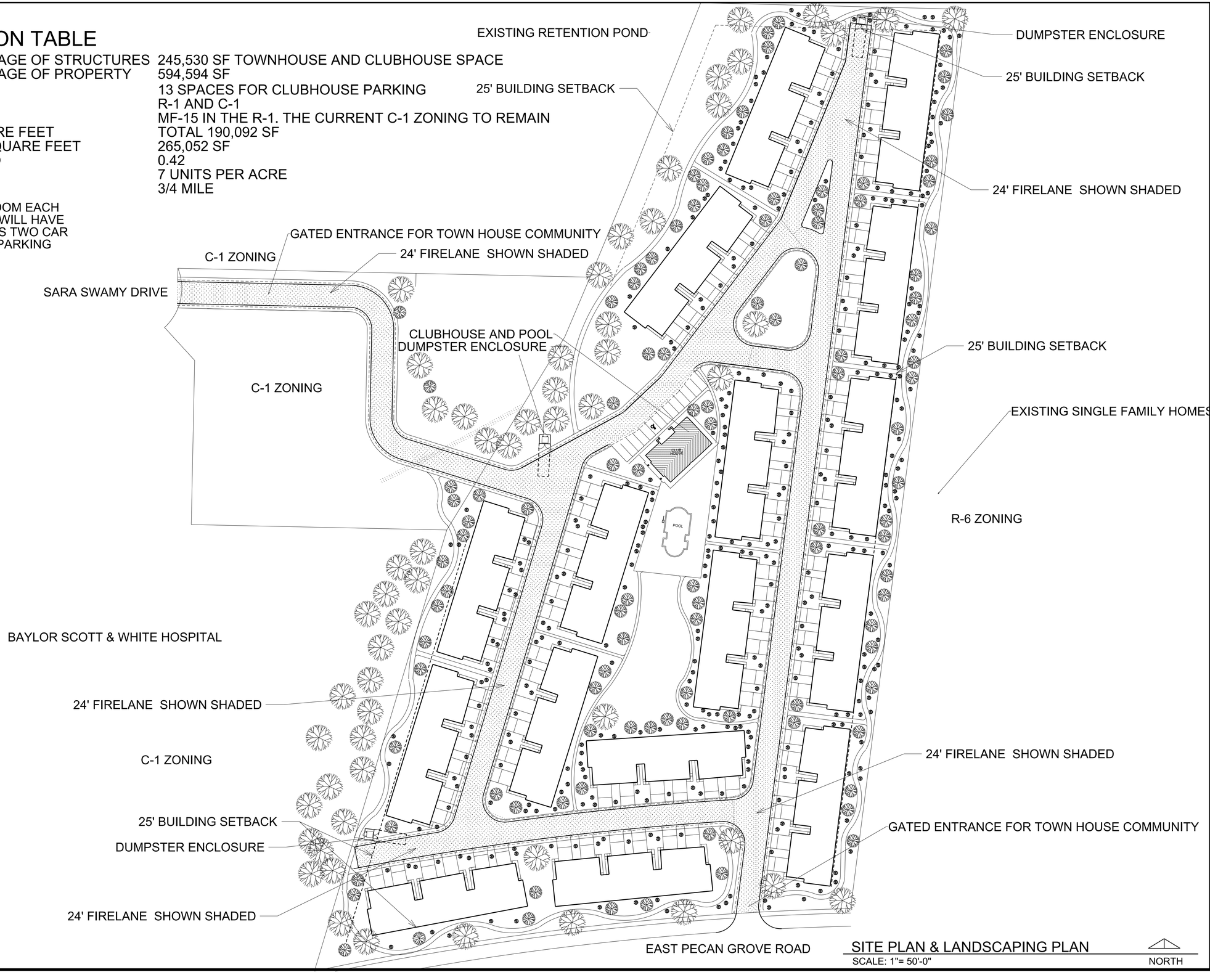
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463–6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

\\helveywagner\SHAREDDRIVE\Shared Projects\Land Projects R2\E Pecan Grove Road Sherman\DWG\11 Ac.dwg Layout: 11x17–Portrait Plot Date Jun 1 22 Time: 7:53 AM

SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	245,530 SF TOWNHOUSE AND CLUBHOUSE SPACE
GROSS SQUARE FOOTAGE OF PROPERTY	594,594 SF
PARKING PROVIDED	13 SPACES FOR CLUBHOUSE PARKING
CURRENT ZONING	R-1 AND C-1
PROPOSED ZONING	MF-15 IN THE R-1. THE CURRENT C-1 ZONING TO REMAIN
HARD SURFACE SQUARE FEET	TOTAL 190,092 SF
LANDSCAPED AREA SQUARE FEET	265,052 SF
FLOOR TO AREA RATIO	0.42
DWELLING DENSITY	7 UNITS PER ACRE
HIKING/BIKING TRAIL	3/4 MILE

96 TOWNHOMES 3 BEDROOM EACH
EACH TOWNHOUSE UNIT WILL HAVE
A TWO CAR GARAGE PLUS TWO CAR
DRIVEWAY PROVIDING 4 PARKING
SPACES PER LIVING UNIT



SITE PLAN & LANDSCAPING PLAN
SCALE: 1"= 50'-0"
NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

TOWNHOUSE
EAST PECAN GROVE ROAD
SHERMAN, TEXAS

A-1.0

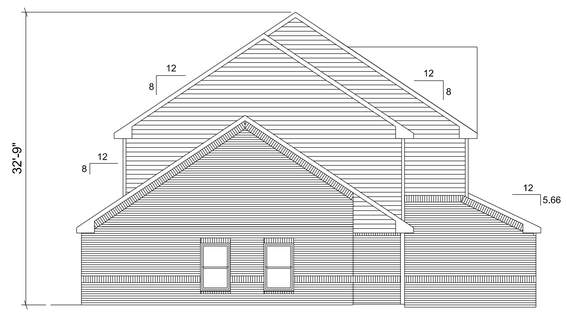
SEP. 23, 2023

REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

PECAN GROVE ESTATES
EAST PECAN GROVE ROAD
SHERMAN, TEXAS

A-2.0

SEP. 5, 2023

Marlow, Lauren

From: Planning
To: Maureen Kane
Subject: RE: Opposition to proposed re-zoning of Pecan Grove property

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From: Maureen Kane
Sent: Friday, September 15, 2023 2:23 PM
To: Planning
Subject: Opposition to proposed re-zoning of Pecan Grove property

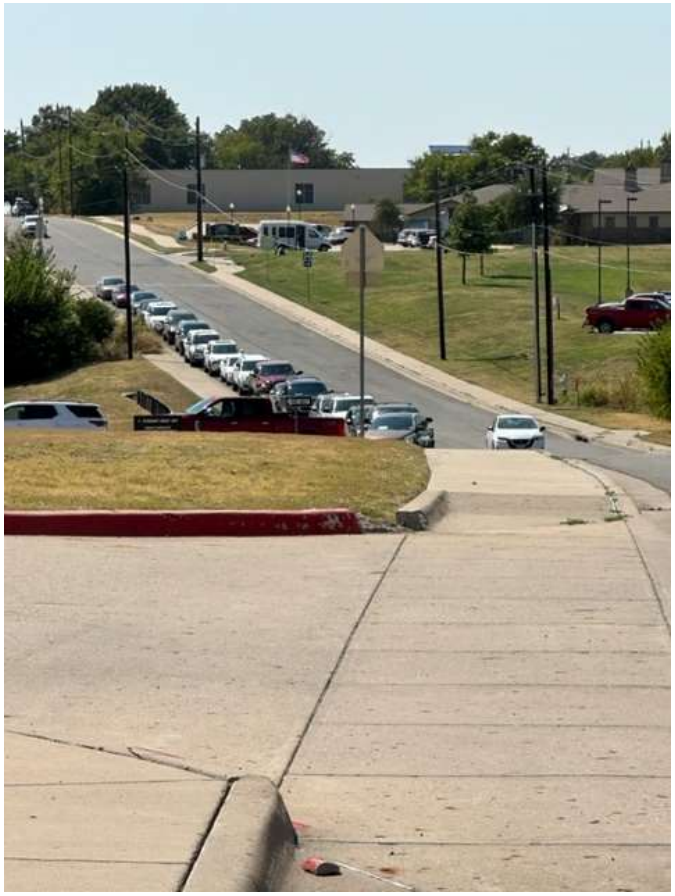
Hello,

I live at 3700 Melrose Trail in Sherman.
I am writing in opposition to item 21 on the 9/19 Planning & Zoning Commission meeting agenda, the proposed rezoning of the 1200 block of East Pecan Grove.

The proposed rezoning of this property to multi family, to allow for the proposed development of 96 townhomes, would significantly increase traffic on the already overburdened Pecan Grove Rd, and Sara Swamy, which is also a hazard to drive as vehicles park on each side of the road.
Changing the zoning to allow this proposed development would increase the safety hazard for drivers and pedestrians in the area, including children who attend Neblett and Dillingham.
Increased congestion could also pose a problem for emergency vehicles accessing the schools or the Pecan Grove neighborhood.

Please see attached photos of traffic on Pecan Grove Rd. and please consider the safety of the kids, parents, drivers, teachers, and residents who would be affected by the proposed zoning change.
Please maintain the current zoning for the 1200 block of East Pecan Grove Rd.

Thank you,
Maureen Kane



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

SMITH PATRICIA
3908 MELROSE TRAIL
SHERMAN, TX 75090

August 31, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, September 19, 2023, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Home Run 9, LLC and Ganapathy, LTD (Owners), Kent Hughlett (Representative/Architect) and Helvey-Wagner Surveying (Surveyor) concerning the property located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive, consisting of 13.652 acres being part of the Hilliard Jennings Survey, Abstract No. 639, being all of the 11.11 tract of land and being all of Lot 4, Block 1, of Heritage Park Addition, Phase Two and currently zoned C-2 (General Commercial) District

The request is as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to MF-15 (Multi Family Residential) District.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

See attached sheet

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

I am against this development as are all of the residents of our neighborhood that I been able to visit with one-on-one.

The traffic in our area with the 2 schools is already a concern. When you add in the 248 unit apts. being built to our South, the 700+ homes proposed to our north, the 2 apt. complexes also proposed to our north, and the townhouses to our west, the traffic will be a real problem for drivers and for the increased # of children who will be walking to and from school.

Another concern is how our firestation will be able to meet the needs of this added population.

These townhouses will be adjacent to my backyard, so I don't want the loss of privacy which will come from people looking down from their second story windows.

These townhouses do not mirror our single family neighborhood.

Pat Smith

Marlow, Lauren

From: Planning
To: Amanda Conner
Subject: RE: zone proposal change R-6 district and C-1district to MF-15. Abstract number 639

From: Amanda Conner
Sent: Tuesday, September 19, 2023 2:37 PM
To: Planning
Subject: zone proposal change R-6 district and C-1 district to MF-15. Abstract number 639

To whom it may concern,
My name is Amanda Conner and my husbands name is Dusty Conner.
We live at 3712 Melrose Trl Sherman Tx 75090. There is a plan to build town homes behind our home. We do not approve of having town homes behind our home. There is not enough room for town homes on this property. This will decrease the value of our home and our neighbors homes. There will also be added traffic.

Thank You,
Amanda and Dusty Conner

PETITION TO OPPOSE REZONING OF 1200 BLOCK E. PECAN GROVE RD./1200 BLOCK SARA SWAMY DR.

We, the undersigned residents and concerned citizens of Sherman, express our strong opposition to the proposed rezoning of the 1200 block of E. Pecan Grove Rd./1200 block of Sara Swamy Dr. Rezoning from single family to multi-family to accommodate a proposed development of 96 townhomes will lead to safety hazards from increased traffic congestion on the already strained roadway, and reduce the ease of transportation for our emergency responders, children being dropped off/picked up from school, established area residents and any community members. With the 234 apartments on Gallagher and Calais nearing completion, and 46 acres of multi-family planned for the Pecan Grove Estates development, any additional multi-family projects will also fundamentally change and negatively impact the existing neighborhood.

#	NAME	ADDRESS	PHONE	EMAIL
1	Valerie Kirkman			
2	Kiara Scott	101 S. COLBERT AVE		
3	MICHELLE KIRKPATRICK	1719 MORELAND		
4	Wendy Grady	405 Kessler Blvd.		
5	Andrea Perez	2126 N Duke		
6	Bryana Heywood	810 N Harrison Ave		
7	Diana Chavez	3264 Dripping Spring Rd		
8	Sara Flores	2717 Kent Dr.		
9	Brandi Snodgrass	3207 Lexington Dr		
10	Olamigoke Omisore	4906 dry creek Rd		
11	Casey Rice	4804 Liberty Hill Tr		
12	Mark Boatman	3209 Bordeaux		
13	Luis Lozcano	716 S. Dewey Ave		
14	Deborah Renée	1101 W. Lamberth Rd.		
15	Sharon Guthrie	1705 E Pecan Grove Rd		
16	Ashley Young	3113 Bandera Dr.		
17	Wendy Mendez	2213 n Duchess Dr		
18	Quincy Blair	2225 Duke Street		
19	Carlos Flores	149 doolittle st		
20	Jose Ricardo	4551 Perry St Sherman Tx		
21	Jaime Macon	3105 Bandera Dr.		

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#	NAME	ADDRESS	PHONE	EMAIL
1	Ruth Cather	3809 Summer Ct		
2	John Bystone	3715 Sumner		
3	Zach Gladden	3706 Sumner Ct.		
4	Jeni Little	3806 Menimac Rd		
5	Joan Barstet	3802 Merrimac Rd		
6	Betty Mason	3716 Merrimac		
7	WARREN BOX	1713 PECAN ROAD E.		
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#	NAME	ADDRESS	PHONE	EMAIL
1	Stacy Rake	1707 Moreland Dr Sherman, TX 75090		
2	Sara Friedle	3823 Sumner Ct Sherman, Tx 75090		
3	Chad Friedle	3823 Sumner Ct Sherman, Tx 75090		
4	Mike Stewart	3806 Sumner Ct Sherman, TX 75090		
5	Blair Weaver	3803 Merrimac		
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#	NAME	ADDRESS	PHONE	EMAIL
1	Robert Cowsos	1711 Moreland		
2	John Murphy	1707 Moreland		
3	K. Michaux	1611 Moreland Dr.		
4	Gina Axtell	3800 Sumner Ct.		
5	Jeanette Smith	3718 Sumner Ct		
6	CHRIS MONROE	3814 SUMNER		
7	Donnie Smith	3710 Sumner Ct.		
8	RR Hughoory	3715 Merrimac		
9	Roy Atnip	3711 Merrimac		
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#	NAME	ADDRESS	PHONE	EMAIL
1	Dany Smith	3824 Melrose Trail		
2	[illegible]	3816 MelRose		
3	Dusty Comer	3712 Melrose Trl		
4	Amanda Comer	3712 Melrose Trl		
5	Tommy Parker	3708 Melrose Trl		
6	Lynda Denard	3816 Melrose Trl		
7	Cassy Parker	3708 Melrose Trl		
8	Shannon Cox	3704 Melrose Trl		
9	Jessica Cox	3704 Melrose Trl		
10	Jerry Smith	3713 Melrose Tr.		
11	Mary Smith	3713 Melrose Trail		
12	Richie Cox	3719 Melrose Trl.		
13	Carolyn Jones	3800 Melrose Trl		
14	Sara Goss	3800 Melrose Trl		
15	Pat Smith	3708 Melrose Trl		
16	Mary A Smith	3824 Melrose TN		
17	Maureen Stevenson	3700 Melrose Trl		
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#	NAME	ADDRESS	PHONE	EMAIL
1	Ashley Wright	5224 Pentridge Dr		
2	Robin Selander	3804 Melrose Trl		
3	Tracy Ramirez	401 W. LAMBERTH		
4	Anna Marie Garza	4701 Camp Ver		
5	Nancy Picazzo	1217 S Chaffin		
6	Jacob Holcomb	4901 Hilre Drive		
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Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

Homerun 9, LLC
3808 Ozark Drive
Irving, TX 75063

Granapathy, LTD
401 Crescent Drive
Pottsboro, TX 75076

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

Dear Applicants,

The request for approval of the Plat of Pecan Grove Estates, Phase Two has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 17, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Recommend Denial due to:
    a. Failure to provide Preliminary Plat per City Ordinance. *Code of Ordinances Chapter 10.02.003(a)(1)*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Pecan Grove Road. *Code of Ordinances Chapter 10.03.003(d)(2)*
3. Existing detention/retention pond may need to be expanded to account for proposed development. *Code of Ordinances Chapter 10.03.003(i)*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
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 Chapters 10.02.003(b)(12); 10.02.005(b)(12)*

7. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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 Chapters 10.02.003(b); 10.02.005(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

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

Home Run 9, LLC
Landon Goins
1 Goins Blvd
Pottsboro, TX 75076

Kent Hughlett
177 Timbercreek Circle
Denison, TX 75021

Dear Applicants,

The request of Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District located in the 1200 Block East Pecan Grove Road and the 1200 Block Sara Swamy Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The minimum building separation between all buildings on the lot shall be ten (10) feet. *(Section 14.02.11(4)(I)*
7. The total floor area of any dwelling unit shall not be less than 800 square feet. *(Section 14.002.011(4)(B)*
8. Dumpster enclosure shall be constructed of masonry or similar durable material. *(Section 14.04.004(4)(C)*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150)

TABLED FROM SEPTEMBER 19, 2023

The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 5.01' rear setback in lieu of the required 15' for a mini-warehouse.
B. Public Hearing and Variance under Section 14.02.017 to allow a 8.02' side setback in lieu of the required 25' for a mini-warehouse.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.
D. Replat of Texoma Place Storage

Background:

The property is located at 2007-2011 Texoma Parkway and 2007 Texoma Drive at the corner of Texoma Parkway and Texoma Drive. The property owner is requesting a Variance for the rear and side setbacks, a Site Plan and Specific Use Permit for a mini-warehouse, and would like to plat the property into 3 lots for commercial development.

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District

Origination:

IKON Group Opportunity Zone Fund, LLC (Owner)
Kent Hughlett (Representative)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

15

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

- Staff recommends that the Board of Adjustment deny the requested variances as they do not demonstrate an undue hardship for the proposed development.
- Staff recommends that the P&Z Commission deny the replat as it does not meet the requirements of the code of ordinances to submit a preliminary plat in advance of the replat.
- Staff recommends that the P&Z Commission table the Specific Use Permit and the Site Plan to allow the applicant to address staff comments regarding the building setbacks and the proposed building location on an existing easement.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Survey
Site Plan/Elevation
STAFF REVIEW LETTER - Engineering
STAFF REVIEW LETTER - Planning

Date: 9/8/2023 2:11 PM

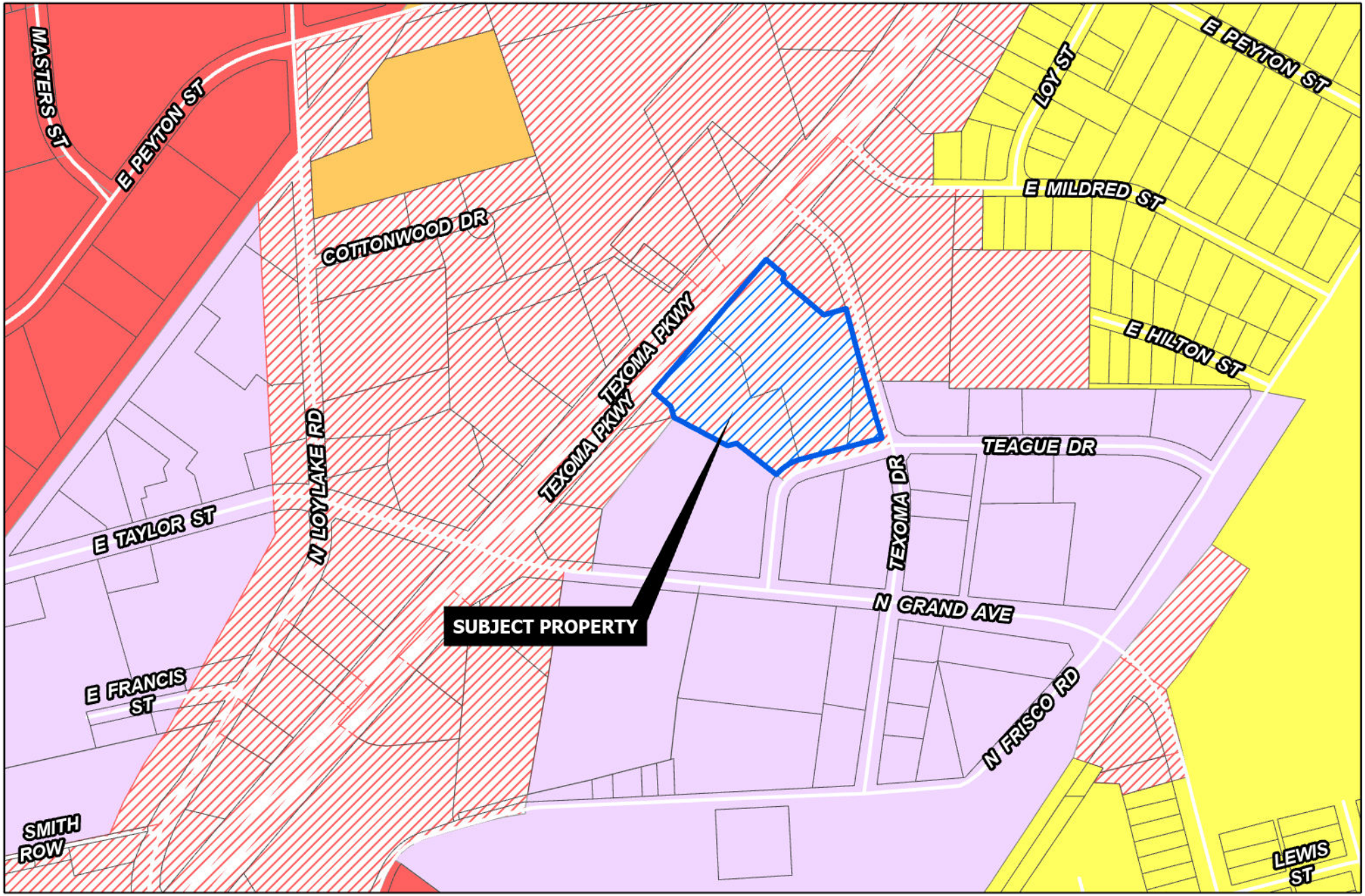
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2007-2011 Texoma Parkway
2007 Texoma Dr

NORTH



Date: 9/8/2023 2:11 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning&Zoning

CITY OF SHERMAN

2007-2011 Texoma Parkway
2007 Texoma Dr

NORTH

Marlow, Lauren

From: Planning
To: Kent Hughlett
Subject: RE:

From: Kent Hughlett
Sent: Wednesday, September 6, 2023 3:37 PM
To: Planning
Subject:

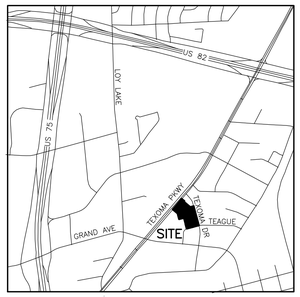
Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
2007 Texoma Drive Mini Storage Facility
"Texoma Place Storage"

The current zoning for this site is C-2. We are requesting a Specific Use Permit for Mini Storage Units. There is a motor bank currently located on the site. We are proposing to remove the motor bank structures and construct six mini storage buildings on the property. The outward facing exterior walls of the storage buildings will be constructed using painted face brick to match the renovated office buildings located adjacent to the site. We are requesting a variance for the building setback on the North and West property lines with back up existing parking.

Vicinity Map

(not to scale)

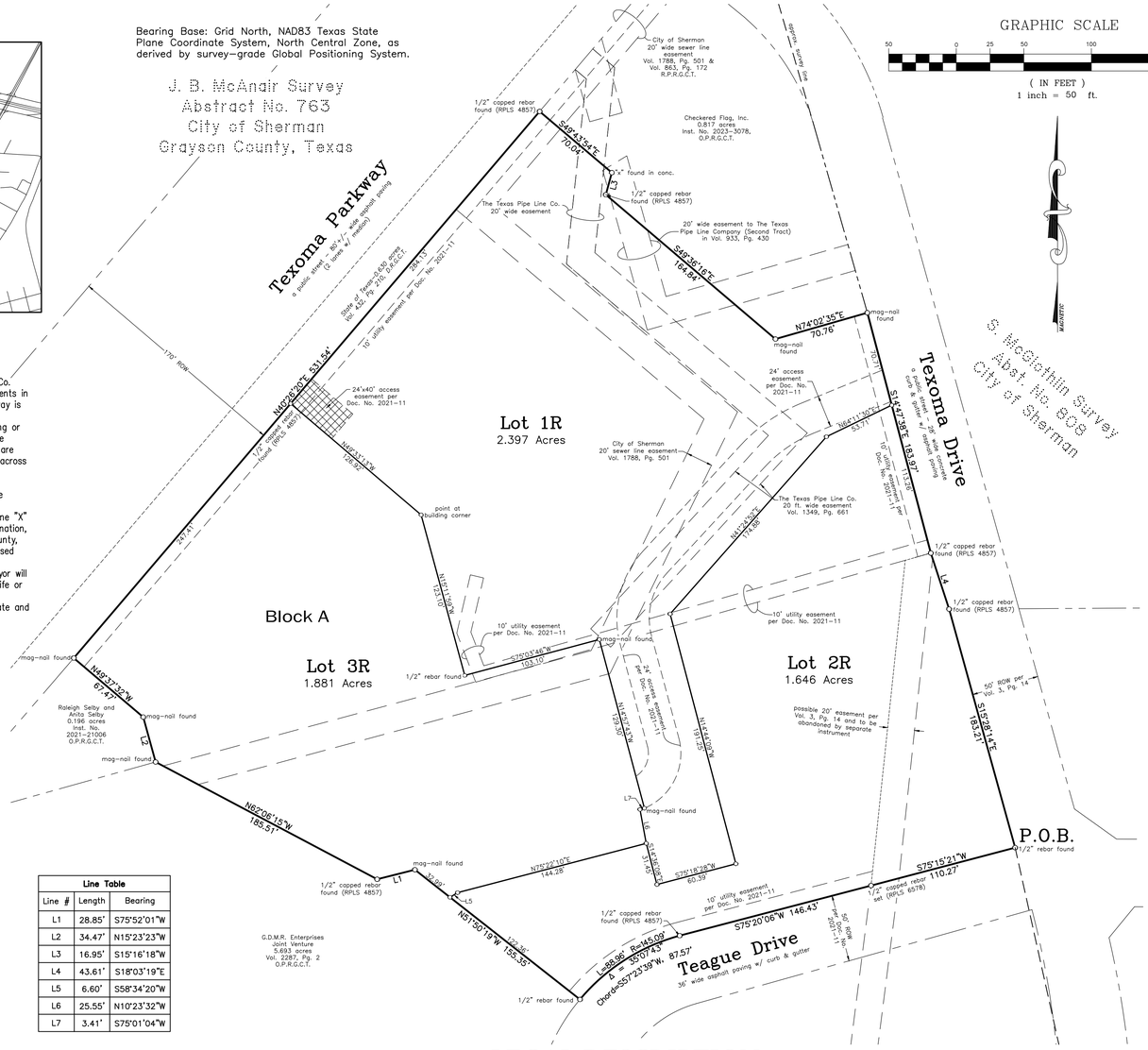


General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither The City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System.

J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



Line Table		
Line #	Length	Bearing
L1	28.85'	S75°52'01"W
L2	34.47'	N15°23'23"W
L3	16.95'	S15°16'18"W
L4	43.61'	S18°03'19"E
L5	6.60'	S58°34'20"W
L6	25.55'	N10°23'32"W
L7	3.41'	S75°01'04"W

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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.

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

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

I, IKON Group Opportunity Zone Fund, LLC, sole owner of Texoma Place Storage to City of Sherman, Texas do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Ravi Kumar Akkineni, Authorized Agent for IKON Group Opportunity Zone Fund, LLC

AVIGATION RELEASE

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Texoma Place Storage, 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 _____, 2023.

By:_____
Ravi Kumar Akkineni
Authorized Agent for IKON Group Opportunity Zone Fund, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Ravi Kumar Akkineni, 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 _____, 2023.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, 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 Texoma Place Storage to the City of Sherman, Texas was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2023, 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 _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 1 and 2, Block A of First United Bank Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2021–11, Plat Records, Grayson County, Texas and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, an addition to the City of Sherman, Texas as per plat of record in Volume 3, Page 14, said Plat Records, said part of Lot 5 being the same 0.341 acre tract of land (Tract Two) conveyed by Special Warranty Deed with Vendor's Lien from American Bank of Texas, N.A. to IKON Group Opportunity Zone Fund, LLC on February 10, 2023 and recorded in Inst. No. 2023–3487, Official Public Records and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a ½ inch rebar found at the intersection of the West right–of–way line of Texoma Drive, a public street, with the North line of Teague Drive, a public street, lying in the East line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southeast corner of both said IKON Group Opportunity Zone Fund 0.341 ac. and the herein described tract;

THENCE South 75 deg. 15 min. 21 sec. West, with the North line of said Teague Drive and the South line of said IKON Group Opportunity Zone Fund 0.341 ac., a distance of 110.27 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" lying in the West line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southwest corner of said IKON Group Opportunity Zone Fund 0.341 ac. and the most Southerly Southeast corner of said Lot 2, Block A, First United Bank Addition;

THENCE South 75 deg. 20 min. 06 sec. West, continuing with the North line of said Teague Drive and with the South line of said Lot 2, Block A, a distance of 146.43 ft. to a ½ inch capped rebar found (RPLS 4857) at the beginning of a curve;

THENCE Southwesterly, continuing with the North line of said Teague Drive and with the South lines of both said Lot 2 and Lot 1, Block A, First United Bank Addition, with a curve to the left, having a radius of 145.09 ft., a central angle of 35 deg. 07 min. 43 sec. (chord bears South 57 deg. 23 min. 39 sec. West, 87.57 ft.) and an arc length of 88.96 ft. to a ½ inch rebar found at the most Easterly corner of the 5.693 acre tract of land conveyed to G.D.M.R. Enterprises Joint Venture in Volume 2287, Page 2, said Official Public Records and the most Southerly Southwest corner of both said Lot 1, Block A, First United Bank Addition and the herein described tract;

THENCE in a general Northerly direction, with the Northerly lines of said G.D.M.R. Enterprises Joint Venture 5.693 ac., the most Easterly lines of the 0.196 acre tract of land conveyed to Raleigh Selby and Anita Selby in Inst. No. 2021–21006, said Official Public Records and the Westerly lines of said Lot 1, Block A, the following calls and distances:

1. North 51 deg. 50 min. 19 sec. West, a distance of 155.35 ft. to a mag–nail found at an angle point;
2. South 75 deg. 52 min. 01 sec. West, a distance of 28.85 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. North 62 deg. 06 min. 15 sec. West, a distance of 185.51 ft. to a mag–nail found at the Southeast corner of said Selby 0.196 ac.;
4. North 15 deg. 23 min. 23 sec. West, a distance of 34.47 ft. to a mag–nail found at an angle point;
5. North 49 deg. 37 min. 32 sec. West, a distance of 67.47 ft. to a mag–nail found at the most Northeast corner of said Selby 0.196 and the Northwest corner of both said Lot 1, Block A and the herein described tract, lying in the East right–of–way line of Texoma Parkway;

THENCE North 40 deg. 26 min. 20 sec. East, with the East right–of–way line of said Texoma Parkway and the Northwesterly line of said Lot 1, Block A, First United Bank Addition, passing a ½ inch capped rebar found (RPLS 4857) at 247.41 ft. at the most Northerly Northeast corner of said Lot 1 and the Northwest corner of said Lot 2, Block A, First United Bank Addition, continuing now with said Lot 2 for a TOTAL distance of 531.54 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Westerly Northwest corner of the 0.817 acre tract of land conveyed to Checkered Flag, Inc. in Inst. No. 2023–3078, said Official Public Records and the most Northerly corner of both said Lot 2 and the herein described tract;

THENCE Southerly and Easterly, with the West and South lines of said Checkered Flag, Inc. 0.817 ac. and the Northeasterly lines of said Lot 2, the following calls and distances:

1. South 49 deg. 43 min. 54 sec. East, a distance of 70.04 ft. to an "x" found in conc.;
2. South 15 deg. 16 min. 18 sec. West, a distance of 16.95 ft. to a ½ inch capped rebar found (RPLS 4857);
3. South 49 deg. 36 min. 16 sec. East, a distance of 164.84 ft. to a mag–nail found at the Southwest corner of said Checkered Flag, Inc. 0.817 ac. and an Ell corner of both said Lot 2 and the herein described tract;
4. North 74 deg. 02 min. 35 sec. East, a distance of 70.76 ft. to a mag–nail found in the West right–of–way line of said Texoma Drive, at the Southeast corner of said Checkered Flag, Inc. 0.817 ac. and the most Easterly Northeast corner of both said Lot 2 and the herein described tract;

THENCE Southeasterly, with the West right–of–way line of said Texoma Drive and the East lines of both said Lot 2, Block A, First United Bank Addition and said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac., the following calls and distances:

1. South 14 deg. 47 min. 38 sec. East, a distance of 183.97 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Easterly Southeast corner of said Lot 2 and the Northeast corner of both said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac.;
2. South 18 deg. 03 min. 19 sec. East, a distance of 43.61 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. South 15 deg. 28 min. 14 sec. East, a distance of 183.21 ft. to the **PLACE OF BEGINNING** and containing **5.294 ACRES** of land.

Owner:
IKON Group Opportunity Zone Fund, LLC
901 O'Connor Road, Ste. 109
Irving, TX 75061

Job No. CGS430823

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

Texoma Place Storage

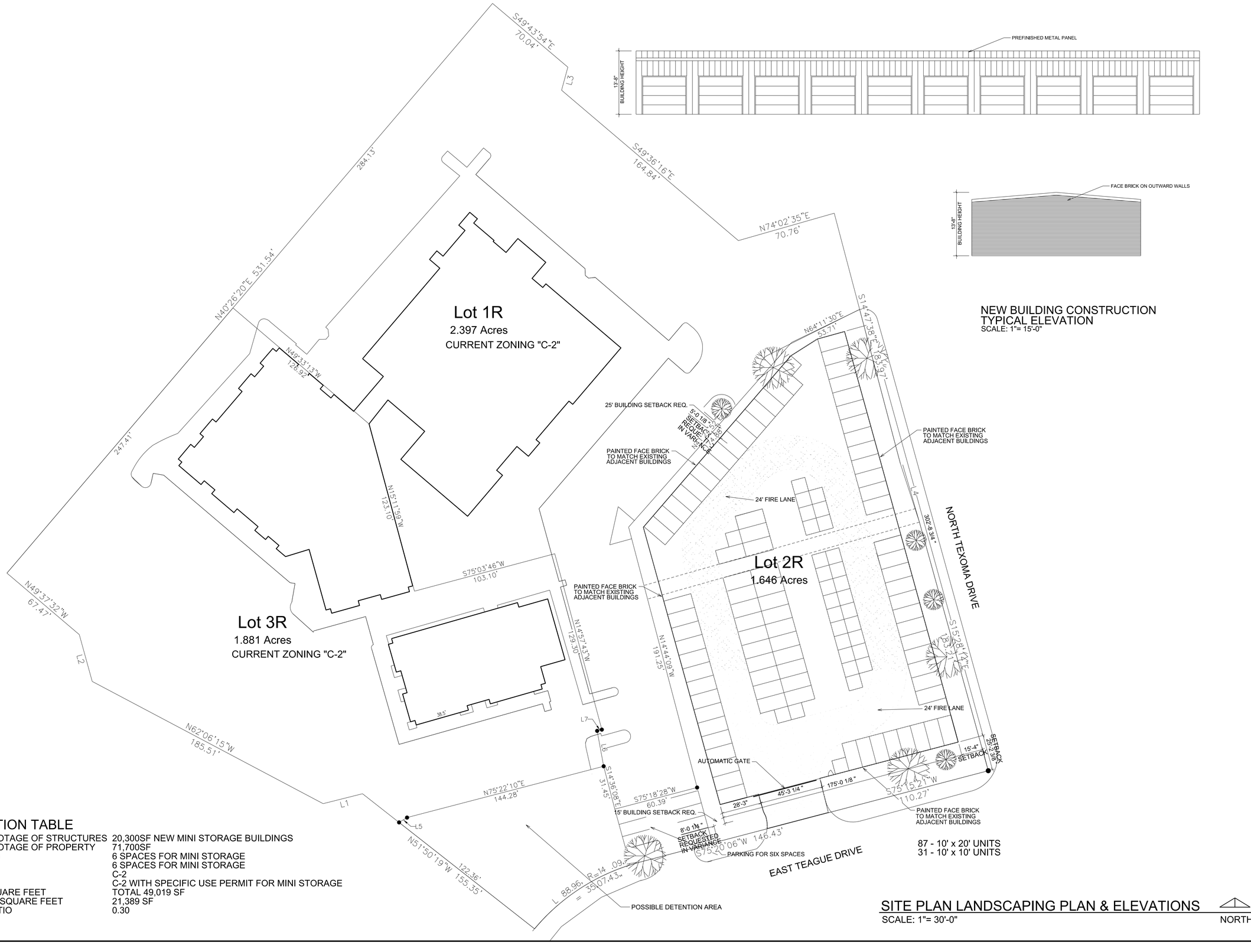
Being a Replat of a Part of Lot 5, Block 2, Teague Industrial Park Unit No. 2 and all of Lots 1 & 2, Block A, First United Bank Addition to City of Sherman Grayson County, Texas

5.924 Acres

in the

J.B. McAnair Survey Abstract No. 763

NEW BUILDING CONSTRUCTION
TYPICAL ELEVATION
SCALE: 1"= 15'-0"



SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	20,300SF NEW MINI STORAGE BUILDINGS
GROSS SQUARE FOOTAGE OF PROPERTY	71,700SF
REQUIRED PARKING	6 SPACES FOR MINI STORAGE
PARKING PROVIDED	6 SPACES FOR MINI STORAGE
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIFIC USE PERMIT FOR MINI STORAGE
HARD SURFACE SQUARE FEET	TOTAL 49,019 SF
LANDSCAPED AREA SQUARE FEET	21,389 SF
FLOOR TO AREA RATIO	0.30

SITE PLAN LANDSCAPING PLAN & ELEVATIONS
SCALE: 1"= 30'-0"

NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

TEXOMA PLACE STORAGE
2009 TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

OCT. 10, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

October 9, 2023

IKON Group Opportunity Zone Fund, LLC
901 O'Connor Road, Ste. 109
Irving, TX 75061

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

Dear Applicants,

The request for approval of the Plat of Texoma Place Storage has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 17, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Recommend Denial due to:
   a. Failure to provide Preliminary Plat per City Ordinance. *Code of Ordinances Chapter 10.02.003(a)(1)*
2. Wastewater Easement to be extended to proposed Lot 2R. *Code of Ordinances Chapter 10.03.003(d)(1)*
3. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway. *Code of Ordinances Chapter 10.03.003(d)(2)*
4. Extend 10' Utility Easement along Texoma Drive. *Code of Ordinances Chapter 10.03.003(d)(1)*
5. Extend 10' Utility Easement along Teague Drive. *Code of Ordinances Chapter 10.03.003(d)(1)*
6. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 2R. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
7. Modify 10' Utility Easement on Southeast corner of proposed Lot 2R to parallel new right of way created by corner clip. *Code of Ordinances 10.03.003(d)(3)*
8. Graphically show edge of pavement on drawing. *Code of Ordinances, Chapters 10.02.003(b)(9); 10.02.005(b)(9)*
9. Dedicate a 24' Mutual Access Easement across proposed Lot 2R to access proposed Lot 1R. *Code of Ordinances Chapter 10.03.003*
10. Abandonment of 20' Easement as established in Vol. 3, Pg. 14, PRGCT to be approved by City Council with abandonment information shown on plat. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for abandonment requirements.

11. Permanent structures will not be permitted to encroach into any easements. *Code of Ordinances, Chapter 14, Article 14.04*
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
13. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
14. 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 Chapters 10.02.003(b)(12); 10.02.005(b)(12)*
15. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. 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 Chapters 10.02.003(b); 10.02.005(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
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

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

IKON Group Opportunity Zone Fund, LLC
901 N. O'Conner Road, #109
Irving, TX 75061

Kent Hughlett
177 Timbercreek Circle
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District located at 2007-2011 Texoma Parkway and 2007 Texoma Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
8. 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.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (a)(1)(C))*
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. Recommend Denial due to:
    a. Proposed site plan indicates new structures located within existing 20' Utility Easement established in Vol. 3, Pg. 14 PRGCT. *Code of Ordinances Chapter 14.04.002(b)(6)*
13. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
14. Accessory buildings or structures shall not be located within the Drainage or Utility Easement. *Code of Ordinances, Chapter 14, Section 14.04.002(b)(6)*
15. Abandonment of 20' Easement established in Vol. 3, Pg. 14, PRGCT to be approved by City Council with abandonment information shown on plat. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for abandonment requirements.
16. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
17. Permanent structures will not be permitted to encroach into any easements. *Code of Ordinances, Chapter 14, Article 14.04*
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 10.03.003(i)*
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

Fire Services

20. Knox key switched on gates.
21. 903.2.9 - An automatic sprinkler system shall be installed throughout all self-service storage facilities.
    Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment. (City Ordinances Amendments 3.02.002)
22. 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

It is the policy of Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **16.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

3730 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 23-005629)

The request of Terra Perpetua LLC (Owner) and Stephen Scott (Representative) concerning the property located at 3730 East FM 1417 (Vietnam Veterans Parkway) being in the Sherod Dunman Survey, Abstract No. 329, as follows:

Planning & Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District/75 & 82 Overlay District/FM Highway 1417 Overlay District.

Background:

The property is located at 3730 East FM 1417 (Vietnam Veterans Parkway) between South Highway 75 and Bel Air Boulevard. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in the PD (Planned Development) District/75 & 82 Overlay District/FM Highway 1417 Overlay District.

Adjacent Zoning:

PD (Planned Development) District

Origination:

Terra Perpetua LLC (Owner)
Stephen Scott (Representative)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

30

Objections Received:

0

Development Review Meeting:

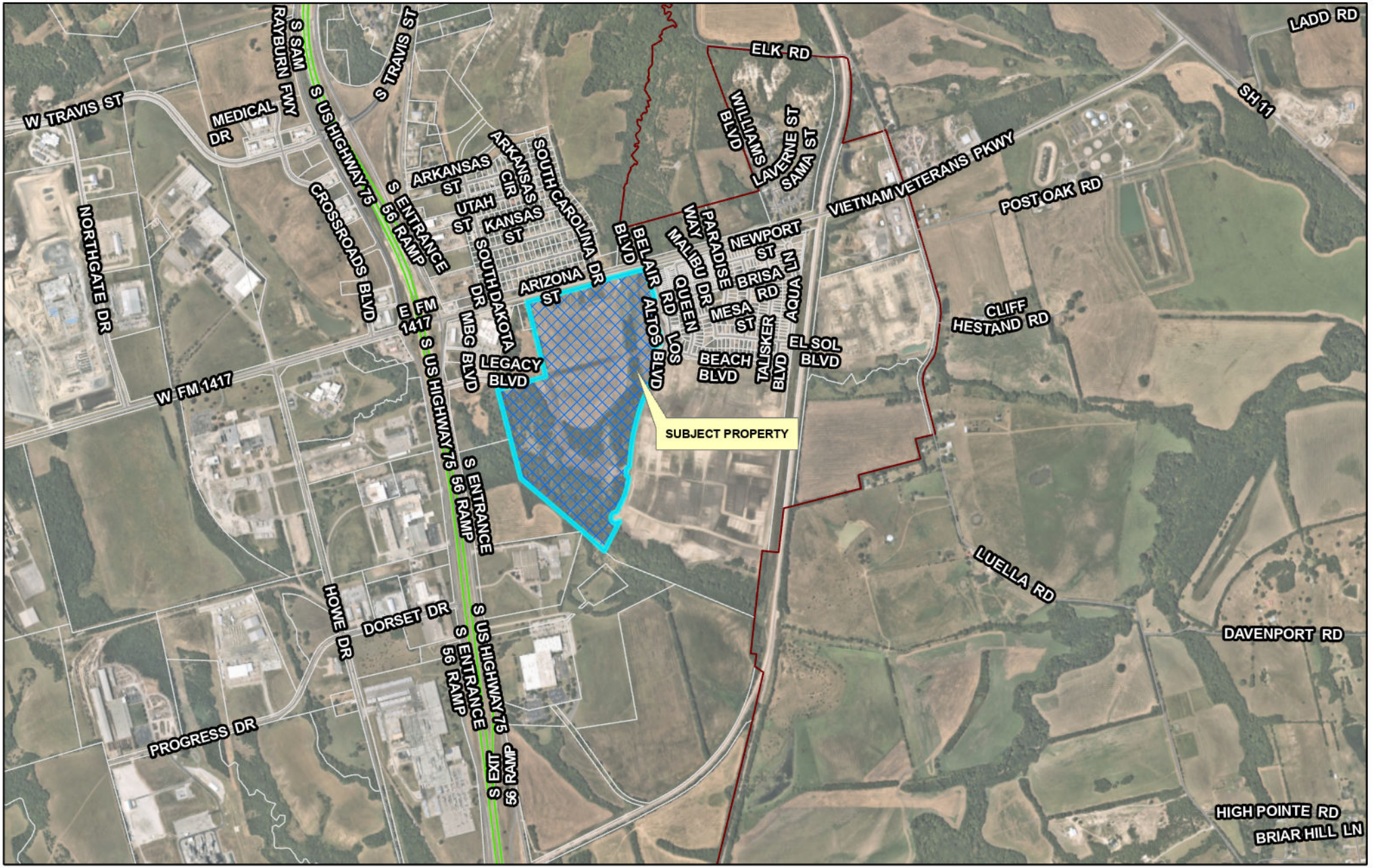
No

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter and for a time period not exceed twelve (12) months.

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Batch Plant Photos
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

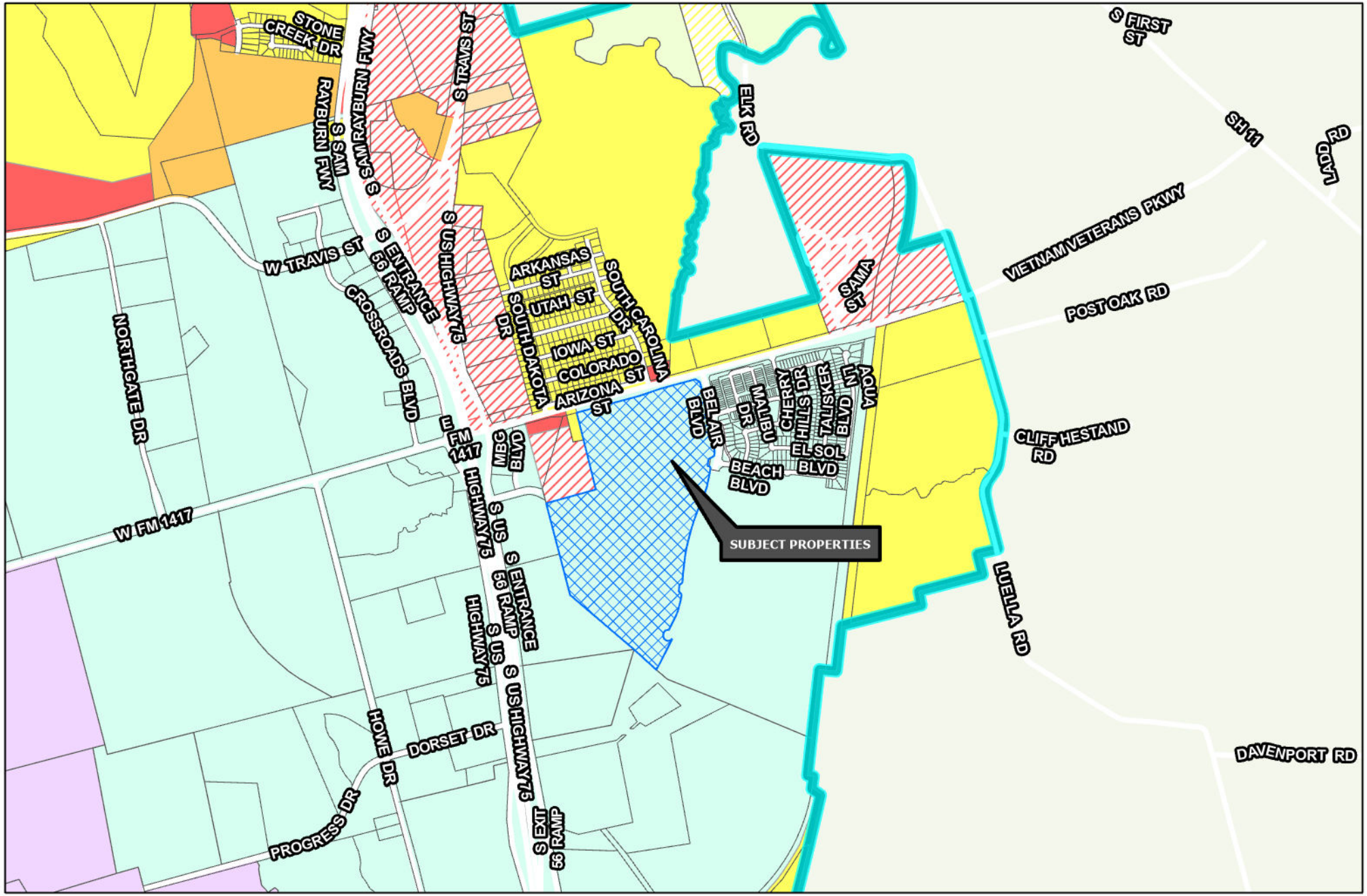
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3730 E FM 1417 (VIETNAM VETERANS PKWY)

N
W E
S

Date: 10/5/2023 6:45 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
3730 E FM 1417 (VIETNAM VETERANS PKWY)

N
W E
S

Date: 10/5/2023 6:45 PM

Oct 3, 2023 at 2:19:25 PM
260–284 FM-1417
Sherman TX 75090
United States
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
TEMPORARY USE
PERMIT REQUEST
PROJECT #: 23-005629
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

SINACOLA

September 18, 2023

City of Sherman
Development Services
220 W. Mulberry Street
Sherman, Texas 75090

ATTN: Director of Development Services

RE: **Temporary Concrete Batch Plant**
Projects: Bel-Air Village PH 2 & 3, Bel-Air Boulevard and Western Infrastructure (City Project No. 2466-A) (collectively the "Projects")

To Whom it May Concern:

Mario Sinacola & Sons Excavating, Inc. ("**Sinacola**") would like to erect a temporary concrete batch plant to produce concrete for the paving improvements required for all phases of the Projects. These improvements will include but not limited to street paving and sidewalks. The proposed location on the plant, equipment and material stockpiles will be as shown on the attached site plan.

The current plan is for the plant to remain onsite for a period of time not to exceed twelve (12) months. The hours of operation for the plant will be Monday through Friday 7AM to 6PM and Saturday 7AM to 5PM or in accordance with City Ordinance.

During operations, the property will be maintained in good repair and appearance. Sinacola acknowledges that all city, state and federal regulations will be met. Upon completion of the Projects, the plant, equipment and material stockpiles will be removed, and the batch plant site restored to a condition similar that prior to Sinacola mobilizing on the site.

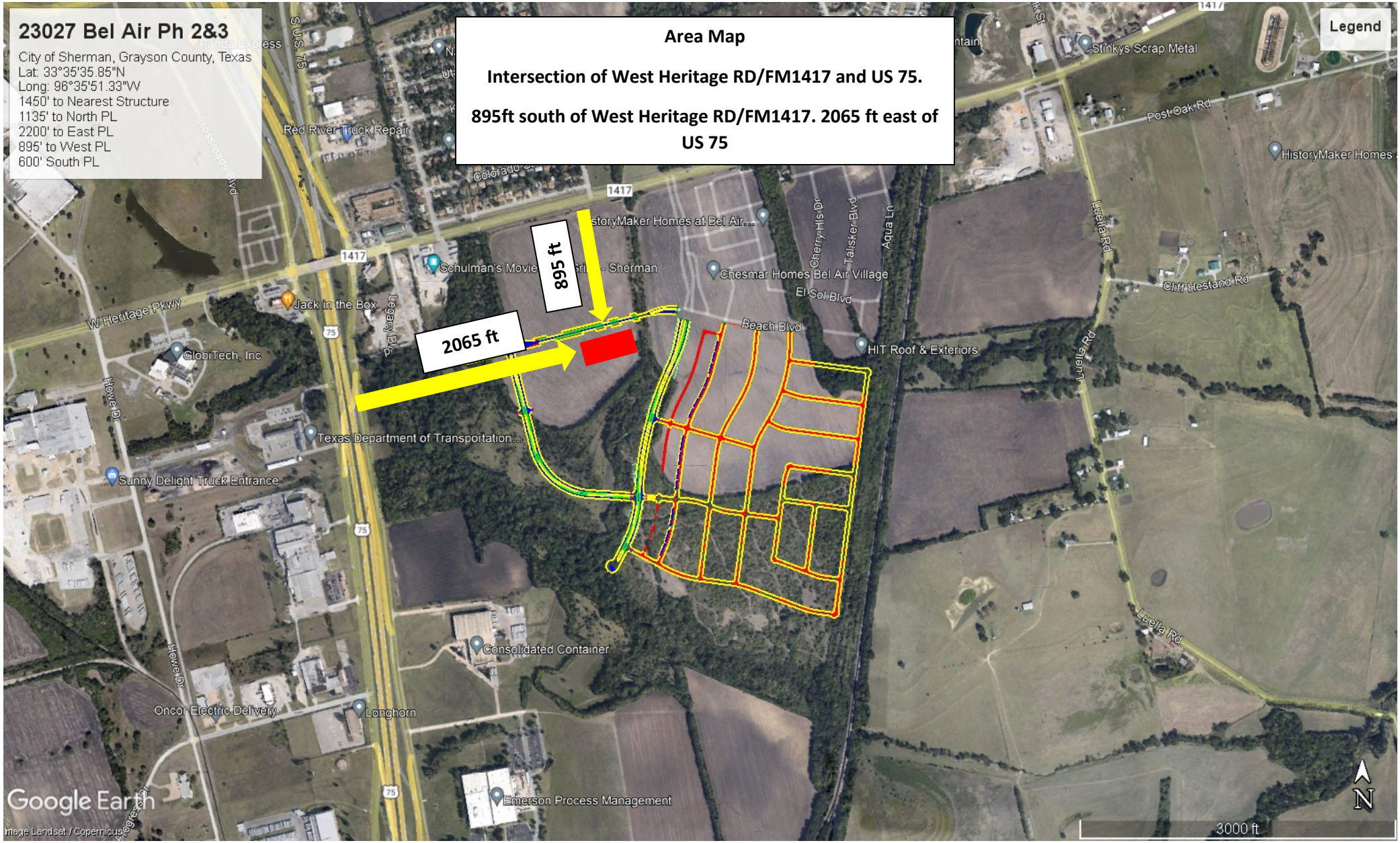
Please let me know if you require any further information. I can be reached at (**214) 577-4241 (M) or sscott@mariosinacola.com**.

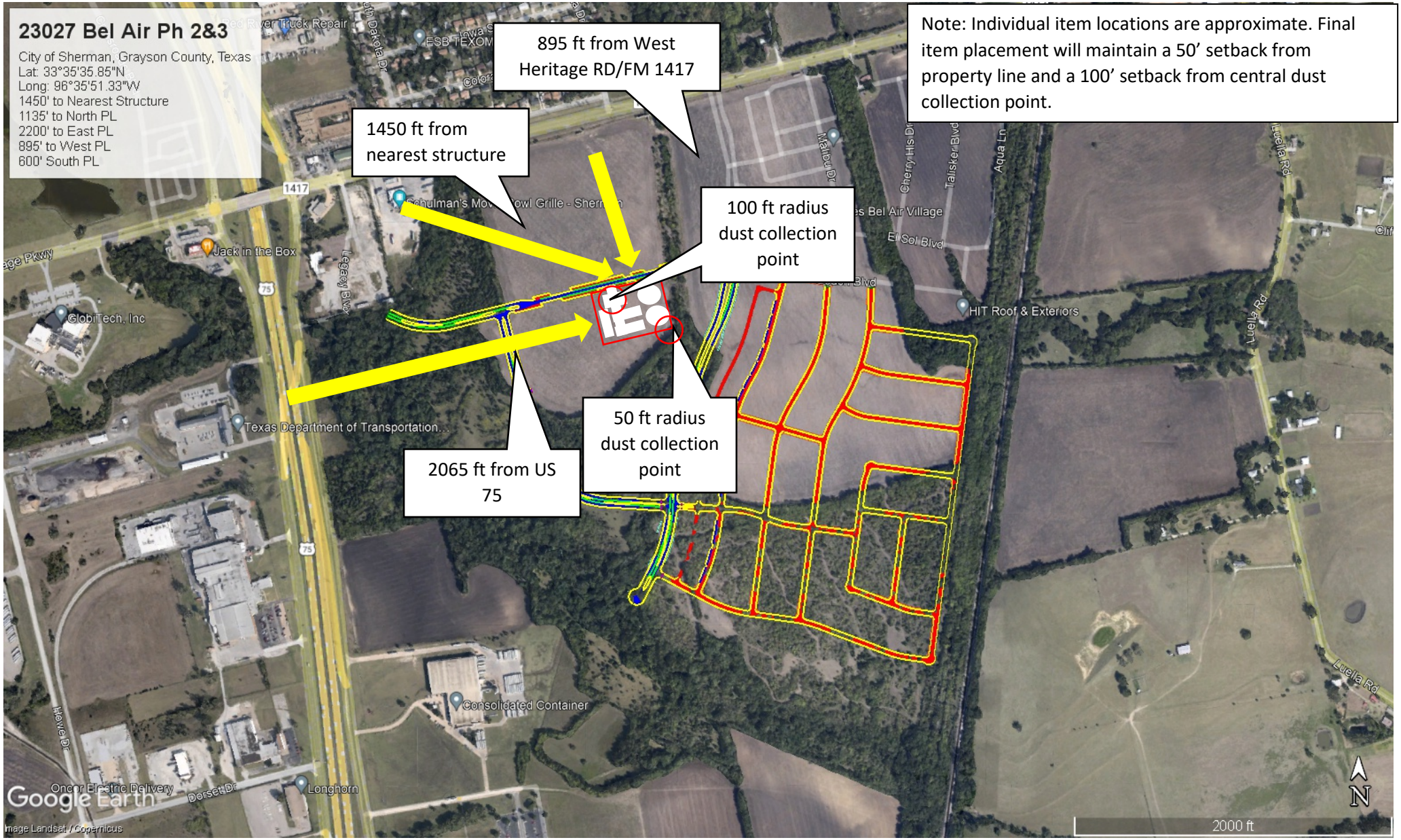
MARIO SINACOLA & SONS EXCAVATING, INC.

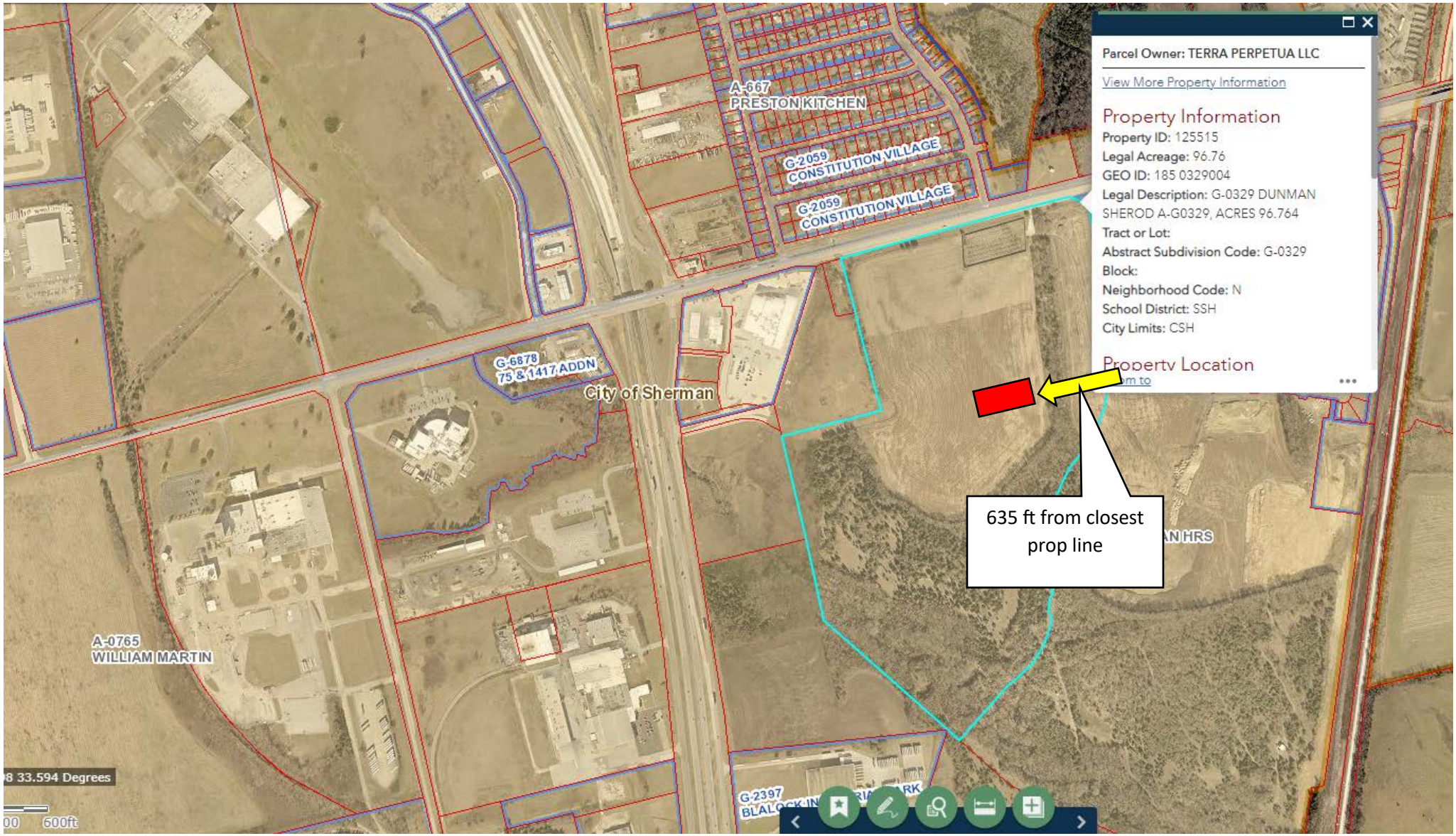
Stephen Scott

Stephen A. Scott
Vice President
Contract Administration, Environmental & Risk

PROOF OF PROPERTY OWNERSHIP INFORMATION

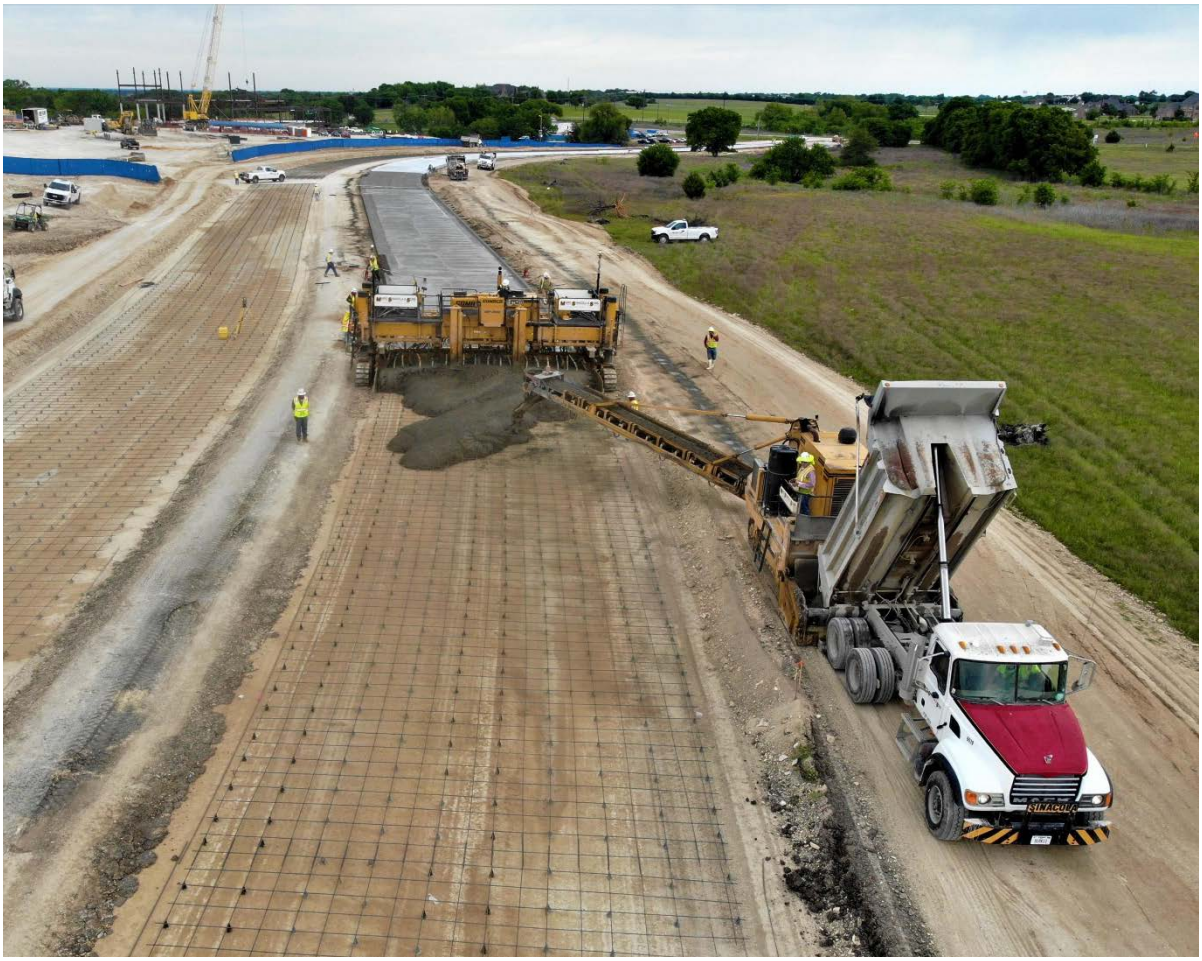

23027 Bel Air Ph 2&3
City of Sherman, Grayson County, Texas
Lat: 33°35'35.85"N
Long: 96°35'51.33"W
1450' to Nearest Structure
1135' to North PL
2200' to East PL
895' to West PL
600' South PL
Area Map
Intersection of West Heritage RD/FM1417 and US 75.
895ft south of West Heritage RD/FM1417. 2065 ft east of US 75
Legend
895 ft
2065 ft
Red River Truck Repair
Schulman's Movie
Sherman
Chesmar Homes Bel Air Village
Jack in the Box
GlobiTech, Inc
Texas Department of Transportation...
Sunny Delight Truck Entrance
HIT Roof & Exteriors
Stinkys Scrap Metal
HistoryMaker Homes
Consolidated Container
Oncor Electric Delivery
Longhorn
Emerson Process Management
Google Earth
Image Landsat / Copernicus
3000 ft
N

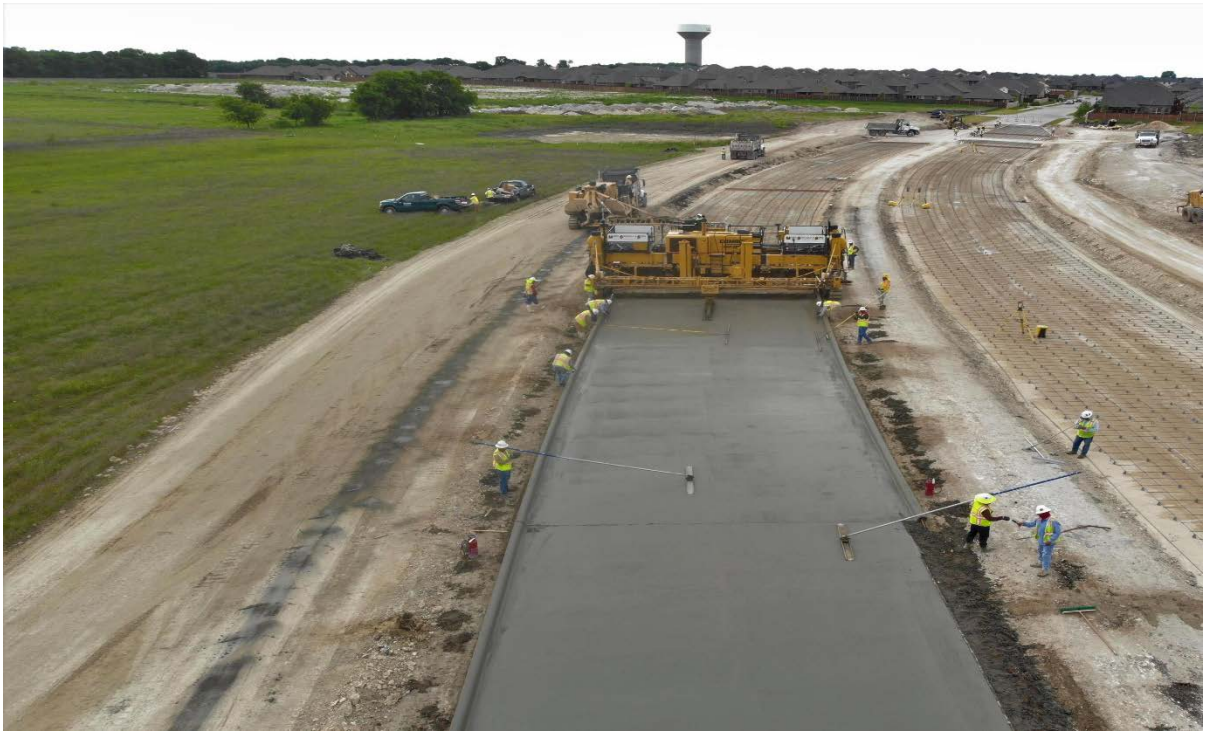

23027 Bel Air Ph 2&3
City of Sherman, Grayson County, Texas
Lat: 33°35'35.85"N
Long: 96°35'51.33"W
1450' to Nearest Structure
1135' to North PL
2200' to East PL
895' to West PL
600' South PL
Note: Individual item locations are approximate. Final item placement will maintain a 50’ setback from property line and a 100’ setback from central dust collection point.
895 ft from West Heritage RD/FM 1417
1450 ft from nearest structure
100 ft radius dust collection point
50 ft radius dust collection point
2065 ft from US 75
1417
Jack in the Box
GlobiTech, Inc
Texas Department of Transportation...
Consolidated Container
Longhorn
Oncor Electric Delivery
HIT Roof & Exteriors
Bel Air Village
El Sol Blvd
Legacy Blvd
Malibu Dr
Aqua Ln
Luella Rd
Dorset Dr
Google Earth
Image Landsat / Copernicus
2000 ft
N


Parcel Owner: TERRA PERPETUA LLC
View More Property Information
Property Information
Property ID: 125515
Legal Acreage: 96.76
GEO ID: 185 0329004
Legal Description: G-0329 DUNMAN SHEROD A-G0329, ACRES 96.764
Tract or Lot:
Abstract Subdivision Code: G-0329
Block:
Neighborhood Code: N
School District: SSH
City Limits: CSH
Property Location
A-667 PRESTON KITCHEN
G-2059 CONSTITUTION VILLAGE
G-2059 CONSTITUTION VILLAGE
G-6878 75 & 1417 ADDN
City of Sherman
635 ft from closest prop line
A-0765 WILLIAM MARTIN
G-2397
33.594 Degrees
600ft

MARIO SINACOLA & SONS
EXCAVATING, INC.

MARIO SINACOLA & SONS
EXCAVATING, INC.





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023 Sent via email

Stephen Scott
10950 Research Road
Frisco, TX 75033

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a Concrete Batch Plant in a PD (Planned Development) District/75 & 82 Overlay District/FM Highway 1417 Overlay District located at 3730 East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. (*Section 14.06.008(5)(A)*)
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of the Planning and Zoning and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, 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: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2007 WEST TAYLOR STREET, SUITE 200 (Project No. 23-005630)

The request of Colonial USA Petroleum Marketing (Owner) and Rosan Maharjan (Applicant) and Helvey-Wagner and Associates (Surveyor) concerning the property located at 2007 West Taylor Street, Suite 200, consisting of 1.176 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hookah Bar, Smoking Lounge, Smoke Shop, or Vape Shop in a C-2 (General Commercial) District/FM 1417 Overlay District.

Background:

The property is located at 2007 West Taylor Street, Suite 200 at the corner of West Taylor Street and North FM 1417. The property owner is requesting a Specific Use Permit for a Vape Shop.

Adjacent Zoning:

C-1 (Retail Business) District
C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District
M-1 (Light Manufacturing) District

Origination:

Colonial USA Petroleum Marketing (Owner)
Rosan Maharjan (Applicant)
Helvey-Wagner and Associates (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

8

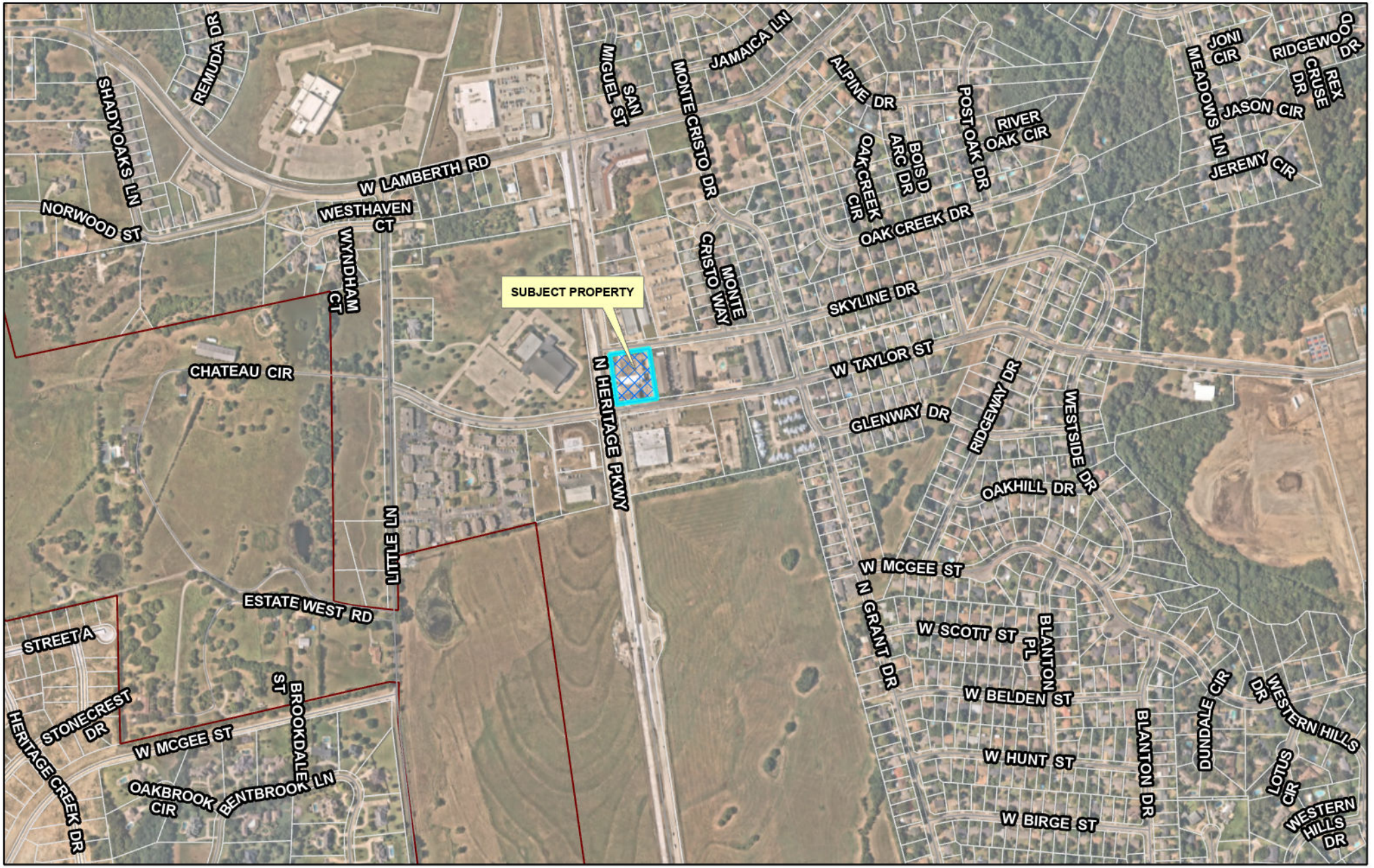
Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission deny this item.

Attachments

Location Map
Zoning Map
Future Land Use Map
Property Notification Sign
Survey
Site Plan/Floor Plan
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2007 W TAYLOR ST

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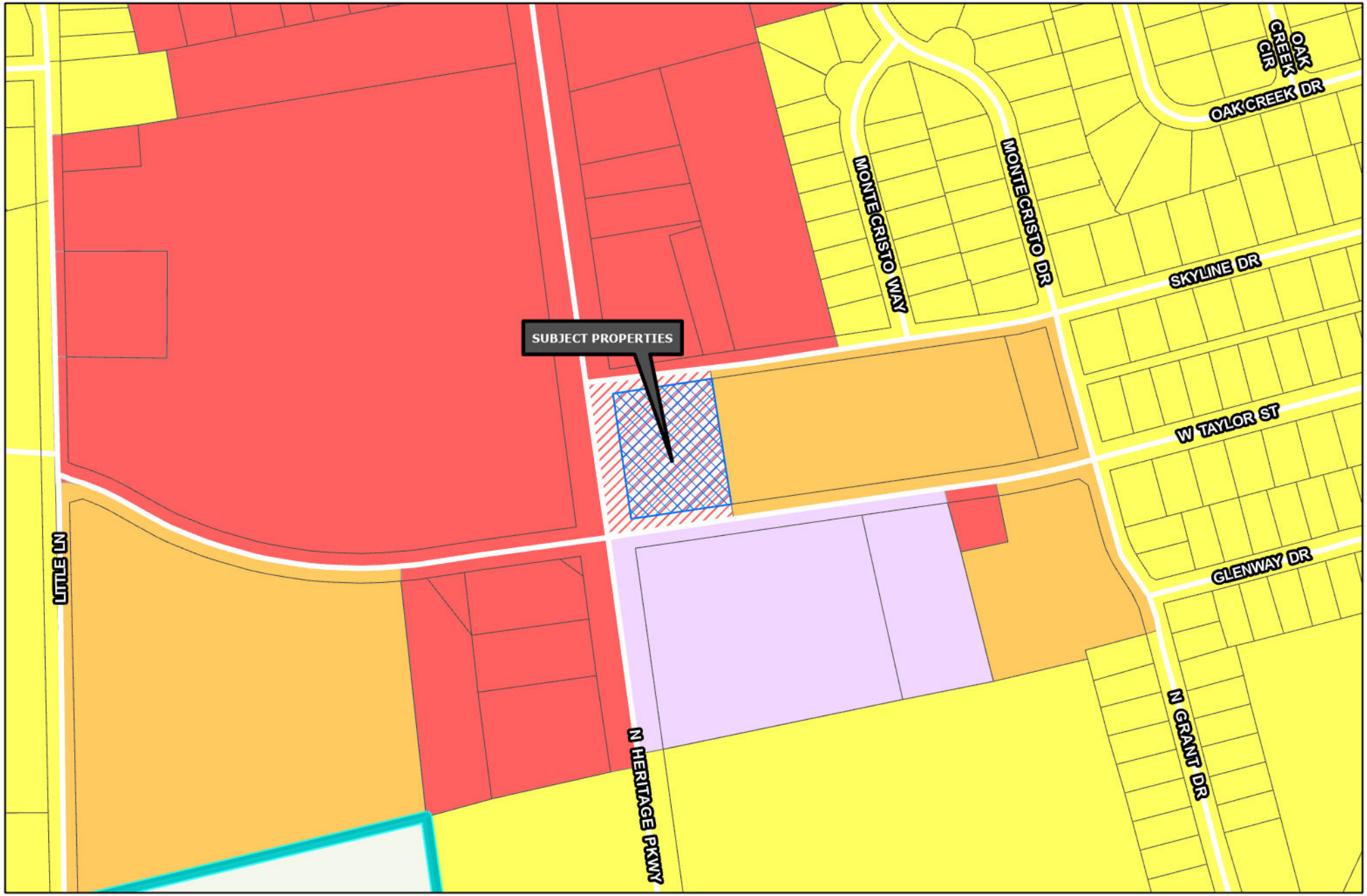
Date: 10/5/2023 6:45 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN ZONING MAP 2007 W TAYLOR ST

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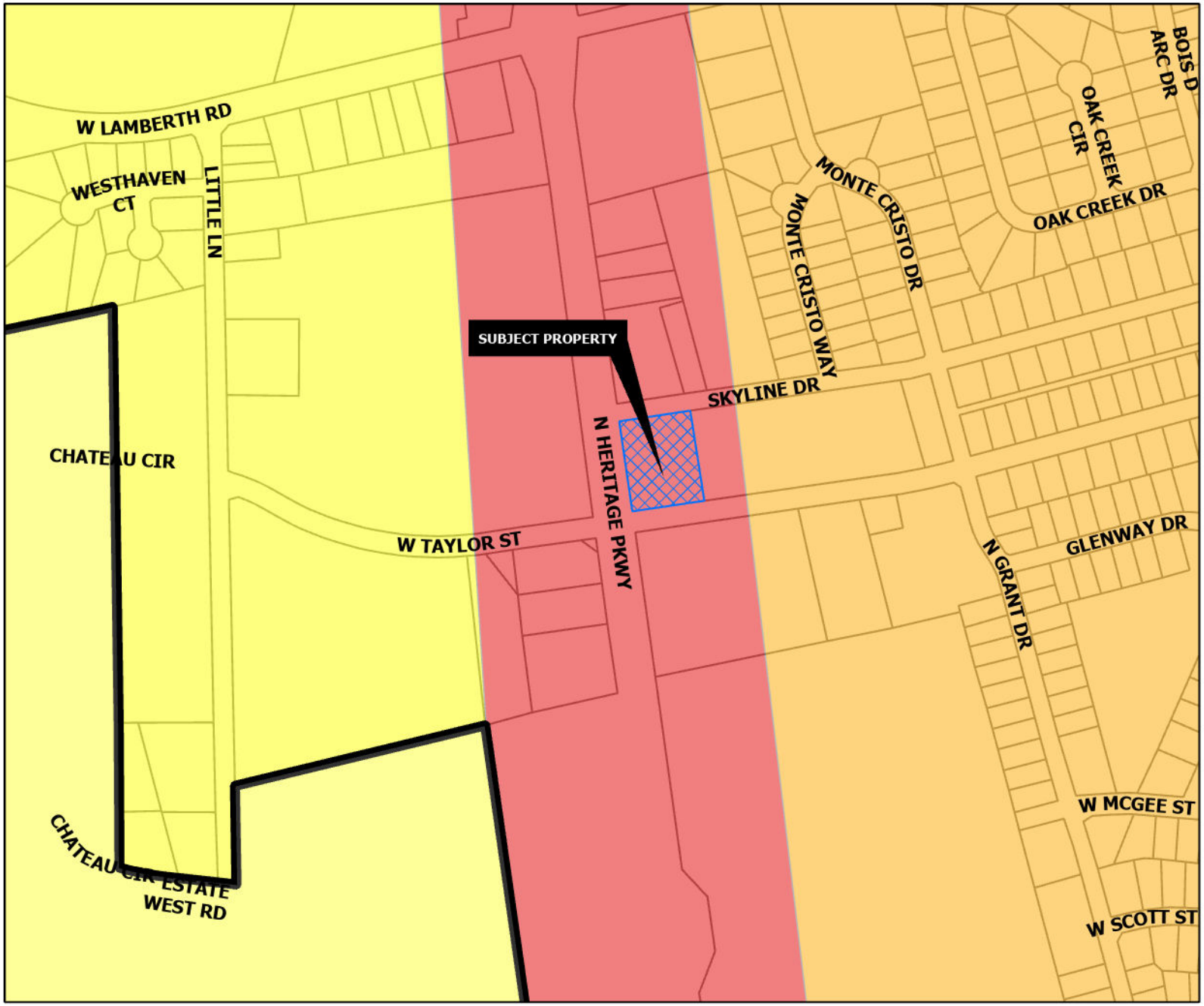
Date: 10/5/2023 6:45 PM



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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2007 W TAYLOR ST

N
W E
S

Date: 10/5/2023 6:45 PM

Marlow, Lauren

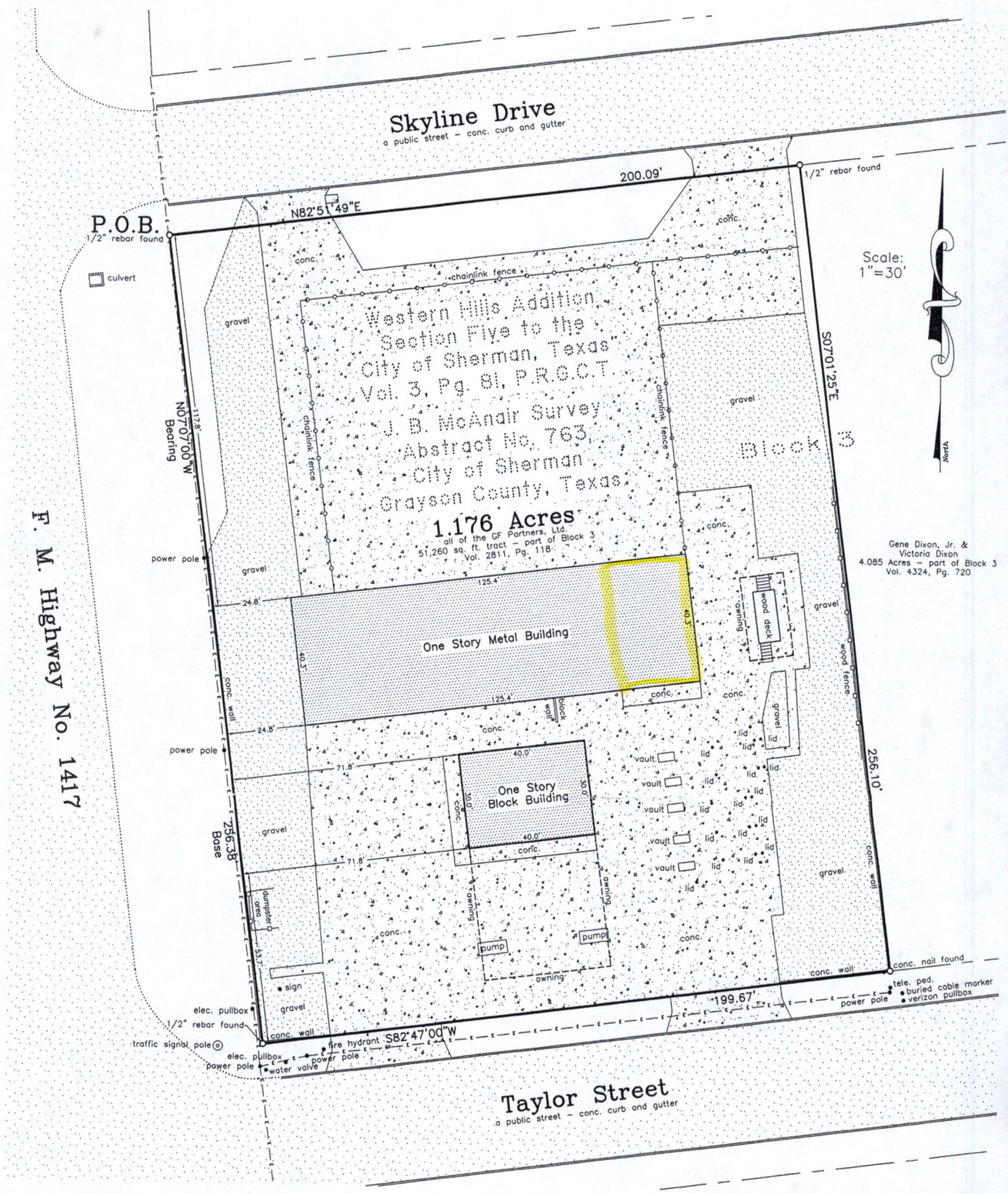
From: laurenm@cityofsherman.com
To: rosanmaharjan21@gmail.com
Subject: RE: Property Notification Sign

From: rosanmaharjan
Sent: Tuesday, October 3, 2023 3:44 PM
To: Marlow, Lauren
Subject: Re: Property Notification Sign

Please find the attached files.

The ground had lots of rocks so I couldnot use the sticks. I hope this one works.

Sent from my iPhone



Owner: GF Partners, Ltd.

Address: 2005 W. Taylor Street
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner stated at left, their Mortgage Co./Lender and Abstract/Title Co. for refinancing purposes only and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights–of–way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 F, Revised Date: September 29, 2010.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463–6191 Fax (903) 463–4088

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: September 12, 2012

C:\Land Projects R2\Part–of–Block–3–Western–Hills–Addition–Section–Five\dwg\2005–W–Taylor–Street–Sherman.dwg 9/13/2012 10:04:04 AM CDT

VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT
BILLY F. HELVEY, R. P. L. S.

Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

1.176 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of Block 3, Western Hills Addition, Section Five to the City of Sherman, Texas as per plat of record in Volume 3, Page 81, Plat Records, Grayson County, Texas, and being the same 51,260 sq. ft. tract of land conveyed to GF Partners, Ltd. by Omni Real Property, Ltd. by Special Warranty Deed dated June 30, 1999 and recorded in Volume 2811, Page 118, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found at the intersection of the East right-of-way line of F. M. Highway No. 1417 with the South line of Skyline Drive, a public street, at the Northwest corner of both said Block 3 and said GF Partners 51,260 sq. ft. tract;

THENCE North 82 deg. 51 min. 49 sec. East, with the South line of said Skyline Drive, and the North line of both said Block 3 and said GF Partners 51,260 sq. ft. tract, a distance of 200.09 ft. to a 1/2 inch rebar found at the Northwest corner of the 4.085 ac. tract of land conveyed to Gene Dixon, Jr. and Victoria Dixon in Volume 4324, Page 720, said Official Public Records, at the Northeast corner of said GF Partners 51,260 sq. ft. tract;

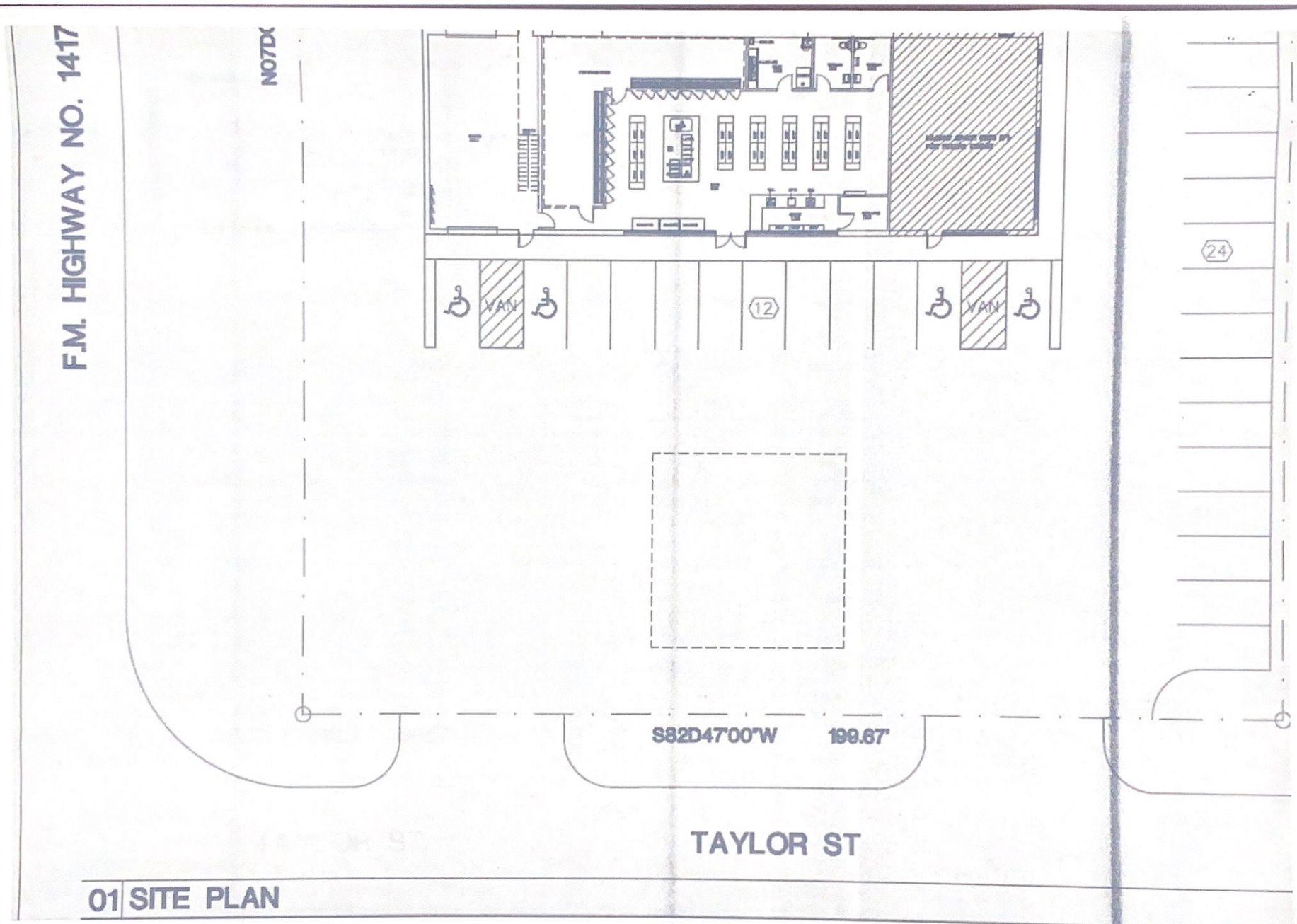
THENCE South 07 deg. 01 min. 25 sec. East, over and across said Block 3, with the West line of said Dixon 4.085 ac. and the East line of said GF Partners 51,260 sq. ft. tract, a distance of 256.10 ft. to a concrete nail found in the North line of Taylor Street, in the South line of said Block 3, at the Southwest corner of said Dixon 4.085 ac., at the Southeast corner of said GF Partners 51,260 sq. ft. tract;

THENCE South 82 deg. 47 min. 00 sec. West, with the North line of said Taylor Street and with the South line of both said Block 3 and said GF Partners 51,260 sq. ft. tract, a distance of 199.67 ft. to a 1/2 inch rebar found at the intersection of the North line of said Taylor Street with the East right-of-way line of said F. M. Highway No. 1417, at the Southwest corner of both said Block 3 and said GF Partners 51,260 sq. ft. tract;

THENCE North 07 deg. 07 min. 00 sec. West, with the East right-of-way line of said F. M. Highway No. 1417 and the West line of both said Block 3 and said GF Partners 51,260 sq. ft. tract, a distance of 256.38 ft. to the **PLACE OF BEGINNING** and containing **1.176 ACRES** of land.

Billy F. Helvey, R. P. L. S. No. 4488
September 12, 2012

STATE OF TEXAS
REGISTERED
BILLY F. HELVEY
4488
PROFESSIONAL
LAND SURVEYOR


F.M. HIGHWAY NO. 1417
NOTDX
VAN
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VAN
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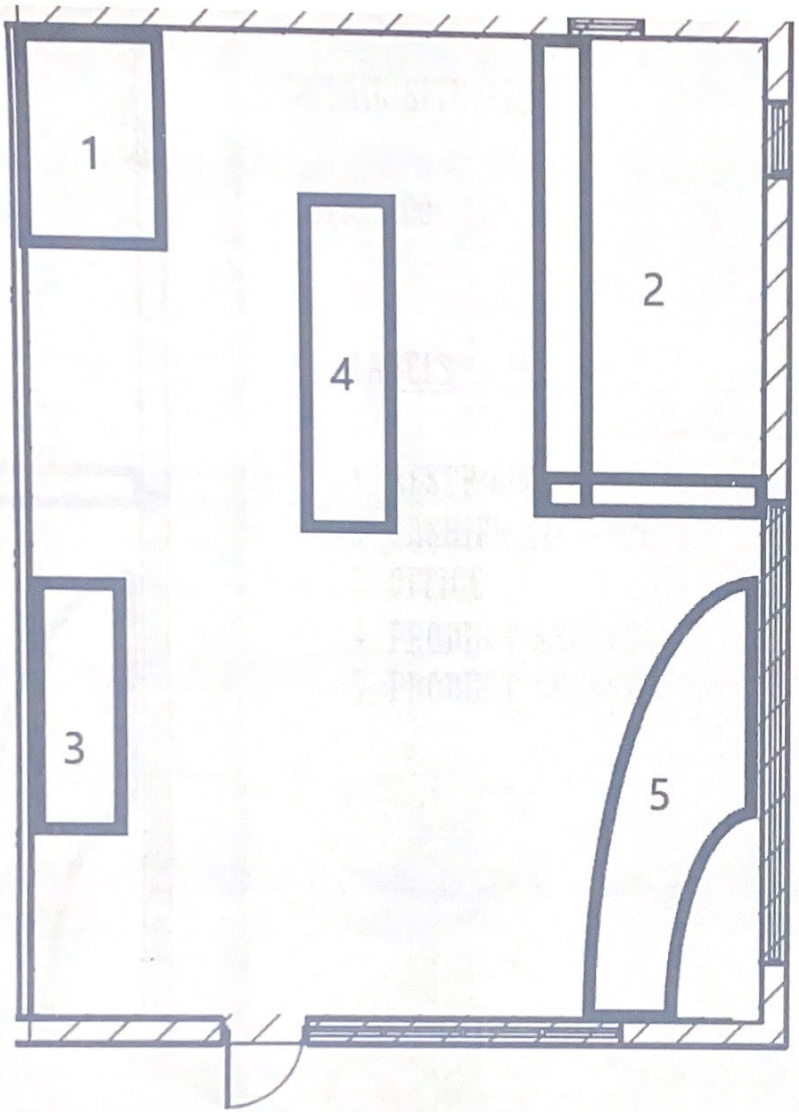
S82D47'00"W 199.67'
TAYLOR ST

01 SITE PLAN



DETAIL SITE PLAN

SUITE 200

LABELS

1. RESTROOM
2. CASHIER COUNTER
3. OFFICE
4. PRODUCT SHELVES
5. PRODUCT SHELVES

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

Rosan Maharjan
301 N FM 1417, Apt 23C
Sherman, TX 75092

Colonial USA Petroleum Marketing
2007 W Taylor St
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hookah Bar, Smoking Lounge, Smoke Shop, or Vape Shop in a C-2 (General Commercial) District/FM 1417 Overlay District located at 2007 West Taylor Street, Suite 200 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. Required parking or driveways must be paved concrete or asphalt. *(Section 14.04.003(d)(1))*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
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 establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (a)(1)(C)*)
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the Staff Review Letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **18.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE (Project No. 23-005631)

The request of Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) concerning the property located at 2700 Block Blue Flame Road and 5100 Block Fallon Drive, consisting of 86.742 acres being a part of the S.C. Inman Survey, Abstract No. 621 and the T. Shannon Survey, Abstract No. 1136, as follows:

Planning and Zoning Commission

A. Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Conceptual Site Plan and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District.
B. Tract 2, consisting of 44.537 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Conceptual Site Plan and Zone Change from M-2 (Heavy Manufacturing) District to MF-30 (Multi Family Residential) District.

Background:

The property is located at 2700 Block Blue Flame Road and 5100 Block Fallon Drive at the corner of Fallon Drive and Blue Flame Road. The owner is requesting a Conceptual Site Plan and Zone Change for Tract 1 and Tract 2.

Adjacent Zoning:

R-6 (Single-Family Residential) District
M-2 (Heavy Manufacturing) District
C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Pilot Point Land Partners, LLC (Owner)
Nathan Parrott, Pape-Dawson Engineers (Representative)
Pape-Dawson Engineers (Engineer/Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

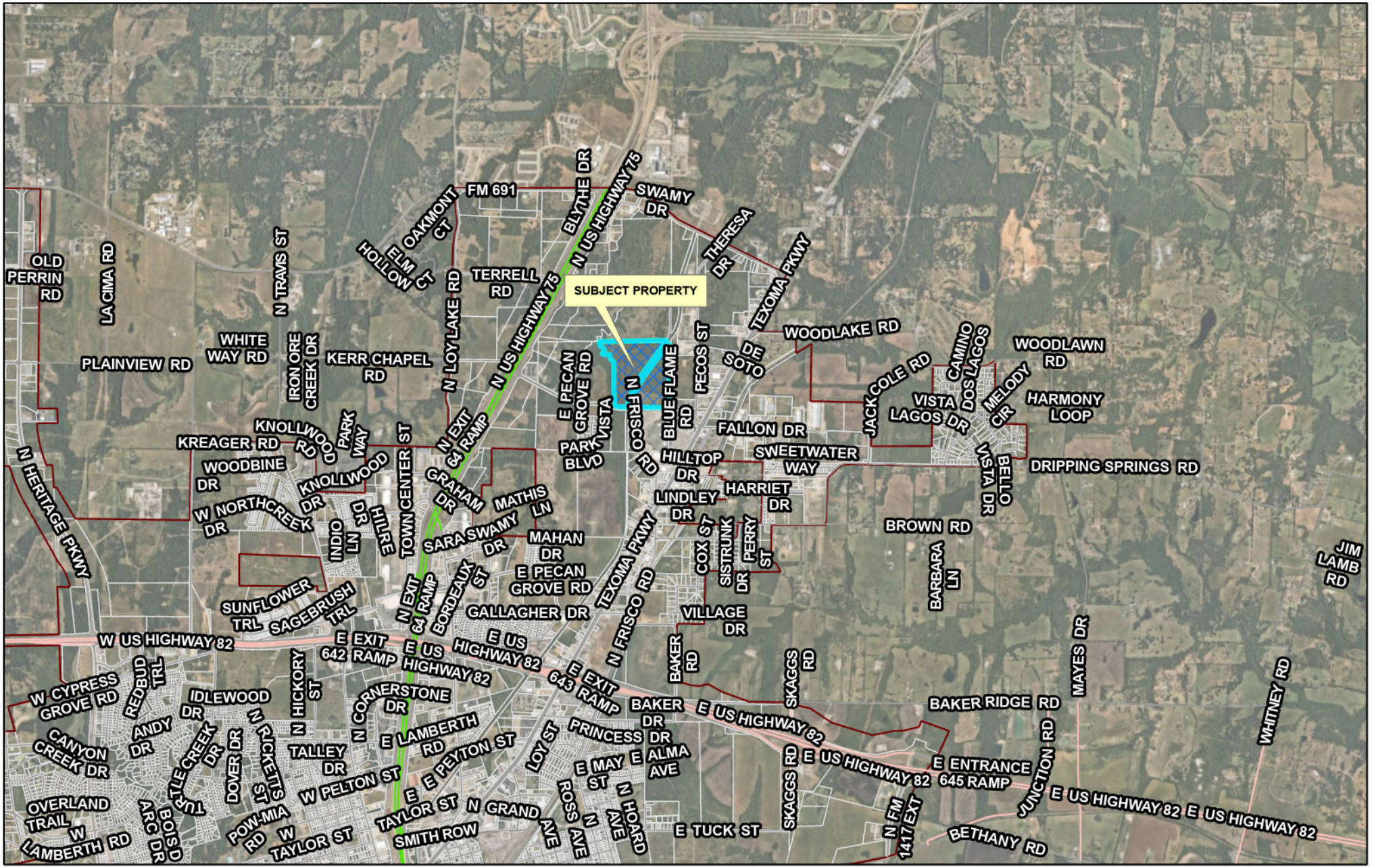
Yes

Staff Recommendation:

- Staff recommends that the P&Z Commission deny item A for Tract 1.
- Staff recommends that the P&Z Commission approve item B for Tract 2.

Attachments

Location Map
Zoning Map
Future Land Use Map
Zoning Sign
Survey
Narrative
Site Plan
Example Photos
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2700 BLK BLUE FLAME RD & 5100 BLK FALLON DR

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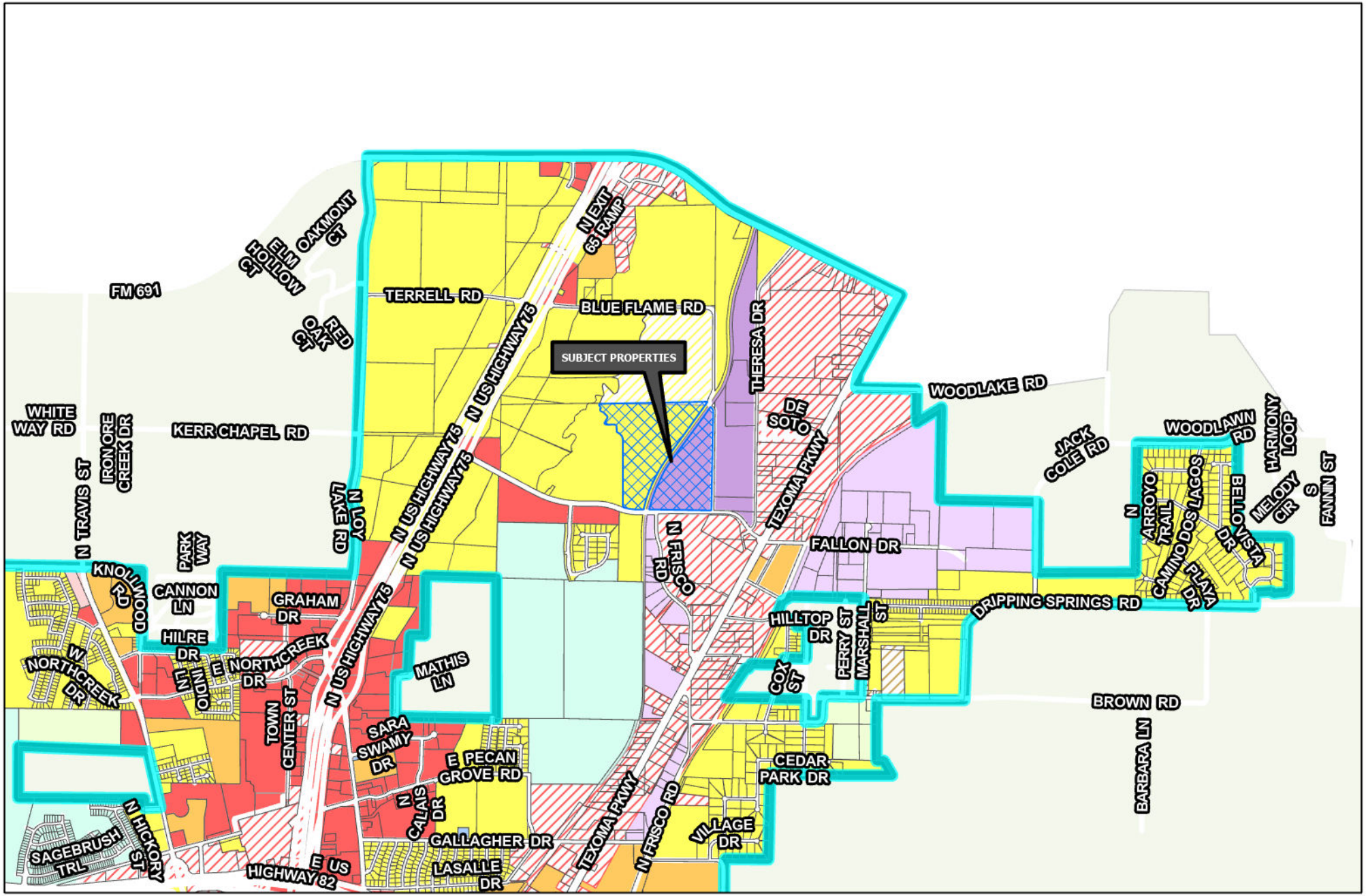
Date: 10/6/2023 8:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2700 BLK BLUE FLAME RD & 5100 BLK FALLON DR

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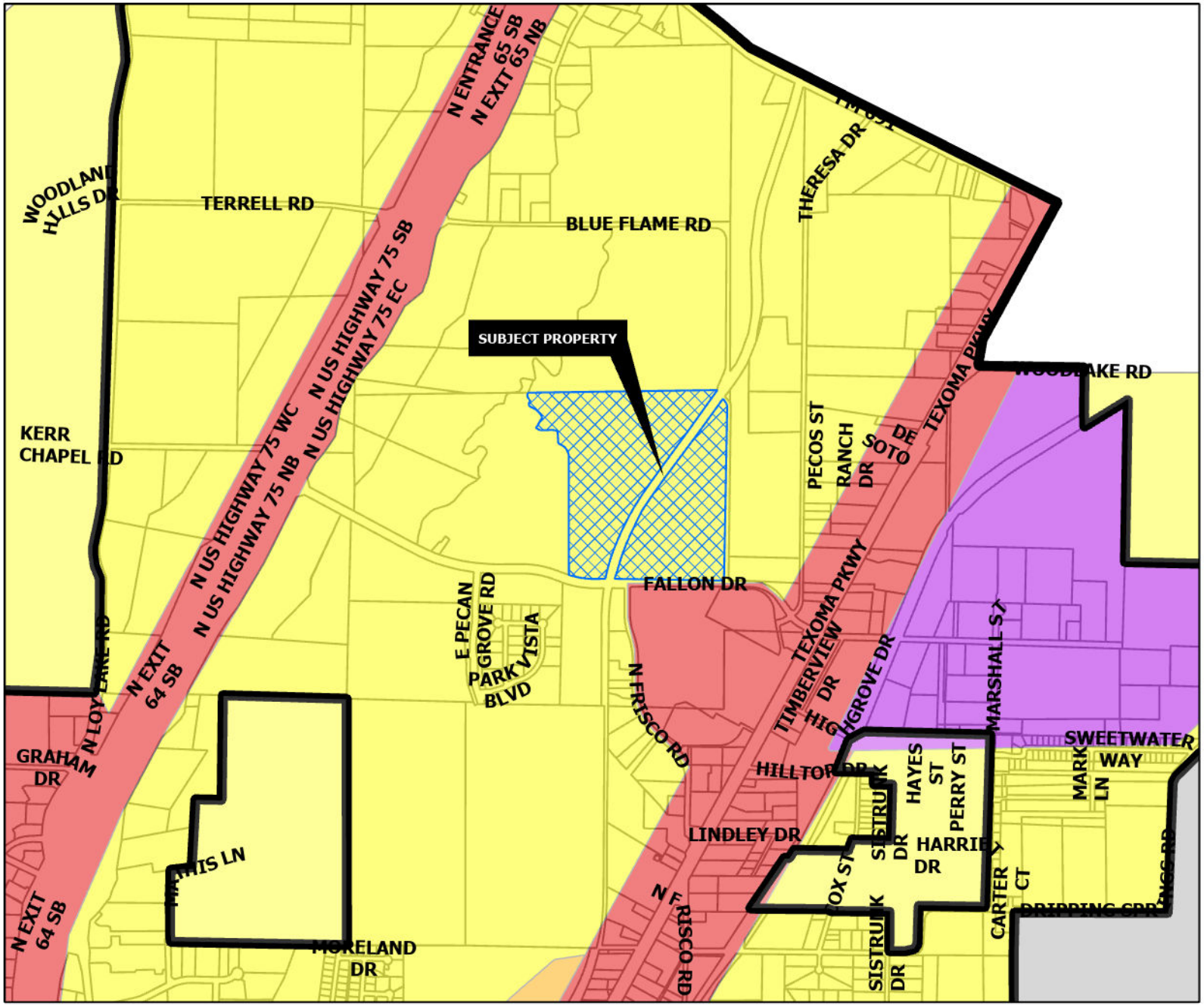
Date: 10/6/2023 8:56 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2007 W TAYLOR ST

N W E S

Date: 10/6/2023 8:58 AM

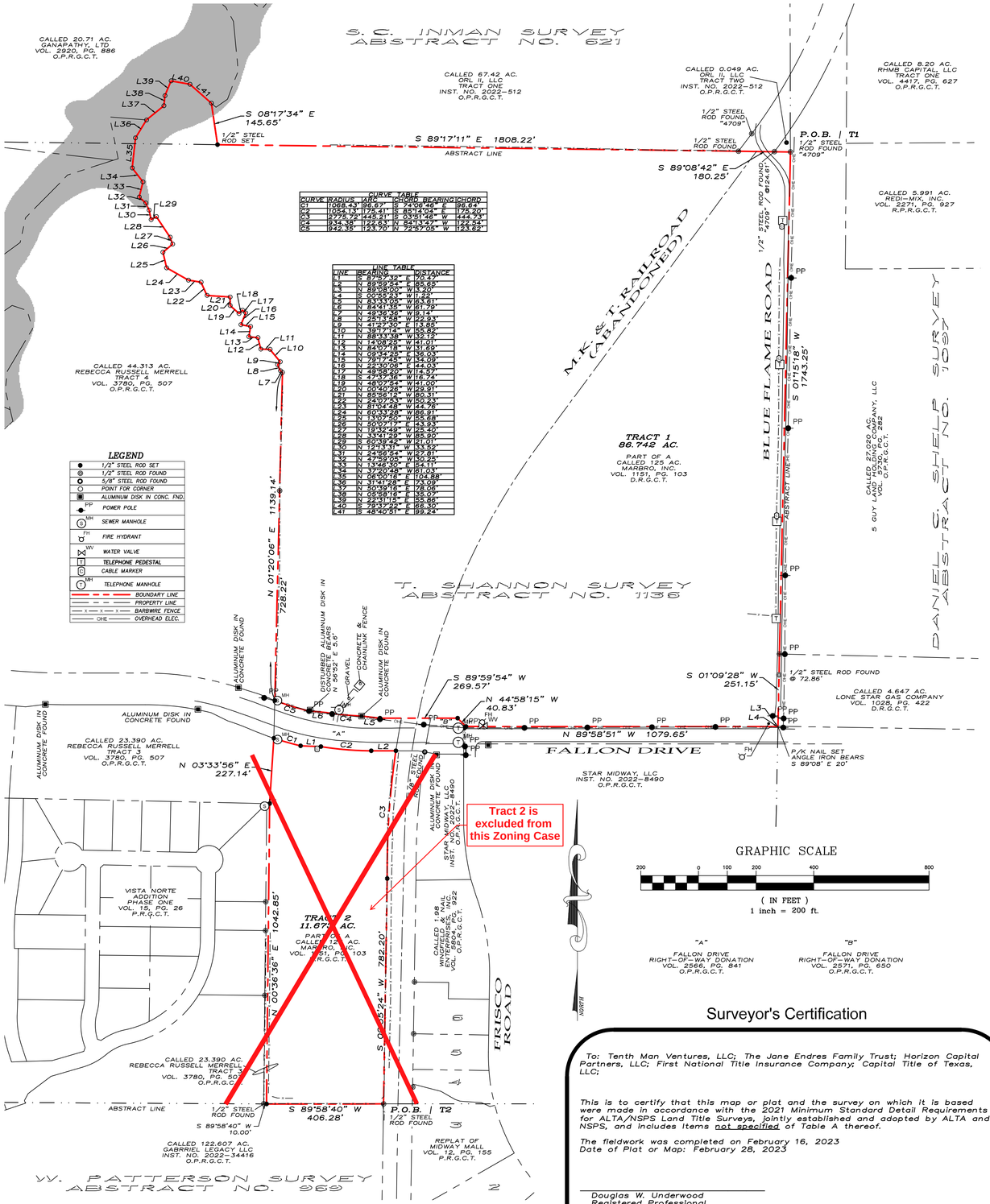
Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-005631

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

October 3, 2023 12:01 PM



CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING		CHORD
C1	1088.43'	96.97'	S 74°06'46" E		96.64'
C2	1054.13'	175.41'	S 85°14'04" E		175.20'
C3	2775.72'	445.21'	S 03°51'46" W		444.73'
C4	934.38'	122.83'	N 84°13'47" W		122.54'
C5	942.35'	123.70'	N 72°57'05" W		123.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°59'54" E	10.00'
L2	N 89°58'51" W	41.01'
L3	S 89°08'42" E	86.30'
L4	S 00°55'23" W	11.22'
L5	S 89°59'54" W	95.61'
L6	N 84°41'35" W	61.79'
L7	N 49°36'36" W	9.14'
L8	N 25°13'58" W	22.93'
L9	N 41°27'30" E	13.85'
L10	N 39°17'14" W	55.82'
L11	N 88°33'28" W	35.12'
L12	N 14°08'25" W	41.01'
L13	N 24°07'53" W	50.23'
L14	N 09°34'25" E	36.03'
L15	N 79°17'45" W	34.09'
L16	N 22°30'06" E	44.03'
L17	N 89°39'42" W	14.72'
L18	S 47°37'36" W	16.74'
L19	N 84°07'18" W	41.00'
L20	N 00°40'26" W	29.91'
L21	N 89°04'28" W	80.31'
L22	N 24°07'53" W	50.23'
L23	N 09°34'25" E	36.03'
L24	N 79°17'45" W	34.09'
L25	N 22°30'06" E	44.03'
L26	N 00°40'26" W	29.91'
L27	N 89°04'28" W	80.31'
L28	N 24°07'53" W	50.23'
L29	N 09°34'25" E	36.03'
L30	N 79°17'45" W	34.09'
L31	N 22°30'06" E	44.03'
L32	N 41°27'30" E	13.85'
L33	N 39°17'14" W	55.82'
L34	N 88°33'28" W	35.12'
L35	N 14°08'25" W	41.01'
L36	N 24°07'53" W	50.23'
L37	N 09°34'25" E	36.03'
L38	N 79°17'45" W	34.09'
L39	N 22°30'06" E	44.03'
L40	N 89°39'42" W	14.72'
L41	S 48°40'51" E	99.24'

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- 5/8" STEEL ROD FOUND
- POINT FOR CORNER
- ALUMINUM DISK IN CONC. FND.
- PP POWER POLE
- MH SEWER MANHOLE
- FH FIRE HYDRANT
- WV WATER VALVE
- TELEPHONE PEDESTAL
- CABLE MARKER
- MH TELEPHONE MANHOLE
- BOUNDARY LINE
- PROPERTY LINE
- X — X — X — BARBWIRE FENCE
- OHE OVERHEAD ELEC.

TITLE DESCRIPTION

TRACT 1

Situated in the County of Grayson, State of Texas, being a part of S.C. Inman Survey, Abstract No. 621 and T. Shannon Survey, Abstract No. 1136, and being a part of a called 125 acre tract of land described in the deed to Marbro, Inc., recorded in Volume 1151, Page 103, Deed Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod stamped "4709" found for the northeast corner of said 125 acre tract, common to the southeast corner of a called 0.049 acre tract of land described in the deed to ORL II, LLC, recorded in Instrument No. 2022-512, Official Public Records, Grayson County, Texas, and on the westerly line of a called 27.020 acre tract of land described in the deed to 5 Guy Land Holding Company, LLC, recorded in Volume 5730, Page 282, said Official Public Records;

Thence South 01°15'18" West, with the easterly line of said 125 acre tract, and with the westerly line of said 27.020 acre tract, and entering Blue Flame Road, a distance of 1743.25 feet to a 1/2" steel rod found for the southwest corner of said 27.020 acre tract, common to the northwest corner of a called 4.647 acre tract of land described in the deed to Lone Star Gas Company, recorded in Volume 1028, Page 422, said Deed Records;

Thence South 01°09'28" West, continuing with the easterly line of said 125 acre tract, and with the westerly line of said 4.647 acre tract, passing en route at a distance of 72.86 feet a 1/2" steel rod found for witness, and continuing on said course a total distance of 251.15 feet to a P/K nail set for the southeast corner of the herein described tract of land, common to the southwest corner of said 4.647 acre tract, and at the intersection of said Blue Flame Road and the northerly right-of-way line of Fallon Drive, and from which an angle iron bears South 89°08' East, a distance of 20.00 feet;

Thence crossing said 125 acre tract, with the northerly right-of-way line of said Fallon Drive, the following 9 courses:

1. North 89°08'00" West, a distance of 3.20 feet to a point;
2. South 00°55'23" West, a distance of 1.22 feet to a point;
3. North 89°58'51" West, a distance of 1079.65 feet to a set 1/2" steel rod;
4. North 44°58'15" West, a distance of 40.83 feet to a set 1/2" steel rod;
5. South 89°59'54" West, a distance of 269.57 feet to a set 1/2" steel rod;
6. North 83°33'05" West, a distance of 63.61 feet to a found aluminum disk in concrete;
7. With a curve to the right having a radius of 934.38 feet, (chord bears North 84°13'47" West, 122.54 feet) an arc length of 122.63 feet to a set 1/2" steel rod;
8. North 84°41'35" West, a distance of 61.79 feet to a point, from which a disturbed aluminum disk in concrete bears North 56°52' East, a distance of 5.6 feet;
9. With a curve to the right having a radius of 942.35 feet, (chord bears North 72°57'05" West, 123.62 feet) an arc length of 123.70 feet to a 1/2" steel rod set for the southwest corner of the herein described tract of land, common to the southeast corner of a called 44.313 acre tract of land described as Tract 4 in the deed to Rebecca Russell Merrell, recorded in Volume 3780, Page 507, said Official Public Records, and on the westerly line of said 125 acre tract;

Thence North 01°20'06" East, with the westerly line of said 125 acre tract, and with the easterly line of said 44.313 acre tract, passing en route at a distance of 728.22 feet a 1/2" steel rod found, and continuing on said course a total distance of 1139.14 feet to a point, said point falls in a creek;

Thence continuing with the westerly line of said 125 acre tract, and in said creek, the following 36 courses:

1. North 49°36'36" West, a distance of 9.14 feet to a point;
2. North 25°13'58" West, a distance of 22.93 feet to a point;
3. North 41°27'30" East, a distance of 13.85 feet to a point;
4. North 39°17'14" West, a distance of 55.82 feet to a point;
5. North 88°33'28" West, a distance of 32.12 feet to a point;
6. North 14°08'25" West, a distance of 41.01 feet to a point;
7. North 84°07'18" West, a distance of 31.69 feet to a point;
8. North 09°34'25" East, a distance of 36.03 feet to a point;
9. North 79°17'45" West, a distance of 34.09 feet to a point;
10. North 22°30'06" East, a distance of 44.03 feet to a point;
11. North 49°58'20" West, a distance of 14.57 feet to a point;
12. South 47°37'36" West, a distance of 16.74 feet to a point;
13. North 48°07'54" West, a distance of 41.00 feet to a point;
14. North 00°40'26" West, a distance of 29.91 feet to a point;
15. North 85°56'12" West, a distance of 80.31 feet to a point;
16. North 24°07'53" West, a distance of 50.23 feet to a point;
17. North 81°04'48" West, a distance of 44.76 feet to a point;
18. North 60°33'28" West, a distance of 86.91 feet to a point;
19. North 13°07'50" West, a distance of 55.68 feet to a point;
20. North 50°07'17" East, a distance of 43.93 feet to a point;
21. North 19°32'49" West, a distance of 25.40 feet to a point;
22. North 33°41'29" West, a distance of 85.90 feet to a point;
23. North 60°39'42" West, a distance of 21.01 feet to a point;
24. North 12°13'31" West, a distance of 33.52 feet to a point;
25. North 24°56'54" West, a distance of 27.81 feet to a point;
26. North 47°59'05" West, a distance of 30.25 feet to a point;
27. North 13°46'30" East, a distance of 54.11 feet to a point;
28. North 37°20'48" West, a distance of 61.03 feet to a point;
29. North 06°00'16" East, a distance of 104.88 feet to a point;
30. North 31°41'28" East, a distance of 73.09 feet to a point;
31. North 50°39'16" East, a distance of 78.06 feet to a point;
32. North 05°58'16" East, a distance of 35.07 feet to a point;
33. North 22°31'15" East, a distance of 55.86 feet to a point;
34. South 79°37'22" East, a distance of 66.30 feet to a point;
35. South 48°40'51" East, a distance of 99.24 feet to a point;
36. South 08°17'34" East, a distance of 145.65 feet to a 1/2" steel rod previously set for the southwest corner of a called 67.42 acre tract of land described as Tract One in aforesaid deed to ORL II, LLC, (2022-512);

Thence South 89°17'11" East, with the northerly line of said 125 acre tract, and with the southerly line of said 67.42 acre tract, a distance of 1808.22 feet to a 1/2" steel rod found for the southeast corner of said 67.42 acre tract, and on the westerly line of M.K. & T. Railroad (abandoned);

Thence South 89°08'42" East, continuing with the northerly line of said 125 acre tract, and crossing said M.K. & T. Railroad, passing en route at a distance of 124.61 feet a 1/2" steel rod found for the southwest corner of aforesaid 0.049 acre tract, and continuing on said course, with the southerly line of said 0.049 acre tract, a distance of 180.25 feet to the Point of Beginning and containing 86.742 acres of land, more or less.

TRACT 2

Situated in the County of Grayson, State of Texas, being a part of S.C. Inman Survey, Abstract No. 621 and T. Shannon Survey, Abstract No. 1136, and being a part of a called 125 acre tract of land described in the deed to Marbro, Inc., recorded in Volume 1151, Page 103, Deed Records, Grayson County, Texas, and being described by mates and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of the herein described tract of land, common to the eastern-most northeast corner of a called 122.607 acre tract of land described in the deed to Gabriel Legacy LLC, recorded in Instrument No. 2022-34416, Official Public Records, Grayson County, Texas, and on the southerly line of said 125 acre tract, and on the westerly right-of-way line of M.K. & T. Railroad (abandoned);

Thence South 89°58'40" West, with the southerly line of said 125 acre tract, and with a northerly line of said 122.607 acre tract, a distance of 406.28 feet to a 1/2" steel rod set for the southwest corner of said 125 acre tract, common to the southeast corner of a called 23.390 acre tract of land described as Tract 3 in the deed to Rebecca Russell Merrell, recorded in Volume 3780, Page 507, said Official Public Records, and from which a 1/2" steel rod found for the southern-most southwest corner of said 23.390 acre tract bears South 89°58'40" West, a distance of 10.00 feet;

Thence North 00°36'36" East, with the westerly line of said 125 acre tract, and with the easterly line of said 23.390 acre tract, a distance of 1042.85 feet to a set 1/2" steel rod;

Thence North 03°33'56" East, continuing with the westerly line of said 125 acre tract, and with the easterly line of said 23.390 acre tract, a distance of 227.14 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land, common to the northeast corner of said 23.390 acre tract, and on the southerly right-of-way line of Fallon Drive;

Thence crossing said 125 acre tract, with the southerly right-of-way line of said Fallon Drive, the following 4 courses:

1. With a curve to the left having a radius of 1088.43 feet, (chord bears South 74°06'46" East, 96.64 feet) an arc length of 96.67 feet to a set 1/2" steel rod;
2. South 87°57'32" East, a distance of 70.47 feet to a set 1/2" steel rod;
3. With a curve to the left having a radius of 1054.13 feet, (chord bears South 85°14'04" East, 175.20 feet) an arc length of 175.41 feet to a set 1/2" steel rod;
4. North 89°59'54" East, a distance of 85.65 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land, and on the westerly right-of-way line of aforesaid M.K. & T. Railroad;

Thence continuing across said 125 acre tract, with the westerly right-of-way line of said M.K. & T. Railroad, and with a curve to the left having a radius of 2775.72 feet, (chord bears South 03°51'46" West, 444.73 feet) an arc length of 445.21 feet to a set 1/2" steel rod;

Thence South 00°55'24" West, continuing continuing across said 125 acre tract, with the westerly right-of-way line of said M.K. & T. Railroad, a distance of 782.20 feet to the Point of Beginning and containing 11.673 acres of land, more or less.

Surveyor's Certification

To: Tenth Man Ventures, LLC; The Jane Endres Family Trust; Horizon Capital Partners, LLC; First National Title Insurance Company; Capital Title of Texas, LLC;

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 not specified of Table A thereof.

The fieldwork was completed on February 16, 2023
Date of Plat or Map: February 28, 2023

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

Basis of Bearings

~ Bearings are based ~

GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

Zoning Information

The subject tract lies within the limits of the following:

Tract 1: R-6 (Single Family Residential District)
M-2 (Heavy Manufacturing District)

Tract 2: R-6 (Single Family Residential District)

R-6 (Single Family Residential District):
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback (of corner lot): 6 feet (15 feet)
Max. Height: 35 feet

M-2 (Heavy Manufacturing District):
Front Setback: 15 feet
Rear Setback: 10 feet
Side Setback: 10 feet
Max. Height: 150 feet unless set back from the required yard lines an additional foot for each 4 feet in height above 150 feet.

Surveyor's Notes

1. The property has a total area of 98.415 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract has direct access to Fallon Drive, a public street maintained by the City of Sherman.

Flood Information

TRACT 1:

By graphic plotting only, a portion of the subject tract lies within Floodway Zone "AE" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0280 F, which bears an effective date of September 29, 2010.

TRACT 2:

By graphic plotting only, a portion of the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0280 F which bears an effective date of September 29, 2010, and 48181C 0290 G, which bears an effective date of September 1, 2022.

Title Information

The Title Description and Schedule B items hereon are from Capital Title of Texas, LLC, commitment # 22-703183-DC, Effective Date September 18, 2022.

Schedule "B" Items

10f. Roadway Dedication Agreement by and between Mabro, a partnership consisting of Anita D. Vogel, Urban J. Endres, Chris A. I. Christensen, Ellis L. Olmstead, E. T. Simons, James E. Clay, E. B. Chapman and Polly J. Statham to Sherman Partnership, a Texas general partnership, dated August 2, 1984, filed August 2, 1984, recorded in Volume 1707, Page 261, Real Property Records, Grayson County, Texas.

Does not affect the surveyed property.

10g. Fallon Drive Right-of-Way Donation granted by Ellis Olmstead, Anita Vogel, Urban J. Endres, the Estate of C. A. Christensen, g. Deceased by Duane Covington, Independent Executor, E. T. Simons, James E. Clay, and Polly Jane Statham to the City of Sherman, Texas, dated July 17, 1997, filed August 28, 1997, recorded in Volume 2566, Page 841, Real Property Records, Grayson County, Texas.

Right-of-way for Fallon Drive. Does not affect the surveyed property.

10h. Deed of Dedication granted by Ellis Olmstead, Anita Vogel, Urban J. Endres, the Estate of C. A. Christensen, Deceased by h. Duane Covington, Independent Executor, E. T. Simons, James E. Clay, and Polly Jane Statham to the City of Sherman, Texas, dated August 14, 1997, filed September 15, 1997, recorded in Volume 2571, Page 650, Real Property Records, Grayson County, Texas.

Right-of-way for Fallon Drive. Does not affect the surveyed property.

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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ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465-2151
FAX (903)465-2152

Project Location
GRAYSON COUNTY

Project Address
TBD FALLON DR.
CITY OF SHERMAN

Project Name

Prepared For:
TENTH MAN VENTURES, LLC

Job Number 23020124

Sheet 1 of 1

Date	02/27/23
Dwn. By	BNH
Aprvd. By	DWU
Dwg. No.	23020124
Scale	1" = 200'

Revisions	Date

PROJECT NARRATIVE
PD JOB NO. 70400-00
09/19/2023

SHERMAN 86-AC TRACT, SHERMAN TX
ZONING SUBMITTAL NARRATIVE – DEVELOPMENT SERVICES

To whom it may concern,

The accompanying documents describing the 86-AC tract located generally at the NWC of Fallow Drive & Blue Flame Rd work to outline and illustrate the proposed zoning districts.

Currently, the site exhibits two zoning districts – M-1 Light Manufacturing (east side of tract) and R-6 Residential (west side of tract).

The development is proposing these districts be re-zoned to MF-30 (east side of tract) and MF-15 (west side of the tract). The development will be seeking zoning and conceptual site plan approval for the subject property.

An abandoned MK&T railroad easement cuts through the site diagonally. The development is proposing that the westerly boundary of this easement serve as the proposed zoning district boundary. This is shown and dictated on the prepared legal descriptions.

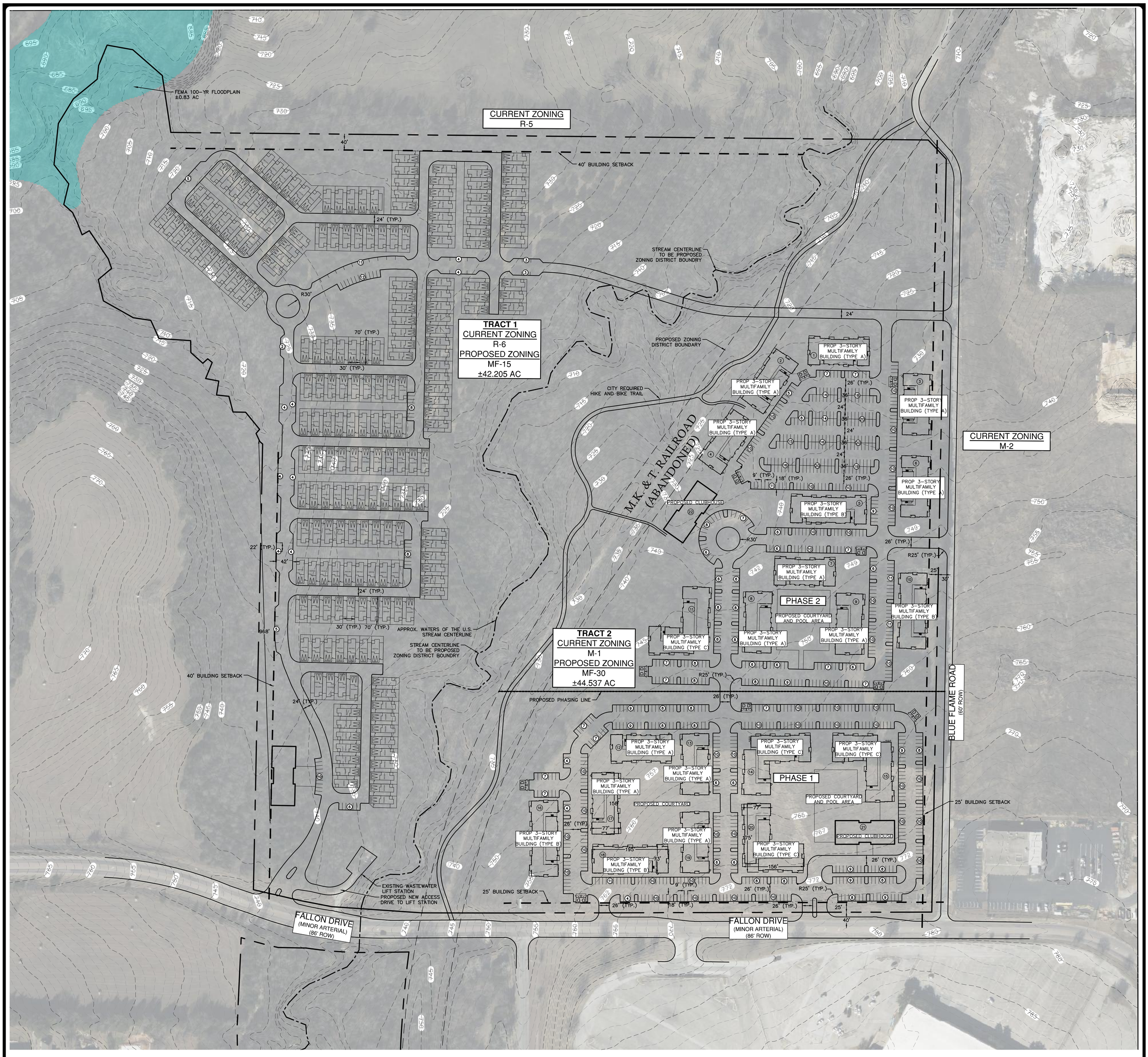
The strategy, per the FLUP, is to naturally step compatible uses from Texoma Parkway back towards I-75. This stepping in land use would be, east-to-west, M-2 Manufacturing (off-site), MF-30 Multifamily, MF-15 Multifamily (BTR), R-6 Residential (off-site).

The illustration and site plan included generally depict (2) separate or (1) phased multifamily development within the MF-30 proposed district and (1) multifamily development within the MF-15 proposed district.

It is this development's strategy to utilize the MF-15 zoning district for delivering 'BTR' or a low-density luxury leasing community. This is represented in the site plan and landscape illustration.

Sincerely,

Nate Parrott
Sr. Land Planner & PLA TBAE #3237



PROPOSED MF-15 DISTRICT DATA SUMMARY	
CURRENT ZONING	R-6
PROPOSED ZONING	MF-15
TOTAL PROPERTY AREA	±42.205 AC
PROPOSED HEIGHT	2.5-STORY/35'
TOTAL DWELLING UNITS	240 DU
UNITS PER ACRE	±5.69
AVERAGE DU SIZE	±2,400 SF (INCLUDES 2-CAR GARAGE)
CLUBHOUSE SIZE	±4,000 SQFT
GROSS BUILDING AREA TOTAL	±580,000
DISTRICT AREA TOTAL SF	±1,838,449 SF
PARKING REQUIRED	1.875 STALLS/UNIT 450 STALLS
PROPOSED PARKING	615 STALLS

MF-15 PROPOSED SITE AMENITIES
CLUBHOUSE
POOL YARD
HIKE & BIKE TRAIL
DOG PARK
OUTDOOR GATHERING/ BBQ STATION

PROPOSED MF-30 DISTRICT DATA SUMMARY	
CURRENT ZONING	M-1
PROPOSED ZONING	MF-30
TOTAL PROPERTY AREA	±44.537 AC
TOTAL DU	±600 (PH1-±285, PH2-±315)
UNITS PER ACRE	±13.47
PROPOSED HEIGHT	3-STORY/ 50'
AVERAGE DWELLING UNIT SIZE	±900 SF
GROSS BUILDING AREA TOTAL	±710,830 SF
DISTRICT AREA TOTAL SF	±1,940,031 SF
PARKING REQUIRED	1.75 STALLS/UNIT 1050 STALLS
PROPOSED PARKING	1,076 STALLS

MF-30 PROPOSED SITE AMENITIES
CLUBHOUSE
POOL YARD
HIKE & BIKE TRAIL
DOG PARK
OUTDOOR GATHERING/ BBQ STATION

MF-30 TOTAL GROSS FLOOR AREA PER BUILDING		#DU PER BUILDING
TYPE A	±31,125 SQFT ALL FLOORS	27
TYPE B	±38,880 SQFT ALL FLOORS	33
TYPE C	±48,330 SQFT ALL FLOORS	39
CLUBHOUSE	±4000 SQFT	

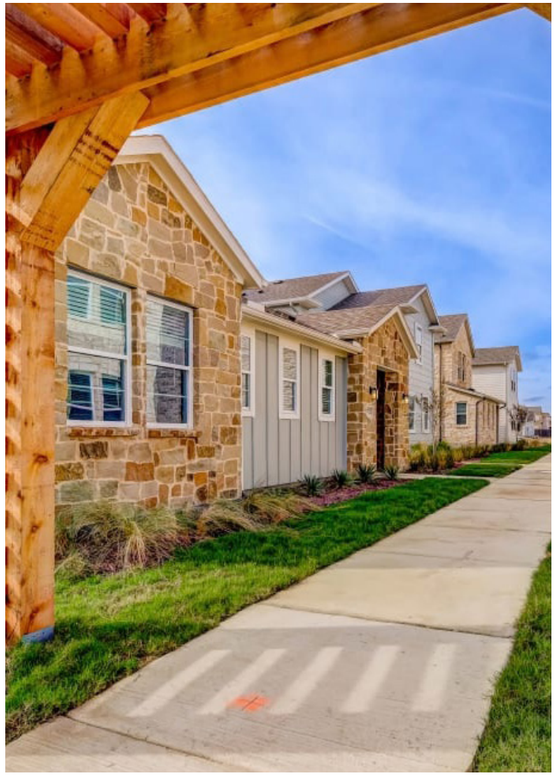
SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

SHERMAN 86 - AC TRACT
ZONING CONCEPTUAL SITE PLAN
9/25/2023

Date: Sep 25, 2023, 12:47pm User ID: seanwilliams
File: W:\projects\704\00\00\2.0 Design\2.3 Planning\2.3.2 Zoning\SITE PLAN EXHIBIT\230922-SITE PLAN.dwg
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



PAPE-DAWSON
ENGINEERS

EXAMPLE
ARCHITECTURE IMAGERY

PAPE-DAWSON
ENGINEERS

EXAMPLE
ARCHITECTURE IMAGERY

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

Pape-Dawson Engineers
Nathan Parrott
6105 Tennyson Pkwy, Suite 210
Plano, TX 75024

Pilot Point Land Partners, LLC
6950 TPC Dr, #120
McKinney, TX 75070

Dear Applicants,

The request of a Public Hearing, Conceptual Site Plan and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District and a Public Hearing, Conceptual Site Plan and Zone Change from M-2 (Heavy Manufacturing) District to MF-30 (Multi Family Residential) District located at 2700 Block Blue Flame Road and 5100 Block Fallon Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. This is a Conceptual Site Plan. Detailed Site Plans for Commercial and Multifamily developments will require Planning and Zoning approval before building permits will be issued.
7. The approval of this Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Site Plan and Zone Change from R-6 (Single Family Residential) District to MF-15 (Multi Family Residential) District.:
    a. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*

b. Verify wastewater capacity for proposed use. Upgrade of wastewater infrastructure by developer may be required. *Code of Ordinances 10.03.003(h)(5); 10.03.003(h)(9)*
c. Internal water and wastewater lines will be privately owned and maintained.
d. 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 10.03.003(i)*
e. Hike and Bike trail throughout development required per Master Trail Plan. *Code of Ordinances Chapter 10.02.006*
f. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
g. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
h. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

10. Tract 2, consisting of 44.537 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Site Plan and Zone Change from M-2 (Heavy Manufacturing) District to MF-30 (Multi Family Residential) District.
    a. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
    b. Verify wastewater capacity for proposed use. Upgrade of wastewater infrastructure by developer may be required. Code of Ordinances 10.03.003(h)(5); 10.03.003(h)(9)
    c. Internal water and wastewater lines will be privately owned and maintained.
    d. 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 10.03.003(i)
    e. Hike and Bike trail throughout development required per Master Trail Plan. Code of Ordinances Chapter 10.02.006
    f. Widening or improvement of Blue Flame Road by developer may be required upon development. Code of Ordinances Chapter 10.03.003(b)(K)
    g. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)
    h. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

Fire Services

11. Buildings NOT equipped throughout with an approved automatic sprinkler system.
    a. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
    b. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus

access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

12. Buildings equipped throughout with an approved automatic sprinkler system.
    a. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
    b. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
13. Buildings NOT over 3 stories or 30' in height or 62,000 square feet in gross area.
    a. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 20' 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 13' 6" 14'. (City Ordinances Amendments 3.01.002)
    b. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
    c. [ ] 503.2.1 - Fire apparatus access roads with gates shall have minimum gate width of 20' 24'. (City Ordinances Amendments 3.01.002) Must have Knox key switches.
14. Building is over 3 stories or 30' in height or 62,000 square feet in gross area.
    a. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than 13' 6" 14'. (City Ordinances Amendments 3.01.002)
    b. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
    c. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002).

Solid Waste Services

15. Dumpster enclosures shall be accessible by front load Solid Waste trucks.
    a. Dumpster enclosure opening shall be 10' wide.
    b. Dumpster enclosure shall have a 50' clearance in front of the enclosure.
16. Dumpster enclosure shall be constructed of masonry or similar durable material. *(Section 14.04.004(4)(c)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **19.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

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

STAFF RECOMMENDS TABLING THIS ITEM UNTIL OCTOBER 30, 2023 – SPECIAL CALLED MEETING

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

Planning and Zoning Commission

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

Background:

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

The following has been approved for this location:

- October 21, 2021 - Zone Changes:Tract 1 – Being 14.949 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
  Tract 2 – Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential)

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

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

Adjacent Zoning:

C-1 (Retail Business) District
MF-30 (Multi-Family Residential) District
R-6 (Single-Family Residential) District
M-1.5 (Medium Manufacturing) District
ETJ (Extra Territorial Jurisdiction),

Origination:

Jamestown Square, LLC (Owner)
Caleb Jones (Representative)
Kimley-Horn & Associates (Engineer)

Master Plan Designation:

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

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

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

Number of notices mailed:

7

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

Staff recommends that the P&Z Commission table this item until October 30, 2023 for a Special Called Meeting.

Attachments

Location Map

Zoning Map

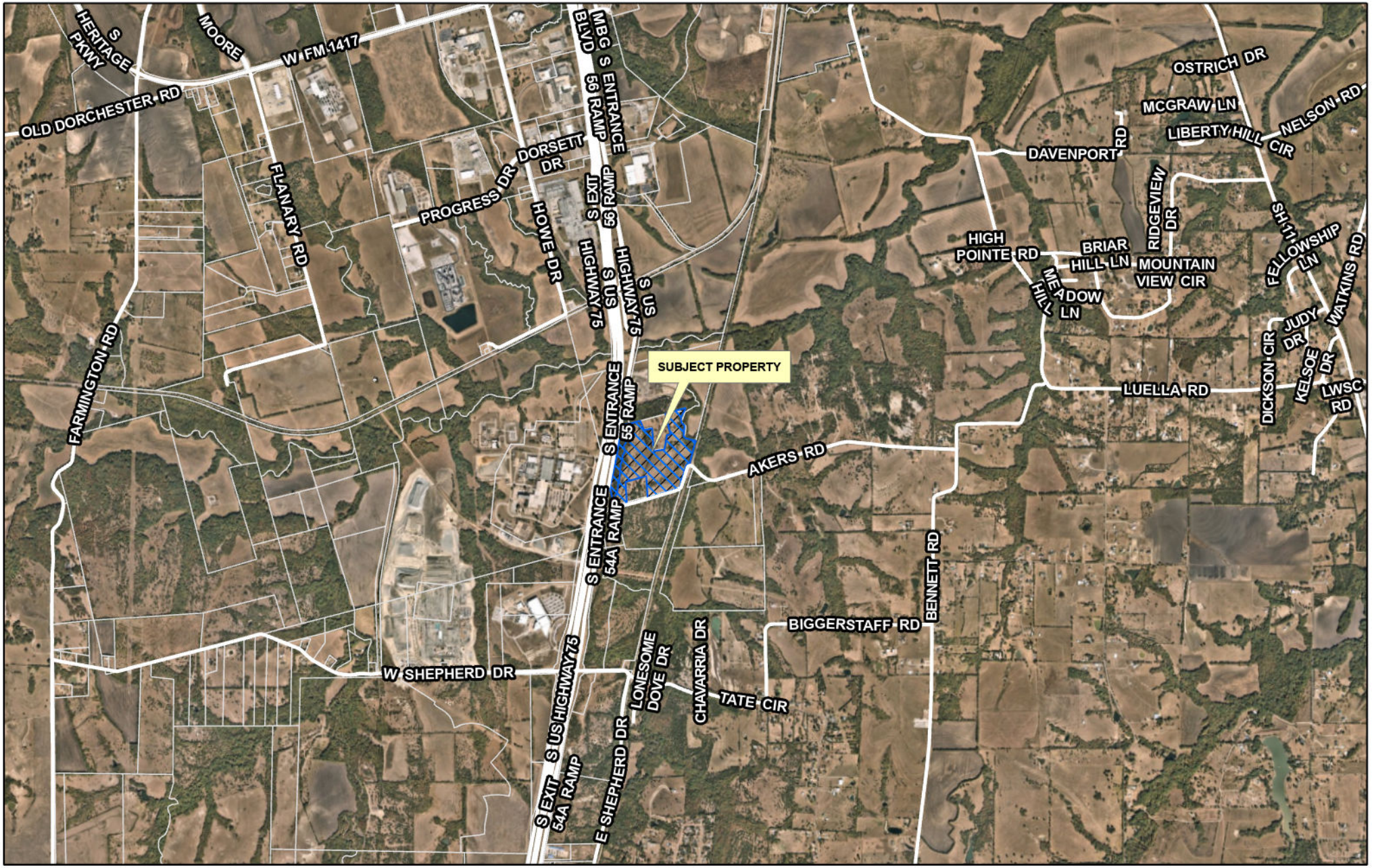
FLUM

Zoning Sign Photo

Survey

Concept Plan

Elevations



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

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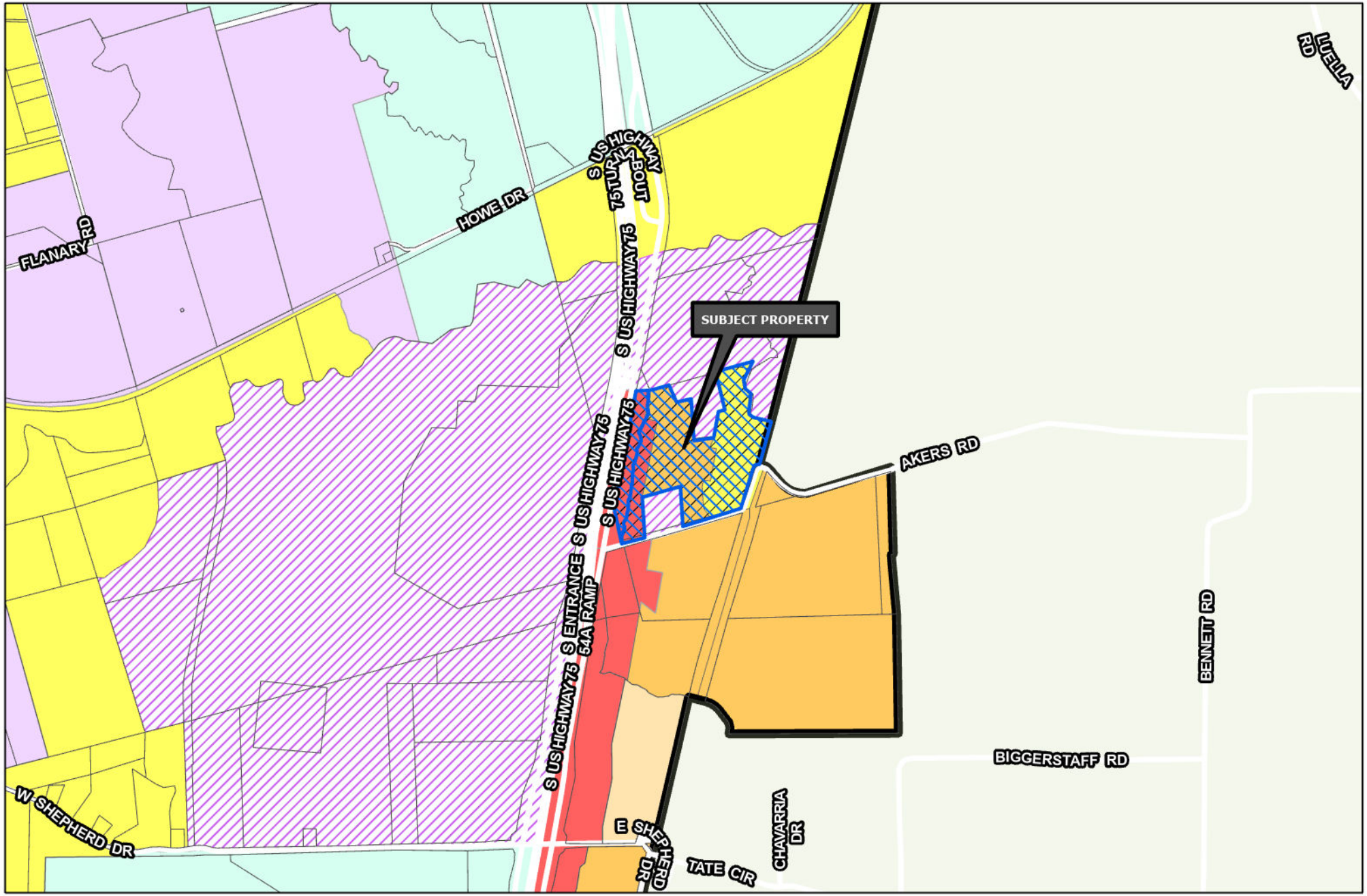

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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

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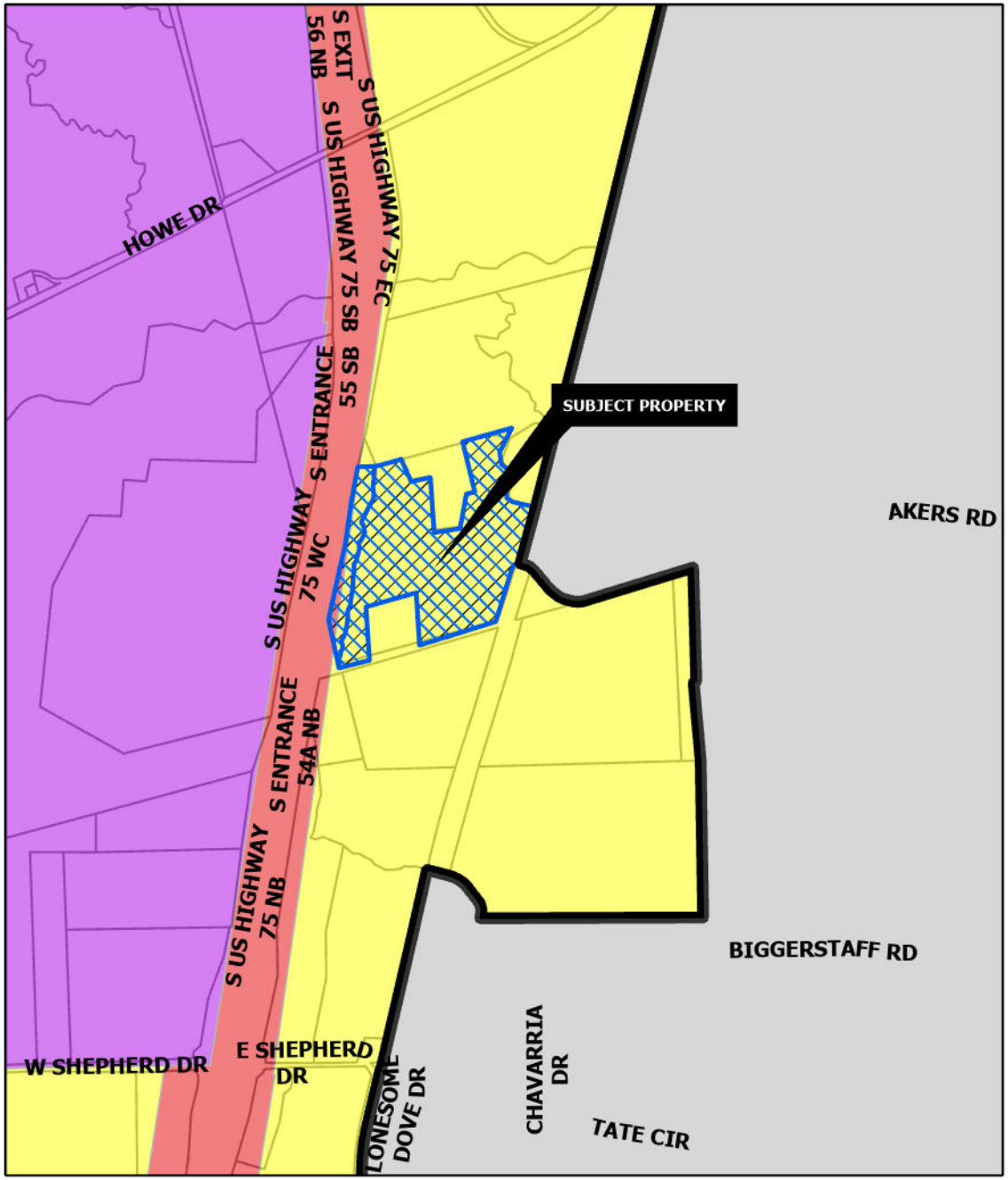

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

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

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Date: 8/8/2023 2:22 PM

RED LOBSTER
YES, PLEASE.
Exit 64 • Left on Loy Lake Rd
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-004437
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
8/7/2023 at 11:40 A.M.

LAND DESCRIPTION
TRACT 4

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

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

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

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

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

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

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

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

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

Continued on Sheet 2

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

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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

Continued from Sheet 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Continued on Sheet 3

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

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	JULY 2023	064512316	2 OF 5

Continued from Sheet 2

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

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

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

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

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

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

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

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

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

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

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

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

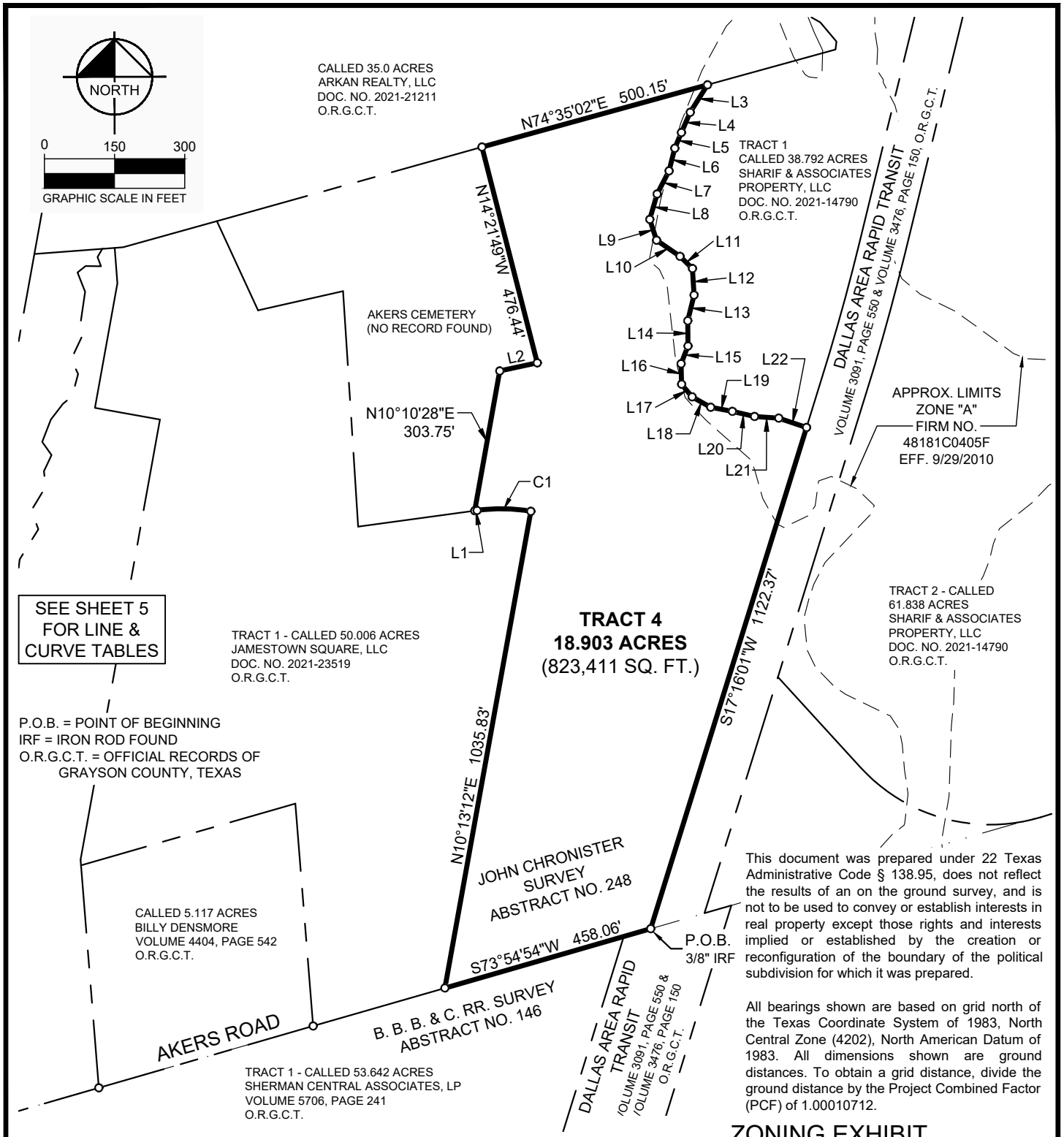
ZONING EXHIBIT
TRACT 4
JOHN CHRONISTER SURVEY, A-248
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS

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

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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



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

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

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

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

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Fax No. (972) 335-3779

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S82°14'30"W	5.21'
L2	N77°49'05"E	81.97'
L3	S32°09'35"W	69.41'
L4	S23°34'54"W	47.12'
L5	S22°39'45"W	36.50'
L6	S14°18'21"W	49.87'
L7	S27°19'29"W	55.67'
L8	S16°02'42"W	56.61'
L9	S18°07'31"E	46.70'
L10	S55°23'48"E	60.83'
L11	S45°39'44"E	37.23'
L12	S03°28'02"E	56.90'
L13	S13°49'55"W	56.56'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S00°31'56"E	53.95'
L15	S21°15'44"W	40.72'
L16	S01°28'07"E	43.78'
L17	S39°51'00"E	35.14'
L18	S60°42'51"E	45.53'
L19	S79°10'04"E	47.15'
L20	S76°58'44"E	48.68'
L21	S86°16'37"E	51.87'
L22	S71°20'01"E	62.69'

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

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

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

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

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.41	N32°09'35.49"E
L2	47.12	N23°34'53.67"E
L3	36.50	N22°39'44.76"E
L4	49.87	N14°18'21.00"E
L5	55.67	N27°19'29.16"E
L6	56.61	N16°02'42.05"E
L7	46.70	N18°07'31.25"W
L8	60.83	N55°23'47.91"W
L9	37.23	N45°39'43.86"W
L10	56.90	N3°28'01.68"W

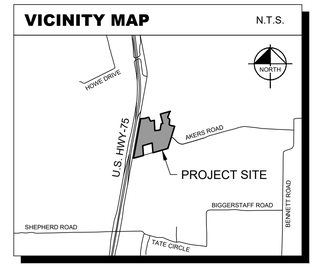
LINE TABLE		
LINE	LENGTH	BEARING
L11	56.56	N13°49'55.40"E
L12	53.95	N0°31'55.65"W
L13	40.72	N21°15'43.78"E
L14	43.78	N1°28'06.78"W
L15	35.14	N39°50'59.76"W
L16	45.53	N60°42'50.85"W
L17	47.15	N79°10'03.83"W
L18	48.68	N76°58'43.79"W
L19	51.87	S86°16'36.69"E
L20	62.69	N71°20'00.73"W

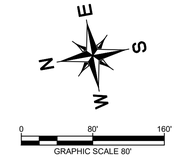
SITE DATA SUMMARY TABLE - MF15 - BUILD TO RENT	
EXISTING ZONING	SF-1 & R-2
PROPOSED ZONING	MF-15
PROPOSED USED	MULTI-FAMILY RESIDENTIAL
AREA	± 18.90 AC
BUILDING AREA	± 156,594 SF
BUILDING HEIGHT MAX	< 35' - 2 STORY
TOTAL LOTS PROVIDED	139
PARKING REQUIRED (2 SPACES / 1 UNIT)	278
PARKING PROVIDED	295
SETBACKS	FRONT: 25' REAR: 25' SIDE: 25'

LEGEND

FL / FL	PROPOSED PUBLIC PAVEMENT
	PROPOSED PUBLIC PAVEMENT
	PROPOSED BUILDING
	EXISTING PAVEMENT
TYP.	TYPICAL
PROP.	PROPOSED
(X)	NUMBER OF PARKING SPACES
EX.	EXISTING

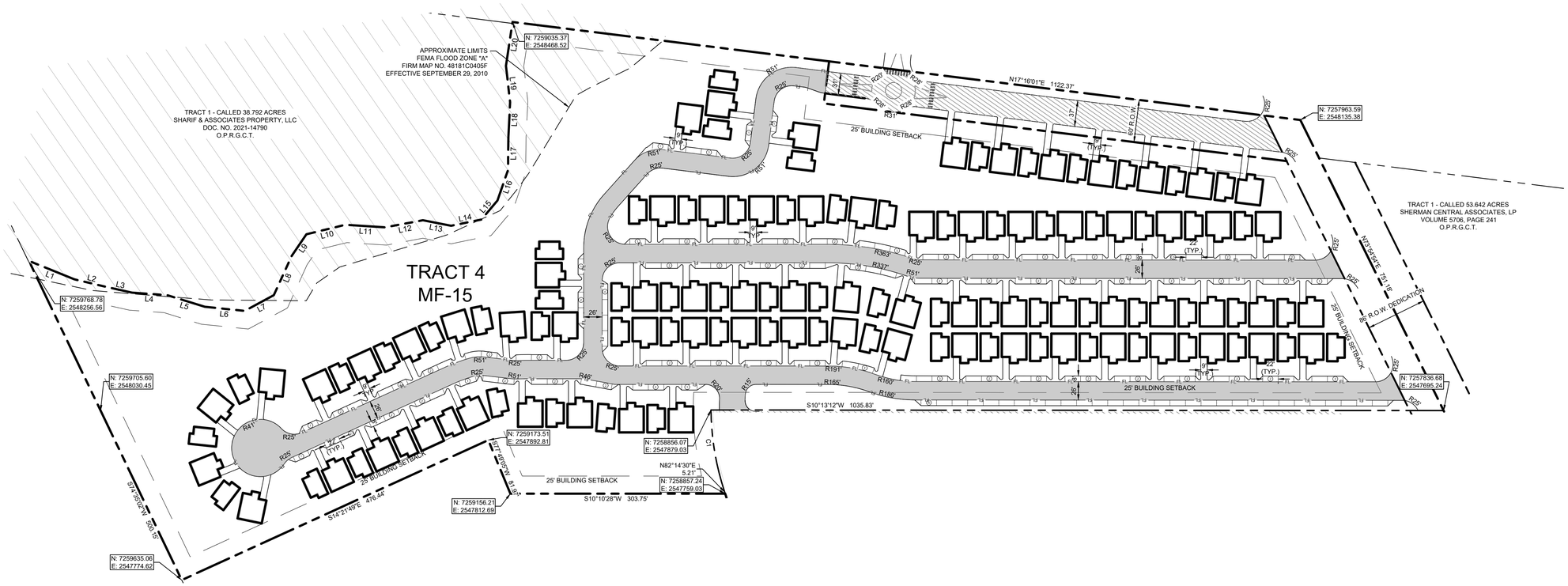
VICINITY MAP N.T.S.





THIS PLAN SHOULD BE USED FOR CONCEPTUAL PURPOSES ONLY. THIS PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	380.00'	115.29'	S89°04'00"E	114.85'	17°23'01"	58.09'



NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. FIRE LANE DIMENSIONS FOR BUILDINGS GREATER THAN OR EQUAL TO 35' IN HEIGHT ARE A MINIMUM OF 26' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND A MINIMUM 51' OUTSIDE RADIUS.
3. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL PRIVATE DRIVE AISLES ARE A MINIMUM OF 24' WIDE; UNLESS OTHERWISE NOTED; EXCLUDING FIRE LANES AND PUBLIC STREETS.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 214-417-6525
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 064512316
DATE JULY 2023
SCALE AS SHOWN
DESIGNED BY JCK
DRAWN BY CBJ
CHECKED BY RCL

JAMESTOWN SQUARE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BUILD TO RENT CONCEPT PLAN

SHEET NUMBER
C-07

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.

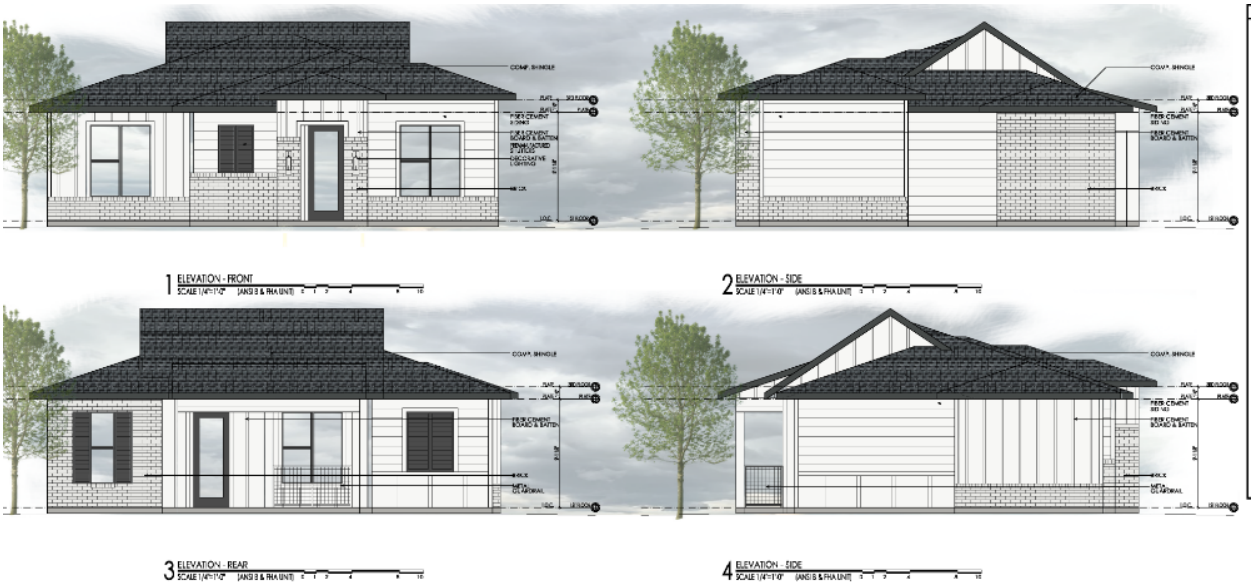
XREFS
xBar-24x36 xBody xHdr xSite-Info xSite-SF
PLOT DATE/TIME 7/21/2023 11:09 AM
PLOT BY PZUNIGA/JSMITH, CONNOR 7/21/2023 11:09 AM
DWG PATH S:\DAL_CIV\064512316 - CA at JAMESTOWN SHERMAN 54-ACQ\ACE\EXHIBITS
DWG NAME BUILD TO RENT CONCEPT PLAN.DWG

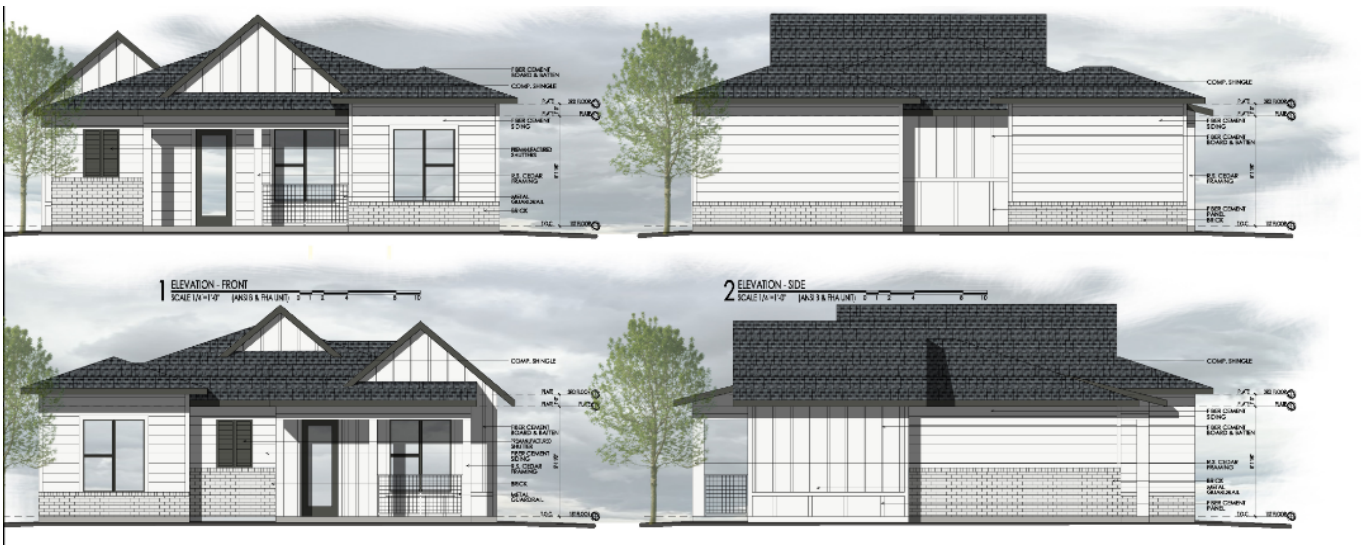
Multi Family

Townhomes

Single Family

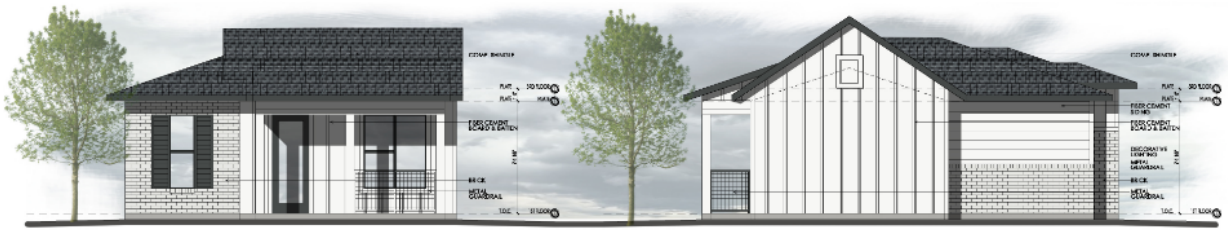
Multi Family (Lesser Density)


COMP. SHINGLE
FIBER CEMENT BOARD & BATTEN
FIBER CEMENT SIDING
BRICK
1 ELEVATION - FRONT
SCALE 1/4"=1'-0"
2 ELEVATION - SIDE
SCALE 1/4"=1'-0"
3 ELEVATION - REAR
SCALE 1/4"=1'-0"
4 ELEVATION - SIDE
SCALE 1/4"=1'-0"


COMP. SHINGLE
FIBER CEMENT BOARD & BATTEN
FIBER CEMENT SIDING
BRICK
1 ELEVATION - FRONT
SCALE 1/4"=1'-0"
2 ELEVATION - SIDE
SCALE 1/4"=1'-0"

1 ELEVATION - FRONT
SCALE 1/4"=1'-0" (ANSI B & FHA UNIT)

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



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

4 ELEVATION - SIDE
SCALE 1/4"=1'-0" (ANSI B & FHA UNIT)

NOTE: ALL ZERO LOT LINE EXTERIOR WALLS ARE EITHER 1HR OR 2HR FIREWALLS DEPENDING ON LOCAL JURISDICTION

TYPICAL LOT LAYOUT

14 U/ACRE UNIT AVG SIZE 1,374 SF

Commercial

Coffee
Mattress
Mobile

MARINA FOOD
RESTAURANT
RESTAURANT
RESTAURANT
RESTAURANT

Planning & Zoning Commission and Board of Adjustments **20.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

4805 NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005632)

The request of 680 Investment Properties LLC (Owner) and Educate Texoma, LLC (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4805 North FM 1417 (Heritage Parkway) consisting of 4.250 acres being Lot 1 of the Glitzy Girls Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District/FM 1417 Overlay District.

Background:

The property is located at 4805 North FM 1417 (Heritage Parkway) near the intersection of Plainview Road and North Heritage Parkway. The owner is requesting a Site Plan and Specific Use Permit for a school.

Adjacent Zoning:

C-2 (General Commercial) District
ETJ (Extra Territorial Jurisdiction)

Origination:

680 Investment Properties LLC (Owner)
Educate Texoma, LLC (Applicant)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

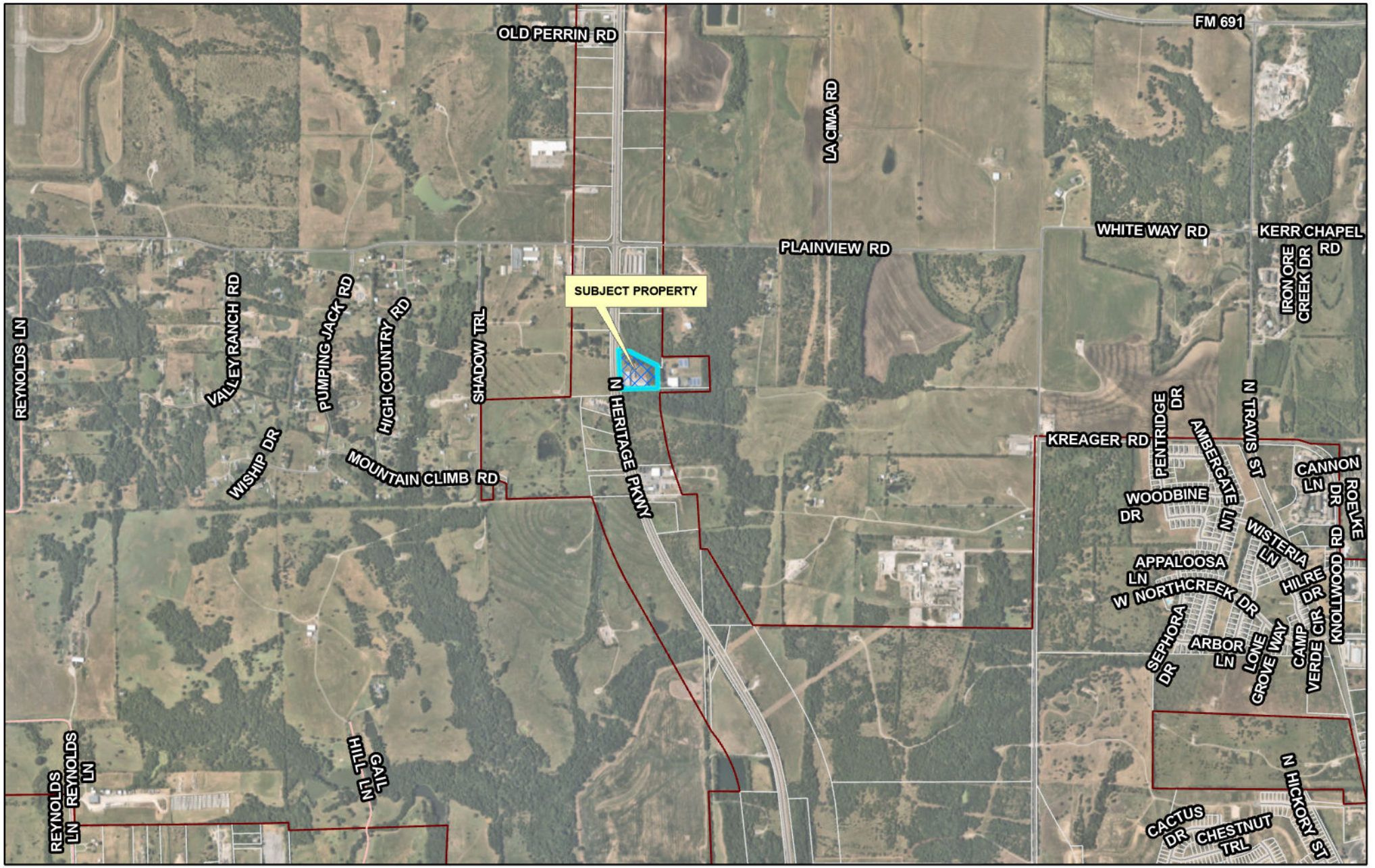
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
Future Land Use Map
Property Notification Sign
Survey
Narrative
Site Plan
School Layout
Facade
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

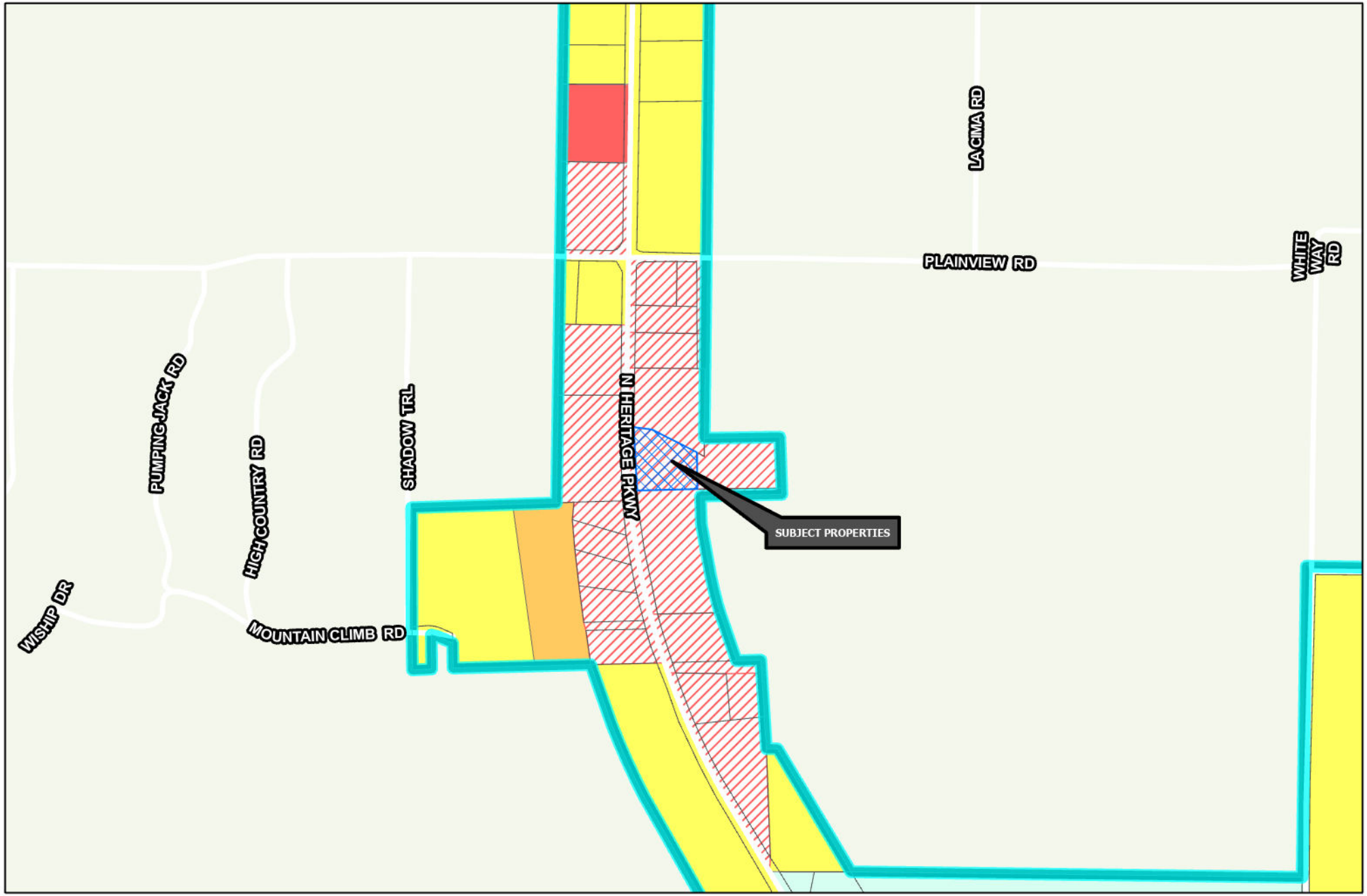
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4805 N FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 10/6/2023 9:58 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

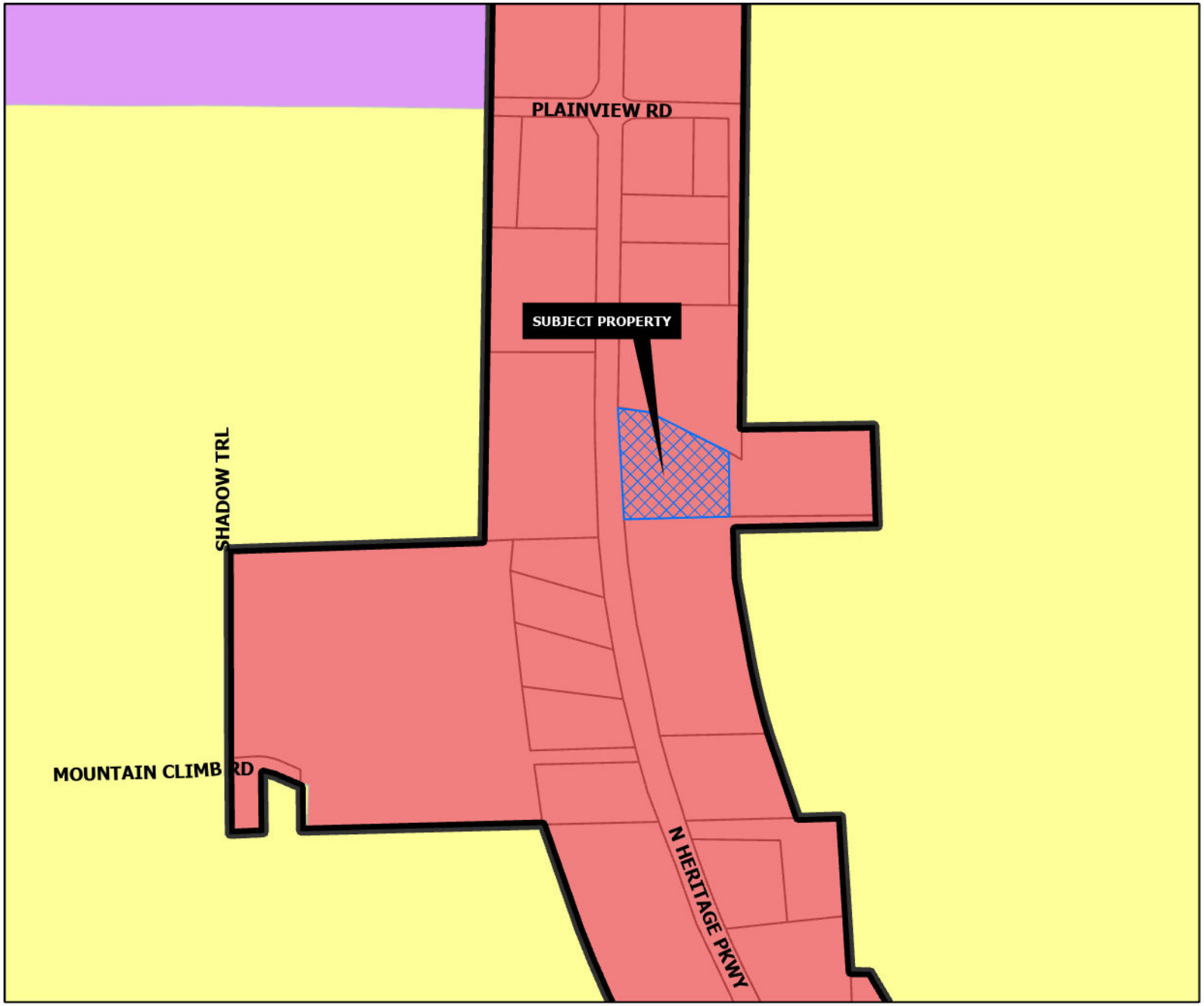
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4805 N FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 10/6/2023 9:58 AM



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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
4805 N FM 1417 (HERITAGE PKWY)

Date: 10/6/2023 10:01 AM

Marlow, Lauren

From: Planning
To: Amanda Perdue Owen
Subject: RE: Heart of texoma Montessori Academy Sign up

From: Amanda Perdue Owen
Sent: Tuesday, October 3, 2023 2:18 PM
To: Planning
Subject: Heart of texoma Montessori Academy Sign up

--

PLAYWORKS THERAPY GROUP OF TEXOMA
Dr. Amanda Perdue Owen **DOT, CAS, IBCLC**
Owner/Occupational Therapist
Certified Autism Specialist
International Board Certified Lactation Consultant

PRIVILEGED AND CONFIDENTIAL:

This document and information contained herein are confidential and protected from disclosure pursuant to federal law. This message is intended only for the use of the Addressee(s) and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that the use, dissemination, or copying of this information is strictly prohibited. If you received this communication in error, please erase all copies of the message and its attachments and notify the sender immediately.

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 Interurban Road, Denison, TX 75020
(903) 465-2151 info@underwoodsurveying.com

INVOICE

BILL TO
Felicia Herron
698 FM 996
Pottsboro, TX 75076

INVOICE #
029442

DATE
09/15/2023

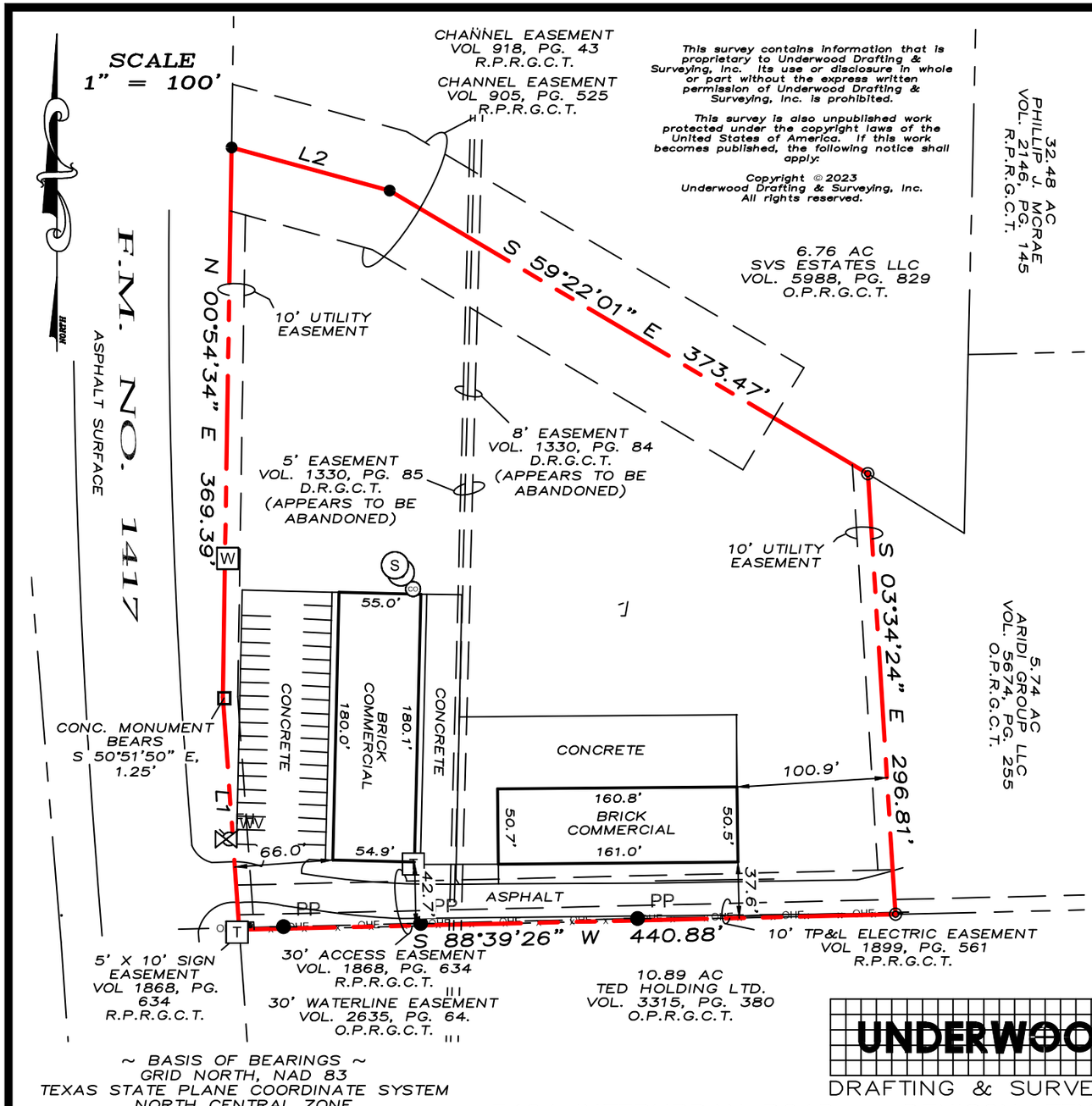
JOB NUMBER
23090953

DUE DATE
9/15/23

ACTIVITY	QTY	RATE	AMOUNT
Updated Title Survey of Lot 1, Glitzy Girls Addition, Sherman, Grayson County, TX. Address: 4805 Heritage Pkwy, Sherman, TX. Owner: 680 Investments Properties LLC Prev. Job# 20100863 - Final Plat Ordered By: Felicia, 940-634-3991, Devale48@yahoo.com Needed By: Fri. 9/15 to Felicia & Lauren @ RRT			
Title Survey-TX Updated Title Survey	1	1,500.00	1,500.00T

Thank you for your business. We accept Visa, Mastercard, Discover & American Express. If you wish to pay by card, call our office (903) 465-2151 and we can help you.

SUBTOTAL	1,500.00
TAX	123.75
TOTAL	1,623.75
BALANCE DUE	**$1,623.75**



SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Title Commitment GF No. 0143431, effective date August 28, 2023.

10h. CHANNEL EASEMENTS TO THE STATE OF TEXAS OF RECORD IN VOLUME 1330, PAGE 85, DEED RECORDS, GRAYSON COUNTY, TEXAS.

Easement affects the surveyed property as shown. Easement appears to be abandoned.

10i. TREE CUTTING AGREEMENT PERTAINING TO THE TEXAS POWER & LIGHT COMPANY TO TRIM TREES OF RECORD IN VOLUME 1330, PAGE 84, DEED RECORDS, GRAYSON COUNTY, TEXAS.

Easement affects the surveyed property as shown. Easement appears to be abandoned.

10i. EASEMENTS RESERVED IN DEED OF RECORD IN VOLUME 1868, PAGE 634, DEED RECORDS, GRAYSON COUNTY, TEXAS.

Easement affects the surveyed property as shown.

10i. WATER LINE EASEMENT TO GEORGE BENTLEY DYE AND WIFE, LEIGHT A. DYE OF RECORD IN VOLUME 2635, PAGE 64, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

Easement affects the surveyed property as shown

JOB NO. 23090953
FW: ASU – DFT: EB

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
PP	POWER POLE
CO	SEWER CLEANOUT
S	SEPTIC TANK
W	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
T	TELEPHONE PEDESTAL
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
x x x	BARBWIRE FENCE
OHE	OVERHEAD ELEC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°03'04" W	156.82'
L2	S 74°45'26" E	110.00'

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 12th day of September 2023, a survey was made on the ground of the property shown hereon, described as Lot 1 of the Glitzy Girls Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2021–56, 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 4805 Heritage Parkway, 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

D.W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/12/23

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

HEART OF TEXOMA
MONTESSORI
ACADEMY
EST 2022

Project Narrative

for 4805 Heritage Pkwy, Sherman

OUR PLAN FOR THE PROPERTY

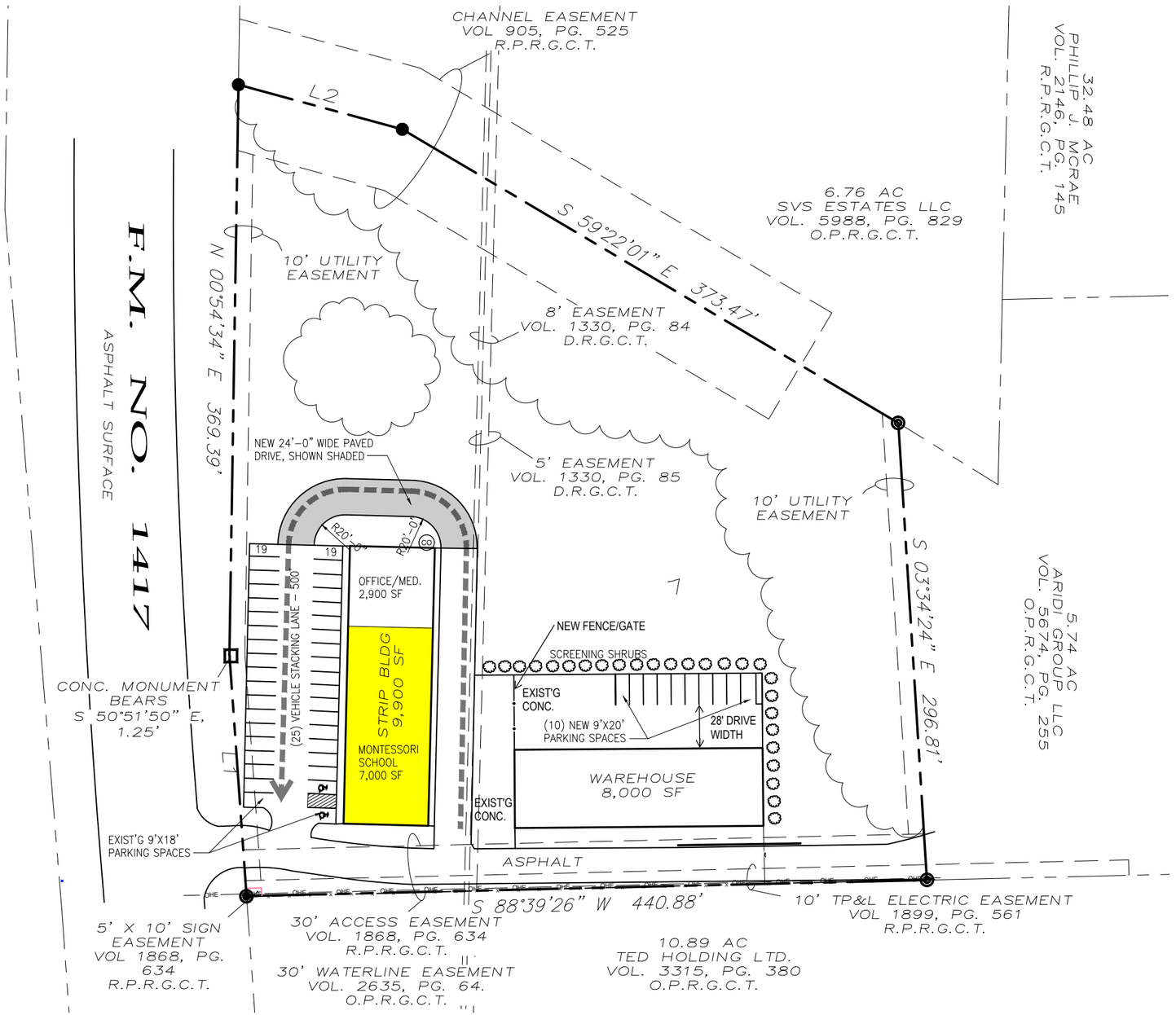
Heart of Texoma Montessori Academy is proposing to create a full-day Montessori-based school for Pre-K, elementary, junior high, and high school students (ages 3 to 18 years) at 4805 Heritage Parkway in Sherman, TX. The proposed school will have 6 rooms and a total capacity of 125 students per day. The estimated number of employees is 18, with 13 being full-time and 5 being part-time. The busiest times of the day will be from 7:30 a.m. to 8:15 a.m. for drop off and from 3:00 p.m. to 3:15 p.m. for pick up.

OUR SUP SUBMISSION

1. There are no plans to change the exterior of the buildings.
2. There are no plans to add buildings to the property.
3. The landscape information is included on the site plan.

OUR MISSION

Heart of Texoma Montessori Academy's mission is to provide a full-day, Montessori-based, Pre-K through High School learning experience that is nurturing, educationally rich, and developmentally appropriate to empower students to build life skills and embrace their full potential. Our goal is to prepare our students for a life of purpose, integrity, and academic achievements by developing independent learners, critical thinkers, and tomorrow's leaders.



SITE PLAN
SCALE: 1" = 80'-0"

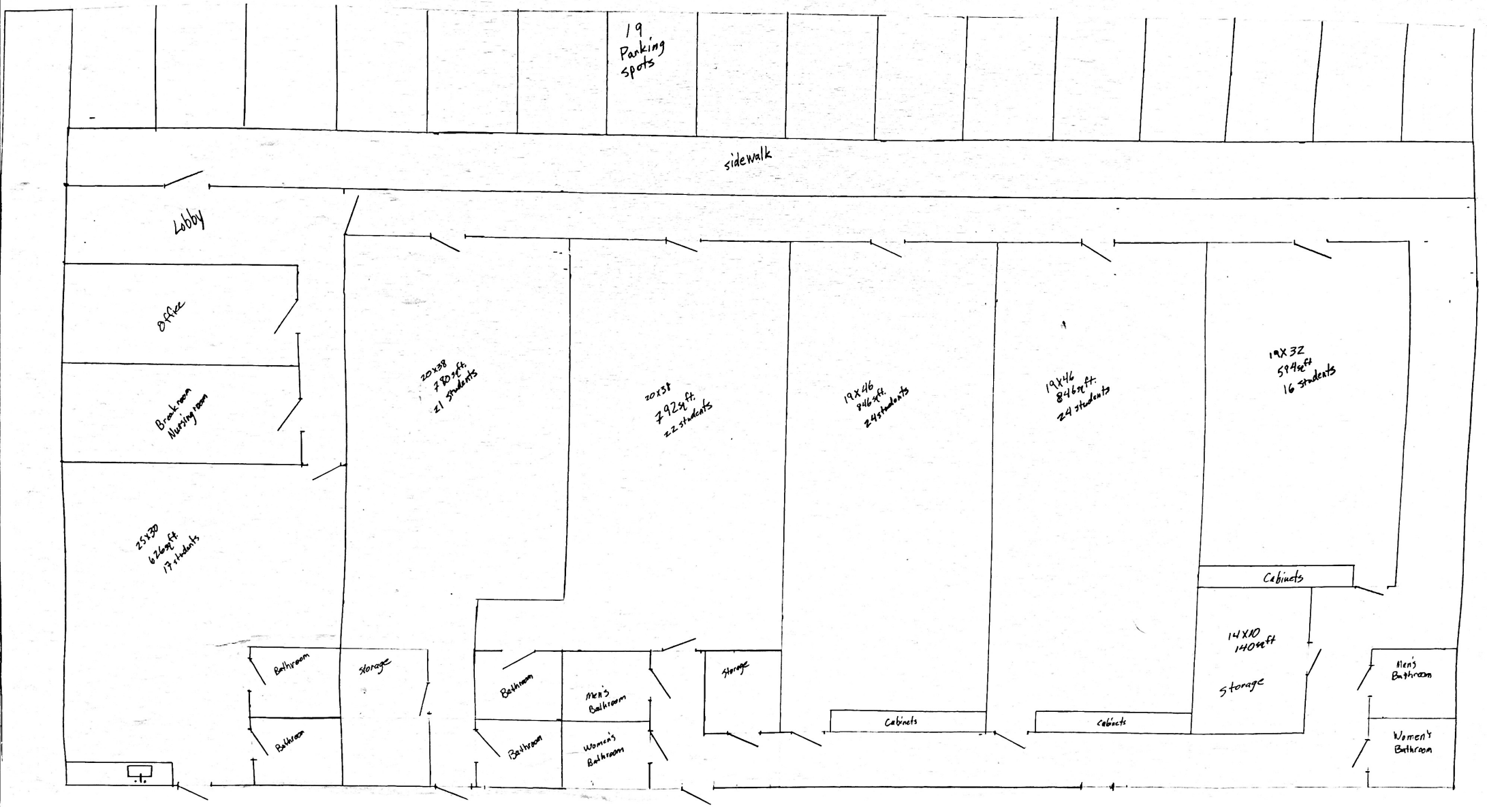
SITE PLAN STATISTICS

PARKING STATISTICS	
(60) PRE-K & KINDERGARTEN PUPILS (1:8)	8
(3) ELEMENTARY/JR HIGH CLASSROOMS (2.5/CLASS)	8
OFFICE/MED TENANT SPACE (2,900 SF/200)	15
WAREHOUSE (8,000 SF/1,000)	8
TOTAL PARKING REQUIRED	39
TOTAL PARKING PROVIDED	48
(HANDICAP PROVIDED)	(2)

VEHICLE STACKING PROVIDED - 25 SPACES (500' LINEAR)

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

10.03.23


19 Parking spots
sidewalk
Lobby
Office
Breakroom Nursing room
25x30 626sqft 17 students
20x38 760sqft 21 students
20x38 792sqft 22 students
19x46 846sqft 24 students
19x46 846sqft 24 students
19x32 594sqft 16 students
Cabinets
14x10 140sqft
Storage
Men's Bathroom
Women's Bathroom
Bathroom
Bathroom
Storage
Bathroom
Bathroom
Men's Bathroom
Women's Bathroom
Storage
Cabinets
Cabinets

FRONT (HIGHWAY) FACADE

FRONT & SIDE FACADES - SHOWING 100% MASONRY ON REAR BUILDING FACADES VISIBLE FROM R.O.W.

EXISTING EXTERIOR ELEVATIONS

NO SCALE

09.24.23

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023 Sent via email

Educate Texoma LLC
4211 Preston Road
Denison, TX 75021

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District/FM 1417 Overlay District located at 4805 North FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Shared access with rear property must remain clear at all times. No obstructions of access will be permitted.
4. Portable Storage Containers shall be removed from property. Portable storage containers are only allowed on lots with an active building permit subject to approval from the director of development services. *(Section 14.01.001(a)[6])*
5. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
6. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
7. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director

of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Fire Services

Building is NOT equipped throughout with an approved automatic sprinkler system.

13. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
14. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
15. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
16. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (City Ordinances Amendments 3.01.002)

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **21.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

4424 TEXOMA PARKWAY (Project No. 23-005634)

The request of Douglass Distributing (Owner) and Luis Navanete, Texoma Tire Shop (Applicant) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 4424 Texoma Parkway consisting of 1.935 acres being in the W.F. Patterson Survey, Abstract No. 969, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Background:

The property is located at 4424 Texoma Parkway at the corner of North Frisco Road and Texoma Parkway. This request is a result of zoning enforcement by city staff regarding an out of date Certificate of Occupancy and junk tires and other storage being visible from the public rights-of-way.

The owner is requesting a Site Plan and Specific Use Permit for a Tire Shop to come into compliance with city regulations.

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

Douglass Distributing (Owner)
Luis Navanete, Texoma Tire Shop (Applicant)
Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

12

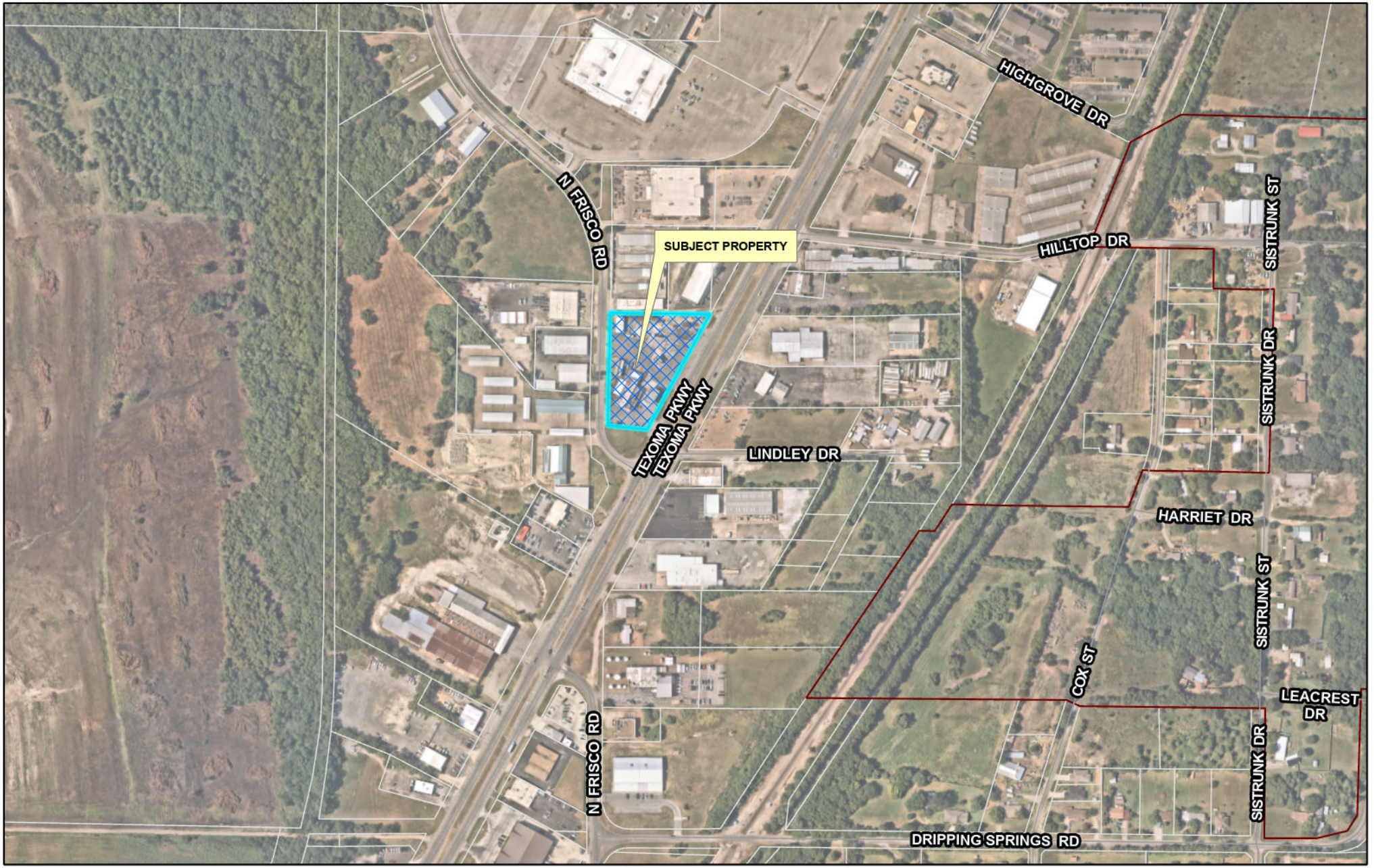
Objections Received:
1

Development Review Meeting:
Yes

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
Future Land Use Map
Property Notification Sign
Narrative
Survey & Site Plan
Site Plan
Elevations
Opposition Email
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4424 TEXOMA PKWY

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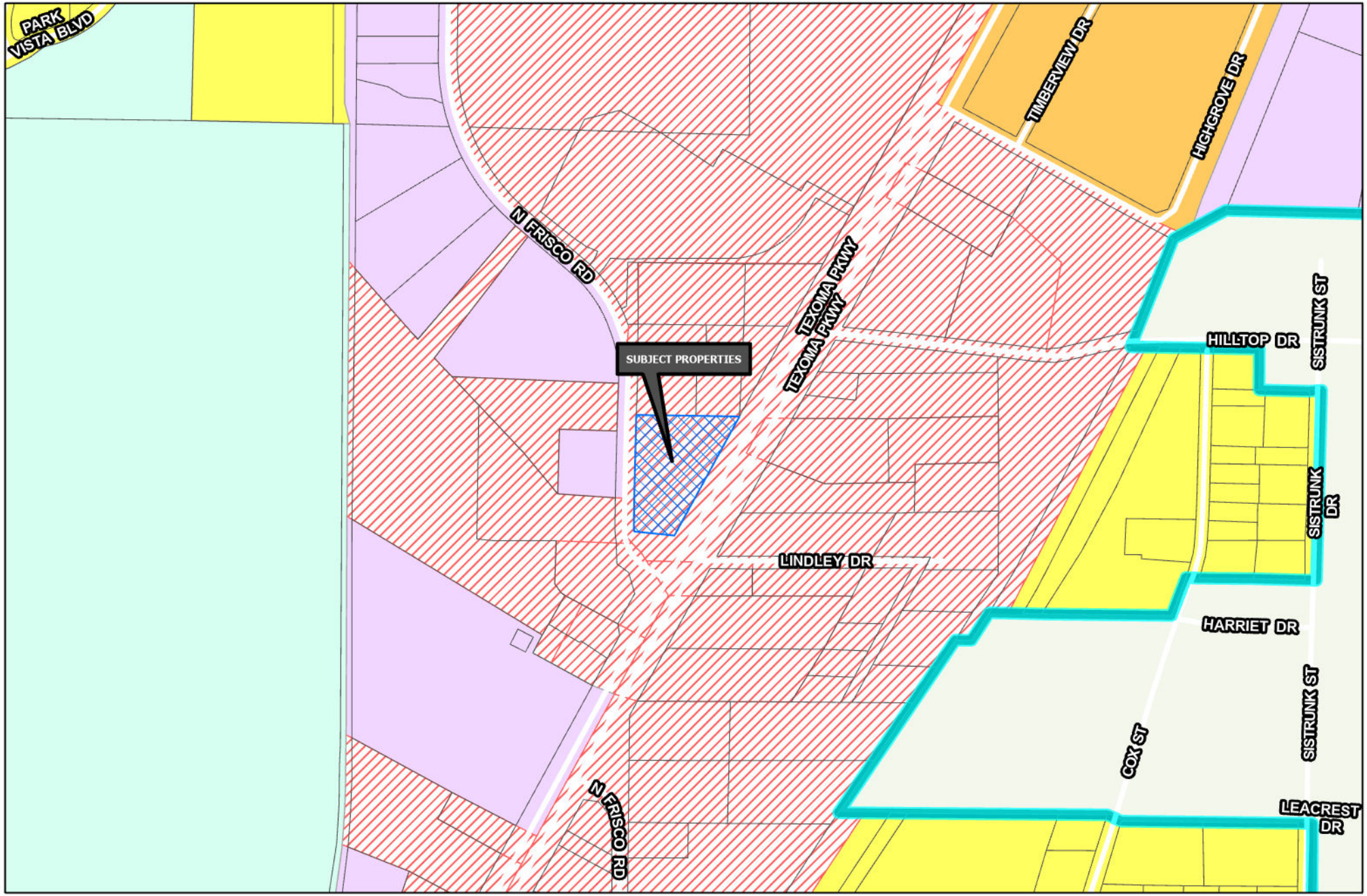
Date: 10/6/2023 10:01 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 4424 TEXOMA PKWY

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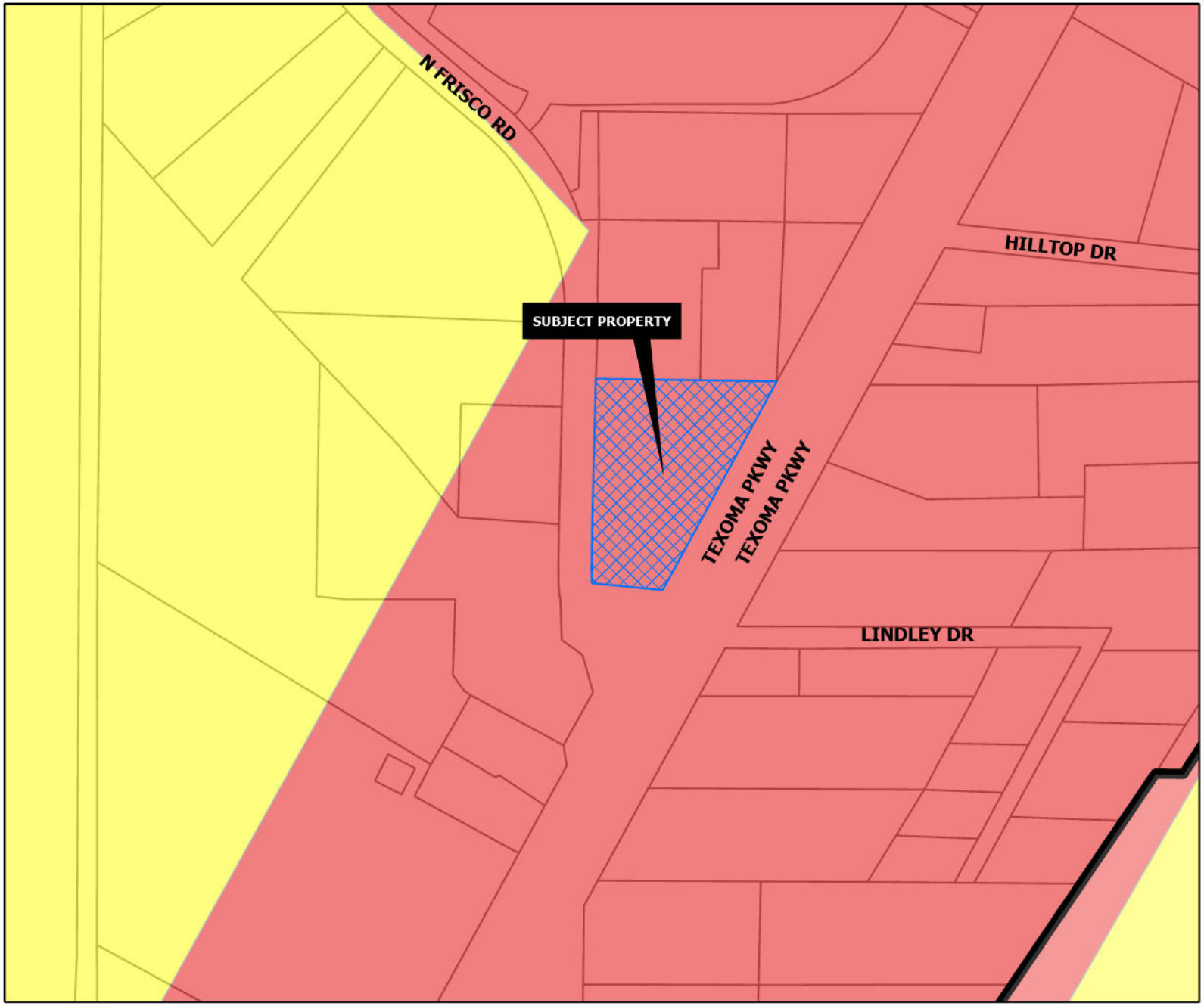
Date: 10/6/2023 10:01 AM



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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
4424 TEXOMA PKWY

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Date: 10/6/2023 10:01 AM

Mobil
Mobil Diesel
Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 23-005634
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
10/03/2023 at 10:27 a.m.

Brister Design Group- BDG
TBAE Firm# BR2361

City of Sherman
Development Services Department
Main Number: (903)892-7229
Direct Line: (903)892-7392
planning@cityofsherman.com

Project Name:
4424 TEXOMA PARKWAY- TIRE SHOP

Project Address:
4424 TEXOMA PKWY
City of SHERMAN, TX 75090

Permit#--
#23-005634 - Specific Use Permit

September 27, 2023

Dear City of SHERMAN,

This narrative letter is in reference to the SPECIFIC USE PERMIT .

City Comments:

- The area used for the SUP request needs to be highlighted on the Survey.
- The size of the parking spaces must be shown on the site plan and must meet the minimum requirements (9x20) 14.04.003(d)

Responses attached:

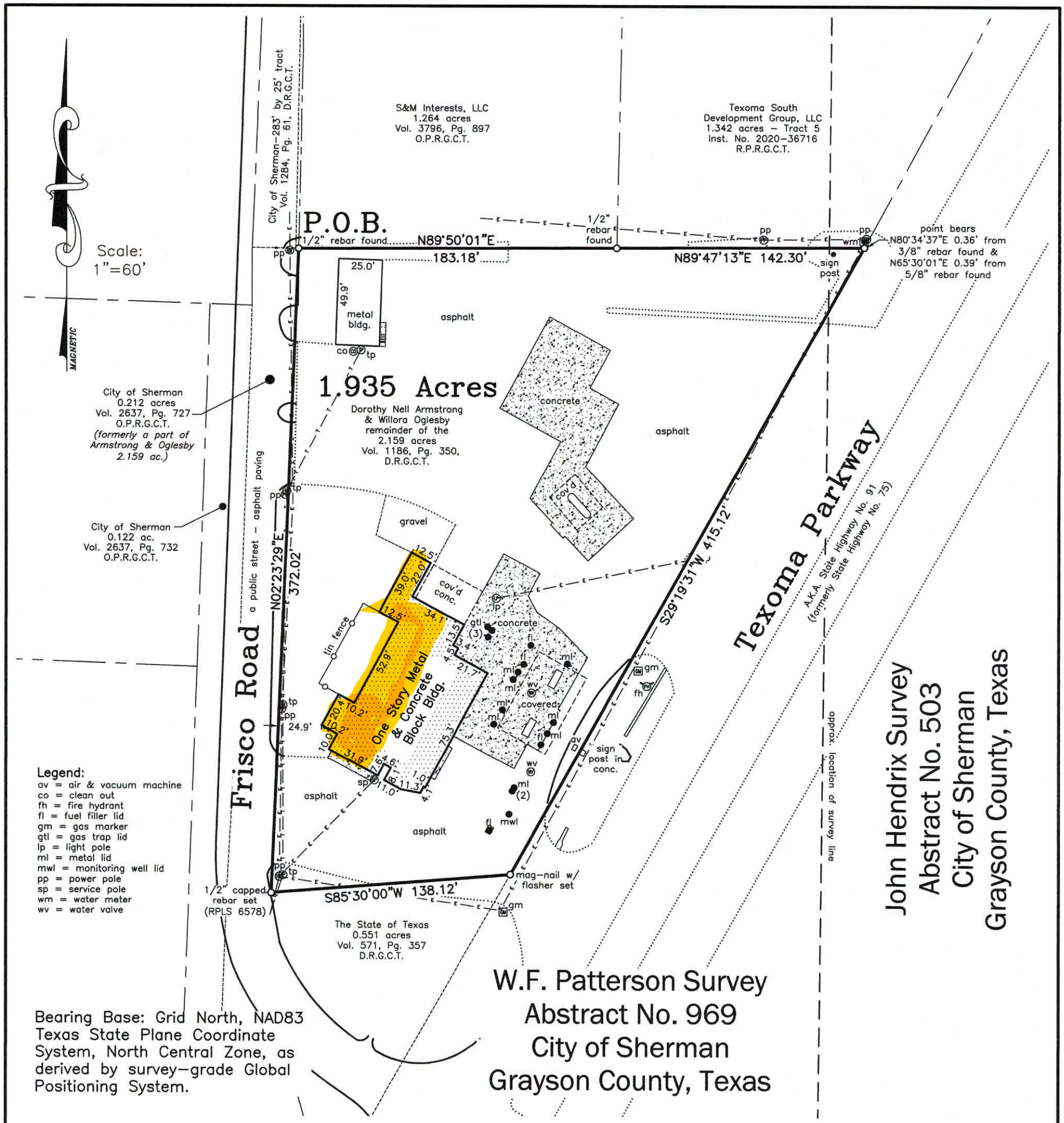
1) Survey and aerial view is attached, and highlights the existing portion of the Gas station facility that is used by the Tire Shop. Existing area is indoor / outdoor area to the back side of the existing gas station. See attached survey, aerial view, and diagram with highlighted yellow location of existing tire shop area. (approx.. 2500 SF- updated)

2) Site plan is updated to note parking spaces shall be 9' x 20'. Owner to restripe to meet compliance as required, where existing parking is not 9’ x 20’. Existing parking and ADA accessible parking to remain, no further action.

Please let us know what further information may be required to have these revisions approved.

Thank you for your time and assistance.

Regards,
Stephanie Brister Warren, Principal
BDG- TBAE #BR2361- Firm of Record
sbrister@bristerdesign.com
210-274-0009



Legend:
av = air & vacuum machine
co = clean out
fh = fire hydrant
fl = fuel filler lid
gm = gas marker
gtl = gas trap lid
lp = light pole
ml = metal lid
mwl = monitoring well lid
pp = power pole
sp = service pole
wm = water meter
wv = water valve

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System.

Owner: Dorothy Nell Armstrong & Willora Oglesby

Address: 4424 Texoma Parkway Sherman, Texas

This survey is for the sole benefit of the owner stated at left, and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

Note: This survey was prepared without the benefit of a title commitment.

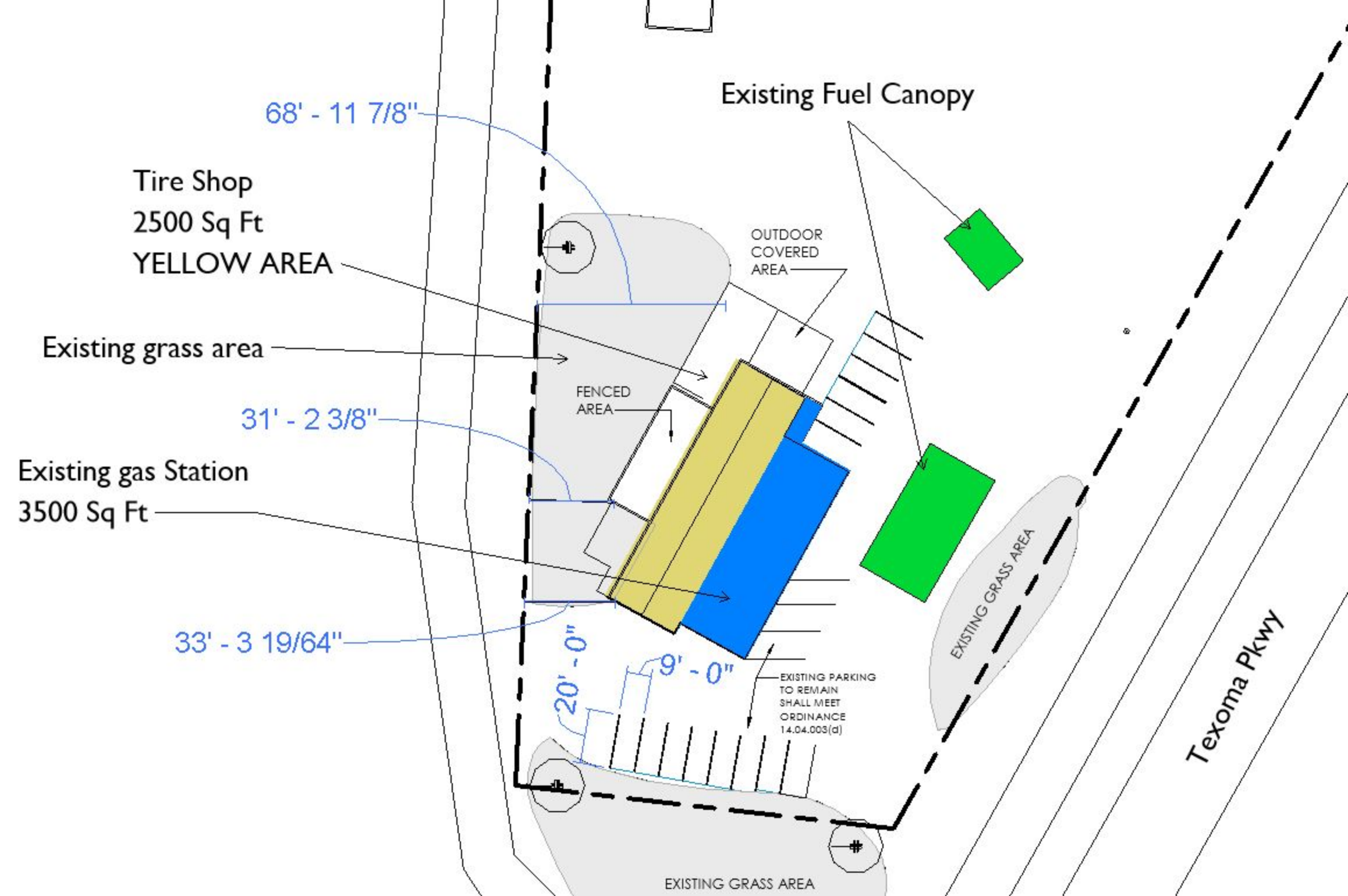
STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 28, 2023

Job No. BGS560823

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

P:\Land Projects R2\4424–Texoma–Parkway–Sherman\Civil 3D\4424 Texoma Parkway.dwg 8/27/2023 12:06 PM


Existing Fuel Canopy
68' - 11 7/8"
Tire Shop
2500 Sq Ft
YELLOW AREA
OUTDOOR
COVERED
AREA
Existing grass area
FENCED
AREA
31' - 2 3/8"
Existing gas Station
3500 Sq Ft
33' - 3 19/64"
20' - 0"
9' - 0"
EXISTING PARKING
TO REMAIN
SHALL MEET
ORDINANCE
14.04.003(d)
EXISTING GRASS AREA
EXISTING GRASS AREA
Texoma Pkwy

Photograph #2

Photograph #1

Photograph #4

Photograph #3

These photographs represent existing building conditions as captured during architect site visit.
New alterations/renovations/additions are illustrated in Isometric Views and Perspective View sheets.
Reference full construction documents set for reference on actual project details.

BDG
Brister Design Group
252 E Evergreen St Sherman, Tx 75090
Tel: (210) 274-0009
TBAE #BR2361
www.bristerdesign.com

STAMP:

Issued for Specific Use Permit

Texoma Tire Shop
Specific Use Permit
4424 Texoma Pkwy Sherman, Tx 75090

ISSUE: **Issued for Specific Use Permit**

THIS DRAWING AND THE IDEAS, CONCEPTS AND DESIGNS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF BRISTER DESIGN GROUP, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BRISTER DESIGN GROUP COPYRIGHT 2019 BRISTER DESIGN GROUP

DRAWING TITLE:

Existing Building Photographs

Project No. DATE:
BDG2023004008-15-2023

SHEET NUMBER
G007

BDG
Brister Design Group
252 E Evergreen St Sherman, Tx 75090
Tel: (210) 274-0009
TBAE #BR2361
www.bristerdesign.com

STAMP:

Issued for Specific Use Permit

Texoma Tire Shop
Specific Use Permit

4424 Texoma Pkwy Sherman, Tx 75090

ISSUE: **Issued for Specific Use Permit**

THIS DRAWING AND THE IDEAS, CONCEPTS AND DESIGNS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF BRISTER DESIGN GROUP, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BRISTER DESIGN GROUP COPYRIGHT 2019 BRISTER DESIGN GROUP

DRAWING TITLE:

Exterior Elevations

Project No. DATE:

BDG2023004008-15-2023

SHEET NUMBER

A202

Marlow, Lauren

From: Planning
To: Mark Cohen
Subject: RE: 4424 Texoma Pkwy Texoma Tire Shop - Oct 17, 2023 agenda

---

From: Mark Cohen
Sent: Monday, October 9, 2023 10:46 AM
To: Planning
Subject: 4424 Texoma Pkwy Texoma Tire Shop - Oct 17, 2023 agenda

Our office has received the notice from Development Services regarding the change of use to allow auto body work and painting at the above referenced property. Even thought the location is currently a tire shop, I would caution the increase of auto services, which could drive desirability down as the market redevelops and becomes more true retail oriented.

The Midway Mall site is underway for retail and restaurants along with the former Tate Plaza, which has already seen significant improvements. The addition of a first-class Bobcat facility has also increased values in the immediate area.

The permission to operate a metal shed style low end auto service will lead to excess broken down autos parked and scattered across the lot, which could potentially drive values down on a area ready for a resurgence. While we cannot eliminate what exists (tire shop), I certainly would not encourage the growth or advancement of less than desirable users in the area.

We have seen our share of auto uses on other properties, and the users always promise to keep it clean and tidy. Unfortunately, it rarely ends up that way. The corner lends itself to better uses that will generate more revenue, improved customer traffic and synergy with the neighboring properties, and potential for a higher property value.

We recommend against the SUP.

Sincerely,
Texoma South Development Group
Mark Cohen

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023 Sent via email

Douglass Distributing
325 E Forest Ave
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District located at 4424 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The dumpster/trash enclosure shall be screened. The screening shall be constructed of masonry or similar durable material. *(Sec. 14.04.004(4)(c))*.
4. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
5. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
6. All damaged signs shall be repaired or removed within ninety (90) days of damage. *(Section 14.07.004(a)*
7. Wall Signs: Banners shall be securely fastened at all times flat against the structure. *(Section 14.07.013)*
8. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
9. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted. *(Article 8.08)*
10. No work shall be performed in the parking lot. All work must be performed inside the building.
11. The property must be properly maintained in a state of good repair and neat appearance.
12. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
13. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

14. 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.
15. 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

16. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
17. 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; 10.03.003.(f)

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
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 **22.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

4400 BLOCK DORSETT DRIVE (Project No. 23-005638)

The request of Sherman Economic Development Corporation (Owner), Stephanie Laughlin (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4400 Block Dorsett Drive, consisting of 10.308 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas.
B. Public Hearing and Variance for Lot 1, Block A Sherman Technology Center Addition under Section 2.3.5(a) to allow a lot area of 4.53 acres in lieu of the required 5 acres.

Planning and Zoning Commission

C. Site Plan of HPI Sherman

Background:

The property is located at 4400 Block Dorsett Drive at the corner of Howe Drive and Dorsett Drive. The owner is requesting a Variance for the front setback and lot area along with a Site Plan of HPI Sherman.

Adjacent Zoning:

PD (Planned Development)

Origination:

Sherman Economic Development Corporation (Owner)
Stephanie Laughlin (Representative)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Number of notices mailed:

58

Objections Received:

0

Development Review Meeting:

Yes

Staff Recommendation:

- Staff recommends that the Board of Adjustment approve the requested variances. The request for a variance for parking within the front setback is consistent with other variance requests that have been approved in the vicinity. The request for a variance on the lot size is recommended for approval as the size of lot 1 has been reduced as a result of the city staff request for right-of-way dedication along Dorsett Drive and Howe Drive.
- Staff recommends that the P&Z Commission approve the site plan subject to the Staff Review Letter.

Attachments

Location Map
Zoning Map
Future Land Use Map
Property Notification Sign
Narrative
Variance Request Justification
Proposed Preliminary Plat
Survey
Civil Site Plan
Elevations
Landscape Plan
STAFF REVIEW LETTER - Planning

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dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4400 BLK DORSET DR

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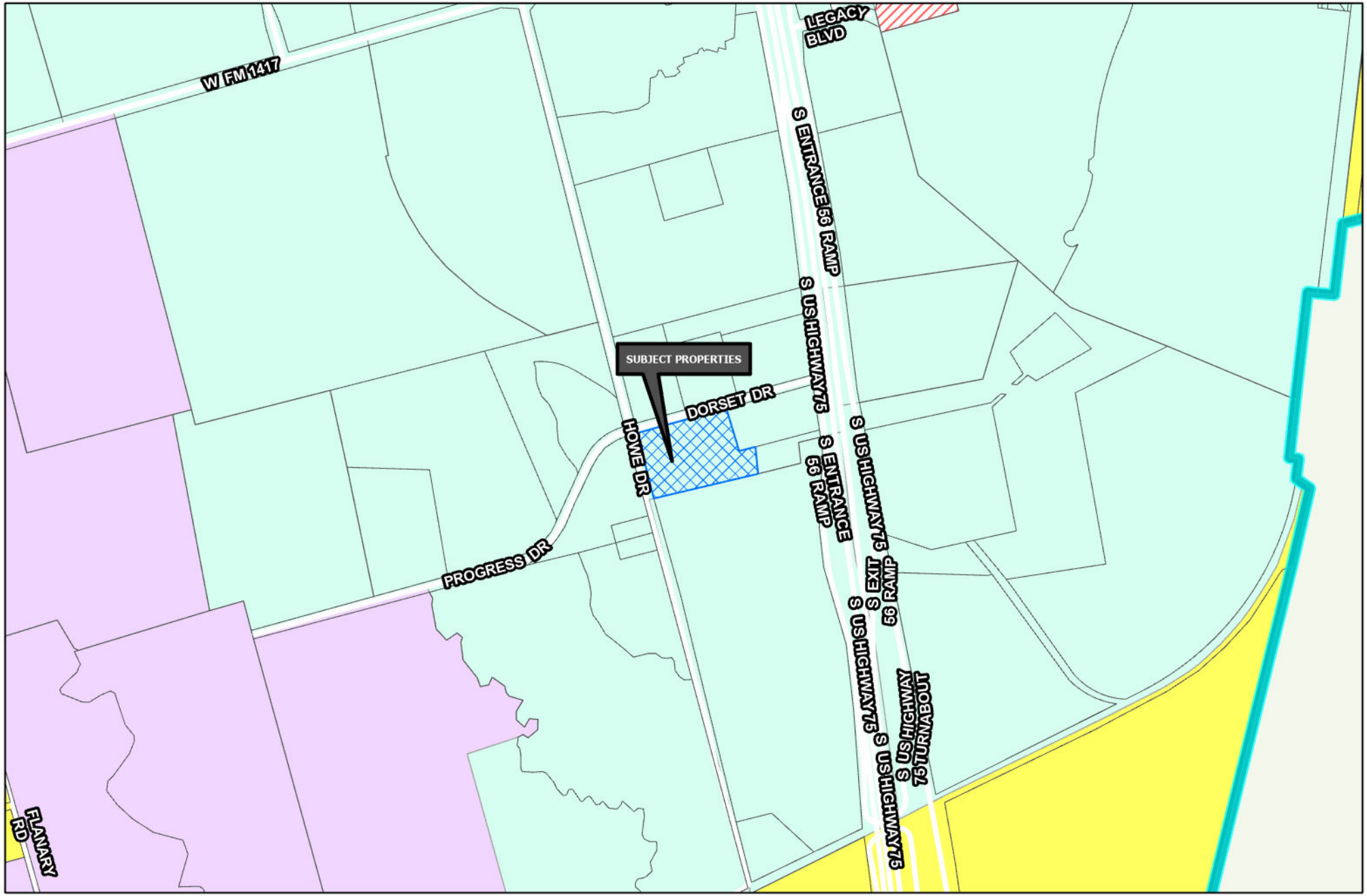
Date: 10/6/2023 10:18 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4400 BLK DORSET DR

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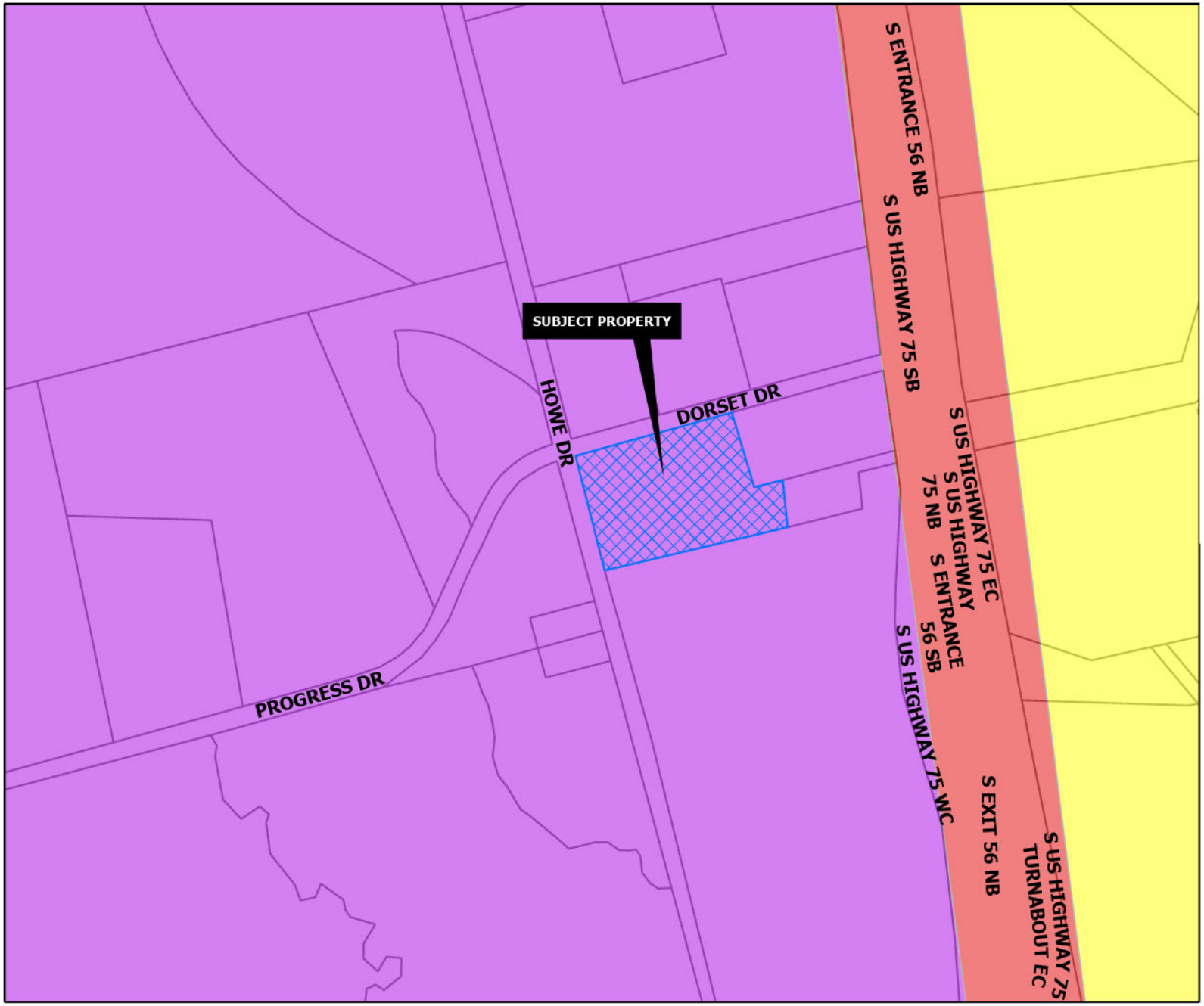
Date: 10/6/2023 10:18 AM



TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
4400 BLK DORSET DR

N
W E
S

Date: 10/6/2023 10:18 AM

Sherman
NOTICE OF
REQUESTED
VARIANCE
PROJECT # 23-005671
10/03/2023 at 12:18 p.m.

JACOB & HEFNER
ASSOCIATES

15110 Dallas Parkway, Suite 530
Dallas, Texas, 75248

September 21, 2023

City of Sherman - Development Services
220 W. Mulberry Street
Sherman, Texas, 75090

Subject: **Variance Request – Minimum Yard and Setback**
Southeast Intersection of Howe Drive and Dorsett Drive
Sherrod Dunman Survey, Abstract No. 329
City of Sherman, Grayson County, Texas

To Whom it May Concern,

This letter is to request a use variance to the 50-foot front yard setback requirement to allow for parking and a drive lane. The requirement is as follows:

> *Development Standards: Blalock Industrial Park Development Plan*
>
> *Section 2.3.5 Minimum Yards and Setback Required*
>
> *(a) Setback, front lines and yards adjacent to public roadways. Such setback areas between the building lines and the roads right-of-way shall be used for lawns, open landscaping and green areas. Infield area is to be landscaped; it shall be done attractively with lawns, trees, etc., and thereafter properly maintained in a sightly and well-kept condition.*
> *(b)(4) 50-feet from all other roadways.*

This project will require a right-of-way dedication along Dorsett Drive, a minor arterial road listed on the City of Sherman Thoroughfare Plan. Dorsett Drive is currently a 45-foot right-of-way and will require expansion to a 70-foot of right-of-way. This 25-foot dedication will encroach 12.5-feet into the subject property, pushing the 50-foot front yard setback further into the property.

The parking requirement for this industrial building type will require proposed parking and a drive lane in the 50-foot front yard setback. We would like to suggest adding enhanced landscaping in this area as a mitigation measure.

This request is not contrary to the public interest, and it does not violate the intent of the zoning ordinance, as the understood objective of the ordinance is to create an attractive space between the building and the street. Providing enhanced landscape will appeal to the public and meet the spirit of the ordinance.

Furthermore, this variance request would not cause injury to or restrict development of another parcel of land, and the variance is not needed to promote economic gain or prevent economic loss for the Developer. Incidentally, acceptance of this variance could benefit the City of Sherman in that the building will be leased to a tech employer bringing jobs and commerce to the area.

A literal enforcement of the zoning ordinance would make parking the site extremely challenging, as the site would lose 12.5 feet of property, further squeezing the parcel, which is zoned for industrial use. The variance is requested to accommodate parking, trailers, truck docks, larger industrial building footprints, fire lane requirements and drainage/detention requirements.

This parcel is encumbered with the BNSF rail on the west, abuts Tyson Foods to the south, is landlocked on the east, and fronts Dorsett Drive to the north (see below). Neighboring parcels convey stormwater via drainage ditches, but this parcel does not include that benefit. Unlike the neighboring parcels, a detention pond has to be constructed on this parcel, making it difficult to meet parking needs. Please note that the unnecessary hardship is neither self-created nor personal to the Developer.

The spirit of the requested variance is to best utilize the parcel given the challenges inherent to the site and mitigate the parking encroachment by enhancing the landscape along Dorsett Dr. Please reach me to discuss if you have any questions.

Sincerely,
JACOB & HEFNER ASSOCIATES, INC.

Stephanie Laughlin, PE
Regional Director
F-21096
Cell: 972-834-7316

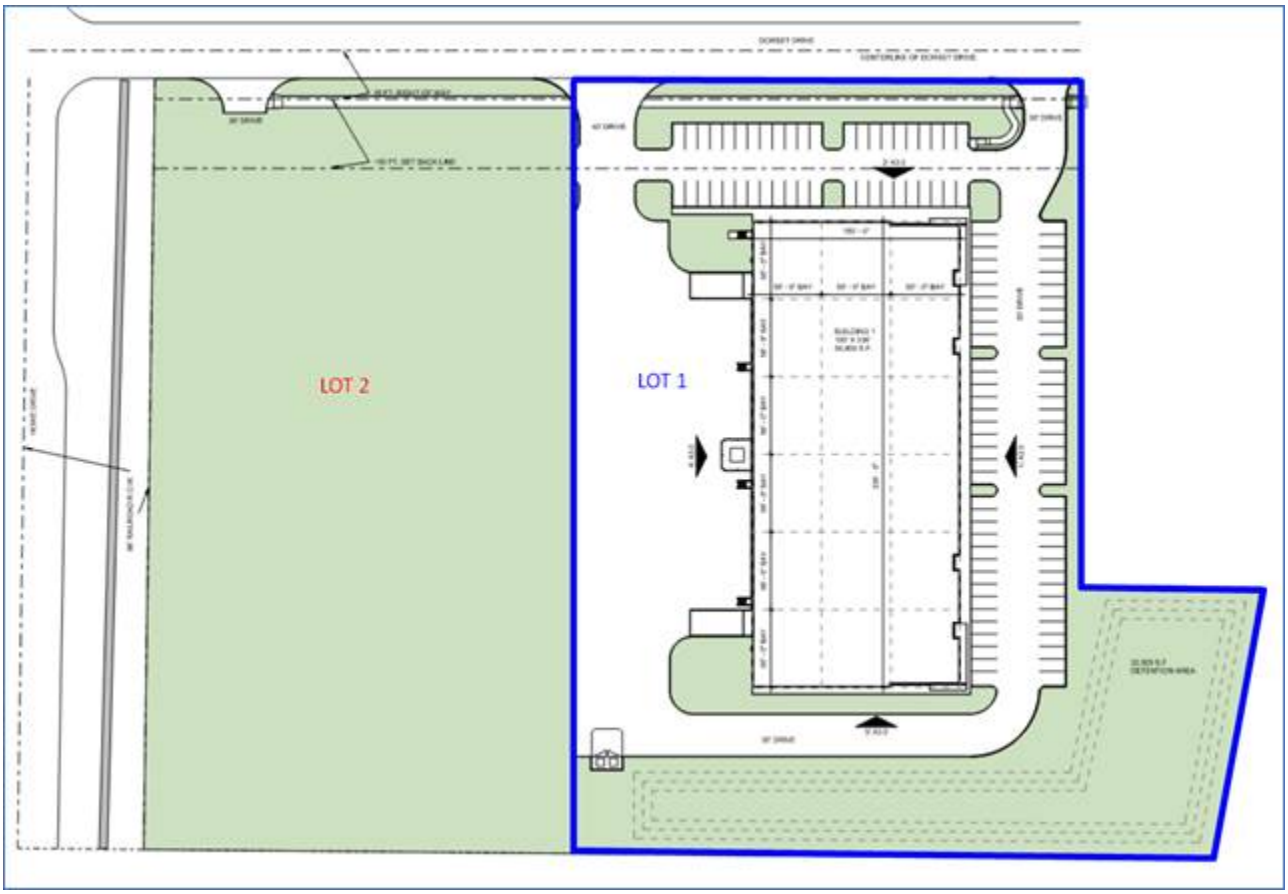
Rae, Rob

From: Rae, Rob
Sent: Wednesday, October 11, 2023 10:09 PM
To: Rae, Rob
Subject: FW: Survey

Hi All,

We have surveyed the entire 10.32-acre parcel, and we know the sizes of Lots 1 and 2, as tabulated below. The difference in the acreage values reflects the R.O.W. dedication that will be required per the City of Sherman. Providing metes and bounds of each of these lots is something we can do if needed.

	LOT 1 (EAST)	LOT 2 (WEST)	TOTALS (ACRES)
PRELIMINARY PLAT	5.24	5.08	10.32
FINAL PLAT	5.13	4.53	9.66

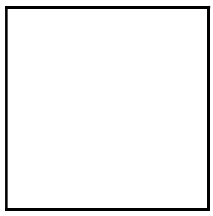


In order to achieve our client's timeline, we need to begin the preliminary plat process, as it's on the critical path to develop this site. My understanding is there is a finite window of time every month to submit, and our consultants have been working hard to submit by tomorrow, 9/21. We respectfully request that we be permitted to proceed in this way. Please let me know if there is any other information I can provide.

Thank you,

Runi Duvall
Development Director

Mobile: 512-964-9923 | **Main:** 512-835-4455
Address: 3700 North Capital of Texas Highway
Suite 420 | Austin,Texas 78746



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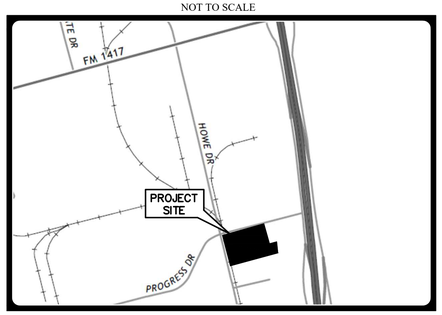
VICINITY MAP
NOT TO SCALE



NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS Sherman Economic Development is the owners of a 10.319 acre tract of land situated in the Sherrod Dunman Survey, Abstract Number 329, Grayson County, Texas, being all of that tract of land described to Sherman Economic Development in Special Warranty Deed recorded in Document Number 2021-13294 of the Official Public Records, Grayson County, Texas, (O.P.R.G.C.T.) and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83)(US Foot) with no combined scale factor):

Beginning at "x"-cut found for the southwest corner of said Sherman Economic Development tract and the northwest corner of that same tract of land described to IBP, Inc. in special warranty deed recorded in volume 2954, page 845 of the Deed Records of Grayson County, Texas (D.R.G.C.T.), said point lying on the northeast right-of-way line of Howe Drive (40' right-of-way);

Thence, north 14 degrees 29 minutes 48 seconds west, with the southwest line of said Sherman Economic Development tract and the northeast right-of-way line of said Howe Drive, a distance of 554.73 feet to a ½ inch rebar capped "Windrose" set for the northwest corner of said Sherman Economic Development tract, said point lying at the intersection of the northeast right-of-way line of said Howe Drive and the southeast right-of-way line of Dorset drive (45' right-of-way);

Thence, north 74 degrees 13 minutes 06 seconds east, with the northwest line of said Sherman Economic Development tract and the southeast right-of-way line of said Dorset Drive, a distance of 758.22 feet to a ½ inch rebar capped "Windrose" set for the northwest corner of said Sherman Economic Development tract and the northwest corner of that same tract of land described to Thomas G. Swor and Laura J. Swor in special warranty deed recorded in volume 4531, page 881 (D.R.G.C.T.);

Thence, south 15 degrees 45 minutes 20 seconds east, departing the southeast right-of-way line of said Dorset Drive, with the northeast line of said Sherman Economic Development tract and the southwest line of said Thomas tract, a distance of 366.30 feet to a 5/8 inch rebar found for an interior corner of said Sherman Economic Development tract;

Thence, north 74 degrees 51 minutes 46 seconds east, with a northwest line of said Sherman Economic Development tract and with a southeast line of said Thomas tract, a distance of 130.77 feet to a 5/8 inch rebar capped "RPLS 6451" found for the easternmost northeast corner of said Sherman Economic Development tract and the northwest corner of that same tract of land described to The City of Sherman in deed recorded in volume 866, page 199 (D.R.G.C.T.);

Thence, south 06 degrees 00 minutes 06 seconds east, with a northeast line of said Sherman Economic Development tract and the northwest line of said City of Sherman tract, a distance of 199.11 feet to a 5/8 inch rebar found for the southernmost southeast corner of said Sherman Economic Development tract and the southwest corner of said City of Sherman tract, said point lying on the northwest line of said IBF, Inc. tract;

Thence, south 74 degrees 50 minutes 19 seconds west, with the southeast line of said Sherman Economic Development tract and the northwest line of said IBP, Inc. tract, a distance of 867.49 feet to the Point Of Beginning
and containing 10.319 acres or 449,494 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

I, Sherman Economic Development, the sole owner of Sherman Technology Center Addition, an Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Sherman Economic Development

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

APPROVAL:
This, the Final Plat of Sherman Technology Center Addition, an Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 20____, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

_____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Sherman Technology Center Addition to the City of Sherman, Texas, was submitted t the City Council of Sherman, Texas on the ____ day of _____, 20____ and the City Council formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove described.

WITNESS MY HAND THIS _____ DAY of _____, 20____

_____
City Clerk, City of Sherman, Texas

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

_____
Chairman

_____
Secretary

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0405G, dated September 01, 2022, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to create two lots from a tract of land.

DEVELOPER
HPI Acquisition Company, L.L.C.
8343 Douglas Avenue, Suite 150
Dallas, Texas 75225

OWNER
Sherman Development Corporation
307 W. Washington Street #102
Sherman, Texas 75090

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

DRAWN BY: S.S. DATE: 09/20/2023 CHECKED BY: M.P. JOB NO.: DS9117

Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com
Last Revision Date: -

PRELIMINARY PLAT
SHERMAN TECHNOLOGY CENTER ADDITION
LOTS 1 AND 2, BLOCK A
Being a 10.319 Acre tract of land
Situated in the Sherrod Dunman Survey,
Abstract Number 329
City of Sherman, Grayson County, Texas
-- 2023 --

R:\WRS SITE WOs\DS9117 - HPI - Sherman\Drawings\PLATTING

JOB NO. 20100845
FW: HC — DFT: CG

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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~ 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
- SET P/K NAIL
- PP POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- OHE OHE OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being that same tract of land described as 10.330 acres conveyed to Border Del Bajio, S.A. DE C.V. by deed recorded in Volume 3967, Page 431, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the northeast corner of said 10.330 acre tract in the south line of Dorsettt Drive;
Thence with the east line of said 10.330 acre tract the following calls and distances:

South 15°42'25" East a distance of 365.80 feet to a found 1/2" steel rod;

North 74°50'30" East a distance of 130.78 feet to a set 1/2" steel rod;

South 06°00'11" East a distance of 199.05 feet to a set 1/2" steel rod;

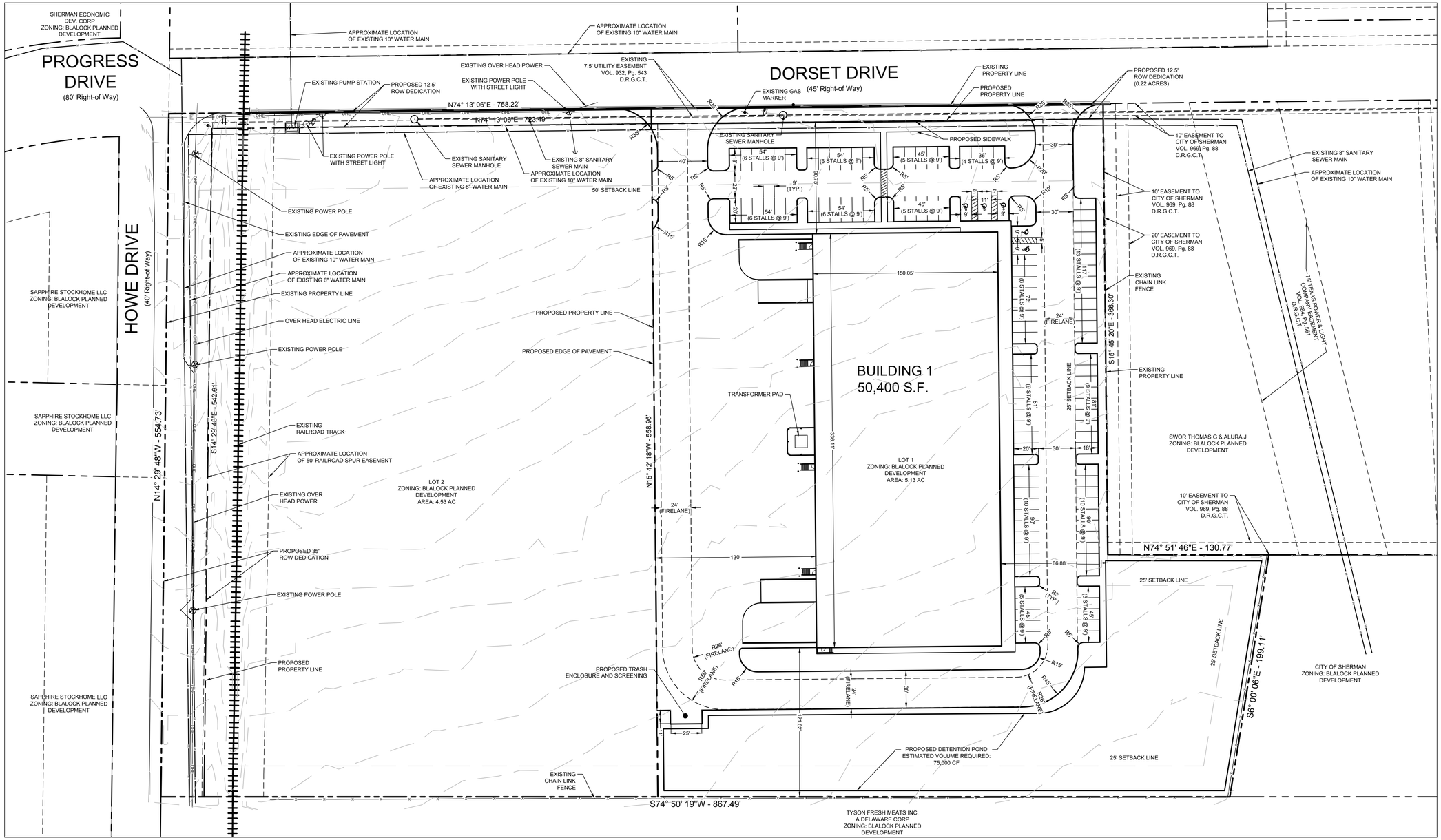
Thence South 74°49'49" West with the south line of said 10.330 acre tract passing a found 1/2" steel rod at 778.77 feet and continuing a total distance of 864.83 feet to a set P/K nail in the center of Howe Drive;
Thence North 14°52'02" West along the center of said Howe Drive a distance of 555.20 feet to a set P/K nail;
Thence North 74°17'35" East with the south line of Dorsett Drive passsing a found 1/2" steel rod at a distance 86.81 feet and continuing a total distance of 759.43 feet to the Point of Beginning and containing 10.308 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 10/22/2020

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



SITE DATA TABLE

LOT SIZE	LOT 1	5.13 AC
	LOT 2	4.53 AC
	ROW DEDICATION	0.65 AC
	EXISTING TOTAL	10.32 AC
BUILDING SIZE	OFFICE	10,080 SF
	INDUSTRIAL	40,320 SF
	TOTAL	50,400 SF
PARKING REQUIRED	OFFICE	26 STALLS
	INDUSTRIAL	31 STALLS
	TOTAL	57 STALLS

PARKING PROVIDED		112 STALLS
ZONING		BLALOCK PLANNED DEVELOPMENT
AREA	LOT 1 PERVIOUS AREA	1.54 AC (30%)
	LOT 1 IMPERVIOUS AREA	3.59 AC (70%)
	LOT 2 PERVIOUS AREA	4.53 AC (100%)
	LOT 2 IMPERVIOUS AREA	0.00 AC (0%)
LANDSCAPE AREA	REQUIRED	4,212 SF
	PROVIDED	4,539 SF
FLOOR AREA RATIO		0.2230

SITE PLAN

SHERMAN INDUSTRIAL

SEC OF DORSET DR. & HOWE DR.

SHERMAN, GRAYSON COUNTY TEXAS

No.	Description	Date

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21006
Phone: (972) 634-7316
www.jacobandhefner.com

PRELIMINARY

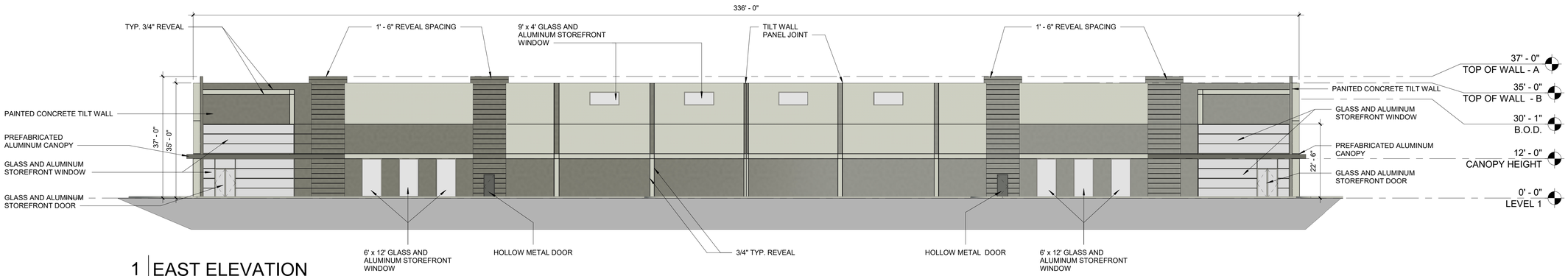
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF AND INTERIM REVIEW UNDER THE AUTHORITY OF TRAVIS MICHAEL PRUETT P.E. NO. 136310 ON 9/21/23.

G969

1"=40'

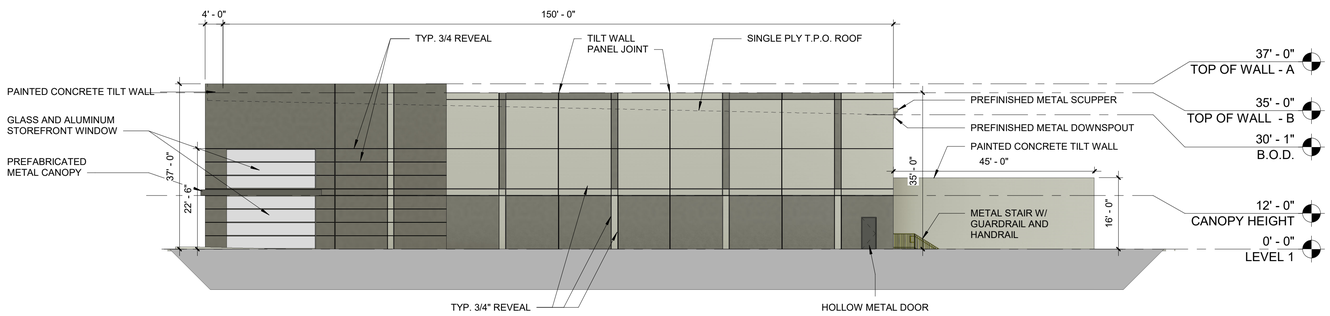
C01.01

Copyright © 2018 Jacob & Hefner Associates, INC.
File Name: g969-sht-site plan.dwg, Plot Date: 9/21/2023 2:40 PM, Plot by: Travis Pruett



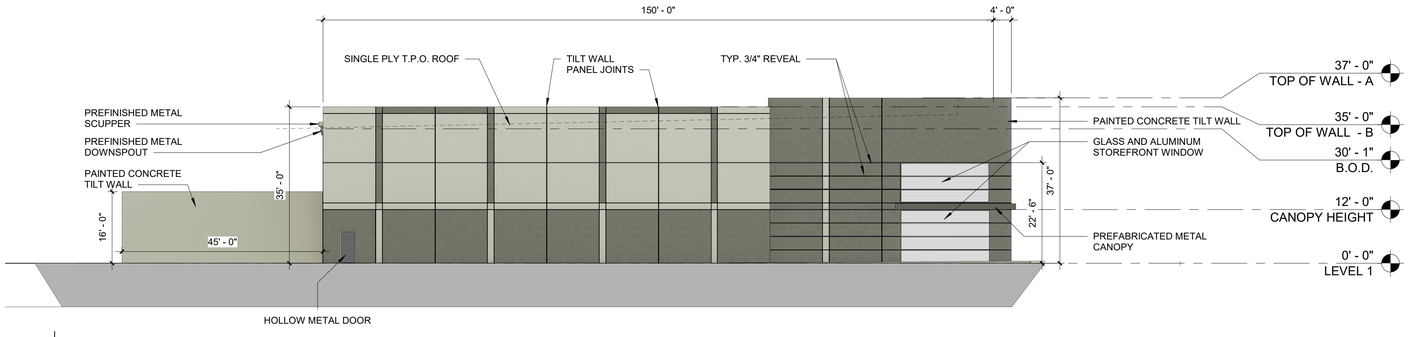
1 EAST ELEVATION

A3.0 | 1/16" = 1'-0"



2 NORTH ELEVATION

A3.0 | 1/16" = 1'-0"



3 SOUTH ELEVATION

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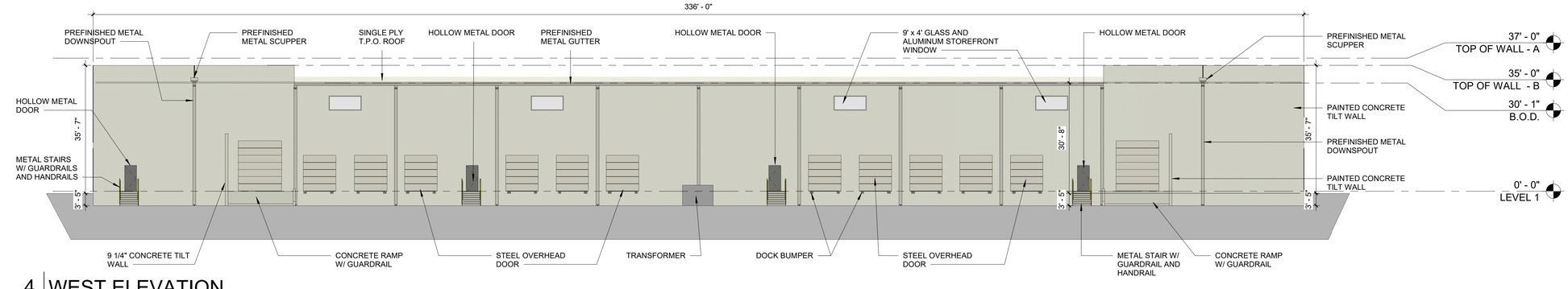


4 WEST ELEVATION

A3.0 | 1/16" = 1'-0"

C:\Users\mjrantala\OneDrive - KDW\Documents\HPI- SHERMAN-24-SD6-MJ_mjrantala@kdwltd.com.rvt

KDW DESIGN/BUILD/BEYOND

These drawings and accompanying specifications are an instrument of service and shall remain the property of Kingham Dalton Wilson. All design and information herein are for use on the specified project and shall not be used otherwise, either on other projects or extensions to this project except by written consent by Kingham Dalton Wilson.

HPI

HPI SHERMAN

SHERMAN - TEXAS

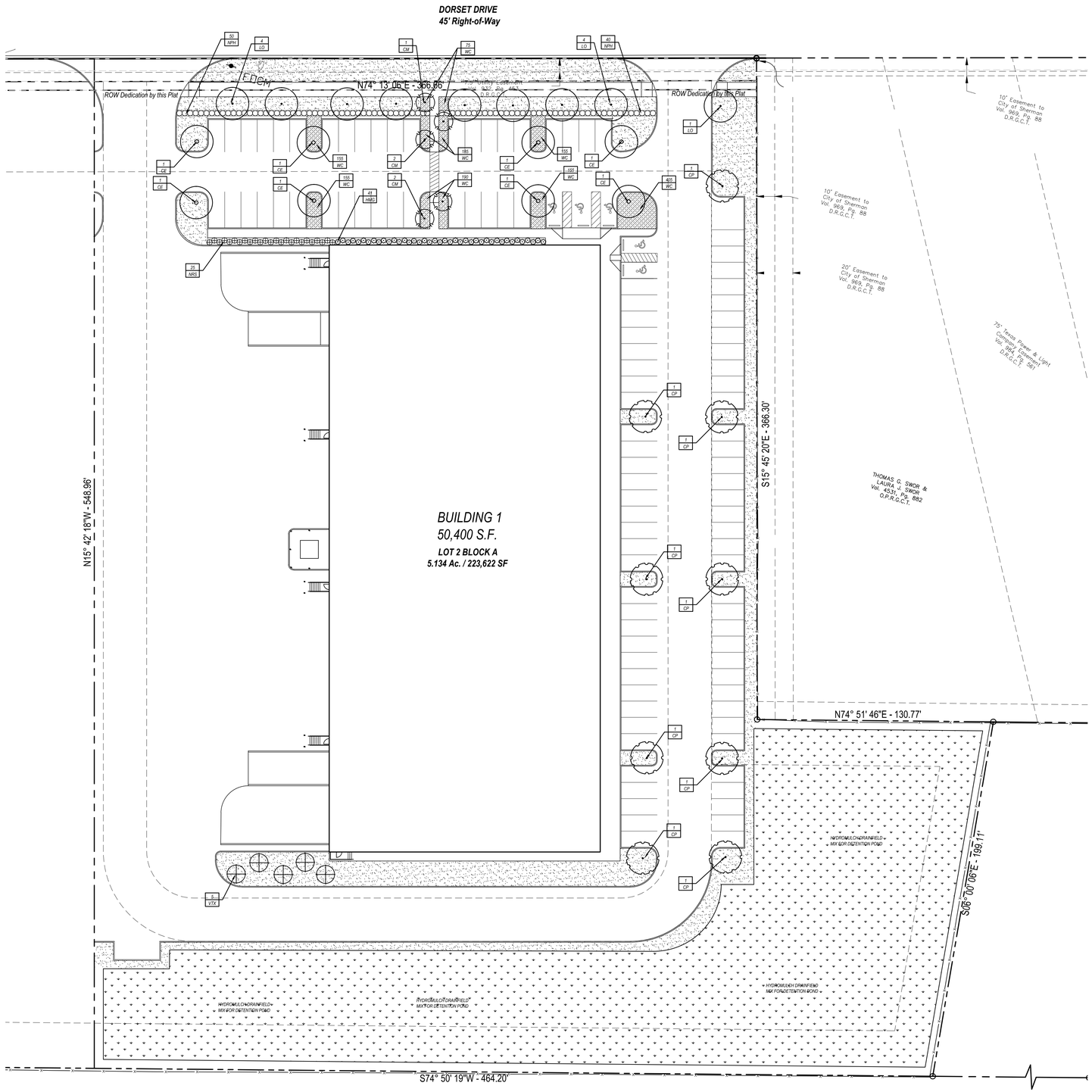
ISSUE DATE
PERMIT DATE
CONSTRUCTION DATE
REVISIONS

FOR REVIEW ONLY
NOT FOR PERMITTING
OR CONSTRUCTION

PROJECT NO.	23-419
DRAWING DATE:	9/18/2023 6:15:09 PM

A3.0

EXTERIOR ELEVATIONS



LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Hydromulch 'Thunderturf', unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

HYDROMULCH NOTES

1. *All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.*
2. *Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.*
3. *Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.*
4. *Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.*
5. *Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terro-Tack one', as manufactured by Growers, Inc., or equal.*
6. *Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.*
7. *Use a 4'x8' batter board against all beds areas.*
8. *If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.*
9. *In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.*
10. *All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.*
11. *Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
12. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
4. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
5. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
6. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

DRAINFIELD MIX LAWN NOTES

1. *Installation of Drainfield Mix to be performed by hydro-seeding.*
2. *Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.*
3. *Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.*
4. *Seed mix available from Native American Seed: 1 800 728 4093.*

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
8	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht. 4'-5' spread min.
5	CM	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	7' ht.	B&B or container, tree form, 3 cane
9	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 13' ht. 4'-5' spread min.
9	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 13' ht. 4'-5' spread min.
5	VTX	Vitex	*Vitex agnes-cates*	7' ht.	B&B or container, tree form, 3 cane

SHRUBS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
41	HMG	Dwarf Hamlen Grass	*Pennisetum aleopecuroides*	5 gal.	container, full plant, specimen
90	NPH	Neddlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant, specimen
25	NRS	Nellie R. Stevens Holly	*Ilex sp. 'Nellie R. Stevens Holly'*	5 gal.	container, full plant, specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
1475	WC	Wintercreeper Common Bermudagrass	*Euonymus fortunei coloratus* *Cynodon dactylon*	4" pots roll sod	container, (3) 12" runners min., 12" o.c. solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (42,121 s.f.)
Requirements: 10% of total parking to be landscape
40% of the total required to be used as islands

Required	Provided
4,212 s.f. (10%)	4,539 s.f. (10.7%)
1,685 s.f. (40%)	4,539 s.f. (100% in islands)

DEVELOPER
HPI Acquisition Company, L.L.C.
6343 Douglas Avenue, Suite 150
Dallas, Texas 75225

OWNER
Sherman Development Corporation
307 W. Washington Street #102
Sherman, Texas 75090

CALL BEFORE YOU DIG 1-800-DIG-TXAS TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

No.	Description	Date

LANDSCAPE PLAN
BLALOCK INDUSTRIAL PARK
SHERMAN, TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21096
Phone: (972) 834-7316
www.jacobandhefner.com

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2761 STATE OF TEXAS
09.21.2023

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

G969
09.21.23
L1-1

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File Name: l100.dwg, Plot Date: 9/21/2023 3:25 PM, Plot by: Adams, Brian

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material.

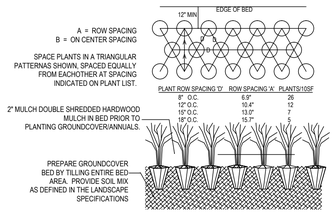
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

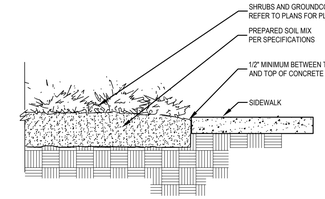
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

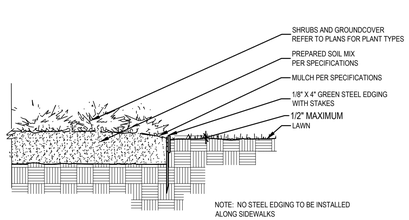
END OF SECTION



A GROUNDCOVER PLANTING DETAIL — NOT TO SCALE

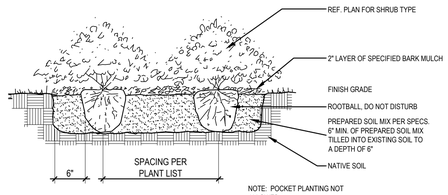


B SIDEWALK / MULCH DETAIL
no steel along sidewalks — NOT TO SCALE



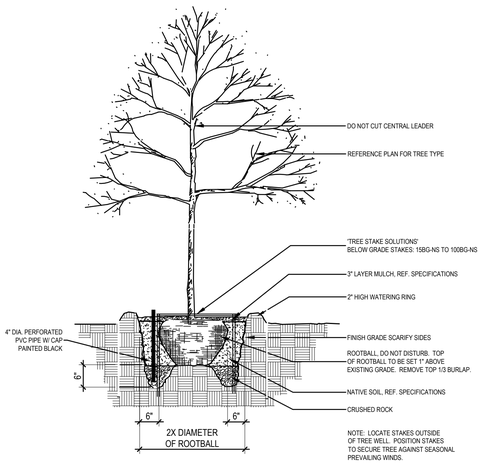
NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

C STEEL EDGING DETAIL — NOT TO SCALE



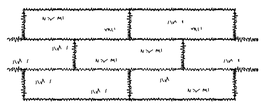
NOTE: POCKET PLANTING NOT ALLOWED

D SHRUB PLANTING DETAIL — NOT TO SCALE



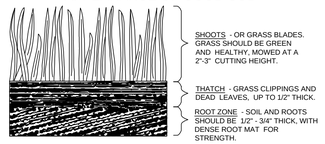
NOTE: LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.

E TREE PLANTING DETAIL — NOT TO SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

APPEARANCE OF GOOD SOD



SHOOTS - OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

F SOD PLANTING DETAIL — NOT TO SCALE

No.	Description	Date

LANDSCAPE SPECIFICATIONS / DETAILS

BLALOCK INDUSTRIAL PARK

SHERMAN, TEXAS

JACOB & HEFNER ASSOCIATES
15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
Firm Registration No. F-21090
Phone: (972) 854-7316
www.jacobandhefner.com

REGISTERED LANDSCAPE ARCHITECT — BRIAN D. ADAMS — 2761 — STATE OF TEXAS — 09.21.2023

smr
landscape architects, inc.
1708 N. Cavalry Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

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09.21.23

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File Name: 1100.dwg, Plot Date: 9/20/2023 2:30 PM, Plot by: Adams, Brian

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023

Sent via email

Stephanie Laughlin
15110 Dallas Parkway, Suite 530
Dallas, TX

SEDCO
307 W. Washington Ave., Suite 102
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas; Public Hearing and Variance for Lot 1, Block A Sherman Technology Center Addition under Section 2.3.5(a) to allow a lot area of 4.53 acres in lieu of the required 5 acres; and Site Plan approval of HPI Sherman located at 4400 Block Dorsett Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

1. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
2. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*

3. Water main along southern side of Dorset Drive is not potable. Lot 2, Block A to be served by water main on northern side of Dorset Drive. *Code of Ordinances Chapter 10.03.003.(g)*
4. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

Fire Services

6. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.
7. If the building is over 30' in height.
   a. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
   b. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
   c. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)
   d. [ ] 905.3.9 - Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior is more than 200 feet (60960mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class 1 automatic wet or manual wet standpipes shall be provided. (City Ordinances Amendments 3.02.002)

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments **23.**

Meeting Date: 10/17/2023

Prepared by: Lauren Marlow, Development Services Coordinator

Requested Action/Proposed Use:

4800TEXOMA PARKWAY, SUITE B012 (Project No. 23-005639)

The request of Star Midway, LLC (Owner) and Marisa Nunes (Applicant) concerning the property located at 4800 Texoma Parkway, Suite B012 consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Meeting hall in a C-2 (General Commercial) District.

Background:

The property is located at4800 Texoma Parkway, Suite B012 between Fallon Drive and North Frisco Road and is zoned M-1 (Light Manufacturing) District and C-2 (General Commercial) District. The owner is requesting a Site Plan and Specific Use Permit for a meeting hall.

The following has been approved for this location:

- November 18, 2014 - Specific Use Permit to allow a commercial amusement center (golf simulator and batting cages with retail merchandise) in a C-2 (General Commercial) District and M-1 (Light Manufacturing) District.

Adjacent Zoning:

M-1 (Light Manufacturing) District
C-2 (General Commercial) District
MF-30 (Multi-Family Residential) District

Origination:

Star Midway, LLC (Owner)
Marisa Nunes (Applicant)

Master Plan Designation:

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

Number of notices mailed:
19

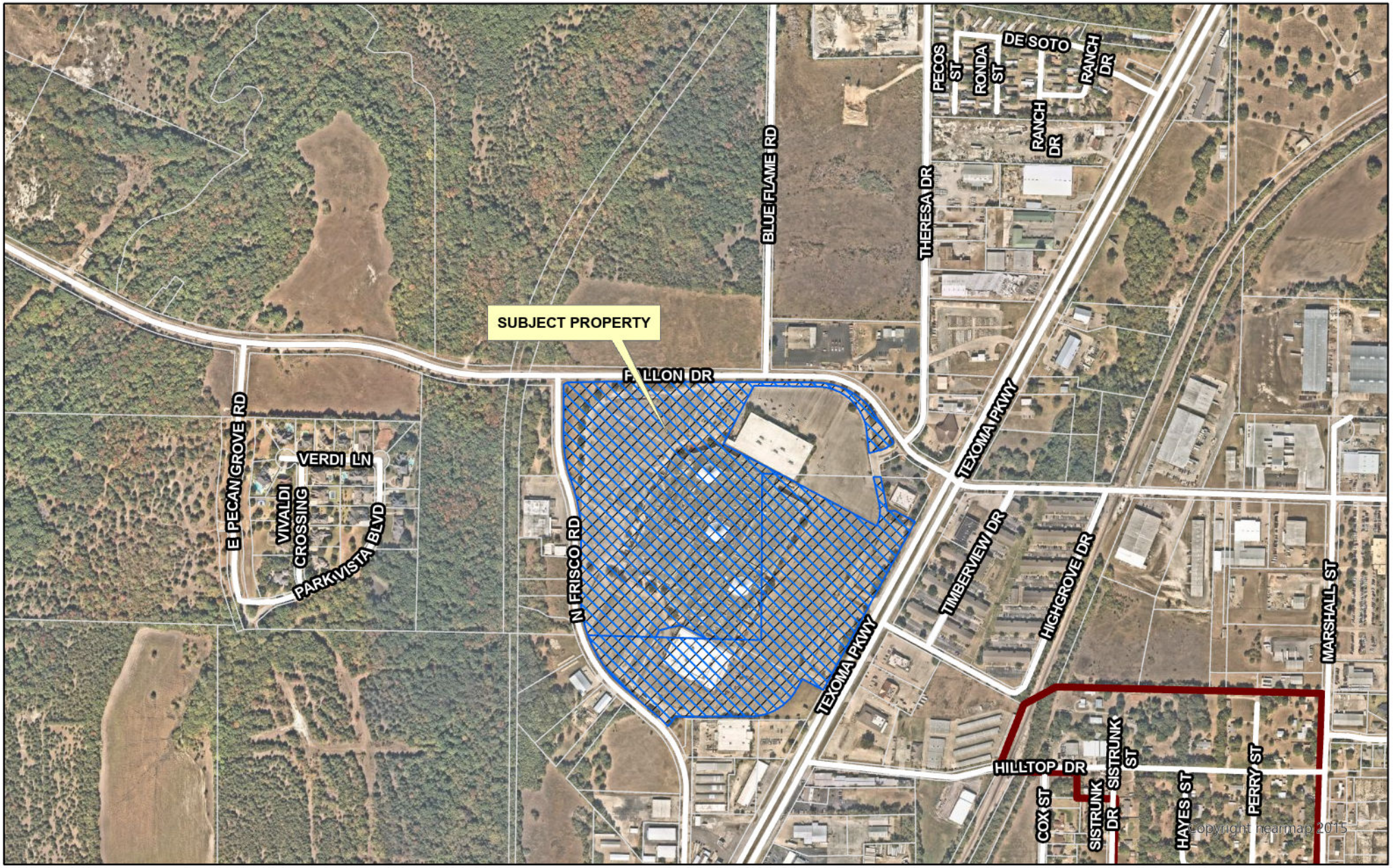
Objections Received:
0

Development Review Meeting:
No

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item.

Attachments

Location Map
Zoning Map
FLUM
Narrative
Survey
Site Plan
STAFF REVIEW LETTER - Planning



dlagrone H:\PLANNING\Public Notification KT.aprx

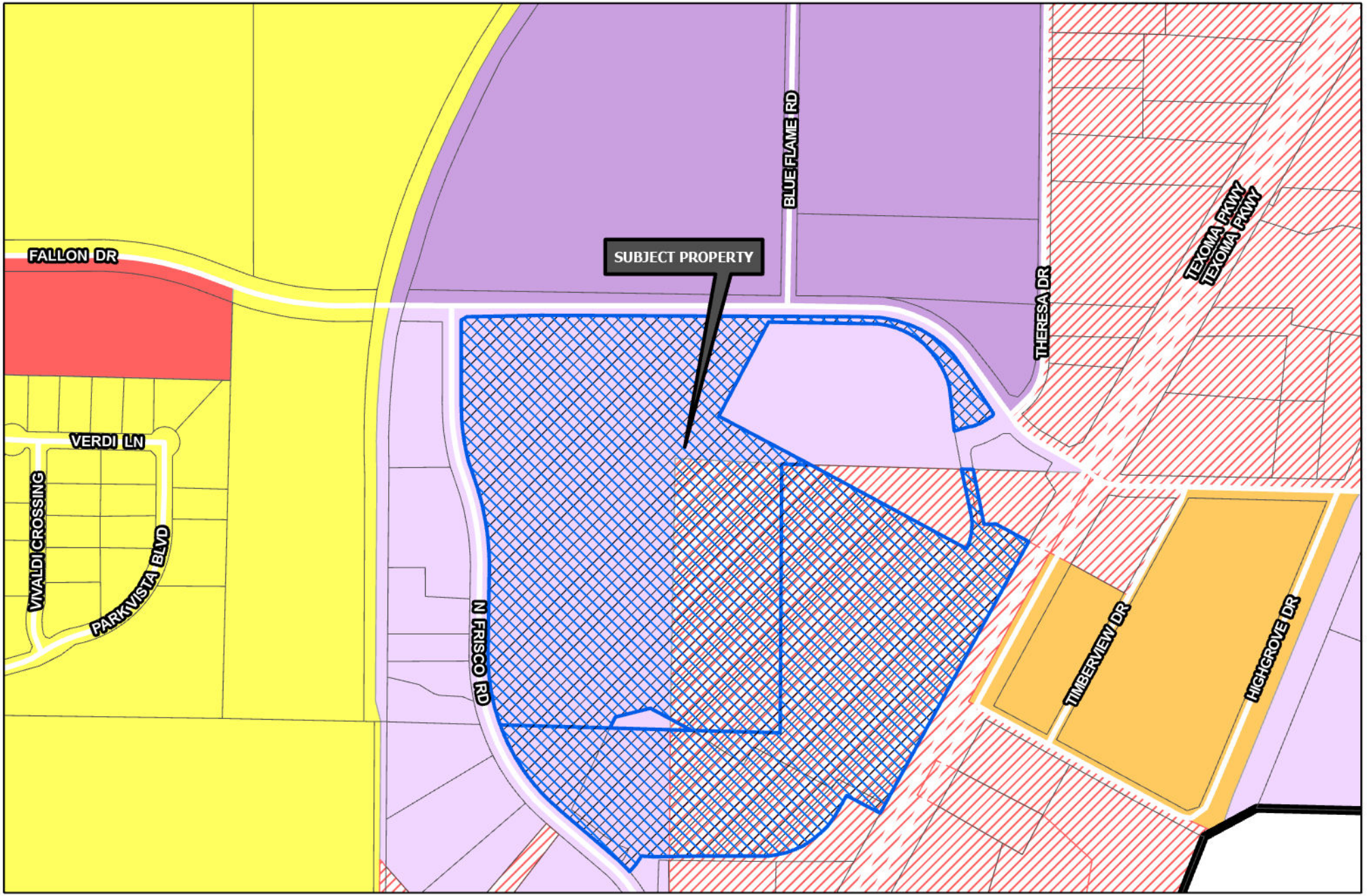
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

N
W E
S

Date: 5/6/2023 9:55 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

CITY OF SHERMAN
ZONING MAP
4800 TEXOMA PKWY

N
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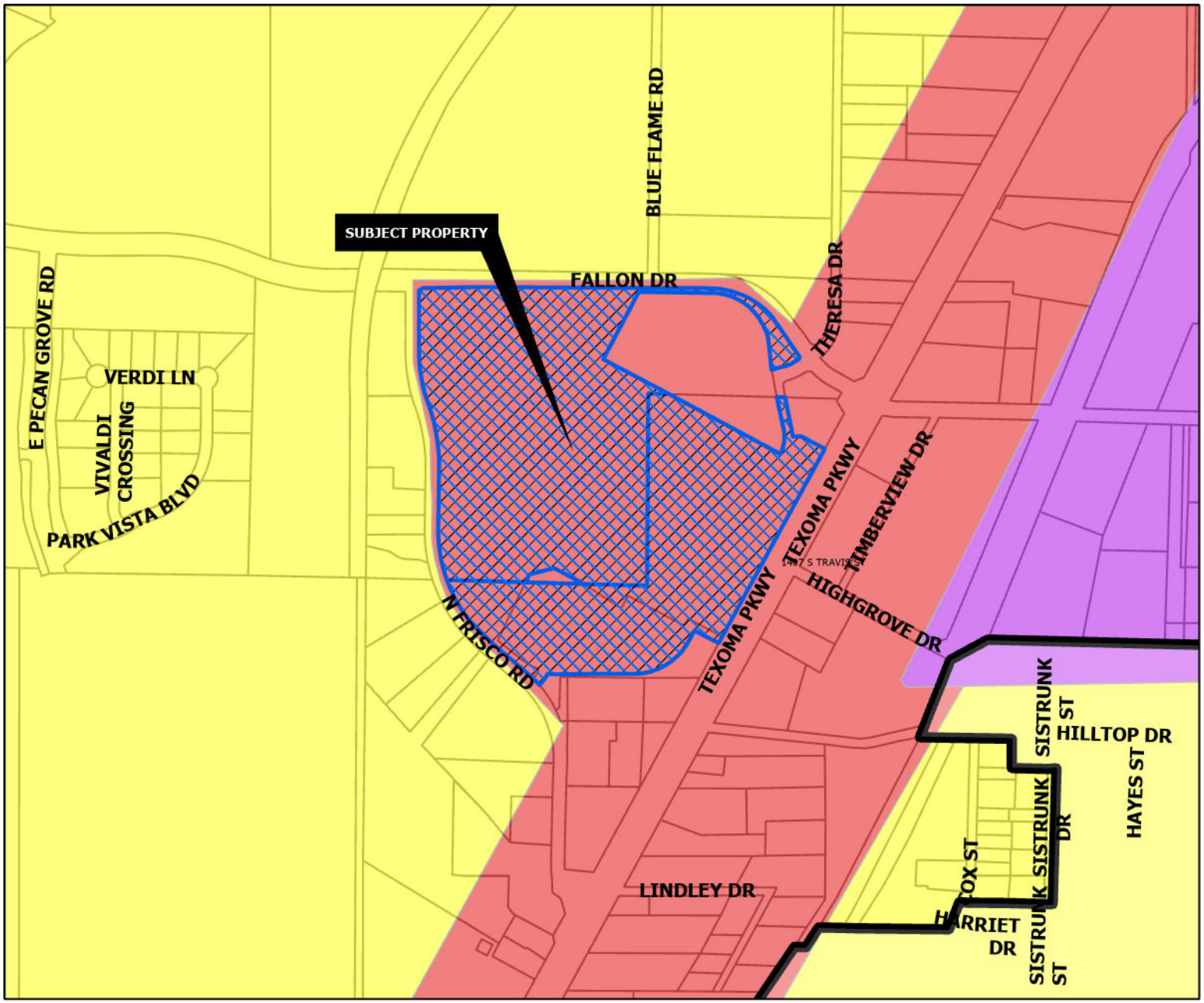
Date: 5/6/2023 10:43 AM



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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

CITY OF SHERMAN
FUTURE LAND USE MAP
4800 TEXOMA PKWY

N
W E
S

Date: 5/6/2023 10:46 AM

Mariza Nuñez
TRINY'S Event Center
4800 N. Texoma Pkwy
Suite BO12
Sherman, TX 75090

September 5, 2023

City of Sherman
Permits/Development Services
PO Box 1106
Sherman, TX 75090

To Whom it May Concern:

My name is Mariza Nuñez and I am the current business tenant of 4800 N. Texoma Pkwy, Suite BO12, in Sherman, TX. I am writing this letter, as requested, to state my intentions with my business rental so that I may obtain the required permit.

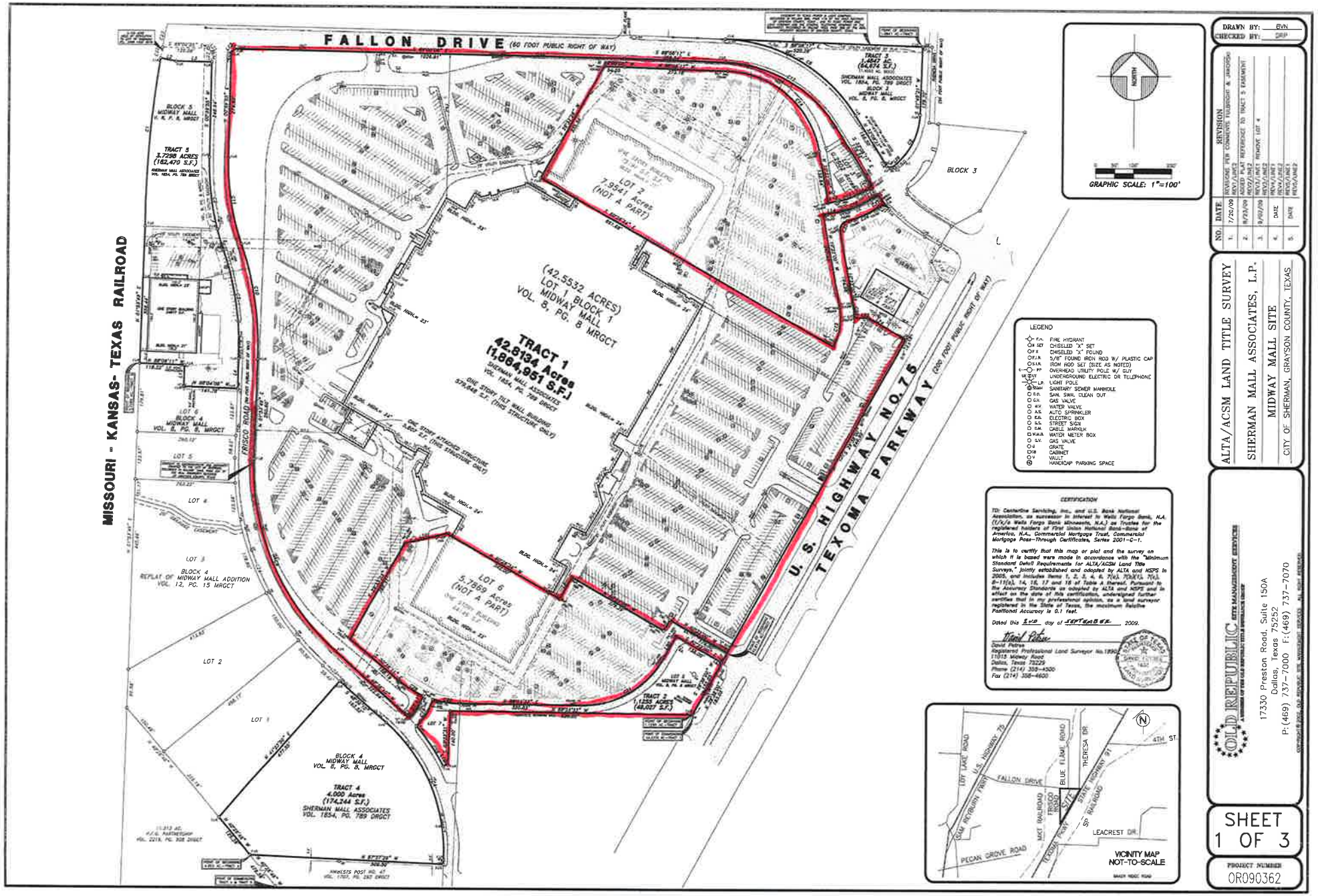
The rental unit that I am occupying for business purposes is an event hall or event room, and I am renting it out solely for this purpose. I plan to rent it out for events such as, but not limited to, family parties and gatherings, childrens' parties, birthday parties and events such as quinceaneras, weddings and receptions, baptism celebrations, etc.

My business solely consists of renting out this space for rental and occupancy usage for these events. I will not be preparing or cooking food nor selling alcohol at this event hall. Those who occupy the event hall will be bringing and providing their own prepared foods.

In conclusion, the event hall that I am renting will only be used for occupancy for events and parties and I will not be preparing or cooking food at the event hall and I will also not be selling alcohol. Please take this information into consideration so that I may be authorized to obtain the required permit to carry out my business operations.

Sincerely,

Mariza Nuñez
TRINY'S Event Center



GRAPHIC SCALE: 1"=100'

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "+" FOUND
- 5/8" FOUND IRON ROD W/ PLASTIC CAP
- I.R.S. IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- A.S. AUTO SPRINKLER
- E.B. ELECTRIC BOX
- S.S. STREET SIGN
- C.M. CABLE MARKER
- W.M.H. WATER METER BOX
- G.V. GAS VALVE
- GRATE
- CABINET
- VAULT
- HANDICAP PARKING SPACE

CERTIFICATION

TO: Centerline Servicing, Inc., and U.S. Bank National Association, as successor in interest to Wells Fargo Bank, N.A. (f/k/a Wells Fargo Bank Minnesota, N.A.) as Trustee for the registered holders of First Union National Bank-Bank of America, N.A., Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2001-C-1.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-11(a), 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the maximum Relative Positional Accuracy is 0.1 feet.

Dated this 2nd day of SEPTEMBER, 2009.

David Petree
Registered Professional Land Surveyor No.1936
11615 Midway Road
Dallas, Texas 75229
Phone (214) 358-4530
Fax (214) 358-4600

STATE OF TEXAS
DAVID PETREE
1936
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN BY: BVN
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/20/09	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI
2.	8/23/09	REVISED PER REFERENCE TO TRACT 5 EASEMENT
3.	9/02/09	REVISED/UNIT REMOVE LOT 4
4.	DATE	REVISED/UNIT2
5.	DATE	REVISED/UNIT3
		REVISED/UNIT4

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
A DIVISION OF OLD REPUBLIC TITLE COMPANY, LTD.
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

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SHEET 1 OF 3

PROJECT NUMBER
OR090362

LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property described as follows:

PARCEL 1

BEING 53.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 5, of Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, County Records, Grayson County, Texas said 53.1534 acres of land consisting of 5 tracts as described individually by metes and bounds as follows:

TRACT 1 (42.8134 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey, Abstract Number 503, the W.F. Patterson Survey, Abstract Number 969, the Daniel Shelp Survey, Abstract Number 1097, and the T.J. Shannon Survey, Abstract Number 1136, all of Grayson County, Texas, and being all of Lots 1 and 3 of Block 1, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75 (200 foot right of way), said point being the most Easterly Southeast corner of Lot 5 in Block 1 of said Midway Mall;

THENCE North 29° 38' 00" East and following along the Westerly right-of-way line of said U.S. Highway No. 75 for a distance of 183.05 feet to an "x" cut found in the top of a concrete curb for the Northeast corner of Lot 6 in Block 1, same being the Southeast corner of Lot 1, Block 1, said Midway Mall, for the POINT OF BEGINNING for this tract:

THENCE North 60° 22' 00" West and departing the Westerly right-of-way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 174.00 feet to a p.k. nail found in asphalt.

THENCE South 29° 38' 00" West and following the common line of said Lots 1 and 6, for a distance of 32.45 feet to a p.k. nail found in asphalt;

THENCE North 60° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 279.29 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 25" West and following the common line of said Lots 1 and 6, for a distance of 64.97 feet to a p.k. nail found in asphalt;

THENCE North 60° 26' 34" West and following the common line of said Lots 1 and 6, for a distance of 342.00 feet to an x-cut found on the top of a brick wall;

THENCE South 76° 55' 38" West and following the common line of said Lots 1 and 6, for a distance of 114.17 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 23" West and following the common line of said Lots 1 and 5, for a distance of 288.31 feet to a p.k. nail found in asphalt;

THENCE South 50° 36' 11" East and following the common line of said Lots 1 and 6, for a distance of 168.19 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southeasterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 16° 31' 20" with a radius of 252.36 feet an arc length of 72.77 feet and a long chord bearing South 58° 51' 51" East at a distance of 72.52 feet to a p.k. nail found in asphalt, the end of said curve;

THENCE South 22° 52' 29" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 22° 47' 10" with a radius of 131.00 feet an arc length of 51.91 feet and a long chord bearing South 34° 13' 34" West at a distance of 51.57 feet to a x-cut found in the top of a concrete curb at the end of said curve, and being in the Easterly right-of-way line of Frisco Road, said point also being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non-tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 500.00 feet an arc length of 37.82 feet and a long chord bearing North 46° 25' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 36' 10" West for a distance of 222.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 52° 30' 00" with a radius of 640.00 feet an arc length of 564.09 feet and a long chord bearing North 23° 21' 11" West at a distance of 546.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 53' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.60 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 48' 05" with a radius of 841.56 feet an arc length of 305.78 feet and a long chord bearing North 08° 30' 43" West at a distance of 304.10 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road with said reverse curve to the right, through a central angle of 19° 55' 11" with a radius of 660.80 feet an arc length of 229.74 feet and a long chord bearing North 08° 57' 41" West at a distance of 228.58 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 59' 55" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 59' 55" East and departing the Easterly right-of-way line of said Frisco Road along said cut-back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right-of-way line of said Fallon Drive;

THENCE South 89° 00' 05" East along the Southerly right-of-way line of said Fallon Drive for a distance of 1026.91 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 86° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 266.54 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 58° 00' 00" with a radius of 360.00 feet an arc length of 361.86 feet and a long chord bearing South 10° 08' 17" East at a distance of 338.02 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 32° 08' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 175.32 (174.68) feet to an "x"-cut found in the concrete gutter for the beginning of a non-tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right-of-way line of said Fallon Drive, through a central angle of 31 ° 23' 18" with a radius of 20.00 feet an arc length of 10.96 feet and a long chord bearing South 38° 41' 10" West at a distance of 10.82 feet to an x-cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 27° 15' 11" with a radius of 188.14 feet an arc length of 89.49 and a long chord bearing South 66 ° 00' 25" West at a distance of 88.65 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 38' 00" West along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 25.64 feet to a p.k. nail found in asphalt;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 136.64 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall, through a central angle of 77° 46' 17" with a radius of 254.84 feet an arc length of 346.05 feet and a long chord bearing North 49° 15' 08" West at a distance of 320.09 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 86° 08' 17" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 273.18 feet to a p.k. nail found in asphalt;

THENCE North 89° 00' 05" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 54.05 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 26" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 335.56 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in an expansion joint between concrete slabs;

THENCE South 60° 26' 34" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 881.68 feet to a p.k. nail found in asphalt for the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 38° 03' 51" with a radius of 162.00 feet an arc length of 107.62 feet and a long chord bearing North 08° 38' 50" East at a distance of 105.66 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 22' 00" West and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 247.42 feet to a "x"-cut found on the top of a concrete curb;

THENCE North 79° 38' 00" East and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall for a distance of 43.64 feet to a "y"-cut found on the top of a concrete curb, and the beginning of a curve to the left;

THENCE Northeasterly along said curve to the left and continuing along the common line of Lots 1 and 2 in Block 1 of said Midway Mall through a central angle of 24° 03' 02" with a radius of 218.14 feet an arc length of 98.27 feet and a long chord bearing North 66° 36' 29" East at a distance of 97.43 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 51° 50' 36" East for a distance of 13.11 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Southerly right-of-way line of Fallon Drive, and also being the beginning of a non-tangent curve to the left;

THENCE Southeasterly along said non-tangent curve to the left and following along the Southerly right of way line of said Fallon Road through a central angle of 06° 56' 46" with a radius of 405.00 feet an arc length of 49.10 feet and a long chord bearing South 39° 50' 02" East at a distance of 49.07 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, at the end of said curve, also being the beginning of a non-tangent curve to the right, same being the common corner of aforementioned Lot 1 and Lot 4 of Block 1 of Midway Mall Addition, an addition to the City of Sherman, as recorded in Volume 8, Page 8, of the Map records of Grayson County, Texas

THENCE leaving Southerly right of way line of said Fallon Road, along the common line of said Lot 1 and Lot 4, through a central angle of 63° 44' 10" with a radius of 25.00 feet, an arc length of 27.81 feet and a long chord bearing North 75° 10' 31" West at a distance of 26.40 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the right;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 22° 14' 05" with a radius of 244.14 feet, an arc length of 94.74 feet and a long chord bearing South 64° 49' 00" West at a distance of 94.15 feet to a x-cut found at the top of a concrete curb at the end of said curve, also being the beginning of a non-tangent curve to the left;

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 86° 18' 54" with a radius of 25.00 feet, an arc length of 37.66 feet and a long chord bearing South 32° 47' 25" West at a distance of 34.20 feet to a x-cut found at the top of a concrete curb, at the end of said curve.

THENCE South 10° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 194.98 feet to a x-cut found at the top of a concrete curb for corner, also being the beginning of a non-tangent curve to the right,

THENCE continuing along the common line of said Lot 1 and Lot 4, through a central angle of 10° 03' 39" with a radius of 198.00 feet, an arc length of 34.77 feet and a long chord bearing South 05° 20' 14" East at a distance of 34.72 feet to a x-cut found at the top of a concrete curb, at the end of said curve;

THENCE North 89° 41' 34" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 37.42 feet to a 5/8" iron rod set for corner;

THENCE South 60° 22' 00" East, continuing along the common line of said Lot 1 and Lot 4, for a distance of 114.00 feet to a 5/8" iron rod set corner in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West, along said Westerly right-of-way line for a distance of 946.99 feet to the POINT OF BEGINNING AND CONTAINING 42.8134 ACRES OF LAND, more or less.

TRACT 2 (1.1255 ACRES)

BEING all that certain lot, tract or parcel of land situated in the John Hendrix Survey Abstract Number 503 and the W.F. Patterson Survey, Abstract Number 969, all of Grayson County, Texas, and being all of Lots 5 and 7, Block 1, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75, said point being the most Easterly Southeast corner of Midway Mall;

THENCE North 89° 23' 33" West for a distance of 639.05 feet to an "x"-cut found on the top of a concrete wall;

THENCE South 02° 22' 31" West for a distance of 140.00 feet to a 5/8" iron rod with plastic cap stamped "Carter &Burgess" found;

THENCE South 63° 30' 00" West for a distance of 13.90 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Easterly right-of-way line of Frisco Road, said point being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, through a central angle of 14° 33' 31" with a radius of 500.00 feet an arc length of 127.05 feet and a long chord bearing North 33° 46' 52" West at a distance of 126.71 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Northeasterly along said non-tangent curve to the left through a central angle of 30° 14' 08", with a radius of 159.00 feet an arc length of 83.91 feet and a long chord bearing North 30° 46' 10" East at a distance of 82.94, feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a non-tangent curve to the left;

THENCE Easterly along said non-tangent curve to the left through a central angle of 16° 11' 06" with a radius of 252.36 feet an arc length of 71.29 feet and a long chord bearing South 81 ° 18' 00" East at a distance of 71.05 feet to a p.k.. nail found in asphalt, to the end of said curve;

THENCE South 89° 23' 33" East 320.83 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left, through a central angle of 60° 50' 23" with a radius of 250.00 feet an arc length of 265.46 feet and a long chord bearing North 80° 18' 55" East at a distance of 253.17 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 29° 38' 00" East 62.71 feet to a p.k. nail found in asphalt;

THENCE South 60° 22' 00" East for a distance of 138.00 feet to an "x"-cut found on the top of a concrete curb, said being in the Westerly right-of-way line of the aforementioned U.S. Highway No. 75;

THENCE South 29° 38' 00" West along said Westerly right-of-way line, for a distance of 155.05 feet to the POINT OF BEGINNING AND CONTAINING 1.1255 ACRES OF LAND, more or less.

TRACT 3 (1.4847 ACRES)

BEING all that certain lot, tract or parcel of land situated in the Daniel Shelp Survey, Abstract Number 1097, Grayson County, Texas, and being a portion of Block 2, Midway Mall, an addition to the City of Sherman, as recorded in Volume 8, Page 8, said County Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Thersea Drive, said point being North 88° 08' 17" West at a distance of 25.00 feet from the most Northerly Northeast corner of said Midway Mall;

THENCE South 01° 48' 21" West along said Westerly right-of-way line of Thersea Drive for a distance of 178.70 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southwesterly along said curve to the right, and continuing along said Westerly right-of-way line of Thersea Drive, through a central angle of 51° 45' 35" (49° 29' 19" per deed) with a radius of 175.00 feet, an arc length of 158.09 feet (151.18 feet per deed) and a long chord bearing South 27° 42' 10" West (South 26° 34' 01" West per deed) at a distance of 152.77 feet (148.50 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line at the intersection of Frisco Road and Fallon Drive;

THENCE South 53° 34' 58" West and continuing along the Westerly right of way line of said Thersea Drive for a distance of 3.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for corner for cut-back line for Fallon Drive;

THENCE North 79° 35' 30" West along said cut back line for a distance of 13.54 feet (13.52 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly right-of-way line of Fallon Drive;

THENCE North 32° 08' 17" West along said Northerly right-of-way line for a distance of 156.50 feet (45.63 feet and North 31° 19' 57" West for a distance of 110.45 feet per deed) to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the beginning of a non-tangent curve to the left;

THENCE Northwesterly along said non-tangent curve to the left, and along said Northerly right-of-way line, through a central angle of 56° 00' 00" with a radius of 422.78 feet an arc length of 413.20 feet and a long chord bearing North 60° 08' 17" West at a distance of 396.95 feet to a 5/8" rod with plastic cap stamped "Carter & Burgess found in the Northerly line of the aforementioned Midway Mall;

THENCE South 88° 08' 17" East along the Northerly line of said Midway Mall for a distance of 520.28 feet to the POINT OF BEGINNING AND CONTAINING 1.4847 ACRES OF LAND (1.4592 acres per deed) more or less.

TRACT 4 (4.000 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.R. Patterson Survey, Abstract Number 969, Grayson County, Texas and being a portion of Block 4, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, said County Records and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of said Midway Mall, said point also being the most Southerly corner of that certain tract of land, as described by deed to Amvets Post #47 as recorded in Volume 1707 at Page 292 of the Deed Records of Grayson County, Texas.

THENCE North 40° 26' 46" West along the Westerly line of said Amvets Tract, and the Westerly line of said Block 4 for a distance of 479.38 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the POINT OF BEGINNING for this description;

THENCE North 40° 26' 46" West and continuing along the Westerly line of said Block 4 for a distance of 125.26 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, and being the most Southerly corner of Lot 1 in Block 4 of the Replat of Midway Mall Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 12 at Page 15 of the Map Records of Grayson County, Texas;

THENCE North 41° 23' 50" East and departing the Westerly line of said Block 4 and following along the Southeasterly line of said Lot 1 in Block 4 of the Replat of Midway Mall Addition for a distance of 477.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of Frisco Road;

THENCE South 48° 36' 10" East along said Westerly right-of-way line of Frisco Road for a distance of 163.52 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly along said curve to the right, and continuing along said Westerly right-of-way line of Frisco Road through a central angle of 50° 58' 41" with a radius of 450.00 feet an arc length of 400.38 feet and a long chord bearing South 23° 06' 49" East at a distance of 387.30 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 02° 22' 36" West and continuing along said Westerly right-of-way line of Frisco Road for a distance of 10.63 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, said point being in the Northerly line of the aforementioned Amvets Tract;

THENCE North 87° 37' 29" West along the Northerly line of said Amvets Tract and departing said Westerly right-of-way line for a distance of 509.50 feet to the POINT OF BEGINNING AND CONTAINING 4.000 ACRES OF LAND, more or less.

TRACT 5 (3.7298 ACRES)

BEING all that certain lot, tract or parcel of land situated in the W.F. Patterson Survey, Abstract Number 969 and the T.J. Shannon Survey, Abstract Number 1136, Grayson County, Texas, and being a portion of Block 4 and Block 5, Midway Mall, an addition to the City of Sherman as recorded in Volume 8, Page 8, County Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the most Southerly corner of Midway Mall, said point also being the most Southerly corner of that certain tract of land described by Deed to Amvets Post #47, and recorded in Volume 1707, Page 292, said County Records;

THENCE North 40° 26' 46" West and following along the Westerly line of said Amvets Tract, the Westerly line of Block 4, Midway Mall and the Westerly line of Sherman East Ltd. Tract, as recorded in Volume 1792 at Page 410 of the Deed Records of Grayson County, Texas for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for a point in the Easterly right-of-way line of Missouri-Kansas-Texas Railroad (M-K-T Railroad);

THENCE North 01° 53' 49" East and following along the Westerly line of said Sherman East Ltd. Tract, also the Westerly line of said Block 4 and the Easterly right-of-way line of said M-K-T Railroad for a distance of 900.09 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of said Sherman East Ltd. Tract and being the POINT OF BEGINNING for this description;

THENCE North 01° 53' 49" East and continuing along the Westerly right-of-way line of said M-K-T Railroad and the Westerly line of said Midway Mall, for a distance of 358.44 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Northerly along said curve to the right, and continuing along the Westerly line of said Midway Mall and the Easterly right-of-way line of said M-K-T Railroad, through a central angle of 09° 27' 02" with a radius of 2675.73 feet an arc length of 441.34 feet and a long chord bearing North 04° 56' 10" East at a distance of 440.84 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 28°12' 31" West at a distance of 2.42 feet from a 5/8" found iron rod;

THENCE South 79° 09' 43" East and departing the Easterly right-of-way line of said M-K-T Railroad for a distance of 41.35 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found bearing North 02° 13' 48" West at a distance of 3.34 feet from a brass monument found in concrete.

THENCE South 89° 00' 24" East for a distance of 93.85 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of said Frisco Road;

THENCE South 00° 59' 55" West along the Westerly right of way line of Frisco Road for a distance of 248.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Southerly along said curve to the left and continuing along the Westerly line of said Frisco Road through a central angle of 19° 55' 11" with a radius of 710.80 feet an arc length of 247.12 feet and a long chord bearing South 08° 57' 41" East at a distance of 245.88 feet to a p.k. nail found in asphalt for the end of said curve and the beginning of a reverse curve to the right;

THENCE Southerly along said reverse curve to the right and continuing along the Westerly right of way line of said Frisco Road through a central angle of 20° 48' 05" with a radius of 791.56 feet an arc length of 287.61 feet and a long chord bearing South 08° 30' 44" East for a distance of 286.03 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE South 01° 53' 49" West and continuing along the Westerly line of said Frisco Road for a distance of 78.29 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the Northwest corner of the aforementioned Sherman East Ltd. Tract;

THENCE North 88° 04' 08" West and departing the Westerly right-of-way line of said Frisco Road and following along the Northerly line of said Sherman East Ltd. Tract, for a distance of 141.78 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 01° 55' 52" East and continuing along the Northerly line of said Sherman tract for a distance of 56.21 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE North 88° 06' 11" West and continuing along the Northerly line of said Sherman tract for a distance of 118.22 feet to the POINT OF BEGINNING AND CONTAINING 3.7298 ACRES OF LAND, more or less.

DRAWN BY: BVN
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/08/09	REVISED PER COMMENTS FULBRIGHT & JAWORSKI
2.	8/20/09	REVISED AMENDING TRACT 4 DESCRIPTION
3.	8/23/09	REVISED AMENDING MISC DESCRIPTIONS
4.	9/03/09	REMOVE LOT 4
5.	DATE	

ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

COPYRIGHT OLD REPUBLIC SITE MANAGEMENT SERVICES. ALL RIGHT RESERVED.

PROJECT NUMBER OR090362

NUMBER	DIRECTION	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]
L19	[illegible]	[illegible]
L20	[illegible]	[illegible]
L21	[illegible]	[illegible]
L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
L24	[illegible]	[illegible]
L25	[illegible]	[illegible]
L26	[illegible]	[illegible]

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

FLOOD NOTATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C0135 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1995, DOES NOT LIE WITHIN A SPECIAL FLOOD HAZRD AREA. BY TELEPHONE CALL DATED MAY 20, 2009, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY AGENCY.

GENERAL NOTES:

(1) FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND NO EVIDENCE OF CEMETERY OR BURIAL PLOTS ON THIS SITE.

(2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(3) NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT OR SIDEWALK CONSTRUCTION OR REPAIR.

(4) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

(5) ALL BUILDINGS TO BE SET BACK A MINIMUM 25' FROM ALL STREET RIGHT OF WAY LINES PER PLAT VOLUME 8, PAGE 8,.

STATEMENT OF ENCROACHMENTS

FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON SUBJECT PROPERTY AS NOTED ON SURVEY:

(1) CONCRETE PAVEMENT PROTRUSION ALONG SOUTH PROPERTY LINE OF TRACT 5.

(2) BUILDING PROTRUSION ALONG WESTERLY PORTION OF TRACT 1 ONTO 25 FOOT UTILITY EASEMENT.

GRAYSON COUNTY TAX PARCELS OWNERSHIP IDENTIFICATION

(1) Sherman Mall Associates– 31.97 acres in Lot 3 and Part of Lots 1 & 2 in Block 1 of Midway Mall Addition. PIDN 167413
(2) Sherman Mall Associates– 11.97 acres in Lot 5 and Part of Lots 7 in Block 1 of Midway Mall Addition. PIDN 167415
(3) Sherman Mall Associates– 1.46 acres in Block 2 of Midway Mall Addition. PIDN 167421
(4) Sherman Mall Associates– 1.78 acres in Block 4 of Midway Mall Addition. PIDN 167423
(5) Sherman Mall Associates– 4.45 acres in Block 4 of Midway Mall Addition. PIDN 167425
(6) Sherman Mall Associates– 1.95 acres in Block 5 of Midway Mall Addition. PIDN 167427

PARKING TABULATION

TRACT 1
NORMAL PARKING = 2429
HANDICAP PARKING = 37
TOTAL PARKING = 2466

TRACT 2
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 3
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 4
NORMAL PARKING = 44
HANDICAP PARKING = 4
TOTAL PARKING = 48

TRACT 5
NORMAL PARKING = 47
HANDICAP PARKING = 0
TOTAL PARKING = 47

LOT 6
NORMAL PARKING = 299
HANDICAP PARKING = 11
TOTAL PARKING = 310

LOT 2
NORMAL PARKING = 613
HANDICAP PARKING = 13
TOTAL PARKING = 626

COMPOSITE TRACTS
NORMAL PARKING = 3,432
HANDICAP PARKING = 65
TOTAL PARKING = 3,497

BASIS OF BEARINGS PER PLAT OF MIDWAY MALL ADDITION RECORDED IN VOLUME 8 AT PAGE 8 OF THE MAP RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA

THE PROPERTY DESCRIBED AS TRACTS 1, 2, 3, 4 & 5 HEREON CONTAINS 53.1534 ACRES OR 2,315,362 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY IS ZONED COMMERCIAL, RETAIL AND CENTRAL BUSINESS DISTRICT

CONTACT SCOTT SHADDEN (DIRECTOR OF DEVELOPMENT SERVICES) PLANNING AND ZONING DEPARTMENT
P.O. BOX 1106
SHERMAN TEXAS 75091
PHONE: 903-892-7333
FAX: 903-892-7274

According to the General Zoning Ordinance Plan and Map provided by the City Of Sherman, Texas, the property hereon is Zoned for General Commercial Use (C-2 District) and accordingly the following regulations apply to this site:

(1) Floor area. The total floor area of any building or buildings on a lot in the C- 2 District shall not exceed the number of square feet in the lot.

(2) Height regulations. No building shall exceed 35 feet or 2 stories in height.

(3) Minimum requirements for lot area, width and setback:
(i) Lot Area = 5,000 SF
(ii) Lot Width = 50'
(iii) Setback Front = 15'
(iv) Setback Rear = 10'
(v) Setback Side = 0'

(4) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(5) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.

TITLE NOTES

The property hereon was prepared with the benefit of Commitment for Title Insurance issued by Old Republic National Title Insurance Company, GF No. 32996, effective date of May 4, 2009 and issued date of May 14, 2009, the following matters of record are listed as exceptions to title coverage as outlined on Schedule B thereof:

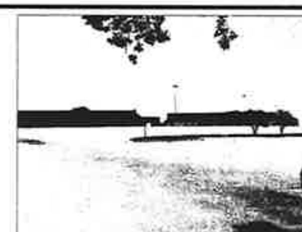
(d) Easements, roadways, setback lines as revealed by plat recorded in Volume 8 at Page 8 of the Plat Records of Grayson County, Texas. (As shown on survey).

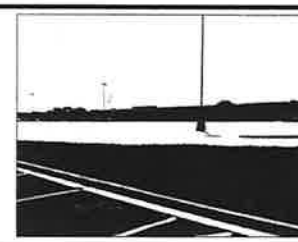
(o) Easement in favor of Texas Power & Light Company, recorded in Volume 889, Page 175 of the Deed Records of Grayson County, Texas, and easement in favor of Texas Power and Light Company and the General Telephone Company of the Southwest, recorded in Volume 1833, Page 288 of the Real Property Records of Grayson County, Texas. (As shown along the North line of Block 2).

(p) Appurtenant easements created by and described in that certain Construction Operation and Reciprocal Easement Agreement by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated January 12, 1985, recorded in Volume 1854, Page 659, Real Property Records of Grayson County, Texas, and First Amendment thereto, by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated February 11, 1985, recorded in Volume 1740, Page 167 of the Real Property Records of Grayson County, Texas, Assignment and Assumption of Reciprocal Easement Agreement to Sherman Mall Associates, an Indiana limited partnership, dated August 25, 1986, recorded in Volume 1854, Page 798, Real Property Records of Grayson County, Texas, Second Amendment to Construction, Operation and Reciprocal Easement Agreement by and between Sherman Mall Associates limited partnership, an Indiana limited partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 6, 1989, recorded in Volume 2072, Page 486, Real Property Records of Grayson County, Texas, Assignment and Assumption of Operating Agreements by and between Construction Developers, Inc., an Arkansas corporation and Dillard Texas Operating Limited Partnership, a Texas limited partnership, dated February 2, 1996, recorded in Volume 2444, Page 368 and Volume 2444, Page 371, Real Property Records of Grayson County, Texas. (Affects subject property and contains some graphically plottable matters within common area of mall)

(q) Consent to Encroachment and Indemnity granted to the City of Sherman, dated November 2, 1987, recorded in Volume 1946, Page 231 of the Real Property Records of Grayson County, Texas. (As shown on survey along East right of way line of Frisco Road).

(r) Deed of Dedication from Sherman Mall Associates, L.P., an Indiana limited partnership, for public use, dated December 12, 1997, recorded in Volume 2599, Page 79 of the Real Property Records of Grayson County, Texas. (This is dedication widening for Fallon Road right of way along the North portion of Block 5 (Tract 5) as shown, and does not affect subject property)





DRAWN BY: BVH
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/20/09	REVISIONS PER COMMENTS FULBRIGHT & JAWORSKI
2.	9/02/09	REV2 REMOVE LOT 4
3	DATE	REV3
4	DATE	REV4
5.	DATE	REV5

ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC SITE MANAGEMENT SERVICES
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070
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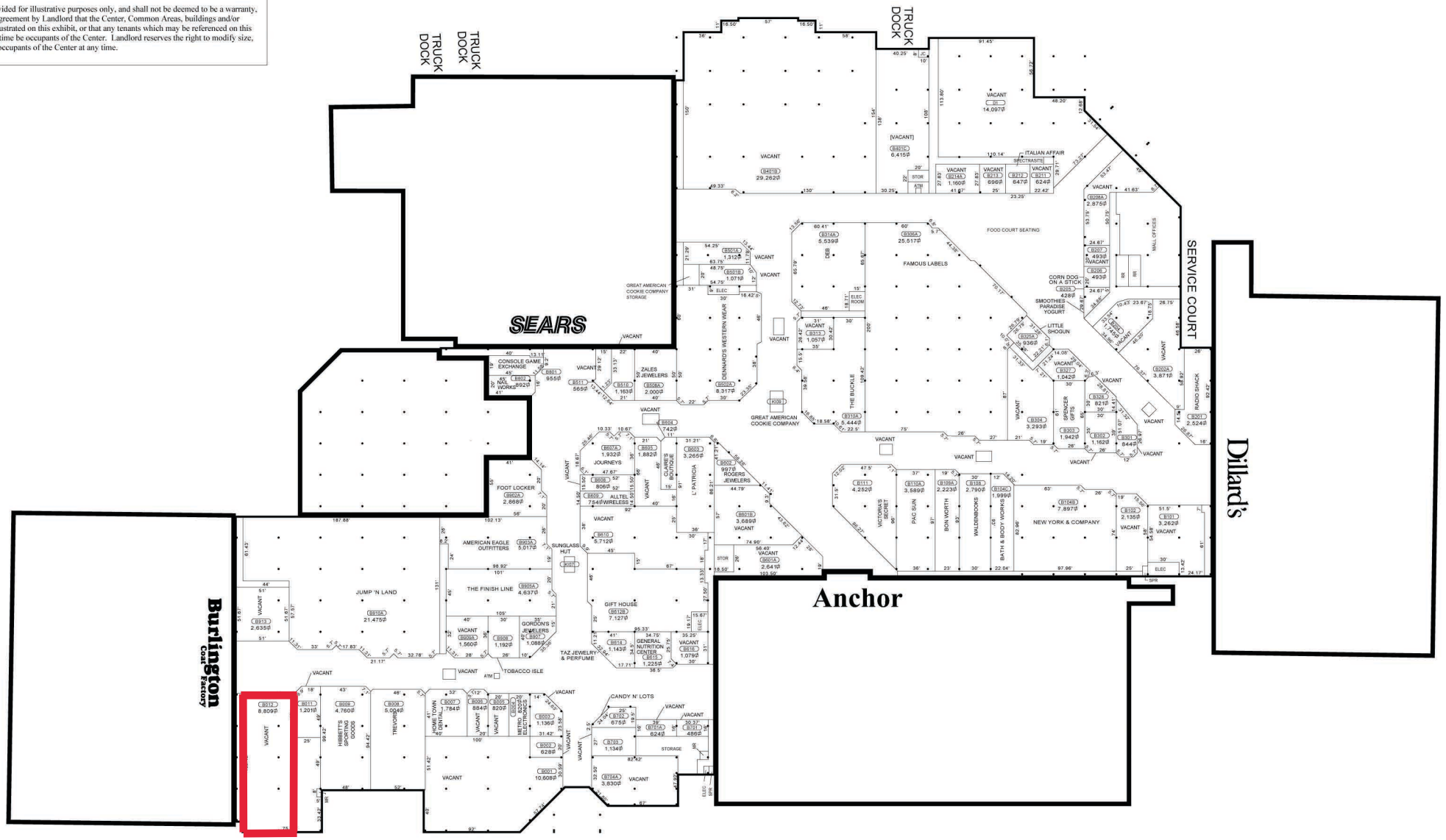
PROJECT NUMBER
OR090362

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.

Exhibit A



Suite B012
6468 SF

LEGEND:
[TENANT NAME]- Under Construction
#TENANT NAME#- NFR Unit

Center Plan

0 50 100

PROJECT DATA

SEARS	73,878
JUNIOR ANCHOR	30,462
ANCHOR	85,329
DILLARD'S	72,800
BURLINGTON COAT FACTORY	62,250
TOTAL DEPARTMENT STORE GLA	324,719
TOTAL SMALL SHOPS GLA	274,018
TOTAL GLA	598,737

Midway Mall
4800 N. Texoma Parkway
Sherman, TX 75090
CORP # 3854

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 10, 2023 Sent via email

Marisa Nunes
1411 Hillcrest Dr
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Meeting Hall in a C-2 (General Commercial) District located at 4800 Texoma Parkway, Suite B012 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 17, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request, and the following items need to be noted/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 Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The property must be properly maintained in a state of good repair and neat appearance.
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. 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.
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) 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 is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the Staff Review Letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Board and Board of Adjustment

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney